

Community Impact Assessment

ANNEX 4

Part 1 – Details	
What Policy/ Procedure/ Strategy/Project/Service is being assessed?	Allocations Policy
Date Conducted	March 2024
Name of Lead Officer and Service Area	Rachel Khan, Senior Associate Consultant (Campbell Tickell)
Commissioning Team (if applicable)	Sarah Finnegan Housing Solutions Team
Director Responsible for project/service area	Tina Mustafa Assistant Director
Who are the main stakeholders	Applicants on the Housing Register Residents of the borough (including social tenants) Registered providers External agencies Internal departments
Describe what consultation has been undertaken. Who was involved and what was the outcome	<p>There are no significant changes to the policy being presented to Cabinet in March 2024. The few changes there are fall into the following:</p> <ol style="list-style-type: none"> i. Improved transparency in the document. ii. Increase of the household income to £70,000 which represents a positive change. iii. Two additional housing categories of need in low social/welfare iv. Additional section to negotiated tenancy surrender for failing tenancies which have not met yet met the threshold for eviction. <p>It was deemed that consultation is not required at this point.</p>
Outline the wider research that has taken place (E.G. commissioners, partners, other providers etc)	<p>The research has been restricted to desktop research:</p> <ul style="list-style-type: none"> • Gap Analysis of the current policy by Campbell Tickell. • Household income thresholds looked at average earnings, private rents in the borough and property prices. • Savings we looked at surrounding boroughs and decided not to change it at this time. • Data on demand in Tamworth gleaned from the Housing Register, homeless households in B&B and TA.

	<ul style="list-style-type: none"> Data on supply restricted to the Council voids and lettings at present as Cabinet are being asked for a review of both high rise and sheltered accommodation. Fuller research will be done at this time. 	
What are you assessing? Indicate with an 'x' which applies	A decision to review or change a service	<input type="checkbox"/>
	A Strategy/Policy/Procedure	<input type="checkbox"/> Policy
	A function, service or project	<input type="checkbox"/>
What kind of assessment is it? Indicate with an 'x' which applies	New	<input type="checkbox"/>
	Existing	<input type="checkbox"/>
	Being reviewed	<input type="checkbox"/> Review
	Being reviewed as a result of budget constraints / End of Contract	<input type="checkbox"/>

Part 2 – Summary of Assessment

Give a summary of your proposal and set out the aims/ objectives/ purposes/ and outcomes of the area you are impact assessing.

We have improved the flow and accessibility of the document to make it easier to read. The fairness was already there, the transparency has been improved. The policy change table attached as [Annex 2](#) identifies each change made following a gap analysis of the existing policy by the consultant commissioned Campbell Tickell Ltd.

The key areas of change are:

- 1. Compliance with legislation introduced after 2021*
- 2. New section: force majeure*
- 3. New section: statement of choice*
- 4. Statutory duty for former members of the armed forces now included*
- 5. Disqualification criteria: financial threshold increased to £70,000*
- 6. Negotiated tenancy surrender: strengthened to cover tenants who ask for help where their tenancy is failing in accordance with guidance and regulation.*
- 7. Age restricted properties; medical need will be given greater preference than just age criteria.*
- 8. Effective band date; clearer guidance given*
- 9. Care leavers still in support up to 25 will be given low social/welfare*
- 10. Out-of-borough homeless household placements who would benefit returning to the borough will be given low social/welfare.*
- 11. Statement on pitches for gypsies and travellers as there none in the borough*

Who will be affected and how?

- All existing applicants and new applicants will be favourably impacted by the accessibility of the document.*
- Lower income households will benefit from the increased financial threshold.*
- Tenants who need to be rehoused because all other avenues to sustain the tenancy have been exhausted will benefit.*
- Care leavers will benefit up to the age of 25.*
- Out-of-borough homeless placements may benefit.*

Are there any other functions, policies or services linked to this impact assessment?

Yes

No

If you answered 'Yes', please indicate what they are?

Tenancy management policy (Currently under review).

Part 3 – Impact on the Community

Thinking about each of the Areas below, does or could the Policy function, or service have a direct impact on them?

Impact Area	Yes	No	Reason (provide brief explanation)
Age	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Care leavers up to age of 25 still receiving support will be given a low social/welfare band.
Disability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Greater preference given to those with medical need for general needs bungalow accommodation.
Gender Reassignment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Bedroom entitlement now lends itself to the use of gender rather than sex.
Marriage and Civil Partnership	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NA
Pregnancy & Maternity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NA
Race	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NA
Religion or belief	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NA
Sexual orientation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NA
Sex	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Now termed gender
Gypsy/Travelling Community	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No change as there are no pitches
Those with caring/dependent responsibilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NA
Those having an offending past	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NA
Children	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Those with gender reassignment will be captured as gender in bedroom entitlement
Vulnerable Adults	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Household income increases to £70,000
Families	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Household income increases to £70,000
Those who are homeless	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Those placed out-of-borough may now be given low social/welfare
Those on low income	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Household income increases to £70,000
Those with drug or alcohol problems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NA
Those with mental health issues	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NA
Those with physical health issues	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Greater preference given to those with medical need for general needs bungalow accommodation.
Social inclusion Please include refugees and asylum seekers,	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NA
Social inclusion: Armed Forces The Armed Forces Covenant is a pledge that together we acknowledge and understand that those who have served in the armed forces, and their families, should be treated with fairness and respect and	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Statutory duty now included

any impact should be considered			
Health and Wellbeing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Low social/welfare now includes care leavers up to 25 and out-of-borough placements with a local connection to Tamworth.
Climate Change	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NA

Part 4 – Risk Assessment

From evidence given from previous question, please detail what measures or changes will be put in place to mitigate adverse implications. this includes climate change considerations

This is the section in which to please outline any actions to mitigate negative or enhance positive impacts in terms of economic, environmental or wider societal considerations, and actions to review and monitor the overall impact of the change accordingly.

Impact Area	Details of the Impact	Action to reduce risk
<i>E.g.: Families</i>	<i>Families no longer supported which may lead to a reduced standard of living & subsequent health issues</i>	<i>Signposting to other services. Look to external funding opportunities.</i>
<i>There are no adverse impacts associated with the revisions proposed for March 2024</i>		

Part 5 - Action Plan and Review

Detail in the plan below, actions that you have identified in your Community Impact Assessment, which will eliminate discrimination, advance equality of opportunity and/or foster good relations.

If you are unable to eliminate or reduce negative impact on any of the impact areas, you should explain why

Impact (positive or negative) identified	Action	Person(s) responsible	Target date	Required outcome
	Outcomes and Actions entered onto Pentana			
<i>There are no actions identified to mitigate the positive impacts in the revised document.</i>				

Date of Review (If applicable) **This will be review if further revisions are made to the Allocations Policy**

Guidance and form updated July 2023 following CMT approval.

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