

Equalities Analysis in Lambeth		
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What is changing?		
<p>The Council is seeking to publish its new and revised Housing Strategy. There is no statutory requirement to produce a housing strategy, but it is considered good practice.</p> <p>The Housing Strategy sets out the objectives for Housing over the coming years. Our strategy is centred around the following themes:</p> <ol style="list-style-type: none"> <li>1. More Affordable Homes</li> <li>2. Delivering Excellent Housing and Repair Services</li> <li>3. Supporting Healthy and Safe Neighbourhoods</li> </ol> <p><b>More Affordable Homes</b></p> <p>Lambeth is at the forefront of the national housing crisis. There are over 4,300 households in temporary accommodation and over 40,000 on Lambeth’s waiting list for social housing. There is an under supply of affordable homes for those on lower incomes, rising costs in the private rental market and high housing costs are increasingly forcing people to move out of the borough. Other residents experience overcrowding or homelessness.</p> <p>In summer 2022, Lambeth Council commissioned a review of Lambeth’s housing programme, carried out by independent Peer Lord Kerlake, to look at how Lambeth could accelerate the delivery of affordable housing in the borough and in particular, homes at social rent which are genuinely affordable for local families.</p> <p>The review highlighted that over 2,400 affordable homes have been delivered in Lambeth since 2017, and praised the council’s approach to delivering new affordable housing with high sustainability standards. However, the Kerlake Review highlighted significant delivery challenges in the council’s wholly-owned housing company Homes for Lambeth - as a result, the council has committed to lead on the delivery of all future homes built on its own land.</p> <p>These recommendations have informed the development of this strategy. The Housing Strategy sets out the council’s proactive and strategic approach to the delivery of affordable housing in Lambeth by setting out how land and property is identified, assessed, prioritised and delivered.</p>		

The review also considered how Lambeth's housing delivery commitments could be met alongside its commitments as the first London borough to declare a climate emergency, as well as recommending a reset of the council's estate renewal programme on three estates in the borough.

The strategy confirms our commitment to engaging with residents, working with and communicating with residents, when looking to deliver estate renewal and the new homes our residents need, and improvements to our housing services.

This theme includes the following headings:

- Building new homes
- Buying more homes
- Making better use of existing
- Tackle the climate crisis
- Work with residents

### **Delivering Excellent Housing and Repair Services**

Our aim is to be recognised as a centre of excellence in service delivery, providing the best customer experience to our residents. It is important to us that our residents feel that they can easily access top-quality housing services, interact with housing staff and have their feedback taken into consideration.

We are particularly focused on improving the repairs service which we recognise is a priority for our tenants and leaseholders. We recognise that there are times when the repairs service hasn't been meeting expectations; we have a large number of legal disrepair claims we are determined to reduce. We have taken accountability and recognise the need to improve the quality of repairs, making it easy to raise repair requests and improve the overall customer experience – getting the job done right the first time as often as possible. We are also aware that contract management is an area where we need to improve. Our support offer for Lambeth Council housing tenants includes our focus on tackling damp and mould which we know is still a real problem for many of our tenants.

We have committed that the council's estate and operations will be net-zero carbon by 2030. As part of this, we have set ambitious targets to increase the energy efficiency of our stock. The increases in energy prices, brought about by the war in Ukraine make this all the more important.

This theme includes the following headings:

- The Repairs Service and Tackling Damp and Mould
- Providing the best housing management service for our residents
- Leading by example to tackle climate change
- Enabling sustainable travel

### **Supporting Healthy and Safe Neighbourhoods**

The houses and neighbourhoods we live in have an important influence on our health and wellbeing. The development of our Housing Strategy has been informed by Lambeth's new Health and Wellbeing Strategy which recognises the importance of both mental and physical good health, and the need to work together to support residents and to tackle health inequalities. As part of our commitment to supporting people to live well independently, our ambition is to put health and wellbeing at the centre of housing policy and delivery and provide the best housing options for Lambeth's diverse communities.

The private rented sector accounts for nearly a third of all homes in the borough, and improving the quality and standard of the sector remains a priority. We shall support landlords through property licensing to improve standards in this very important part of the borough's housing offer. The council

will also take robust enforcement action against landlords who fail to maintain their properties or flout licensing requirements.

Keeping residents safe by working with partners to tackle crime and anti-social behaviour, by providing support for people experiencing domestic abuse, and by ensuring our properties meet the required safety standards are key priorities.

