

## Bristol City Council Equality Impact Relevance Check



This tool will identify the equalities relevance of a proposal, and establish whether a full Equality Impact Assessment will be required. Please read the guidance prior to completing this relevance check.

What is the proposal?	
Name of proposal	Real Lettings
Please outline the proposal.	The proposal is to extend the council's current Real Lettings scheme to invest in a further 30 properties that will be used for affordable rented accommodation for homeless households. The scheme is a partnership with Resonance, a fund management company that acquires the properties on our behalf, and St Mungo's Real Lettings, an arm of the homelessness charity that manages the properties and supports the tenants.
What savings will this proposal achieve?	The 2 year tenancies enable us to move households out of expensive spot purchase temporary accommodation (TA). A family with a 2 bedroom costs on average £60 per night in this type of TA with a net cost to the council of £30 per night. The extension of Real Lettings will enable us to move families on from TA through the creation of 90 x 2 year tenancies over the 7 year life of the scheme thereby avoiding a level of spend on TA.
Name of Lead Officer	Gillian Douglas, Head of Housing Options

Could your proposal impact citizens with protected characteristics? (This includes service users and the wider community)
Please outline where there may be significant opportunities or positive impacts, and for whom.
<p>In 2016/17 there were c4000 presentations to Bristol City Council by households at risk of or already homeless.</p> <p>Of these, 979 had a homelessness duty accepted. On 31/3/17 537 households were accommodated in TA under the Housing Act (duty accepted cases plus those to whom we had an interim duty to accommodate pending a homelessness decision).</p> <p>For all 979 duty accepted cases the council has a responsibility to find and assist the</p>

household in to settled accommodation (social housing or a tenancy in the private rented sector that is at least 12 months).

The graphs on pages 3-8 give a picture of the equalities profile of the lead householder in the 979 duty accepted cases. These show that :

Younger people are disproportionately affected by homelessness with the client base being concentrated in the 16-24 and 25-44 years age groups. This includes young parents and in fact over half of households where duty is accepted are lone parents with children, the vast majority being mothers with child(ren).

In terms of ethnicity Black and Asian households are significantly over represented although the comparison is with the 2011 census data which is unlikely to reflect the current diversity of Bristol's communities.

The definition of priority need for single homeless people is closely related to disability (physical and mental health) and therefore we would expect to see a high proportion of single people and people in couples without dependent children being disabled people. In contrast families are less likely to have adults with disabilities and their priority need status relates to their children.

The vast majority of homeless households are on low income with an estimated 55% of families being dependent on welfare benefits alone for their income.

In terms of Real Lettings the key point is that affordable, safe and good quality accommodation is in short supply in Bristol and Real Lettings gives us a modest number of lets but nevertheless a very important contribution to the supply of affordable rented accommodation in the private sector.

Real Lettings offers tenants support throughout the life of the tenancy which means that tenancy sustainment and tenant satisfaction measures are high and tenants are able to build confidence and skills in order to prepare to manage future tenancies successfully.

Please outline where there may be significant negative impacts, and for whom.

There is potential for only 'duty accepted' households to be nominated for Real lettings with other households in significant need being overlooked for nomination. We have overcome this with the current scheme by looking across datasets to identify the households in temporary or supported accommodation most in need of move-on and ready to take on a tenancy. We will continue this approach with the scheme extension (by looking at, for example, families accommodated by Early Help, women and children needing to move on from refuges/safe houses, households in supported accommodation and ready to move on).

**Could your proposal impact staff with protected characteristics?**

(i.e. reduction in posts, changes to working hours or locations, changes in pay)

Please outline where there may be significant opportunities or positive impacts, and for whom.

No impact on staff

Please outline where there may be negative impacts, and for whom.

n/a

### Is a full Equality Impact Assessment required?

Does the proposal have the potential to impact on people with protected characteristics in the following ways:

- access to or participation in a service,
- levels of representation in our workforce, or
- reducing quality of life (i.e. health, education, standard of living) ?

Please indicate yes or no. If the answer is yes then a full impact assessment must be carried out. If the answer is no, please provide a justification.

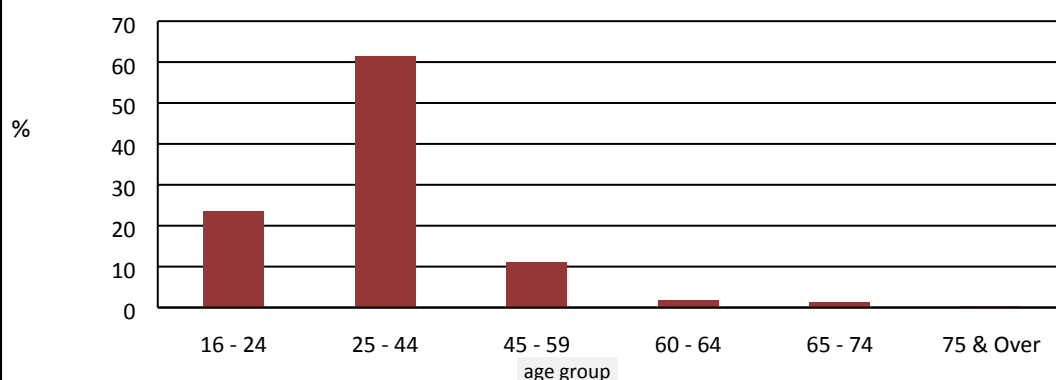
No.

The council's responsibilities to homeless households are unaffected by this proposal and Real Lettings makes a positive impact in terms of increasing the availability of affordable lets which is what homeless household need most.

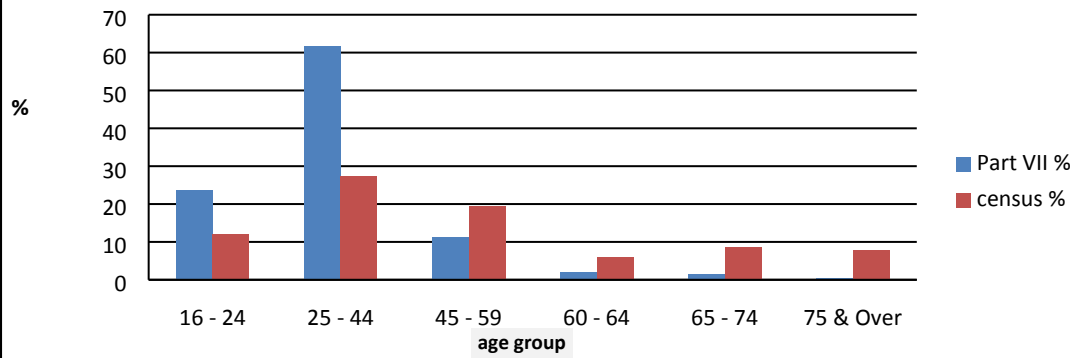
Service Director sign-off and date:

Equalities Officer sign-off and date:  
Wanda Knight 20/7/17

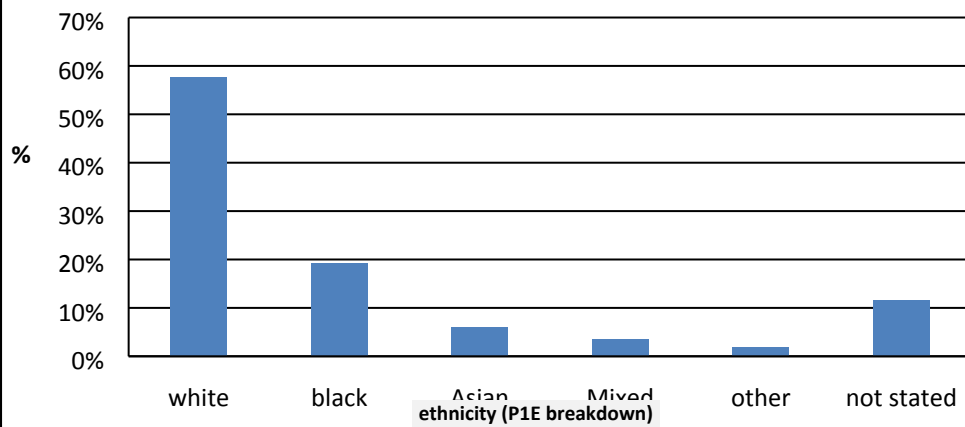
2016-17 % by age group accepted as Part VII (eligible, unintentionally homeless & in priority need)

