

**Supporting Good Decisions**

**Promoting Equality and Human Rights;**

**Reducing Poverty; and**

**Protecting the Environment**

**Integrated Impact Assessment Form**

**Integrated Impact Assessment Form**

**Promoting Equality and Human Rights;**

**Reducing Poverty; and Protecting the Environment**

|  |  |
| --- | --- |
| **Title of Policy/ Proposal** | Richardson Bequest Funding, Common Good & Herdmanflat |
| **Timescale for Implementation** | 2025-2028 |
| **IIA Completion Date** | 18/08/25 |
| **Completed by** | Rebecca Pringle – Team Manager Housing Strategy |
| **Lead officer** | Wendy McGuire – Head of Housing |

**Section 1: Screening**

**1.1 Briefly describe the policy/proposal/activity you are assessing.**

Set out a clear understanding of the purpose of the policy/ proposal/ activity being developed or reviewed (e.g. objectives, aims) including the context within which it will operate.

The Richardson Bequest Fund was received by East Lothian Council in 1990 and totally £267,000. The fund was never spent or disposed of and has now accumulated to the total value of £3,048,532. The intention of the Fund was to:

“ *erect six cottages in the district of Haddington and having same erected, - the said cottages shall be used for the occupation thereof by deserving natives of Haddington free of rent, rates and taxes, and the Burgh of Haddington shall out of said residue pay the cost of the erection and conditioning of said six cottages and set aside a sufficient sum to ensure the upkeep of said cottages and the payment of rates and taxes thereof in all time coming”*

The Court decreed that the sums forming the Bequest should all be directed to the Common Good Fund for Haddington, which they now have been. It remains Officers’ wish to provide housing which would be similar in context to that envisaged by the Bequest. The proposal is to allocate £1,620,00 from the Richardson Bequest Fund to deliver six units of housing within the Herdmanflat development. The properties will be leased to East Lothian Mid-Market Homes and will provide an income to the Common Good Fund. Initial calculations show that this would result in circa £37,000 per annum for the Common Good Fund in Haddington.

* 1. **What will change as a result of this policy?**

East Lothian Council will be able to deliver 6 units of housing within the Herdmanflat development without government subsidy. This will allow the subsidy to deliver housing elsewhere. This will mean more people can be provided with affordable housing in East Lothian, leading to a reduction in poverty and the advancement of equality.

The Common Good Fund will benefit from having a regular income of £37,000 per annum from the rent of the properties.

* 1. **Deciding if a full Impact Assessment is needed.**

Please answer the following questions:

|  |  |  |
| --- | --- | --- |
|  | **Yes** | **No** |
| 1. The policy/ proposal has consequences for or affects people e.g. how they can access a service? |  | x |
| 1. The policy/proposal has potential to make a significant impact on equality and human rights, socio-economic disadvantage, the council’s role as a corporate parent, children’s rights, or the council’s commitment to tackling climate change? |  | x |
| 1. The policy/proposal is likely to have a significant environmental impact as defined by the Environmental Impact Assessment (Scotland) Act 2005? |  | x |
| 1. The policy/ proposal involves a data processing activity (storage / collection of personal data) that is likely to result in a high risk to individuals as determined by Article 35 of the General Data Protection Regulation? |  | x |

* If you have answered yes to questions 1 and 2 above, please proceed to complete the Integrated Impact Assessment. If you have answered No then an IIA does not need to be completed. Please keep a copy of the screening paperwork.
* If you have answered yes to question 3, you will need to consider whether you need to complete a Strategic Environmental Assessment.
* If you have answered yes to question 4, you will need to consider whether you need to complete a Data Protection Impact Assessment. Please seek further advice from the Team Manager Information Governance

**Section 2: Integrated Impact Assessment**

* 1. **Have those who are directly affected by the policy had the opportunity to comment on new proposals?**

This proposal relates to how affordable housing is funded and therefore has little direct impact on individuals. Opportunities to comment on the wider site plans have been incorporated into the overall development process.

* 1. **What information/data have you used to inform the development of the policy to date?**

The proposal was developed using information from the Affordable Housing Supply Programme, the Strategic Housing Investment Plan and the Local Housing Strategy.

The proposal was also developed using the Older People’s Joint Strategic Needs Assessment which looks at the need to deliver affordable housing across a range of different tenures, not just social housing.

* 1. **What does the evidence/ research suggest about the policy’s actual or likely impact on equality groups and those vulnerable/ or experiencing socio-economic disadvantage?**

|  |  |
| --- | --- |
| **Evidence** | **Comment** |
| Which groups are in particular need of this service? | Older people who would like to release equity from their property, but who would not qualify for social housing. This could reduce the number of older people living in larger properties in the private sector who are unable to maintain or heat their properties, giving them a viable alternative to size down into a home which is fit for purpose, accessible and affordable. |
| What level of service uptake/ access is there from protected and vulnerable groups? | The properties will be for individuals aged 55+. |
| Can you identify positive outcomes for service users | As set out in the first box, the provision of MMR properties could allow older people to release equity in their homes, reduce their experience of fuel poverty and downsize to a more adaptable and accessible home which is affordable. This brings a range of socio-economic and health benefits for the individual but also the wider housing system, which will see larger homes become available for others. |
| What is the service user experience of those from protected or vulnerable groups? | As above. |
| What opportunity have those from protected groups had to co-produce or comment on the service/ plans? | The older people’s needs assessment and LHS were informed by focus groups, lived experience and data on the experience of older people’s housing in East Lothian, as well as experience of people who are currently in their 50/60s on what type of housing they’d like to age into. |

