

Temporary Accommodation Investment Strategy - delays to landlords incentives





How frequently will you review impact and mitigation measures identified in this EIA?

Annually





What age groups are
impacted by your proposal?

["0-9 years","10-19 years","20-29 years","30-39 years","40-49 years","50-59 years","60-69 years","70-79 years","80-89 years","90 years or over"]

Please describe the impact to the age characteristic

This scheme can be accessed by applicants that have been assessed being owed a duty under the Housing Act 1996.

The impact of the proposal will be that it will reduce the amount of incentive that can be offered to private rented landlords, making it more difficult to source private rented accommodation for homeless households.

Service data tell us that the service receives highest number of applications from households in the age groups 20-29 years, 30-39 years, 40-49 years; the age profile of households within temporary accommodation (TA) falls into the same groups. We also know that most of our households in temporary accommodation have dependent children therefore this age group will also be adversely impacted.

Homeless applicants wanting to resolve their homelessness by using the option of securing a property via the private rented sector route may find that there are fewer properties available. They will still be able to continue to bid for properties on via our choice-based allocations scheme but may find that it takes longer to resolve their homelessness.

Where they have been placed in temporary accommodation (TA) they may find that their stay in TA is prolonged. Adults within these age groups may find themselves placed in TA in unfamiliar parts of the city or even outside the city limits. This displacement could distance them from their support networks, friends, and family. Employed individuals might face extended commutes to their workplaces. Smilarly, households with children may have to travel further to reach schools and

households rely on public transport, they could incur additional costs. These factors could potentially have a detrimental effect on their health and wellbeing





How will you mitigate against





Please describe the impact to the disability characteristic

This scheme can be accessed by applicants that have been assessed being owed a duty under the Housing Act 1996.

The impact of the proposal will be that it will reduce the amount of incentive that can be offered to private rented landlords, making it more difficult to source private rented accommodation for homeless households.

Service data reveals that while 20.92% of service users who presented as homeless and then went onto complete a homeless assessment disclosed, they have a disability, 41.74% did not disclose this information. Smilarly, 9.03% of households in Temporary Accommodation disclosed disabilities, 47.22% of households did not disclose any disabilities. Whilst our figures are low, national research on the impact of homelessness on this demographic indicates that households with disabilities are disproportionately affected by homelessness. There is also a recognised issue concerning undisclosed disabilities.

Homeless applicants with disabilities encounter significant challenges in finding suitable accommodation, largely due to a scarcity of accessible housing. The nature of the disability often dictates the extent of these challenges. The difficulty is further exacerbated within the private rented sector, where many landlords are reluctant to structurally modify their properties to accommodate these needs. Homeless applicants with disabilities may therefore find it takes longer to resolve their homelessness via the private sector route.

Homeless applicants with disabilities placed in temporary accommodation may find they are in TA for a longer period of time. They may find themselves placed in TA outside the city, distancing them from their support networks, family, and friends. This could necessitate longer travel times to appointments with external support agencies or medical appointments, potentially incurring additional costs if they rely on public transport. Certain disabilities, such as mental health conditions, could be exacerbated, potentital sts ifpl TJ





Please describe the impact to the sex characteristic

This scheme can be accessed by applicants that have been assessed being owed a duty under the Housing Act 1996.

The impact of the proposal will be that it will reduce the amount of incentive that can be offered to private rented





distance them from the locality their abuser resides in however it will also distance them from their support networks, friends, and family at a time when support may be required. All genders may find that they have an extended commute to work and school and incur additional costs if they are reliant on public transport. However, single parents with children may experience an additional pressure of managing the logistics of getting to work, school and childcare arrangements without additional support.

These factors could potentially have a detrimental effect on their health and wellbeing.





How will you mitigate against any negative impact to the sex characteristic?

Although the funding has reduced the team will continue to incentivise as many landlords as possible and this scheme will continue to work will landlords to secure accommodation in the private rented sector.





Does this proposal impact people who are proposing to undergo, undergoing or have undergone a process to reassign one's sex as per the Equality Act 2010?

