

PART A - Initial Impact Assessment

Proposal Name: Housing Allocation Policy

EIA ID: 2758

EIA Author: Anika Zahman

Approval Status: Approved

Proposal Outline: The purpose of this proposal is to inform the Committee that the Director of Housing has reviewed the proportion of properties allocated to each band and is to make an officer decision exercising delegated authority to vary the proportion of properties advertised to general needs. Currently 25% (or 1 in 4) of properties are advertised to bands D and E. The majority of councils in England operate needs-based housing registers where properties are only advertised to households that have a requirement to move now. Other core cities and local authorities in the sub region allow households without an assessed housing need to register, but only advertise a very small %, or none at all to these households. Sheffield currently allows registration from all over the united Kingdom and there is no requirement for a local connection. The current position of advertising 1 in 4 properties to those in Bands D and E means the Council is unable to meet the needs of all households in a reasonable preference category. The proposal request is for to change the advertising of properties is for 25% to 90% to allow more properties to go to an assessed housing need. Any change to the proportion would benefit all households awarded a priority and not one specific group. For example, it would not mean all additional properties were allocated to homeless households, or those specifically in temporary accommodation, but it would have a benefit to them due to the overall number increasing.

Proposal Type: Non-Budget

Year Of Proposal: 24/25

Lead Director for proposal:

Service Area:

EIA Start Date: 31/03/2025

Lead Equality Objective: Break the cycle and improve life chances

Equality Lead Officer: Louise Nunn

Decision Type

Committees: Policy Committees

- Housing

Portfolio

Primary Portfolio: Housing & Neighbourhood Service

EIA is cross portfolio: No

EIA is joint with another organisation: No

Overview of Impact

Overview Summery: The expected impact is that more properties will be allocated to the priority bands which will give those most in need more of a chance of acquiring accommodation. Considering ethnicity, the housing register is 68% people identifying as white and 29% people from a BAME background. However, in priority Bands A-C, the ratio of those from a BAME background increases to 44% with those identifying as white being 52%. BAME households on average disproportionately make up the demand for larger accommodation. 51% of households with a minimum need of 3-bedrooms are BAME; this increases to 77% for 4-bedrooms. Though all 4-bedroom properties are allocated to the priority bands, 3-bedroom properties are allocated under the 1-in-4 calculation. With BAME households making up 56% of the need for 3-bedrooms in the priority bands entering the 1-in-4 ratio to allocate more properties

to the priority bands will mean more larger properties being available to BAME households with an assessed housing need. In 2023 only 12% of properties advertised had 3-bedrooms, with a portion of these being allocated to general needs. Sheffield is unique in that we allocate properties to a General Needs group - we are effectively giving preference to non-priority applicants. By altering the allocation and providing more for priority applicants, this will help those with an assessed priority need including people fleeing DV with children; young care leavers and those leaving supported accommodation; those needing to downsize which will help with affordability and also free up larger properties for those needing them, and homeless cases with children. With the current pressures there is also an impact on those vulnerable applicants in temporary accommodation. The new allocation will ensure that demands are met, more properties are available for those with assessed housing need.

Impacted characteristics:

- Age
- Care Experienced
- Carers
- Disability
- Health
- Race
- Other

Consultation and other engagement

Is consultation or other engagement required:

Yes

Consultation for this was conducted in 2021 via view point and public engagement. Results are attached for reference.

Cumulative Impact

Does the proposal have a cumulative impact:

Yes

Consultation for this was conducted in 2021 via view point and public engagement. Results are attached for reference.

Impact areas:

Other

Initial Sign-Off

Full impact assessment required: Yes

Review Date: 31/03/2025

PART B - Full Impact Assessment

Health

Staff Impacted: Yes

Customers Impacted: Yes

Description of Impact: Ensure better use of adapted property stock will benefit our customers who have an assessed housing needs under medical priority. Additional staff resource maybe required help with the support around managing of an adapted property register.

Name of Lead Health Officer:

Comprehensive Assessment Being Completed: No

Public Health Lead signed off health impact(s):

Age

Staff Impacted: No

Customers Impacted: Yes

Description of Impact: No significant impact- current housing register is accessible for those of all ages and properties available.

Carers

Staff Impacted: No

Customers Impacted: Yes

Description of Impact: Carer experience- will impact young people and care leavers, elderly etc again this will have a positive impact and allow more customers to bid on certain properties that will meet there need. Specific priority for those who are care leavers.

Care Experienced

Staff Impacted: Yes

Customers Impacted: Yes

Description of Impact: Care leavers- More properties will be advertised to those applicants with an assessed housing need. Reviewing the allocations policy will ensure that staff are able to meet statoury obligations and achieve better outcomes for care leavers and young peope.

Disability

Staff Impacted: No

Customers Impacted: No

Description of Impact:

Race

Staff Impacted: No

Customers Impacted: Yes

Description of Impact: Please see attached letting outcome report which falls in line with race equality commission, by reviewing the current allocations policy it will ensure better outcomes for those household who come from a BAME background, in particular those applicants with an assessed housing need. Our reseach showed that BAME households are in need of larger properties which mostly advertised to our priority banding.

Other

Staff Impacted: No

Customers Impacted: No

Description of Impact:

Action Plan & Supporting Evidence

Outline of action plan: An Approved EIA will ensure that a comprehensive review of the allocations policy will be taken. Further consultation will be completed to ensure better outcomes for our residents.

Action plan evidence: please see attachments- recent report was around the lettings outcome based on REC recommendation.

Changes made as a result of action plan:

Mitigation

Significant risk after mitigation measures: No

Outline of impact and risks:

Review Date

Review Date: 31/03/2025

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