* 1. **How does the policy meet the different needs of groups in the community? Please note that where children will be affected by the policy or activity a Children’s Rights and Wellbeing Impact assessment must additionally be completed.** [Children’s Rights and Well-being Impact Assessment - completion guidance and template | East Lothian Intranet](https://intranet.eastlothian.gov.uk/downloads/download/1214/children_s_rights_and_well-being_impact_assessment_-_completion_guidance_and_template)

|  |  |
| --- | --- |
| **Equality Groups** | **Comments** |
| Older people, people in the middle years | These properties are being built to meet an identified need for older persons housing. |
| Children and young people children | n/a |
| Women, men and transgender people (includes issues relating to pregnancy and maternity) | n/a |
| Disabled people (includes physical disability, learning disability, sensory impairment, long-term medical conditions, mental health problems) | Thes properties will all be designed to housing for varying needs and above and will all be wh/chair accessible and designed to be dementia friendly to help meet the needs of this client group. |
| Minority ethnic people (includes Gypsy/Travellers, migrant workers) | n/a |
| Refugees and asylum seekers | n/a |
| People with different religions or beliefs (includes people with no religion or belief) | n/a |
| Lesbian, gay, bisexual and heterosexual people | n/a |
| People who are unmarried, married or in a civil partnership | n/a |
| **Those vulnerable to falling into poverty**   * Unemployed * People on benefits * Lone Parents * Care experienced children and young people * Carers (including young carers) * Homeless people * Those involved in the community justice system * People with low literacy/numeracy * Families with 3 or more children * Those with a child/ children under 1 | n/a |
| **Geographical communities**   * Rural/ semi rural communities * Urban Communities * Coastal communities * Those living in the most deprived communities (bottom 20% SIMD areas) | n/a |
| **People with communication needs:**   * Gaelic Language Speakers {refer if necessary to the Council’s Gaelic Language Plan} * British Sign Language (BSL) users {refer if necessary to the Council’s BSL Plan} * English as a Second Language * Other e.g. Deafblind, Plain English, Large Print | n/a |

* 1. **Are there any other factors which will affect the way this policy impacts on the community or staff groups?**

No other factors have been identified.

* 1. **Is any part of this policy/ service to be carried out wholly or partly by contractors?**

If yes, how have you included equality and human rights considerations into the contract?

The delivery of MMR units by East Lothian Mid-Market Homes will be subject to specific agreements which have yet to be negotiated. It is recommended that this IIA is updated at a later date.

* 1. **Have you considered how you will communicate information about this policy or policy change to those affected e.g. to those with hearing loss, speech impairment or English as a second language?**

Not applicable.

* 1. **Please consider how your policy will impact on each of the following?**

|  |
| --- |
| **Equality and Human rights**   * Promotes / advances equality of opportunity e.g. improves access to and quality of services * Promotes good relations within and between people with protected characteristics and tackles harassment * Promotes participation, is inclusive and gives people control over decisions which affect them * Preserves dignity and self-respect of individuals (does not lead to degrading treatment or stigma) * Builds support networks, resilience, community capacity |
| Comments:  This proposal will increase access to affordable housing for older people in East Lothian through the development of 6 additional units of mid market housing. |
| **Socio-Economic Disadvantage / reducing poverty**   * Maximises income and/or reduces income inequality * Helps young people into positive destinations * Aids those returning to and those progressing within the labour market * Improves employability skills, including literacy and numeracy * Reduces the costs of taking part in activities and opportunities * Reduces the cost of living |
| Comments :  By delivering the housing as mid-market housing, a larger pool of people will be able to access the properties, potentially opening up the market through downsizing. The properties will be built to HfVN standards and be adaptable for an aging population. |
| **Tackling Climate Change**   * Reduces the need to travel or increases access to sustainable forms of transport * Minimises waste / encourages resource efficiency / contributes to the circular economy * Ensures goods / services are from ethical, responsible and sustainable sources * Improves energy efficiency / uses low carbon energy sources * Protects and/or enhances natural environments / habitats / biodiversity * Promotes the transition to a low carbon economy * Prepares and/or adapts communities for climate change impacts |
| Comments:  n/a |
| **Corporate Parenting and Care Experienced Young People**   * Impacts on care experienced young people * Provides opportunities or reduces opportunities to participate in activities which are designed to promote the wellbeing of young people * Adversely affects the wellbeing of young people * Adversely impacts on outcomes for care experienced young people |
| Comments:  n/a |

**Section 3. Action Plan**

What, if any changes will be made to the proposal/ policy as a result of the assessment?

No changes are to be made to the proposal as a result of this assessment.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Changes to be made** | **Expected outcome of the change** | **Resources Required** | **Timeline** | **Responsible person** |
|  |  |  |  |  |
|  |  |  |  |  |
|  |  |  |  |  |
|  |  |  |  |  |

**For consideration of the Head of Service**

Can you identify any cumulative impacts on equality groups or vulnerable people arising from this policy, when considered alongside other changes across other services?

**Sign off by Head of Service**

Name:

Date: