

EQUALITY IMPACT ASSESSMENT (EIA)

Directorate:	Chief Executive	Lead officer responsible for EIA	Head of Housing
Name of the policy or function to be assessed:		Shared Ownership Policy	
Title of the Officers undertaking the assessment:		Housing	
Is this a new or an existing policy or function?		New Policy	
<p>1. What are the aims and objectives of the policy or function?</p> <p>Shared Ownership is an affordable housing product introduced by Homes England that allows people to purchase a share of a property whilst paying rent on the remaining share. Purchasing a share in a property requires a smaller deposit and mortgage, thereby making it a more affordable route into home ownership.</p> <p>Homes for Shared Ownership will usually, but not exclusively, be built by developers via section 106 agreements.</p> <p>Aims and objectives for this policy:</p> <ul style="list-style-type: none"> • Meet its responsibilities to Shared Ownership leaseholders under the terms of their lease • Ensure that Shared Ownership properties are offered for sale and sold in conformity with Homes England requirements • Set eligibility criteria for applicants • Detail how applications can be made • Offer Shared Ownership products that are compatible with mortgage lender requirements • Meet the conditions set through any grant, funding or Section 106 agreements. • Operate a fair and transparent selling process. 			
<p>2. What outcomes do you want to achieve from the policy or function?</p> <p>This policy sets out how the Council will manage its Shared Ownership properties and the leasehold model which will be used. It has been written to ensure it complies with the Homes England Model and Capital Grant Funding.</p>			
<p>3. Who is intended to benefit from the policy or function?</p> <p>Potential new applicants for Shared Ownership, and Shared Owners.</p>			

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<p>4. Who are the main stakeholders in relation to the policy or function?</p> <p>Housing – Homeownership Team Legal Services Homes England Mortgage Lenders</p>			
<p>5. What baseline quantitative data do you have about the policy or function relating to the different equality strands?</p> <p>Shared Ownership is a home ownership product being offered for the first time by the Council as part of s106 agreements with developers. This is a national product for England and has been extensively utilised at other housing organisations. It has a set criteria to follow to ensure compliance and is a proven way of providing a low cost route into home ownership.</p>			
<p>6. What baseline qualitative data do you have about the policy or function relating to the different equality strands?</p> <p>As 5</p>			
<p>7. What has stakeholder consultation, if carried out, revealed about the nature of the impact?</p> <p>As 5</p>			
<p>8. From the evidence available does the policy or function affect or have the potential to affect different equality groups in different ways? In assessing whether the policy or function adversely affects any particular group or presents an opportunity for promoting equality, consider the questions below in relation to each equality group:</p> <p>Any lump sums paid to eligible members of the armed forces as a result of illness or injury, are to be disregarded when assessing eligibility and sustainability.</p> <p>This stipulation is in accordance with the Capital Funding Guide (CFG) as set out by Homes England.</p>			
<p><input type="checkbox"/> Does the policy or function target or exclude a specific equality group or community? Does it affect some equality groups or communities differently? If yes, can this be justified?</p> <p>No exclusions apart from those who are under 18. No other groups are excluded.</p>			

Is the policy or function likely to be equally accessed by all equality groups or communities? If no, can this be justified?

Yes, providing applicants meet the eligibility requirements.

Are there barriers that might make access difficult or stop different equality groups or communities accessing the policy or function?

N/A

Could the policy or function promote or contribute to equality and good relations between different groups? If so, how?

The scheme is inclusive of applicants with time-limited leave to remain status, and we will assess these on a case by case basis.

Lower rent levels will be set for schemes in areas of high value or where Local Authority rent restrictions apply.

All applicants will be subject an affordability test to ensure tenancy sustainability.

What further evidence is needed to understand the impact on equality?

N/A

9. On the basis of the analysis above what actions, if any, will you need to take in respect of each of the equality strands?

Age: To purchase a shared ownership property applicants must be over 18. This means that those under 18 are excluded from purchasing a property. This is in line with legislation, and is reasonable.

Disability: The properties are new build and will be built to Lifetime Home standards. In the current pipeline there are no plans for adapted homes. In the future the Council may obtain properties which are specifically suitable for those with disabilities. The Council will regularly review the opportunities and demand for this.

Gender: It is not anticipated that the Council will need to take any further action in order to enable access for this group. Regular monitoring and analysis may identify reasons that have not been anticipated. Action will be taken to mitigate any barriers identified.

Gender Reassignment: It is not anticipated that the Council will need to take any further action in order to enable access for this group. Regular monitoring and analysis may identify reasons that have not been anticipated. Action will be taken to mitigate any barriers identified.

Marriage and Civil Partnership: Applications for shared ownership can be made jointly. Priority is given to surviving partners of regular service personnel who have died in service, where they apply within two years (24 months) of the date of being bereaved.

Pregnancy and Maternity: This can have an impact on the income of the household, which may affect the ability to pay the mortgage and rent payments. Support and advice will be provided if any issues are identified.

Race: Information will be provided in alternative languages if required. There is strict eligibility requirements for Shared Ownership, those with 'Leave to Remain' or 'Settled Status' are eligible to purchase a property.

Religion and Belief: It is not anticipated that the Council will need to take any further action in order to enable access for this group. Regular monitoring and analysis may identify reasons that have not been anticipated. Action will be taken to mitigate any barriers identified.

Sexual Orientation: It is not anticipated that the Council will need to take any further action in order to enable access for this group. Regular monitoring and analysis may identify reasons that have not been anticipated. Action will be taken to mitigate any barriers identified.

Executive Director:

I am satisfied with the results of this EIA. I undertake to review and monitor progress against the actions proposed in response to this impact assessment.

Signature: