

SOUTH AYRSHIRE COUNCIL
REPORT BY HEAD OF HOUSING AND FACILITIES
AND HEAD OF FINANCE AND ICT
TO LEADERSHIP PANEL OF 31ST OCTOBER 2017

Subject: Additional Homelessness Funding – Temporary Accommodation

1. Purpose

- 1.1 The purpose of this report is to seek Leadership Panel agreement to the allocation of additional Scottish Government homelessness prevention funding.

2. Recommendation

- 2.1 It is recommended that the Leadership Panel agrees:

2.1.1 To the allocation of additional Scottish Government homelessness prevention funding for three specific purposes, namely

- (i) to meet the £60 weekly management fee subsidy loss associated with temporary accommodation from 1st April 2017 to 31st March 2018;
- (ii) to reconfigure Viewfield Gate to provide emergency standby accommodation and shared facilities; and
- (iii) to temporarily increase the home maker starter pack budget to support those moving from temporary to permanent accommodation by 31st March 2018.

3. Background

- 3.1 The UK Government has been reforming the welfare benefit system over the past 2-3 years as part of its austerity measures and to encourage more people in to work. The Housing Operations and Revenues and Benefits teams have worked closely throughout this period to minimise the impact on our residents and on income due both to the General Services and to the Housing Revenue Account.
- 3.2 The Council has a statutory requirement to provide temporary accommodation to any person it assesses as homeless. In 2014, the Council introduced a temporary accommodation strategy ([link here](#)) to eradicate the use of bed and breakfast establishments as temporary accommodation. Since February 2015, no person assessed as homeless by the Council has been placed in a bed and breakfast establishment. This is due to an increase in alternative temporary accommodation solutions, such as use of Council houses, private rented housing, Ayrshire Housing property and the Council's homeless hostels. At any one time, we have approximately 230 households in temporary accommodation across South Ayrshire.
- 3.3 The UK Government has indicated that there will be significant changes to housing benefit subsidy rates for temporary accommodation and these will be introduced on a phased basis. These can be summarised as follows:
- 3.3.1 Leased accommodation – From 1st April 2017, for properties rented by the Council from other landlords (both public and private sector), housing benefit payments towards rent obligations will be restricted to 90% of the January 2011 Local Housing Allowance . Based on our 78 Private Sector Leasing Scheme properties, this means that the £60 weekly management fee added to the rent by the Council to cover overheads will no longer be entitled to subsidy/reimbursement to the Benefits service. There will be a similar impact on 8 Ayrshire Housing homes used as temporary accommodation. The impact on Housing Benefit subsidy from these legislative changes is estimated at £268,320 less income per year.
- 3.3.2 Council houses used for temporary accommodation – Housing benefit will continue to cover the rental charge for these properties until April 2019. At that point, there is an indication that housing benefit subsidy will reduce in line with Local Housing Allowance levels. We currently use 84 Council houses as temporary accommodation. It should be noted that any homeless client who transfers to Universal Credit payments will only be paid the current Local Housing Allowance levels ([link to current levels here](#)).
- 3.3.3 Local authority hostels – Hostel facilities with shared bathrooms, kitchens and common areas can be defined as supported accommodation and are currently exempt from welfare reform

measures. In supporting the Scottish Government's agenda to improve living conditions for homeless people, this Council has invested heavily in our 3 hostels over the past 10 years to provide self-contained apartments with integrated kitchens and bathrooms. Under the current welfare reform proposals, the Council's 49 hostel flats do not meet the revised supported accommodation criteria. With Council weekly rents for hostel accommodation charged at £371.27, there will be a need to review the rental structure for these properties to reflect the planned reforms.

3.3.4 Universal Credit – irrespective of a Universal Credit claimant's housing tenure (i.e. social, private or homeless accommodation), those who require assistance with their rent will receive this at local housing allowance rates. Not only does this have a potential effect on homeless rent structures, it is likely to impact on rental income for some of our Council houses where rent exceeds LHA levels. This is currently being considered as part of this year's review of the Housing Revenue Account Business Plan.

3.4 The Housing Service has experienced an increase in homeless presentations from particularly vulnerable people over the past year to 18 months. There is substantial pressure on the homeless team on a daily basis to avoid placing clients in bed and breakfast accommodation, as a number of people in temporary accommodation are not ready for a mainstream tenancy. The service is working with partners to consider alternative support models to integrate these people better within our communities. In the meantime, there is a need to create a safe, overnight environment for those who present as homeless out of hours. The hostel at Viewfield Gate provides the Council's out of hours homelessness service in addition to providing housing support to the residents within the hostel.

3.5 Local authorities and CoSLA have been working closely with the Scottish Government to highlight their concerns about the impact that these welfare reform measures will have on the national agenda to eradicate homelessness. In response, the Scottish Government has awarded in-year funding to each local authority for homelessness prevention and services, including temporary accommodation. Funding of £507,993 has been awarded to this Council for 2017/18 with a further as yet unknown amount to be awarded for 2018/19 following the spending review. Support for local authorities beyond 2018/19 will be subject to review and likely considered in the wider context of the Scottish Government's welfare priorities.

4. Proposals

4.1 It is proposed that the £507,993 homelessness prevention funding for 2017/18 be allocated as follows to support the continued work of the Council:

4.1.1 Meet the Housing Benefit subsidy loss related to the weekly £60 management costs associated with PSL and Ayrshire Housing stock

While there continues to be changes to the UK welfare reform proposals and subsequent mitigation measures by the Scottish Government, it provides an unclear position for local authorities with regards to restructuring homeless rents. Therefore, it is proposed that funding of £268,320 be used in 2017/18 to temporarily mitigate the loss of housing benefit subsidy linked to the £60 per week management fee and thereby ensure those who would be entitled to housing benefit from 1st April 2017 receive the necessary support to cover their homeless rent.

4.1.2 Internal reconfiguration of Viewfield Gate

It is proposed that 2 of the self-contained flats within Viewfield Gate be converted to 3 bedsit type apartments with a communal kitchen/leisure space and bathroom. These rooms would be reserved for use as short use and standby accommodation to reduce the risk of use of bed and breakfast accommodation, particularly for out of hours homeless presentations.

This would offer the opportunity to carry out in depth homeless interviews and assessments prior to placement in our dispersed temporary accommodation. This also provides an opportunity to improve the support package we put in place for an individual from the outset while the communal kitchen will allow staff to work with groups of people on cooking skills and cooking on a budget. Design work has been undertaken [REDACTED]

4.1.3 Temporary increase to starter pack budget

The Council has a homemaker starter pack budget of £12,500. This is typically used to buy 1 item to assist a homeless person to make the move from temporary to mainstream accommodation. Items vary depending on the needs of the individual, with the most common purchases being a cooker or bed. It does, however, mean that homeless households are often taking on a tenancy of a property that requires furnishing, decoration and carpeting. Tenancy sustainment proves more difficult where the property doesn't feel like a home. It is proposed, therefore, that the remaining balance after funding the 2 proposals above be used to increase the starter pack budget between now and 31st March. [REDACTED]

Staff will work with tenants to agree on the most appropriate use of these funds, such as paint, carpets, bedding etc to maximise the potential of a successful tenancy.

4.2 Following the spending review, officers will bring a report to the Leadership Panel on future use of any funding awarded by the Scottish Government. Furthermore, officers will continue to monitor welfare reform proposals at both a UK and Scottish level to ensure that homeless rents meet with future benefit subsidy levels.

5. Legal and Procurement Implications

5.1 The recommendations within this report are consistent with Legal requirements.

5.2 Procurement input will be required for the proposed tender and works at Viewfield Gate and this has been considered as part of the Procurement Team's workplan.

6. Financial Implications

6.1 The Scottish Government has awarded £507,993 to the Council for the provision of homelessness prevention and services including temporary accommodation for 2017/18. It is proposed that the funding be allocated as follows:

Proposal	Cost
To meet the weekly management fee subsidy loss associated with PSL and Ayrshire Housing properties for those entitled to housing benefit	£268,320
Reconfiguration of Viewfield Gate to provide standby accommodation and shared facilities	£ [REDACTED]
Temporary increase to home maker starter packs	Remaining balance of funding. [REDACTED]
Total	£507,993

6.2 This funding will be paid to the Council towards the end of March 2018 as additional revenue grant.

7. Human Resources Implications

7.1 There are no human resource implications as a result of this report.

8. Risk

8.1 *Risk Implications of Adopting the Recommendations*

- There are no risks associated with adopting the recommendations.

8.2 *Risk Implications of Rejecting the Recommendations*

- Rejecting the recommendations will have financial implications and impact on the reputation of the Council through the potential use of bed and breakfast accommodation for homeless households and through tenancy failure.

9. Equalities

- 9.1 The proposals in this report were recently equality impact assessed as part of the Local Housing Strategy development and, as the completed Equalities Impact Assessment still applies, it is attached as Appendix 1.

10. Sustainable Development Implications

- 10.1 **Considering Strategic Environmental Assessment (SEA)** – This report does not propose or seek approval for a plan, policy, programme or strategy or document otherwise described which could be considered to constitute a plan, programme, policy or strategy.

11. Options Appraisal

- 11.1 An options appraisal has not been carried out in relation to the subject of this report. Some alternative uses of the funds were considered however, the short term, and unknown future awards, has restricted the options at this time.

12. Link to Council Plan

- 12.1 The proposals contained within this report link to the Council Plan strategic priority to “Working in partnership to maximise the potential for our Environment” and the related objective of ‘people are able to find a suitable and affordable place to stay in a community’.

13. Results of Consultation

13.1 (1) Consultation has taken place with Councillor Philip Saxton, Portfolio Carrier for Housing and Customer Services and the contents of this report reflect any feedback provided.

(2) Consultation has taken place with Councillor Peter Henderson, Portfolio Carrier for Resources and Performance and the contents of this report

14. Next Steps for Decision Tracking Purposes

14.1 If the recommendations above are approved by Members, the Head of Housing and Facilities will ensure that all necessary steps are taken to ensure full implementation of the decision within the following timescales, with the completion status reported to the Leadership Panel in the 'Council and Leadership Panel Decision Log' at each of its meetings until such time as the decision is fully implemented:

Implementation	Due date	Managed by
Temporarily meet the £60 management fee subsidy loss associated with temporary accommodation from 1/4/17 to 31/3/18	31 st December 2017	Tim Baulk, Head of Finance & IT
Reconfigure Viewfield Gate to provide standby accommodation	31 st March 2018	David Burns, Head of Housing & Facilities
Increase home maker starter pack budget	30 th November 2017	Tim Baulk, Head of Finance & IT

Background Papers None

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County Buildings
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Date: 13th October 2017

Appendix 1

Local Housing Strategy Equalities Scoping Paper and Full Equalities Impact Assessment

South Ayrshire Council Equality Impact Assessment Scoping

1. Proposal details

Policy Title South Ayrshire Council Local Housing Strategy 2017-2022	Lead Officer Ross Morris, Policy Officer
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2. Which communities, groups of people, employees or thematic groups do you think will be, or potentially could be, impacted upon by the implementation of this proposal? Please indicate whether these would be positive or negative impacts

Community, Groups of People or Themes	Negative Impacts	Positive Impacts
The whole community of South Ayrshire		X
People from different racial groups, ethnic or national origin		X
Women and/or men (boys and girls)		X
People with disabilities		X
People from particular age groups for example Older people, children and young people		X
Lesbian, gay, bisexual and heterosexual people		X
People who are proposing to undergo, are undergoing or have undergone a process to change sex		X
Pregnant women and new mothers		X
People who are married or in a civil partnership		X
People who share a particular religion or belief		X
Thematic Groups: Health, Human Rights, Rurality and Deprivation		X


3. Do you have evidence or reason to believe that the proposal will support the Council to:

General Duty and other Equality Themes	Level of Negative and/or Positive Impact (high, medium or low)
Eliminate discrimination and harassment faced by particular communities or groups	High positive
Promote equality of opportunity between particular communities or groups	High positive
Foster good relations between particular communities or groups	High positive
Promote positive attitudes towards different communities or groups	High positive
Increase participation of particular communities or groups in public life	High positive
Improve the health and wellbeing of particular communities or groups	High positive
Promote the human rights of particular communities or groups	High positive
Tackle deprivation faced by particular communities or groups	High positive

4. Summary Assessment

Is a full Equality Impact Assessment required?
(A full EIA must be carried out on all high and medium impact proposals) YES NO

Rationale for decision:
The Local Housing Strategy sets out the Council's plans for housing over the next five years. As such it is likely to have a significant impact on the lives of the people of South Ayrshire. It is therefore necessary to carry out a full Equalities Impact Assessment.

