



Tackle inequality so people have a fair chance

INTEGRATED IMPACT ASSESSMENT TEMPLATE

Title of proposal: Shared Ownership Policy & Flexible Tenure	Age	Race	Sex	Gender reassignment	Disability	Religion or Belief	Pregnancy and Maternity	Sexual Orientation	Marriage and Civil Partnership	Description of potential mitigation:
Equality impact: (✓ all that apply. The assessment should also consider impact on council employees and carers where applicable) Description of impact: <ul style="list-style-type: none"> The Policy is aimed at individuals/families that are eligible to and qualify for a shared ownership property. This eligibility criteria is set out below. Have registered with the Help to Buy agent and been assessed as eligible to purchase a Shared Ownership 	x									The impact of this is positive, with homes being provided by eligible purchasers who may not be able to access accommodation fit for their needs. It is also likely to have a positive impact on younger persons due criteria set out. The policy is available to all customers who fit the eligibility criteria, no groups of residents with protected characteristics are excluded, overlooked or discriminated against by how the policy is delivered.



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<p>property.</p> <ol style="list-style-type: none"> 1. Have an annual household income of less than £80,000. 2. Must be unable to purchase a home suitable for their needs without assistance. 3. Can be a current homeowner provided their existing property is sold either prior to or simultaneous to the purchase of the shared ownership property 4. Must not have any outstanding credit issues (i.e., unsatisfied defaults or county court judgments). <p>One of the following must also be true:</p> <ul style="list-style-type: none"> • a first-time buyer • they used to own a home, but cannot afford to buy one now 											
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<ul style="list-style-type: none"> • own a home and want to move but cannot afford a new home suitable for your needs and the sale of that property is completed prior or simultaneously with the purchase of the shared ownership • forming a new household - for example, after a relationship breakdown • an existing shared owner and want to move 											
<p>Health impact: (e.g. physical, mental health, wellbeing, substance misuse):</p> <p>Positive impact on mental health and wellbeing – residents / families potentially moving from private rented or overcrowded current shared accommodation into their own property. Potential for residents to experience reduced stress, improved space and increase their housing standards</p>										<p>Positive impact on the physical and mental health of individuals or groups. Links to socio economic impact, in providing new affordable housing within the borough.</p>	
<p>Socio Economic impact: (e.g., neighbourhood, ward, area of deprivation, household group, income, wealth):</p> <p>The eligibility criteria set out means that only qualifying individuals/families who need affordable</p>										<p>The impact is positive as it allows eligible customers the opportunity to own a share in their home and staircase to 100% ownership.</p>	



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<p>accommodation are eligible. A financial test will be in place to determine this and ensure eligibility. The initial housing delivery will be based in Wrekenton which is one of the most deprived wards in Gateshead and also presents a lack of affordable family accommodation. The Initial delivery will present 8 family homes satisfying the requirements set out in the Councils Local Planning Policy (Making Spaces for Growing Places 2021).</p>	<p>It encourages people to invest their disposable income into private home ownership. Local business growth within the areas of development.</p>
<p>Environmental impact: (does the proposal impact on climate change and the Council’s commitment to be carbon neutral by 2030?):</p> <p>Positive impact with occupied energy efficient new build housing contributing to the climate emergency strategy and environmental policy of the council.</p>	<p>Energy efficient new build homes.</p>
<p>Cumulative impact: (consider impact based on successive budgetary decisions relating to the proposal or is the proposal part of wider budgetary considerations that may collectively have an impact on service users, and is potentially at odds with the Thrive agenda):</p> <p>The cumulative impact on the resident is positive as it will allow access to an affordable home fit for the individuals/family’s needs which they would not be able to access through the private market. The Council will also support with repairs and maintenance during an initial 10-year period.</p>	<p>Initial equity purchase provides the Council with an income at completion of sale. Affordable rent is paid on the unsold share, therefore regular income into the Council.</p> <p>The prospect of grant funding supports the Council’s Housing Revenue Account.</p>
<p>Summary of consultation/data/research undertaken to inform the assessment: (e.g. feedback and engagement with service users, trade unions, employees, partners, public, benchmarking, case studies)</p> <p>Exploration of housing demand within proposed areas of development using HomeTrack information and the Councils Housing Register to determine requirements.</p> <p>Ongoing discussions with Homes England around available funding. The Affordable Homes Programme 2021-26 is in place to fund the supply of new build affordable housing. This programme aims to deliver up to 130,000 affordable homes by March 2026, of which around 50% of the new homes delivered will be available as home ownership, most through the new model for Shared Ownership.</p> <p>Requirements set out within the Housing Strategy (2019) and its core aim to increase the supply and access to affordable accommodation over the</p>	



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next ten years.

Signed: (completing officer)

Date:

Service Director: (approved)

Date:

A handwritten signature in black ink, appearing to read "W. Smith".