Yes

Please describe the impact to the gender reassignment characteristic

This scheme can be accessed by applicants that have been assessed being owed a duty under the Housing Act 1996.

We do not currently collate any internal data on this characteristic, but the service will seek to improve data collection and review impact.

National research from Stonewall shows that almost one in five LGBTQA+ people have experienced homelessness at some point in their lives. Rates are even higher amongst trans people, with 25% having experienced homelessness at some point.

Homeless applicants that fall under this characteristic may face a higher likelihood of discrimination or harassment. This could present further obstacles in their efforts to resolve their homelessness, particularly when seeking accommodation in the private rented sector as these individuals may prefer to stay within close proximity to their support networks or friends as a safety measure, further reducing the options. The general impact of the proposal will be that it will reduce the amount of incentive that can be offered to private rented landlords, making it more difficult to source private rented accommodation for individuals that fall under this characteristics and prolonging the resolution of their homelessness.





How will you mitigate against any negative impact to the gender reassignment characteristic?

Although the funding has reduced the team will continue to incentivise as many landlords as possible and this scheme will continue to work will landlords to secure accommodation in the private rented sector.

The Local Housing Allowance (LHA) rate will increase on the 1st April 2024. This will go some way to reducing the shortfall between LHA and market rents making the sector more accessible for households on benefits.





What ethnic groups would	["White British","Other
be impacted by this	White","Bangladeshi","Chinese","Indian","Pakistani","Other
proposal?	Asian","African","Caribbean","Black British","Other
	Black","Arab","Latin American","Irish","Gypsy or Irish
	Traveller", "Roma", "Central and Eastern Europe", "Western
	and Southern Europe","Black African"]





How will you mitigate against any negative impact to the ethnicity and race





How will you mitigate against any negative impact to the religion or beliefs characteristic?

Although the funding has reduced the team will continue to incentivise as many landlords as possible and this scheme will continue to work will landlords to secure accommodation in the private rented sector.

The service will be working with WMCA and Herriot Watt university who are undertaking research around people learning to tackle race and inequalities in homelessness.

We will continue to working with refugee and migrant team for EP to support households who have come through a refugee and migrant route.

The service will continue to use interpreting services where required.

The Local Housing Allowance (LHA) rate will increase on the 1st April 2024. This will go some way to reducing the shortfall between LHA and market rents making the sector more accessible for households on benefits.

The service will continue to support and signpost individuals, where appropriate, to ensure they are in receiving all the welfare benefits they are entitled to.

The service will also continue to build on existing partnership working arrangements with the Children's Trust, Adult Social Care, Early Intervention and Prevention service, Public Health, and other relevant partners to mitigate impact.

For service users that are placed in temporary accommodation the service will continue to consider any vulnerabilities or needs of service users when assigning them temporary accommodation. We will also commence the use of Regulation 10 to contract emergency TA. This will allow us to source and procure TA at cost and improve standards and limit the use of temporary accommodation outside city limits.

We will continue with using Direct Lets, which is the ability to offer households a property from our housing stock outside of the Allocation Scheme, for those stuck and in exceptional need in temporary accommodation and increase the use of stock as Dispersed TA.



Does this proposal impact people's sexual orientation as per the Equality Act 2010?

Yes





How will you mitigate against any negative impact to the sexual orientation characteristic?

Although the funding has reduced the team will continue to incentivise as many landlords as possible and this scheme will continue to work will landlords to secure accommodation in the private rented sector.

The Local Housing Allowance (LHA) rate will increase on the 1st April 2024. This will go some way to reducing the shortfall between LHA and market rents making the sector more accessible for households on benefits.

The service will continue ensure that any commissioning is inclusive and that our workforce continue to receive regular training around inclusivity and unconscious bias.

The service will also continue to build on existing partnership working arrangements with the Children's Trust, Adult Social Care, Early Intervention and Prevention service, Public Health, and other relevant partners to mitigate impact.

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How will you ensure any adverse impact and mitigation measures are monitored?

Please enter the email address for the officer responsible for monitoring impact and mitigation

The service will continue its periodic review of service data.

Stephen Philpott

