

SSA EQUALITY IMPACT AND NEEDS ANALYSIS

Directorate	Housing and Regeneration
Service Area	Housing Enabling and Special Projects
Service/policy/function being assessed	Wandsworth Affordable Housing Update 2022
Which borough (s) does the service/policy apply to	Wandsworth
Staff involved in developing this EINA	Neil Cleary
Date approved by Directorate Equality Group (if applicable)	
Date approved by Policy and Review Manager All EINAs must be signed off by the Policy and Review Manager	
Date submitted to Directors' Board	3rd August 2023

1. Summary

Please summarise the key findings of the EINA.

This EINA has been produced to support the Report by the Director of Housing and Regeneration on the Affordable Housing Development in 2022/23 and Proposals for Affordable Housing Delivery in Future Years. This report reviews affordable housing delivery within the borough over the last year and sets out some initial guidance and alterations to existing policies in relation to the delivery of affordable housing in the borough.

Looking forward, the Council will seek to work with landowners, developers and Registered Providers to both maximise affordable housing that is genuinely affordable and addresses the needs of those households in the borough in greatest priority for affordable housing opportunities.

The key findings of the EINA are summarised as follows;

Positive:

- The report sets out a range of measures to maintain and improve the housing offer to residents by delivering additional affordable housing, ensuring good quality homes are built and ensuring affordable housing is affordable to a range of household incomes.
- Given current economic uncertainties impacting the housing and employment market, the report recommends social rents are the most appropriate form of tenure for newly built low cost rented rent housing to ensure that such housing is affordable to a range of household incomes.
- The report also highlights the work the Council are undertaking to implement its Inclusive and Accessible Housing Design Guidance to provide clear advice on the Councils expectations regarding wheelchair housing standards.
- Younger people are also less likely to be owner occupiers and more likely to rent privately. Therefore, they may find it harder to access homeownership and be at more risk of homelessness. The report demonstrates how the Council will maximise its resources and make

best use of assets to deliver more affordable homes for residents on a range of incomes, including social rented, intermediate and other sub-market rent

Negative:

- Limited relevant data is available for the protected characteristics of Gender Reassignment and Across Groups. Whilst further information may become available as the 2021 Census data is released, it is considered that given the content of the report and the recommendations made, the report will have no disproportional impact upon the groups identified.

2. Evidence gathering and engagement

a. What evidence has been used for this assessment? For example, national data, local data via DataRich or DataWand

Evidence	Source
2021 Census	Office for National Statistics
Statutory Homelessness Returns	Office for National Statistics
Housing data	Strategic Housing Market Assessment
Population statistics	DataWand website (https://www.datawand.info/)
Annual Housing Resources Report 2022	London Borough of Wandsworth

b. Who have you engaged and consulted with as part of your assessment?

Individuals/Groups	Consultation/Engagement results	Date	What changed as a result of the consultation
n/a	n/a	n/a	n/a

3. Analysis of need

Protected group	Findings								
Age	<p>Census 2021:</p> <table border="1"> <thead> <tr> <th>Age Range</th> <th>% of Wandsworth population</th> </tr> </thead> <tbody> <tr> <td>Under 15</td> <td>15.7%</td> </tr> <tr> <td>15-64</td> <td>74.8%</td> </tr> <tr> <td>65 and over</td> <td>9.6%</td> </tr> </tbody> </table>	Age Range	% of Wandsworth population	Under 15	15.7%	15-64	74.8%	65 and over	9.6%
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	<p>Since the 2011 Census there has been an increase of 16.3% in people aged 65 years and over, an increase of 5.9% in people aged 15 to 64 years, and an increase of 5.2% in children aged under 15 years.</p> <p>Wandsworth continues to have a significantly higher percentage of young people residing in the borough than the national average.</p> <p>Demographic forecasts set out in the Wandsworth Local Housing Needs Assessment 2020¹ indicate that the components of change in the population in LBW shows that population growth is driven by natural growth (more births than deaths). However, the positive natural change is offset by the negative levels of internal migration from the Borough. Based on demographic projections, by 2037 those aged 65-69 are forecast to increase by 5,290 people those aged 75-79 by 3,341 people, and those aged 85 and over increasing by 2,988 people. Currently, those aged 20-64 (the age groups most likely to be active in the labour market) number 227,277 people. This group is forecast to expand by 44,872 individuals by 2037, an increase of around 20%.</p> <p>The number of households aged 75+ across Borough is projected to increase by 58% by 2037 based on 2,537 dwellings per annum. The report estimates an additional need for 1,453 specialist dwellings for older people by 2037. These dwellings will contribute to the fulfilment of LBW’s overall housing needs figure.</p> <p>Wandsworth has produced an analysis that sets out their assessment of the need for additional affordable housing for older people by 2035. The estimated need for affordable extra-care accommodation is estimated to be between 50 and 150 dwellings, and for nursing care bed-spaces between 190 and 210 spaces.</p> <p>This Report supports the delivery of a range of affordable housing types, including affordable housing for older people, and promotes the use of the Inclusive and Accessible Housing Design Guidance to help deliver homes that can be adapted for the changing needs of residents through their lives.</p>						
<p>Disability</p>	<p>An estimated 11.2% of the Wandsworth population has a long-term health problem or disability affecting day to day activities. To put this into perspective, the figure is 14.1% in London and 17.6% in England. Wandsworth has a smaller proportion of residents with a long-term condition or disability than London and England².</p> <p>To provide further context, the table below shows the percentage of people aged 18-64 by disability type</p> <table border="1" data-bbox="443 1697 1206 1919"> <thead> <tr> <th>Disability type</th> <th>% of people aged 18-64</th> </tr> </thead> <tbody> <tr> <td>Learning disability</td> <td>2%</td> </tr> <tr> <td>Physical disability (including impaired</td> <td>12%</td> </tr> </tbody> </table>	Disability type	% of people aged 18-64	Learning disability	2%	Physical disability (including impaired	12%
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¹ https://www.wandsworth.gov.uk/media/8015/local_housing_needs_assessment_december_2020.pdf