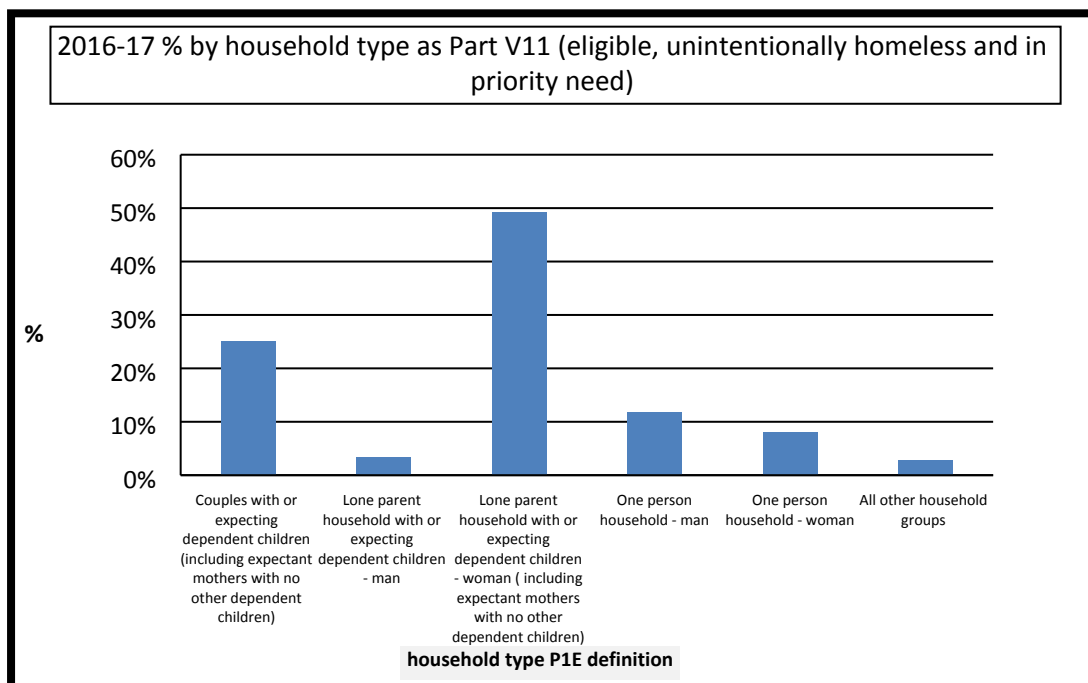
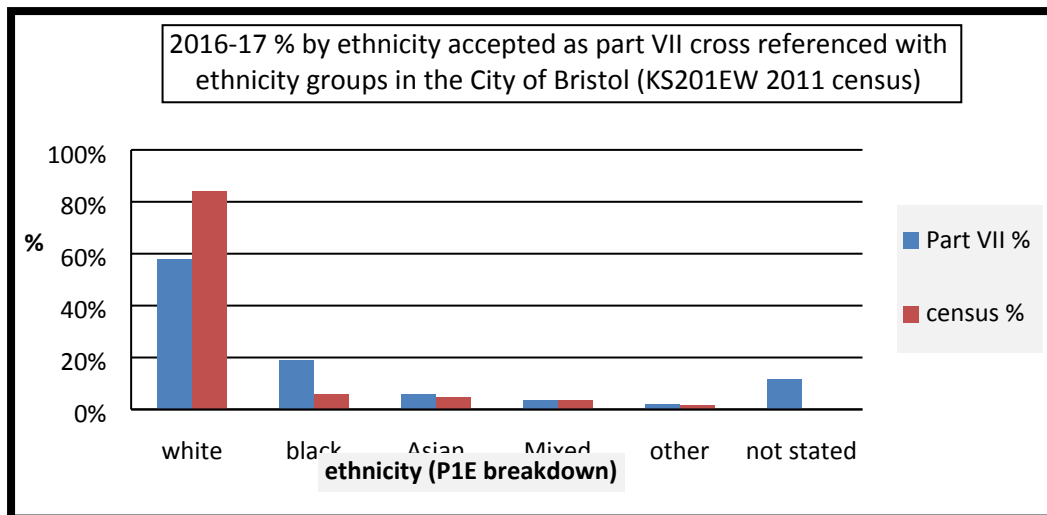


2016-17 % by age group accepted as Part VII cross referenced with age groups in City of Bristol (KS102EW census)

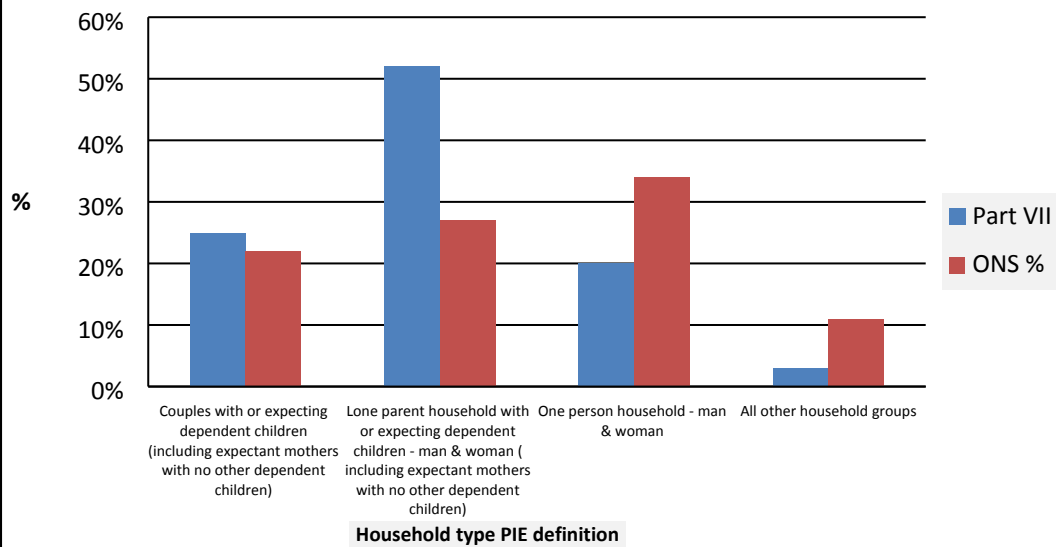


2016-17 % by ethnicity accepted as Part VII (eligible and unintentionally homeless and in priority need)

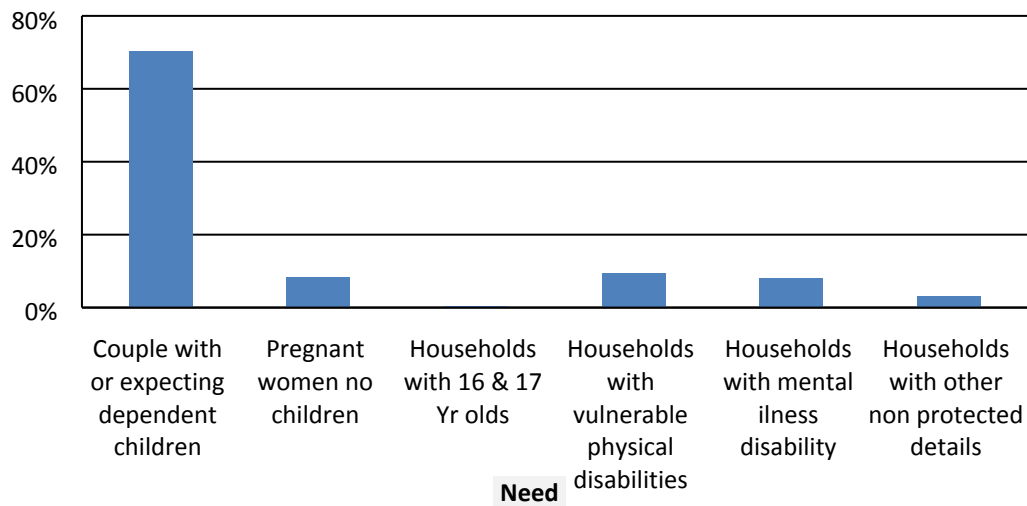




2016-17 % by household type Part VII combined and cross referenced with City of Bristol household types 2015 ONS mid year population estimate



2016-17 % households by priority need accepted as part VII (eligible, unintentionally homeless and in priority need)



These might also be useful;