Signed:  Head of Service
Date: 28/12/16 Copy to equalities@south-ayrshire.gov.uk

**SOUTH AYRSHIRE COUNCIL
EQUALITY IMPACT ASSESSMENT**

Section One: Proposal Details*

Name of Proposal	Local Housing Strategy 2017-2022
Lead Officer (Name/Position)	Ross Morris, Policy Officer
Proposal Development Team (Names/Positions)	Ross Morris, Policy Officer Heather Anderson, Housing Policy and Strategy Manager Chris Carroll, Policy Coordinator
Critical friend (s)	Susan Morris, Policy Coordinator

*This could include strategy, project or application: see guidance attached.

What are the main aims of the proposal?	To establish South Ayrshire as the most dynamic, inclusive and sustainable community in Scotland
What are the intended outcomes of the proposal	<ul style="list-style-type: none"> • People across South Ayrshire can find a suitable place to stay. • People across South Ayrshire are able to access advice and support that helps them to meet their housing needs and aspirations. • Homelessness is prevented where possible and suitable accommodation, advice and support are available where it cannot be avoided. • People across South Ayrshire live in well-maintained, energy efficient homes and are proud of their neighbourhoods.

Section Two: What are the Likely Impacts of the Proposal?

Will the proposal impact upon the whole population of South Ayrshire or particular groups within the population (please specify)	<p>The LHS will impact upon the whole population of South Ayrshire. However, the LHS will seek to address the needs of particular groups including:</p> <ul style="list-style-type: none"> • Older people • Younger people • People with physical and mental impairments • People from ethnic minorities
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Considering the following Protected Characteristics and themes, what likely impacts or issues does the proposal have for the group or community.

List any likely positive and/or negative impacts

Protected Characteristics	Positive and/or Negative Impacts
<p>Race: Issues relating to people of any racial group, ethnic or national origin, including gypsy travellers and migrant workers</p>	<p>The actions set out in the Local Housing Strategy (LHS) will have a positive impact on issues relating to race locally.</p> <p>The Strategy, informed by the HNDA, seeks to address the housing needs and concerns of people throughout South Ayrshire, including BME groups, migrants, asylum seekers, refugees and Gypsy/Travellers during the 5 year period to 2022. Examples include;</p> <ul style="list-style-type: none"> • Reviewing provision for Gypsy/Travellers in South Ayrshire, • Improving engagement with communities, • Ensuring housing and homelessness services are able to appropriately respond to the needs of households from a wide range of ethnic backgrounds and circumstances,
<p>Sex: Issues specific to women or men</p>	<p>The actions set out in the LHS will have a positive impact on gender equality in South Ayrshire.</p> <p>The Strategy identifies and addresses issues specifically affecting people of particular genders.</p> <p>Examples include;</p> <ul style="list-style-type: none"> • Supporting people fleeing domestic violence, • Ensuring housing and homelessness services are able to appropriately and sensitively meet the needs of all households regardless of gender.
<p>Disability: Issues relating to disabled people</p>	<p>A number of key actions in the LHS seek to help households with a disability to achieve positive housing and health outcomes.</p> <p>The Strategy includes plans to address the specific housing needs of people with physical and learning disabilities, and details how we intend to assist people to live independently as far as possible over the next 5 years.</p>