² <https://www.datawand.info/equalities/>

mobility, visual impairment, hearing loss	
Common mental disorder	19%

Source: Projecting Adult Needs and Service Information 2020

Disabled residents generally have specialist housing needs therefore the Report seeks approval for the use of the Inclusive and Accessible Housing Design Guidance to provide clear advice on the Councils expectations regarding wheelchair housing standards.

The Wandsworth Local Housing Needs Assessment (2020) identifies that across all age groups, a need is identified for 76 wheelchair adapted homes per year, or 1,258 by 2037. This need will form a subset of identified need for specialist homes and home adaptations for the 75+, 65-75 and 16-64 age groups. Decisions about the appropriate mix of specialist housing for older and disabled people should take account of the current stock, other local needs evidence as appropriate, and policies regarding accommodation and care for older persons. Alongside the development of the Wandsworth Local Plan where adopted planning policies will seek a proportion of wheelchair housing in all new development, this report promotes guidance to deliver exemplar wheelchair adapted and adaptable homes through the use of the Inclusive and Accessible Housing Design Guide.

Sex

Census 2021

Male % of population	Female % of population
47% (155,200)	53% (172,300)

The ONS Birth Characteristics dataset³ shows that in 2020 of 68,858 total births 33,777 (49%) were female and 35,081 (51%) were male.

No proposal in the report will disproportionately impact on either gender.

Gender reassignment

2021 is the first time Census has collected data on gender identity. The question was voluntary and only asked of people aged 16+ (n=273, 565). 254,037 (92.86%) said their gender identity was the same as their sex registered at birth, higher than London and England. In total, 1,691 (0.62%) Wandsworth residents indicated a change in gender identity with 713 (0.26%) stating their gender identity was different to that of birth but did not provide a write in response to what they identified with. Of the 1,690 residents who indicated a change in gender identity, there was an even split between males and females. 3 in 5 were aged under 44 years of age. Locally, 347 identified as trans woman and 304 identified as trans man; the proportions were lower to that of London but higher than England. 182 Wandsworth residents identified as non-binary. This proportion of the

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<https://www.ons.gov.uk/peoplepopulationandcommunity/birthsdeathsandmarriages/livebirths/datasets/birth-characteristicsinenglandandwales>

population was lower than the London but higher than England averages. In England, 16-24 were most likely age group to have said their gender identity was different from their sex registered at birth and proportion declined in older age groups.

It is known that the Trans community experience disproportionate levels of discrimination. A National LGBT Survey⁴ conducted by the Government Equalities Office highlighted a number of concerns regarding safety. Over half of trans respondents admitted that they tried not to be openly trans because of how people behave towards them.

No proposal in the report will disproportionately impact on trans residents.

Marriage and civil partnership

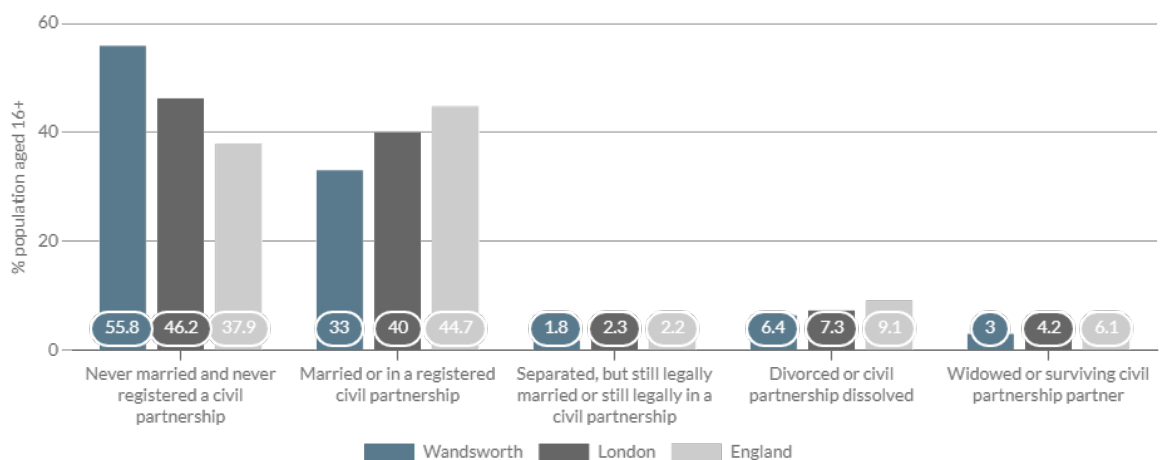
Census 2021

Over half of the borough has never married (56%) (i.e., has never been married or in a civil partnership) which is the same proportion as Inner London, but higher proportions than London (46%) and England (38%). The proportion of people who are co-habiting without getting married has increased across England and Wales.

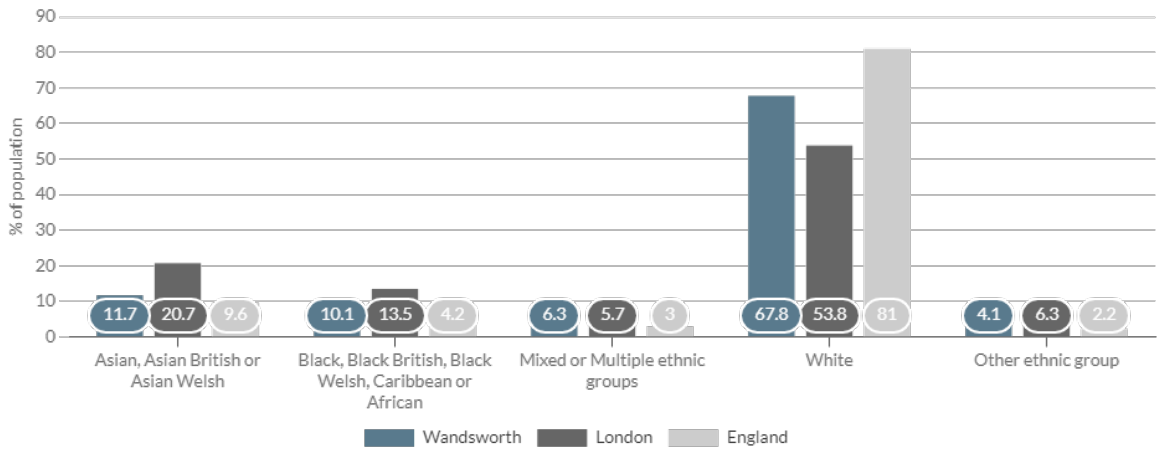
People in England and Wales are generally getting married at an older age 34.3 years for men and 32.3 years for Women and as the borough has one of the youngest median ages in London this could explain the lower marriage rate.

A third of the borough is married or in civil partnership. Same sex couples who are married has increased by 47%, which is likely due to the legalisation of same sex marriages in 2014. This increase is lower than for London (54%) and England (90%).

The table below shows the % of the Wandsworth populations legal partnership status compared to the London and England-wide average. It shows a relatively higher number of residents never married or in a civil partnership, which corresponds with the younger age profile in the borough.



⁴ National LGBT Survey <https://www.gov.uk/government/publications/national-lgbt-survey-summary-report>

<p>Pregnancy and maternity</p>	<p>The ONS Birth Characteristics dataset⁵ shows that in 2020 there were a total of 4258 live births in Wandsworth. The live birth rate was 12.9 per 1,000 women aged 15-44 years in the borough which is predicted to remain fairly stable over the next ten years.</p> <p>This report supports the delivery of affordable housing, including a range of household sizes including larger, family sized accommodation for social rent that meets the needs of families in the greatest housing need.</p>																								
<p>Race/ethnicity</p>	<p><u>Census 2021</u></p> <p>Overall the Black, Asian and ethnic minority population has increased by +3.6% points since 2011 to 32.2% (Inner London = 46.7%, London = 46.2%). Although the black population has reduced by -0.6% points.</p> <p>White ethnic groups make up two thirds of local residents, with almost half aged between 18 and 39 years. Asian population groups are higher around Tooting, West Hill North, Roehampton and Furzedown. Almost 60% of Asian residents are under 40 years of age. Black population groups are higher around Falconbrook, Shaftesbury & Queenstown, Battersea Park and Furzedown. White ethnic groups are higher in Northcote, Thamesfield, Lavender and Southfields.</p> <p>Housing development that ensures an adequate mix of housing types and sizes, as outlined in this Report, is considered to provide benefits for residents of all ethnicities.</p> <p>The table below shows broad ethnic groups in Wandsworth as per the 2021 Census, compared to London and England-wide averages.</p>  <table border="1"> <thead> <tr> <th>Ethnic Group</th> <th>Wandsworth (%)</th> <th>London (%)</th> <th>England (%)</th> </tr> </thead> <tbody> <tr> <td>Asian, Asian British or Asian Welsh</td> <td>11.7</td> <td>20.7</td> <td>9.6</td> </tr> <tr> <td>Black, Black British, Black Welsh, Caribbean or African</td> <td>10.1</td> <td>13.5</td> <td>4.2</td> </tr> <tr> <td>Mixed or Multiple ethnic groups</td> <td>6.3</td> <td>5.7</td> <td>3</td> </tr> <tr> <td>White</td> <td>67.8</td> <td>53.8</td> <td>81</td> </tr> <tr> <td>Other ethnic group</td> <td>4.1</td> <td>6.3</td> <td>2.2</td> </tr> </tbody> </table>	Ethnic Group	Wandsworth (%)	London (%)	England (%)	Asian, Asian British or Asian Welsh	11.7	20.7	9.6	Black, Black British, Black Welsh, Caribbean or African	10.1	13.5	4.2	Mixed or Multiple ethnic groups	6.3	5.7	3	White	67.8	53.8	81	Other ethnic group	4.1	6.3	2.2
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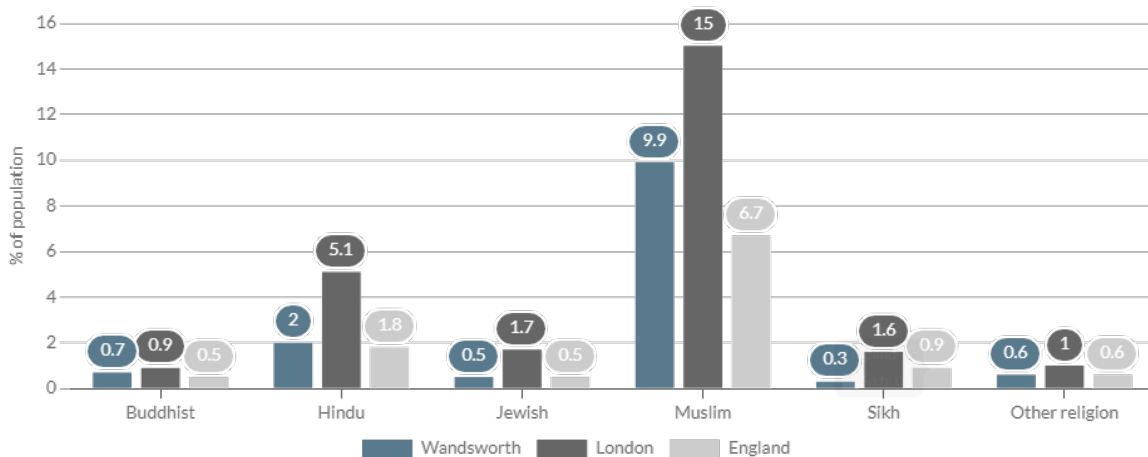
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<https://www.ons.gov.uk/peoplepopulationandcommunity/birthsdeathsandmarriages/livebirths/datasets/birth-characteristicsinenglandandwales>

Less than half (42.6%) the borough is Christian. It is still the largest religion in Wandsworth, but has reduced by -10.4% points since 2011 (53%). This proportion is higher than Inner London (38%) and London (40.7%), but lower than England (46.3%).

One in three (36.2%) of the borough’s residents reported No Religion, an increase of 9.2% points since 2011. This proportion is lower than Inner London (31.7%) and London (27.1%) and similar to England (36.7%). Islam is the second largest religion in the borough (9.9%) as it was in 2011 and the number of Muslim residents has increased by +31.4% since 2011. This increase is higher than Inner London (+20.8%) and London (+30.2%) and lower than England (+42.9%). Of those residents reporting to be Christian, 35% were aged under 29 years. Residents reporting to be Muslim, just over half were of younger adults aged under 29 years (52%) compared to the 30+ year old population (48%).

The table below shows percentage of population by religion in Wandsworth compared to London and England wide averages;



Sexual orientation

Census 2021

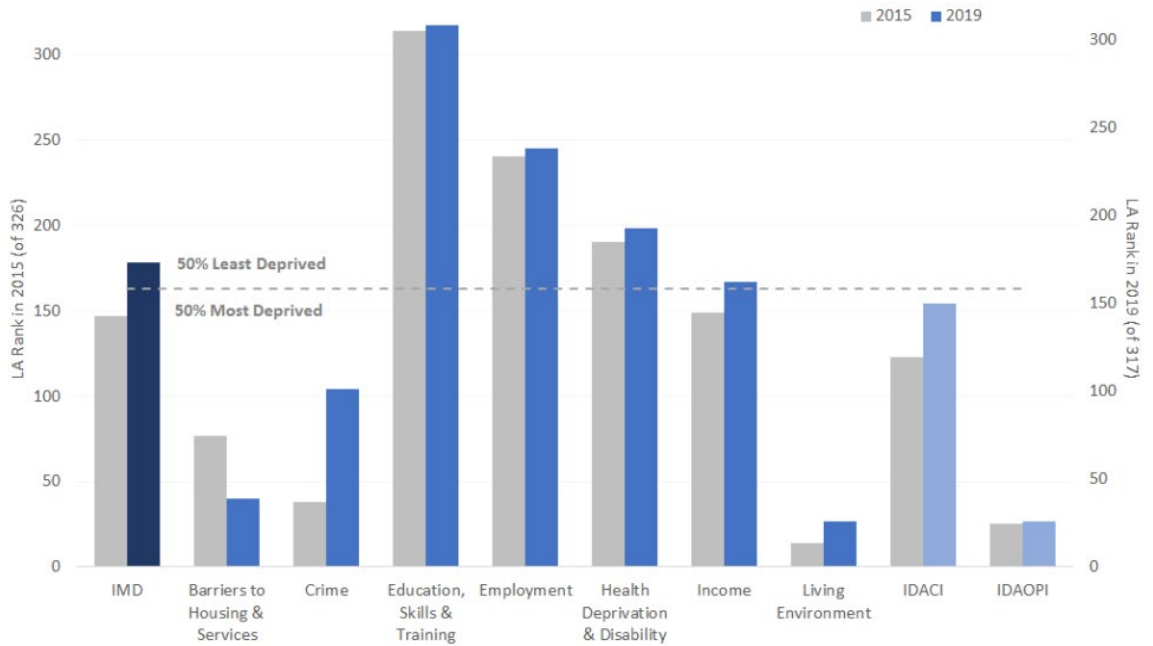
First time Census has collected data on sexual orientation. The question was voluntary and only asked of people aged 16+ (n= 273.558). Locally, 14,148 (5.2%) of 16+ year olds were either gay/lesbian, bisexual or any other sexual orientation. This was lower than Inner London (6.4%) and higher than England (3.2%) and London (4.3%).

Locally, males were more likely to identify as LGB+ with the majority aged between 25-44 years (higher proportion aged 24-34 years old). In females, the majority of LGB+ were more likely to be aged between 16-34 years (higher proportion aged 25-34 years old). England wide analyses show that majority of LGB+ were aged 16-34. In England, highest proportion was among those 16-24 years (6.91%) and the proportion was lower among older age groups. In England, among 16-24 years olds, bisexual was the most common identity. Gay and Lesbian was higher than bisexual among older age groups. In England, females were more likely to identify as LBG+. Among 16- 24 year old almost double the proportion of females identified as LBG+ compered to males (9.38% vs. 4.5%).

	<p>It is known that the LGBTQ community experience disproportionate levels of discrimination. A National LGBT Survey⁶ was conducted by the Government Equalities Office: 4 out of 10 respondents said they'd had a bad experience outside their home in the last 12 months because they were LGBT and over 2 thirds of the respondents said they didn't hold hands with their partner in public because they were frightened about what people might say.</p> <p>National research indicates that younger LGBT people were at greater risk of homelessness whilst living in the family home as a result of their sexuality. This is because research suggests that individuals 'coming out' to family members can cause tension in the family and some evidence suggests this leads to this group being overrepresented amongst homelessness cases.</p>
<p>Across groups i.e older LGBT service users or Black, Asian & Minority Ethnic young men.</p>	<p>The ONS Homelessness Returns data for Autumn 2021 indicate that there were 1-4 people sleeping rough in London on a single night. Rough sleepers across London wide are more likely to be older white men with substance misuse.</p>
<p>Socio-economic status (to be treated as a protected characteristic under Section 1 of the Equality Act 2010) Include the following groups:</p> <ul style="list-style-type: none"> • Deprivation (measured by the 2019 English Indices of Deprivation) • Low-income groups & employment • Carers • Care experienced people 	<p><u>Deprivation</u></p> <p>The English Indices of Deprivation 2019 provide a set of relative measures of deprivation for small areas (LSOAs: Lower-layer Super Output Areas) across England, based on seven domains of deprivation. These domains are weighted and combined to produce the overall Index of Multiple Deprivation (IMD).</p> <p>Wandsworth is within the 50% least deprived Local Authorities (LAs) in England, where in 2015, it was amongst the 50% most deprived. Wandsworth ranks amongst the least deprived LAs in England for four of seven deprivation domains (Income; Employment; Education, Skills & Training and Health Deprivation & Disability) – it has a particularly high ranking for Education, Skills & Training and compared to 2015, its rank and score for Income have improved (Figure 1). Despite relatively less deprived rankings since 2015, Wandsworth's most deprived measures were the Living Environment and Income Deprivation Affecting Older People (IDAOP) measure both regionally and nationally. In line with many other London boroughs, Wandsworth ranks amongst the more deprived LAs in England for the Barriers to Housing & Services and Crime domains.</p>

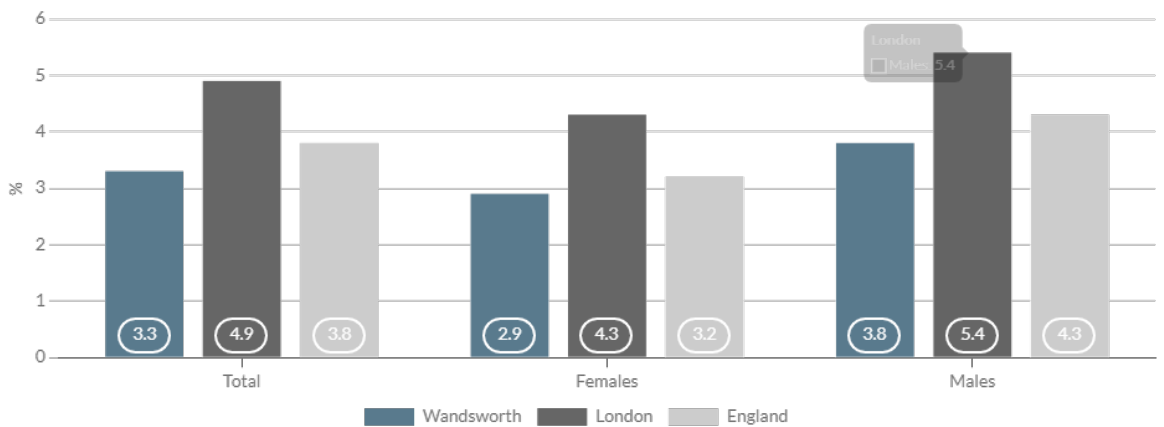
⁶ <https://www.gov.uk/government/publications/national-lgbt-survey-summary-report>

- Single parents
- Health inequalities
- Refugee status



Low Income Groups & Employment

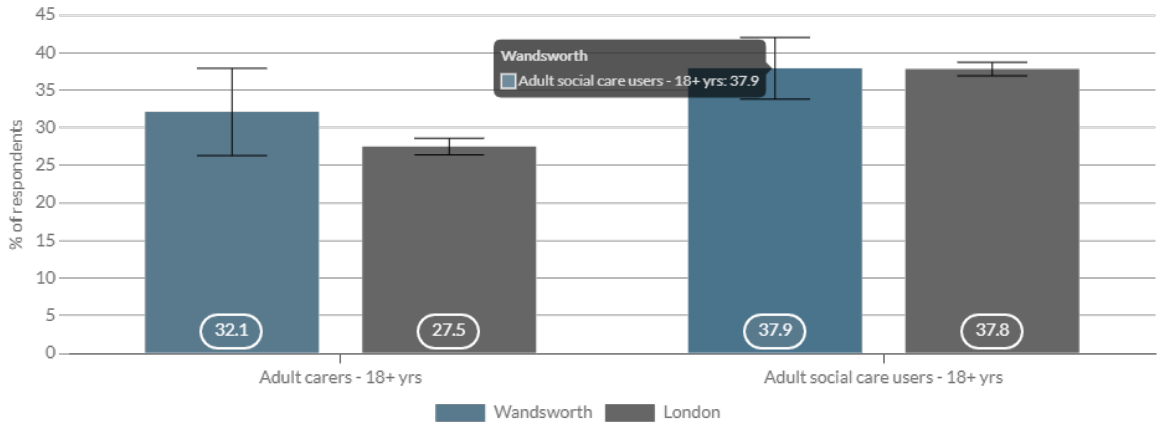
The table below identified the number of Wandsworth residents claiming out of work benefits, both overall and by gender.



The availability of good quality genuinely affordable housing allows residents on a range of incomes, including those in low income groups and/or may not be in permanent or secure employment access homes that would otherwise be unavailable to them on the private market.

Carers

The table below outlines adult carers and social care users who have as much social contact as they would like (21/22). This information is derived from the Adult Social Care Outcomes Framework (ASCOF) measures how well care and support services achieve the outcomes that matter most to people. The ASCOF is used both locally and nationally to set priorities for care and support, measure progress and strengthen transparency and accountability.

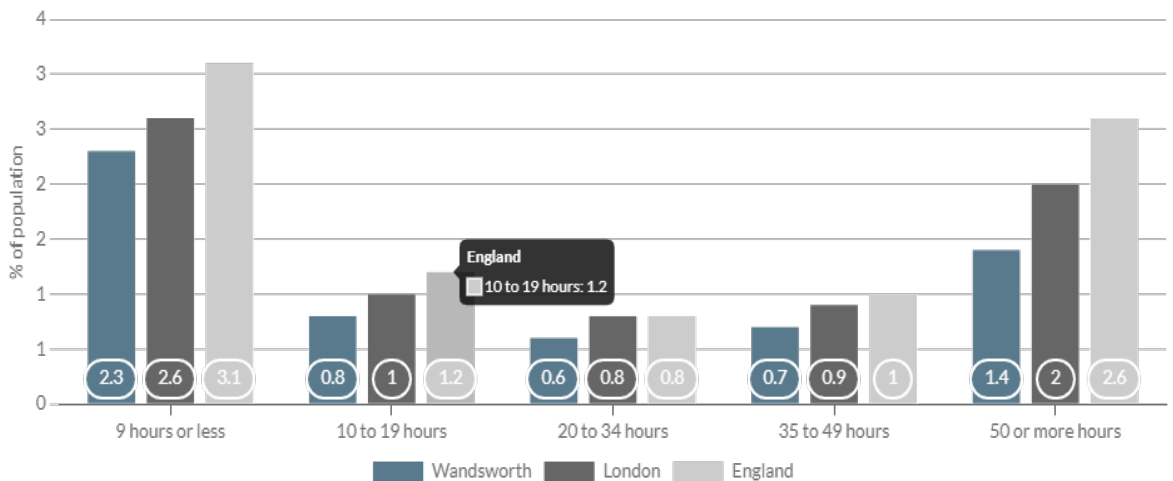


The provision of good quality, secure affordable housing such as those supported by the measures outlined in the Report, includes provision of supported housing for those residents who have care needs.

Care Experienced People

A carer is anyone, including children and adults, who looks after a family member, partner or friend who needs help because of their illness, frailty, disability, a mental health problem or an addiction and cannot cope without their support. The care they give is unpaid. Unpaid carers who provide high levels of care for sick, or disabled relatives and friends, are more than twice as likely to suffer from poor health compared to people without caring responsibilities.

