

## Housing Service EIA Review 2014-2016

Below are the EIAs undertaken for the housing service from September 2014 and updates.

### Rent Setting Policy for Council Social Rented properties EIA (Paper No. 14-577)

Proposed changes:

- Transition towards target rent where the actual rent is under target rent, at a rate of 5% of the difference or £10 per week unless other transition parameters are determined as part of the annual rent setting process.
- Average weekly rents being set at no higher than the limit rent for the Council.
- Target rents to be anchored at the 2-15 valuation exercise levels to remove fluctuations due to relative market value changes
- Rents above £225 per week to be frozen at their current levels and that no inflationary increases are applied until such a time that the total welfare benefit cap is increased

Update: The rent setting policy outlined in the above paper was superseded by the Welfare Reform and Work Act 2016 which requires registered providers of social housing in England to reduce social housing rents by 1% a year for 4 years from a frozen 2015 to 2016 baseline. This meant that Wandsworth's rent setting policy was discontinued. Therefore, no review of this EIA is required.

### Winstanley and York Road Regeneration Programme, SW11 (Latchmere) (Appendix 11 to Paper No. 15-8)

- Endorsement the preferred option which will form the basis of the scheme for which the Council will seek to secure a development partner.
- Approve design and costing feasibility report to explore potential to develop 5 sites for housing ahead of and separate to the main partner procurement. The new housing will contribute to providing the first phase of affordable re-provision for the Winstanley and York Road regeneration schemes.
- Undertake design and costing feasibility reports to explore the potential to develop the car park sites for new housing, commercial and community uses and separate to the main partner procurement process.
- Approve discretionary buy back of leasehold and freehold interests identified for redevelopment within the endorsed preferred option.
- Monitoring of the planning, phasing delivery and housing allocation process – with a continual approach to assessing equalities issues at the forefront.

Update: EIA will be presented with the upcoming procurement paper once this stage has been completed and further EIAs will accompany the local lettings plan and the decision of which the blocks which will be decanted offsite first. These will highlight any equalities issues. The decant programme is continuing apace and equalities information is collected on all of those whom have registered and moved.

### A Housing Strategy for Wandsworth (Paper No.15-15)

- The strategy proposed to deliver more new homes

- Develop the Wandsworth Rent Model
- Maximise delivery of low cost homes both on and off development sites
- Consider developing a Wandsworth Housing Company
- Demonstration projects to test delivery models – modular build and resident led development.
- Better homes and neighbourhoods by delivering Decent Homes Plus, Improve existing homes and provision of housing
- Undertake an Estate and Community Asset review
- Maximise use of the boroughs 28,000 social rent housing units: including better incentives, enabling more tenants to move into homeownership and encouraging responsible private letting.

Update: The impact of the policies outlined in the strategy will be monitored and any adverse impact will be highlighted. Separate EIAs will be conducted when specific policies are submitted to the Executive for approval.

Housing Resources and Commitments – Criteria for Older Persons Housing Queue (Appendix 8 to Paper No. 15-198)

- Changes the assessment and offer and viewing process for the older persons queue.
- More appropriate lettings of vacancies through independence plan prior to an offer of accommodation.
- To ensure lettings do not affect balanced communities and wellbeing within schemes.
- Helps applicants access other care and support services.

Update: Comparative data is undertaken of the ethnic origin and gender of applicants registered on and allocated properties via each of the housing queues which would highlight any negative impact. This is reported to the equalities working group and will be further updated at six monthly intervals. A further analysis of sheltered offers since this policy was introduced will be included in the next update.

Housing Resources and Commitments – Temporary Accommodation Procurement and Allocation (Appendix 9 to Paper No.16-198)

- Ensures officers are aware of the policies to be followed when allocating temporary accommodation (TA) for the placement of homeless households.
- Distinguishes between priorities amongst descriptions of household circumstances to guide officers when to allocate TA: in borough, outside but close to the borough, further away from the borough but in London and outside of London.
- If accommodation in the borough is available and there is no known higher priority then the household being considered at the time should be allocated as close to the borough as is available. The policy covers allocation and location of all temporary accommodation.

Update: Statistical analysis of the protected characteristics is undertaken quarterly of all applicants in temporary accommodation, which would highlight any developing trends. If the TA supply situation eases within the borough applicants will be placed in these over those further afield. Those in TA are reported to the housing equalities working group and updates circulated every six months.

Analysis of where applicants are housed by protected characteristics will be included in the next update.

Housing Resources and Commitments - Housing Allocation Scheme (Paper No. 16-278)

- New housing allocation scheme
- Changes to the income criteria
- Changes the residency criteria from 2 to 3 years
- Changes to the point's scheme for sharing.

Update: Mitigating action provide discretion for the policy not to backdate the new policies to the small number of applicants. No negative feedback from consultation.