	<p>Related actions include;</p> <ul style="list-style-type: none"> • Exploring opportunities to provide specialist accommodation to meet varying needs; • Ensuring new-build social housing homes are built so they can be easily adapted to meet the changing needs of households; • Providing advice and assistance to enable people to remain in their own homes as far as is practicable; • Making arrangements to meet current and anticipated demand for housing support for service users with a variety of different housing and social care needs; • Ensuring all policy developments required by the implementation of the Strategy consider protected characteristics including Disability. • Ensuring housing services are able to respond appropriately and sensitively to the needs of all households.
<p>Age: Issues relating to a particular age group e.g. older people or children and young people</p>	<p>The Strategy will positively impact on the lives of people throughout South Ayrshire, with consideration being given to specific issues impacting on people of particular ages.</p> <p>The Strategy considers issues relating to an ageing population, and puts in place arrangements to respond to the needs of this changing demographic. This includes;</p> <ul style="list-style-type: none"> • Exploring opportunities to provide specialist accommodation to meet varying needs; • Ensuring new-build social housing homes are built so they can be easily adapted to meet the changing needs of households; • The provision of assistance and advice to enable people to remain in their own homes as far as practicable. • Arrangements to meet current and anticipated demand for support from individuals with a variety of different needs; • Ensuring housing services are able to appropriately and sensitively meet

	<p>the needs of all households regardless of age</p> <p>The Strategy also considers the housing and support needs of young people and children. This includes;</p> <ul style="list-style-type: none"> • Ensuring the needs of children in households experiencing homelessness or housing need are considered in South Ayrshire Council housing policies and practices; • Meeting the needs of families and young people fleeing violence; • Ensuring young people leaving foster care or entering their first tenancy are given appropriate education and support to prepare for and sustain their accommodation, • Offering housing advice and education tailored for young people. <p>As the Welfare Reform agenda will have an impact on single adults under the age of 35, the LHS also includes a commitment to develop an action plan to mitigate the impact on this group's ability to find accommodation.</p>
<p>Religion or Belief: issues relating to a person's religion or belief (including non-belief)</p>	<p>South Ayrshire Council is committed to mainstreaming equalities and ensuring sensitivity to the cultural and religious beliefs of people across South Ayrshire.</p> <p>While the LHS is unlikely to have a disproportionate impact on people based on their religious belief, consideration will be given in the implementation of the action plan as to how housing policies and practices might directly or indirectly affect people of various cultural or religious backgrounds.</p>
<p>Sexual Orientation: issues relating to a person's sexual orientation i.e. lesbian, gay, bi-sexual, heterosexual</p>	<p>With regard to sexual orientation, the LHS is committed to ensuring housing policies and practices act to eliminate discrimination and stigma experienced by people from all sexual orientations.</p> <p>While the LHS is unlikely to have a disproportionate impact on people based on their sexual orientation, consideration will be given in the implementation of the action plan as to how housing policies and practices might directly or indirectly impact on people of various sexual orientations.</p>

<p>Marriage and Civil Partnership: Issues relating to people who are married or are in a civil partnership.</p>	<p>The LHS is unlikely to have a disproportionate impact on people based on their marital status.</p>
<p>Gender Reassignment: Issues relating to people who have proposed, started or completed a process to change his or her sex.</p>	<p>South Ayrshire Council's LHS is committed to ensuring equality for all people seeking to meet their housing needs.</p> <p>While the LHS is unlikely to have a disproportionate impact on people based on their gender identity, consideration will be given in the implementation of the action plan as to how housing policies and practices might directly or indirectly affect people of any gender.</p> <p>Consideration will also be given to issues of community safety, removing stigma and ensuring equality of access with regard to people of any gender.</p>
<p>Pregnancy and Maternity: Issues relating to the condition of being pregnant or expecting a baby and the period after the birth.</p>	<p>The LHS is unlikely to have a disproportionate impact on people who are pregnant or who have recently had a baby.</p>
<p>Multiple / Cross Cutting Equality Issues Issues relating to multiple protected characteristics.</p>	<p>The LHS is committed to supporting people to meet their housing needs regardless of any factors related to equalities issues.</p> <p>Our LHS seeks to ensure everyone in South Ayrshire receives an equitable service that helps them to meet their housing needs.</p>

<p>Equality and Diversity Themes Particularly Relevant to South Ayrshire Council</p>	
<p>Health Issues and impacts affecting people's health</p>	<p>There are clear links between housing and health. On a basic level, improvements to housing – whether public or private – are likely to have a positive impact on people's physical well-being.</p> <p>Furthermore, improvements to housing and neighbourhoods are likely to have a positive impact on the mental wellbeing of people. Ensuring people are supported to live independently in sustainable tenancies is a key overarching aim of the LHS, and as such</p>