The table below shows the number of hours of unpaid care per week given in Wandsworth

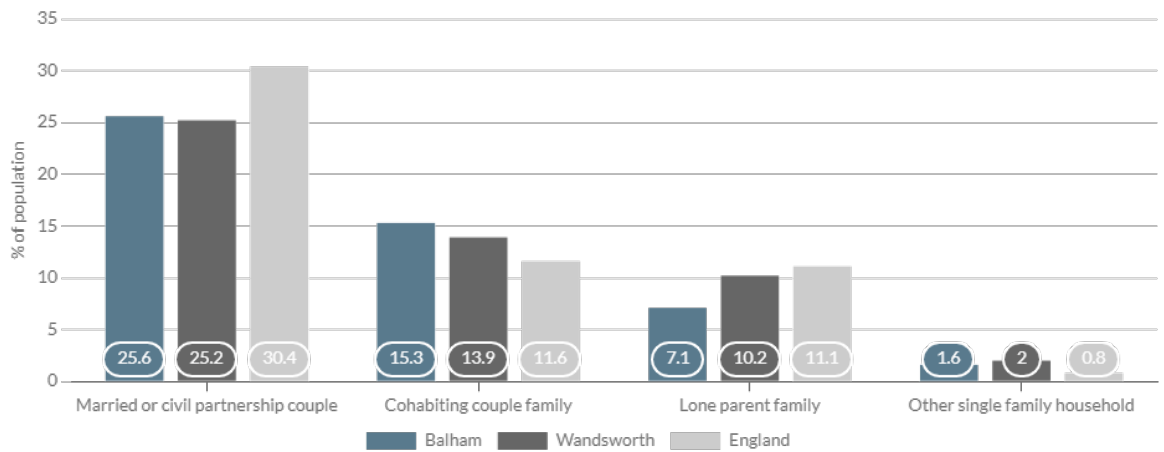


Whilst not directly related to the provision of new affordable housing, the levels of unpaid care provided could have implications for housing provision, particularly if housing choices are limited by the levels of care available.

Single Parents

Around 6% of the households are lone parent households with dependent children. Higher in north of Roehampton, north of West Hill and Falconbrook Wards. Lone parent households in Wandsworth (10%) have increased by +0.5% points since 2011. Among lone parent families, over half had dependent children. The proportion of Lone parent households is smaller in Wandsworth (10%) than Inner London (13%), London (13%) and England (11%).

The table below compares a single Ward in Wandsworth (Balham) against borough wide national averages of household composition, including lone parent families;



Health Inequalities

The provision (or lack of) good quality, secure and affordable housing has clear, proven links to impacts on residents health and health inequalities. In 2017 the Health Foundation identified the following;



Housing

1^{IN} 5 dwellings doesn't meet decent standards in England. Where we live is more than just a roof over our heads. It's our home – where we grow up and flourish

A healthy home is:



Affordable and offers a stable and secure base



Able to provide for all the household's needs



A place where we feel safe and comfortable



Connected to community, work and services

Investing in housing support for vulnerable people helps keep them healthy. Every £1 invested delivers nearly £2 of benefit through costs avoided to public services including care, health and crime costs

£2 BENEFIT FOR EVERY £1 INVESTED



References available at www.health.org.uk/healthy-lives-infographics
© 2017 The Health Foundation.

The below table outlines a measure of the average number of years a person would expect to live in good health based on contemporary mortality rates and prevalence of self-reported good health. The prevalence of good health is derived from responses to a survey question on general health.

	Wandsworth
Life expectancy at birth - Female - All ages	84
Life expectancy at birth - Male - All ages	79.7
Life expectancy at 65 - Female - 65	21.4
Life expectancy at 65 - Male - 65	18.4

Refugee Status

Wandsworth is Borough of Sanctuary for those who have been forced to flee their homes. The City of Sanctuary movement is part of a national initiative to create a network of towns and cities throughout the UK that are proud to be places of safety and inclusion for people seeking sanctuary.

	<p>Under the two Afghan resettlement schemes (Afghan Relocations and Assistance Policy, and Afghan Citizens Resettlement Scheme) the Council is supporting 11 Afghan families (62 individuals) to settle in Wandsworth.</p> <p>Under the Syrian resettlement schemes the Council has facilitated the resettlement of 12 families (51 people). There are currently still 10 families being supported.</p> <p>Under the Homes for Ukraine scheme, Wandsworth residents have offered their spare rooms for Ukrainians for minimum of 6 months. The Council is responsible for carrying out checks to confirm the arrangements are safe and suitable. Under this scheme, just over 1000 Ukrainians have arrived in Wandsworth.</p> <p>The Affordable Housing Update Report also includes details the proposed bids to the Refugee Housing Programme, funding for which will be used to support property acquisitions to provide accommodation for Ukrainian and Afghan refugees.</p>
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Data gaps

Data gap(s)	How will this be addressed?
Across groups i.e older LGBT service users or Black, Asian & Minority Ethnic young men.	The information on these protected characteristics is currently requested by in relation to housing and homelessness applications. However, they are optional and service users often do not provide the information and as such at present it is not collated and reported on. A new online homelessness application form is currently being tested; this will include questions on these protected characteristics as mandatory (albeit with a 'prefer not to disclose' option) and once this is live this data will be collated and reported on as part of the Council's H-CLIC data return.

