

Community Impact Assessment: Summary

1. Name of service, policy, function or criteria being assessed:

Housing, Supported Housing,

Changes to the Temporary Accommodation Agreement

2. What are the main objectives or aims of the service/policy/function/criteria?

To provide temporary accommodation to those customers who present as homeless and are eligible, believed to be homeless and in priority need as defined in the Housing Act 1996. All customers access temporary accommodation through the same legal process and there is no discretion as to who we accommodate.

The Temporary accommodation agreement has been updated in line with recent case law and has been updated in general at the same time. All customers who move into Temporary Accommodation must sign to agree to the conditions as they would in any other accommodation.

The significant change to the TA agreement is that we have changed the 28 days notice to vacate to notice to vacate which may be less than the normal 28 days under extreme circumstances such as threats to life. This is to protect both staff and customers from high risk.

Advice given by Barrister at Zenith Chambers indicates that changes in case law (**LB Newham v LB Lewisham s188 notice to vacate only required**) would allow the council to evict customers who pose high risk to staff and other residents without a court order (providing that a S193 duty to house is in operation) preventing a lengthy court case during which high risk situations could occur for both staff and other residents. It is a requirement of all landlords that proportionality of the action and the impact of this on the customer is taken into account prior to any legal action.

All customers are assessed under the homeless legislation at the point where they present as homeless. In a general rule customers would be housed within the Temporary Accommodation stock but where necessary alternative accommodation would be sourced such as elderly, extra care, learning disabilities.

The three strategies which support the work of the Housing Options Team (the gateway into temporary accommodation) and the Temporary accommodation

provided are;
 Supported Housing Strategy
 Homeless Strategy
 Equality duty 2010

Staff – All staff attend Equalities training, Mental Health awareness, Updates to changes in legislation, Housing Benefits training.

3. Name and Job Title of person completing assessment:

Ann-Marie Douglas Temporary Accommodation Manager.

4. Have any impacts been Identified? (Yes/No)

Y

Community of Identity affected:

Summary of impact:

5. Date CIA completed: 28.05.15

6. Signed off by:

7. I am satisfied that this service/policy/function has been successfully impact assessed.

Name:

Position:

Date:

8. Decision-making body:

Date:

Decision Details:

Send the completed signed off document to ciasubmission@york.gov.uk It will be published on the intranet, as well as on the council website.

Actions arising from the Assessments will be logged on Verto and progress updates will be required

Community Impact Assessment (CIA)

Community Impact Assessment Title:
Changes to the Temporary Accommodation Agreement.

What evidence is available to suggest that the proposed service, policy, function or criteria could have a negative (N), positive (P) or no (None) effect on quality of life outcomes? (Refer to guidance for further details)

Can negative impacts be justified? For example: improving community cohesion; complying with other legislation or enforcement duties; taking positive action to address imbalances or under-representation; needing to target a particular community or group e.g. older people. NB. Lack of financial resources alone is NOT justification!

Community of Identity: Age

Evidence	Quality of Life Indicators	Customer Impact (N/P/None)	Staff Impact (N/P/None)
	Standard of living Identity, expression and self respect Health Productive and valued activities	None	None

Details of Impact	<i>Can negative impacts be justified?</i>	Reason/Action	Lead Officer	Completion Date
<p>Notice to vacate</p> <p>Staff needing to refresh their knowledge of the changes.</p>		<p>Support is provided to all customers in temporary accommodation to minimize customers failing in their tenancies but where this is inevitable there are referral pathways to other services both within CYC and external partners and agencies.</p> <p>Staff training</p>		

Community of Identity: Carers of Older or Disabled People

Community of Identity: Carers of Older or Disabled People					
Evidence		Quality of Life Indicators		Customer Impact (N/P/None)	Staff Impact (N/P/None)
		Standard of living Identity, expression and self respect Health Productive and valued activities		N	None
Details of Impact		<i>Can negative impacts be justified?</i>	Reason/Action	Lead Officer	Completion Date
A carer of a customer with a disability may find it harder to find alternative accommodation.		Y	Support is provided to all customers in temporary accommodation to minimize customers failing in their tenancies but where this is inevitable there are referral pathways to other services both within CYC and external partners and agencies		

Community of Identity: Disability

Community of Identity: Disability					
Evidence		Quality of Life Indicators	Customer Impact (N/P/None)	Staff Impact (N/P/None)	
		Standard of living Identity, expression and self respect Health Productive and valued activities	N	None	
Details of Impact	<i>Can negative impacts be justified?</i>	Reason/Action	Lead Officer	Completion Date	
A customer with a disability may find it harder to find alternative accommodation.	Y	Support is provided to all customers in temporary accommodation to minimize customers failing in their tenancies but where this is inevitable there are referral pathways to other services both within CYC and external partners and agencies			

Community of Identity: Gender

Evidence		Quality of Life Indicators	Customer Impact (N/P/None)	Staff Impact (N/P/None)
			None	None
Details of Impact	<i>Can negative impacts be justified?</i>	Reason/Action	Lead Officer	Completion Date

Community of Identity: Gender Reassignment

Community of Identity: Gender Reassignment					
Evidence		Quality of Life Indicators	Customer Impact (N/P/None)	Staff Impact (N/P/None)	
			None	None	
Details of Impact	<i>Can negative impacts be justified?</i>	Reason/Action	Lead Officer	Completion Date	

Community of Identity: Marriage & Civil Partnership

Evidence		Quality of Life Indicators	Customer Impact (N/P/None)	Staff Impact (N/P/None)
			None	None
Details of Impact	<i>Can negative impacts be justified?</i>	Reason/Action	Lead Officer	Completion Date

Community of Identity: Pregnancy / Maternity

Evidence		Quality of Life Indicators	Customer Impact (N/P/None)	Staff Impact (N/P/None)
			N	None
Details of Impact	<i>Can negative impacts be justified?</i>	Reason/Action	Lead Officer	Completion Date
If a birth was imminent action to vacate premises could be detrimental to the health and well being of the child and parent.	Y	All customers would be assessed on a case by case basis. Action may be delayed or depending on the severity the customer may be moved to alternative premises.		

Community of Identity: Race

Evidence		Quality of Life Indicators	Customer Impact (N/P/None)	Staff Impact (N/P/None)
Housing Strategy, NYHC policy			N	None
Details of Impact	<i>Can negative impacts be justified?</i>	Reason/Action	Lead Officer	Completion Date
If English is not the first language customers may not understand the implications of the agreement.	Y	Language Line is available for staff to use Interpreter services are available The Temporary Accommodation Agreement can be translated in written form upon request.		

Community of Identity: Religion / Spirituality / Belief

Evidence		Quality of Life Indicators	Customer Impact (N/P/None)	Staff Impact (N/P/None)
			None	None
Details of Impact	<i>Can negative impacts be justified?</i>	Reason/Action	Lead Officer	Completion Date

Community of Identity: Sexual Orientation

Evidence		Quality of Life Indicators	Customer Impact (N/P/None)	Staff Impact (N/P/None)
			None	None
Details of Impact	<i>Can negative impacts be justified?</i>	Reason/Action	Lead Officer	Completion Date