	<p>there is a clear desire to have a positive impact on the health of those living in our communities. Because of this link between good housing and wellbeing, housing policies can also negatively impact on some individuals or communities more than others.</p> <p>As such, care must be taken to ensure that communities, service providers and their representatives are appropriately consulted on proposed policies and practices in order to mitigate these issues.</p>
<p>Human Rights: Issues and impacts affecting people's human rights such as being treated with dignity and respect, the right to education, the right to respect for private and family life, and the right to free elections.</p>	<p>The LHS supports people's human rights, including the right to respect for private and family life. The Strategy will also help reduce stigma and discrimination against particular communities by mainstreaming equalities and supporting equality of access to services.</p>
<p>Rurality Impacts relating to living and working in a rural community</p>	<p>As a significant proportion of the population of South Ayrshire lives in rural and semi-rural areas, the proposals put forward in the LHS will have an impact on rural communities. As such, consideration has been given to ensure that any issues likely to disproportionately impact on rural communities are negated as far as possible.</p>
<p>Deprivation Issues relating to poverty and social exclusion, and the disadvantage that results from it.</p>	<p>The links between housing and social exclusion are considerable. Housing has a key role to play in responding to the multi-dimensional and dynamic nature of social exclusion, whether that relates to households' ability to participate fully in society economically, their proximity to employment and amenities or their involvement with their families and communities.</p> <p>As such, the outcomes of the LHS intend to make a positive impact on the social inclusion of households in South Ayrshire.</p>

Section Three: Evidence Used in Developing the Proposal

<p>Involvement and Consultation In assessing the impact(s) set out above what evidence has been collected from involvement, engagement or consultation? <i>Who</i> did you involve, <i>when</i> and <i>how</i>?</p>	<p>The development of the LHS has involved consultation with a wide range of stakeholders including tenants, residents and service providers.</p> <p>Steering groups: The key topics of the Strategy were split into three thematic groups, and for each thematic group a steering group was established. These steering groups were made up of local stakeholders and service providers, including;</p> <ul style="list-style-type: none">• RSLs• Housing advice providers• Housing support providers• Women's Aid• NHS• Alcohol and Drug Partnership• Private Developers• Scottish Government Housing Supply Division• Energy Agency• Letting agents• Voluntary Action South Ayrshire• Representatives of various SAC departments including Housing Policy, Housing Operations, Planning, Waste Management, Occupational Therapists, Anti-social Behaviour, Communities Learning and Development, Community Safety, Children and Families and Estates. <p>These groups met throughout the development of the LHS, providing feedback based on their knowledge and experience.</p> <p>Community: The consultation process also involved engagement with the wider community of South Ayrshire. Local discussion sessions took place between October 2015 and October 2016. In total, 11 public consultation sessions based around thematic topics took place in Ayr, Prestwick, Troon, Maybole and Girvan.</p> <p>Information about the sessions was sent to all community groups within South Ayrshire for distribution to their members, Community Councils, voluntary organisations, all private rented sector (PRS) landlords in South Ayrshire, BME groups operating in South Ayrshire as well as being distributed through the Council's website, Facebook page and Twitter.</p> <p>Posters were distributed throughout Council buildings, as well as being posted in libraries, shops and GP surgeries throughout South Ayrshire.</p>
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Discussion sessions were held at varying times – with afternoon and evening sessions available for each broad topic area. All venues were considered with regard to their accessibility – in terms of physical accessibility, cultural issues and in terms of transport links.

Hard to reach groups: Further consultation took place with people who would normally be less likely to attend public consultations, including those in recovery from drug and alcohol addiction, people living (or with experience of living) in temporary accommodation and tenants of sheltered housing.

Community and Locality Planning: The Community Planning Executive Group, Community Planning Board and Locality Planning Groups have inputted to the development of the LHS at various stages in the process.

Online survey: In conjunction with the local discussion sessions, an online survey was distributed widely throughout South Ayrshire. Information about the survey was distributed to all community groups within South Ayrshire for distribution to their members, voluntary organisations, Community Councils, all PRS landlords in South Ayrshire, all tenants of South Ayrshire Council, BME groups operating in South Ayrshire as well as being distributed through the Council's website, Facebook page and Twitter.

This has resulted in households from a wide variety of backgrounds getting in touch to share their views on housing and neighbourhoods in South Ayrshire.

The views given throughout this consultation were used by our Steering Groups to guide the development of the LHS.

Equalities Review Group: An Equalities Review Group was established to consider the actions set out in the LHS – including representatives from LGBT Youth Scotland, Ayrshire College, Housing Services, Policy and Performance and South Ayrshire Women's Aid. This group met to offer comments on the delivery of the LHS actions and how equalities considerations might be better mainstreamed into the services we provide.

<p>Data and Research In assessing the impact set out above what evidence has been collected from research or other data. Please specify what research was carried out or data collected, when and how this was done.</p>	<p>The LHS is supported by an analysis of Housing Need and Demand that takes into account the needs of a variety of groups. This analysis also provides contextual data about the shifting demographics within the local authority area. The HNDA was compiled using a range of primary and secondary data sources, and this supported by consultation as detailed above.</p>
<p>Partners data and research In assessing the impact set out above what evidence has been provided by partners. Please specify partners</p>	<p>In the development of the Local Housing Strategy, a Housing Supply Group was formed with representatives from:</p> <ul style="list-style-type: none"> • South Ayrshire Council (Housing Operations, Policy & Strategy Team, Planning and Community Care); • The Scottish Government Housing Supply Division • Ayr Renaissance • Homes for Scotland; • RSL's; and • Private Developers <p>The role of the Housing Supply Group was to inform our intended actions in relation to Housing Supply over the next five years, and met between October 2015 and June 2016.</p> <p>Many of these partners were also involved in a Housing Market Partnership (HMP) which had a key role in developing our HNDA. The Housing Market Partnership and its Housing Supply sub-group involved consultation with a range of stakeholders including representatives from within South Ayrshire Council (SAC Housing Policy and Strategy Team, SAC Planning, SAC Community Engagement, SAC Community Planning Partnership, RSLs operating in the area (Ayrshire Housing, West of Scotland Housing Association, Blackwood Homes, Hanover (Scotland) Housing Association).</p> <p>The role of the HMP was to inform and shape the assessment of housing need across the many interconnected facets of the local housing market area. This group met between January 2014 and August 2014 and provided feedback throughout the development of the HNDA.</p>
<p>Gaps and Uncertainties Have you identified any gaps or uncertainties in your understanding of the issues or impacts that need to be explored further?</p>	

**Section Four: Detailed Action Plan to address identified gaps in:
a) evidence and
b) to mitigate negative impacts**

No	Action	Lead Officer(s)	Timescale
1	None		
2			
3			

Note: Please add more rows as required.

Section Five - Performance monitoring and reporting

Considering the proposal as a whole, including its equality and diversity implications:

When is the proposal intended to come into effect?	1 January 2017
When will the proposal be reviewed?	From approximately 2021
Which Scrutiny Panel will have oversight of the proposal?	Leadership Panel

Summary Equality Impact Assessment Implications & Mitigating Actions

Name of Proposal: South Ayrshire Council Local Housing Strategy 2017-2022.....

This proposal will assist or inhibit the Council's ability to eliminate discrimination; advance equality of opportunity; and foster good relations as follows:

<p>Eliminate discrimination The Local Housing Strategy (LHS) seeks to mainstream equalities in its overarching aims and outcomes, as well as ensuring that any subsequent action points do not disproportionately disadvantage one group or community over another. South Ayrshire Council is committed to eliminating discrimination and stigmatisation and the LHS will play a positive role in contributing towards this vision.</p>
<p>Advance equality of opportunity The Strategy is inclusive and ensures equality of opportunity to access housing services by all protected characteristics within the Council's communities. The policies, practice and direction of travel within the Strategy will support social inclusion and development of cohesive communities.</p>
<p>Foster good relations The LHS seeks to take into account the issues facing the various communities living and working in South Ayrshire. By ensuring that communities' voices are heard and taken into account, the LHS aims to foster good relations with the communities we serve.</p>

Summary of Action Plan to Mitigate Negative Impacts	
Actions	Timescale
None	

Signed:		Head of Service
Date:	28/10/16	