4. Impact

Protected group	Positive	Negative
Age	Wandsworth has a significantly higher percentage of young people residing in the borough than the national average. 29% of the population are aged between 25 and 34, compared with 13.5% nationally. Younger people are also less likely to be owner occupiers and are more likely to rent privately.	None identified

	<p>The report details the support the Council are giving to new forms of affordable housing, Build to Rent, Co - Living and London Living Rent that are particularly aimed at this demographic. Both Build to Rent and co-living housing, whilst still providing self contained flats, provide a range of communal services, including communal dining and cooking areas, gyms, cinema, libraries, laundry and quiet work and IT space and activities within the scheme. All facilities are included within the rent paid and the accommodation is particularly targeted at younger persons living in poor quality shared private sector housing and keyworkers.</p> <p>Wandsworth Council tenants have a significantly higher representation of people over the age of 45 (67.5%) than compared to the borough profile (26%). This is even more true of tenants over the age of 65 who represent a quarter of all Council tenants whilst only making up 9% of the borough demographic. As life expectancy is expected to rise in the borough, it is possible that this percentage will also continue to rise.</p> <p>The report sets out a range of measures which will help residents in all age groups. It aims to deliver affordable housing, increase new supply and redevelopment of social housing. It also seeks to address housing market pressures and</p>	
<p>Disability</p>	<p>An estimated 11.2% of the Wandsworth population has a long-term health problem or disability affecting day to day activities. To put this into perspective, the figure is 14.1% in London and 17.6% in England. Wandsworth has a smaller proportion</p>	<p>None identified</p>

	<p>of residents with a long-term condition or disability than London and England.</p> <p>The report details the partnership working with housing associations to deliver supported extra care housing accommodation.</p> <p>The report notes the work over the past year of the Specialist Housing Occupational Therapist in the Housing and Enabling team who works with the planning service, developers and housing associations at an early stage in the planning process to ensure that wheelchair accessible housing is constructed to the required standards and will match specific households to pipeline wheelchair affordable housing and incorporate specific adaptations to meet those households specific requirements. The Report also seeks approval for the use of the Inclusive and Accessible Housing Design Guidance to provide clear advice on the Councils expectations regarding wheelchair housing standards.</p>	
<p>Sex</p>	<p>The report sets out a range of measures which will improve the housing offer to residents by delivering additional affordable housing, increase new supply and redevelopment of social housing.</p>	<p>None identified</p>
<p>Gender reassignment</p>	<p>The report sets out a range of measures which will improve the housing offer to residents by delivering additional affordable housing, increase new supply and redevelopment of existing social housing.</p>	<p>None identified</p>
<p>Marriage and civil partnership</p>	<p>According to the 2021 Census over half of the borough has never married (56%) (i.e., has never been married or in a civil partnership) which is the same proportion as Inner London, but higher proportions than London (46%) and England (38%). The proportion of</p>	<p>None identified</p>

	<p>people who are co-habiting without getting married has increased across England and Wales.</p> <p>The report sets out a range of measures which will improve the housing offer to residents by delivering additional affordable housing, increase new supply and redevelopment of existing social housing.</p>	
Pregnancy and maternity	<p>The report does not specifically address the needs of residents who are pregnant/on maternity leave, however the report sets out a range of measures which will improve the housing offer to residents by delivering additional affordable housing, increase new supply and redevelopment of existing social housing.</p>	None identified
Race/ethnicity	<p>The report sets out a range of measures which will improve the housing offer to residents by delivering additional affordable housing, increase new supply and redevelopment of existing social housing.</p> <p>It is considered these measures will have a positive impact on different ethnic groups in the borough.</p>	None identified
Religion and belief, including non belief	<p>The report sets out a range of measures which will improve the housing offer to residents by delivering additional affordable housing, increase new supply and redevelopment of existing social housing.</p>	None identified
Sexual orientation	<p>National research indicates that younger LGBT people were at greater risk of homelessness whilst living in the family home as a result of their sexuality.</p> <p>The report sets out a range of measures which will improve the housing offer to residents by delivering additional affordable housing, increase</p>	None identified

	new supply and redevelopment of existing social housing.	
Socio-economic status (to be treated as a protected characteristic under Section 1 of the Equality Act 2010) Include the following groups: <ul style="list-style-type: none"> • Deprivation (measured by the 2019 English Indices of Deprivation) • Low-income groups & employment • Carers • Care experienced people • Single parents • Health inequalities • Refugee status 	<p>The report sets out a range of measures which will improve the housing offer to residents by delivering additional affordable housing, increase new supply and redevelopment of existing social housing.</p> <p>In particular the report seeks authorisation to submit a bid to Government and the GLA for Refugee Housing Funding to support the acquisition of homes to provide permanent housing for Afghani and Ukrainian refugees.</p>	None identified

5. Actions to advance equality, diversity and inclusion

Action	Lead Officer	Deadline
Approve the Council's guidance for low cost rent and low cost sale dwellings, including social rent as the preferred tenure for low cost rent properties	Housing and Enabling Team	25 th September 2023
Approve a budget for 2023/24 from the Housing Capital programme to support the delivery of property acquisitions to provide housing for Afghani and Ukrainian refugees.	Housing and Enabling Team	25 th September 2023

6. Further Consultation (optional section – complete as appropriate)

Consultation planned	Date of consultation
n/a	n/a