Our policies support vulnerable residents, both those living in council housing as tenants and those accessing other council services. We continue to work across the council and with external partners as with the supported housing pathways for young people. By improving resilience and supporting communities into employment we can provide families with better housing options if they are unable to access social housing.

This theme includes the following headings:

- Tackling homelessness
- Better standards for private renters
- Keeping residents safe
- Domestic violence and abuse
- Fire safety
- Health and wellbeing
- Making sure people get financial help available to improve health and wellbeing
- Supporting residents into work

Related strategies include Homelessness and Rough Sleeping, Tenancy, Asset Management, Fire Safety, Discharge and Placement. The Strategy also links to a range of other council strategies and plans including, but not limited to, the Borough Plan and the Corporate Carbon Reduction Plan.

#### “Who will be involved in approving this decision?”

This Equalities Impact Assessment informs and supports and Lambeth’s new Housing Strategy 2023 – 2030 which will be subject to approval by Cabinet.

#### What do we know about the people who will be impacted by this change?

The Housing Strategy applies to all wards in the borough and to people of all ages and residing in all tenures. In Lambeth, the private rented sector accounts for 31.6% of the borough’s households and is often the only option for many residents who would have historically had access to social housing. Just over one third (33.6%) of households live in social rented housing and another third (34.8%) are home owners.

The population of Lambeth is 317,654 (2021 Census). It is the 4<sup>th</sup> most densely populated local authority in the country. Nearly half of Lambeth households are deprived in at least one dimension of deprivation (the dimensions are education, employment, housing and health).<sup>1</sup> It is an area of relative deprivation with 36% of children aged 0-15 in the borough living in households with an income of less than 60% the UK median AHC (after housing costs have been accounted for) in FYE 2022; this is higher than the London average of 33%.<sup>2</sup>

#### Age

Lambeth’s age profile is heavily influenced by the borough’s status as a destination for working age migrants from UK and abroad. The borough has a particularly high proportion of young, working aged people. There are significantly more people aged 20-34 (34.2%) than London (24.8%) or England

<sup>1</sup> Where we stand. The Census and Lambeth 2030 - London Borough of Lambeth (2023)

<sup>2</sup> Cost of living data pack - London Borough of Lambeth (2023)

(19.6%), and less children / older people. Over half of the population (56%) is younger working aged (20-49 years), and there are relatively few children and young people under 20 with 19% in Lambeth compared to over 23% for both London and England. The proportion of people aged 65 and over is 8.6%, lower than 11.9% in London and 18.4% in England.<sup>3</sup>

### Race / ethnicity

Lambeth is one of the most ethnically diverse boroughs in the country. The borough has the 3rd largest Black / Black British community both nationally and in London at 24% of the population – only slightly behind Southwark (25%) and Lewisham (27%). Residents who are Black / Black British and residents who are of ‘Other’ ethnic backgrounds are over two times more likely to live in deprived households than their White British / Irish counterparts.<sup>4</sup> The most recent data on the demographic breakdown of all residents in the borough is as follows:

Ethnic group	% Population
White	55.0
Black, Black British, Black Welsh or Caribbean background	12.4
Black, Black British, Black Welsh of African background	11.6
Mixed or Multiple ethnic groups	8.1
Asian, Asian British or Asian Welsh	7.3
Other ethnic group	5.7

2021 Census

### Disability

According to 2021 Census data, people who are considered disabled with day-to-day activities limited by long-term physical or mental health conditions account for 13.2% of Lambeth residents.<sup>5</sup> Just over 1 in 3 disabled residents (36.3%) report being in good / very good health, compared to 94.2% of non-disabled residents.<sup>6</sup>

PANSI (the Department of Health’s Projecting Adult Needs Service Information tool) data for 2023 found the following are predicted among the working population in Lambeth:

- 10,367 adults with impaired mobility,
- 5,899 adults with a learning disability
- 45,060 adults with a common mental disorder
- 1,183 adults with severe hearing loss
- 156 adults with a serious visual impairment
- 2,421 adults with an autistic spectrum disorder
- 150 adults with Down’s syndrome, and
- 6,492 adults with diabetes.

### Health

In 2021, residents’ self-reported good health in Lambeth is higher (86.5%) than the national average (82%). Residents from lower social grades are significantly less likely to report being in good / very good health than their more affluent counterparts. Most notably (excluding residents who are long-term unemployed) there is a nearly 20 percentage point gap between residents employed in the

<sup>3</sup> 2021 Census; and State of the Borough 2023 – London Borough of Lambeth

<sup>4</sup> Where we stand. The Census and Lambeth 2030

<sup>5</sup> 2021 Census: people who assessed their day-to-day activities as limited by long-term physical or mental health conditions or illnesses are considered disabled. This definition of a disabled person meets the harmonised standard for measuring disability and is in line with the Equality Act (2010).

<sup>6</sup> Equity and Justice Data Toolkit – London Borough of Lambeth (November 2023)

highest social grade, and those in the lowest. Residents of Bangladeshi, Black Caribbean, and White Irish ethnicity are less likely to report good health.<sup>7</sup>

### **Sex**

The 2021 Census found that there is a 51.5% female: 48.5% male split amongst all residents in Lambeth.

### **Pregnancy and maternity**

In 2022, there were 3,105 babies born to Lambeth residents. There were 36.2 live births per 1,000 Lambeth women aged 15-44 in 2022.<sup>8</sup> The infant mortality rate 2019-2021 was 3.3 per 1,000 live births, worse than the rate for all London boroughs (3.1) (Trust for London).

### **Sexual orientation**

With 22,198 residents identifying as Lesbian, Gay, Bisexual, or as another non-heterosexual sexuality, Lambeth has the largest overall population of LGB+ people in London and the 6th largest in the UK overall. This is equivalent to 8.25% of Lambeth's population aged 16 and over placing Lambeth 3rd in the UK (behind the City of London and Brighton and Hove) in LGB+ residents as a proportion of our population.<sup>9</sup>

### **Gender identity**

2,513 residents in Lambeth do not identify with the sex they were registered at birth variously identifying as a different gender, as trans, non-binary or other gender identity. This represents 0.93% of residents aged 16 and over.<sup>10</sup>

### **Marital and civil partnership**

The following data is from the 2021 Census. It refers to the marital status of all usual residents aged 16 years and over in Lambeth.

Single (never married/ civil partnership)	62.2%
Married	25.0%
Registered same sex civil partnership	0.6%
Separated but legally married/ civil partnership	2.5%
Divorced or dissolved civil partnership	7.0%
Widowed or surviving partner	2.7%

### **Religion/ belief**

According to the 2021 Census, in Lambeth, the largest religious group is Christian, making up 44% of the population, which is slightly higher than London (41%) and lower than England (46%). The second largest group is those with no religion, at 37.5%, greater than London 27% but similar to England. Lambeth has a lower Muslim (8% vs 15%) and Hindu (1% vs 5%) population than London.

### **Socio economic status**

Lambeth has a significantly higher proportion of residents in the highest two NS-SEC grades (L1-L6) compared to the rest of London and England and Wales. Since 2011, Lambeth has also seen a significant rise in the proportion of residents in the very highest grades (L1-L3), and a corresponding fall in the proportion of residents across almost all lower grades. However, there are stark differences in socio-economic status by disability and ethnicity. Disabled residents are significantly less likely to be in the highest social grades (L1-L6) than their non-disabled counterparts. Black / Black British

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<sup>7</sup> Ibid.

<sup>8</sup> Ibid.

<sup>9</sup> Ibid.

<sup>10</sup> Where we stand. The Census and Lambeth 2030

residents are 2.7 times less likely to be in NS-SEC classes 1-6, and nearly 3 times more likely to long-term unemployed, compared to their White / White British counterparts.<sup>11</sup>

Socio-economic status varies across Lambeth's wards. In Clapham Common and Abbeville, nearly 2 in 3 residents are in the 'highest' social grade (L1-L6) – this is halved in Brixton North, where just 1 in 3 residents are in grades L1-L6. The proportion of residents in the 'lowest' employed classes varies similarly – 1 in 4 residents in Brixton North are in this group, compared to under 1 in 10 in Clapham Common and Abbeville. Residents in Brixton North are also more than two times more likely to be long-term unemployed compared to residents in Clapham Common and Abbeville.<sup>12</sup>

Average poverty rates, defined as 60% of median household income after housing costs using a five year pooled sample to 2020, for Lambeth and London were very similar in this time period (27% vs 26%), which was significantly higher than for England (22%). In Lambeth, 18% of children (aged 0-15) live in these relative low-income households, which is slightly lower than England (19%) and slightly higher than London (17%).<sup>13</sup> In Lambeth, 16% of residents were estimated to be earning below the Living Wage in 2021. This was around the same as the average London borough. (Trust for London).

On Census day, 4.56% of the working-age population (excluding full-time students) were unemployed and seeking work. This is roughly on a par with the London average but is significantly higher than the national average of 2.83%. Residents who are Black / Black British and residents who are of a mixed / multiple ethnic background are nearly three times more likely to be unemployed and seeking work compared to their White British / Irish counterparts. Residents whose main language is not English are more likely to be unemployed and seeking work compared to the borough average – especially residents who cannot speak English at all.<sup>14</sup>

In August 2022, a significantly higher percentage of residents in Lambeth aged 65+ (26.5%) received pension credit compared with London and England (17.5% and 11%). The percentage of people aged 65+ who received pension credit is used to indicate people of pension age who are in poverty. (Data source: State of the Borough report using DWP data, latest data from 2022.)

### **English as an additional language**

With regard to English language proficiency, 3.7% of Lambeth residents cannot speak English well or at all. Residents who cannot speak English well or at all are over two times more likely to work in routine and manual occupations (L10-L13), or be long-term unemployed. The most spoken languages in Lambeth besides English are Spanish and Portuguese; among these language communities, nearly one in three and over one in four, respectively, cannot speak English well / very well.<sup>15</sup>

### **Care experience**

The Children (Leaving Care) Act 2000 states that a Care Leaver is someone who has been in the care of the Local Authority for a period of 13 weeks or more spanning their 16th birthday. As of Spring 2022, there are 402 children in care in Lambeth. Lambeth also has 406 recent care leavers, people aged 17-21 who were in care in Lambeth for at least a year as children.<sup>16</sup>

### **Household Tenure**

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<sup>11</sup> Ibid.

<sup>12</sup> Ibid.

<sup>13</sup> State of the Borough 2023 - London Borough of Lambeth. Data source: State of the Borough report, underlying data from DWP; latest data from 2021.

<sup>14</sup> Where we stand. The Census and Lambeth 2030

<sup>15</sup> Ibid.

<sup>16</sup> Equity and Justice Data Toolkit

Data from the 2021 Census indicates there is a fairly even split of household tenure in Lambeth – with around a third of households being social renters, private renters, and owner-occupiers.

Some 31.6% of households are in the private rented tenure<sup>17</sup>, and as such this tenure is the only option for many residents who would have historically had access to social housing. Some 14.9% of households renting in the private sector are families with dependent children.

The social housing tenure accounts for a third of all households in Lambeth (33.6%), comprising council housing (17.9%) and housing association (15.7%) homes. Nearly a third (32.7%) of social renter households have dependent children.

Homeowners including shared ownership represent a slightly higher percentage at 34.8% of households in the borough.

Lambeth receives over 3,000 new housing applications per year, and there are over 40,000 people already on the housing list (though many of these entries are outdated). Each year around 800 people are housed meaning social housing is immensely oversubscribed.

18.97% of Lambeth households experience housing-related deprivation. This means nearly 1 in 5 households experience either a combination of overcrowding (10.56%), living in a shared dwelling (0.39%), or lacking central heating (2.61%).<sup>18</sup>

Across all tenures in Lambeth, the 2021 Census found that 18.6% of residents experienced overcrowding based on the ONS occupancy rating of -1 or less which implies that a household's accommodation has fewer bedrooms than required (overcrowded). The rate was higher in the social housing tenure with 32% of residents lacking at least one bedroom, and higher amongst Black residents in the social housing tenure at 37.2%.<sup>19</sup>

**The protected characteristics of tenants in Lambeth council homes are as follows:<sup>20</sup>**

**Age**

Under 25 Years	1.4%
25 to 44 Years	24.1%
45 to 64 Years	48.8%
65 Years and Over	25.5%
Not Recorded	0.1%

**Race / ethnicity**

Black African/ Caribbean	47.3%
Asian (Bangladeshi, Pakistani, Indian, Other)	3.2%
Mixed Ethnicity	3%
White	30.1%
Other (Chinese, Vietnamese, Other)	7.2%
Unknown	9.1%

**Sex**

<sup>17</sup> Private rented includes "living rent free".

<sup>18</sup> Where we stand. The Census and Lambeth 2030

<sup>19</sup> 2021 Census

<sup>20</sup> Lambeth Housing management data is used unless otherwise indicated.

Male	35.8%
Female	64.1%

### Disability in social housing tenure<sup>21</sup>

According to 2021 Census data, 12.9% of residents in households across all tenures are considered disabled with day-to-day activities limited by long-term physical or mental health conditions.<sup>22</sup> This rate is higher in the social housing tenure (local authority and housing association) where 19.8% of residents are disabled under the Equality Act.

### Health

The 2021 Census found that the self-reported good health of residents in the social rented tenure in Lambeth is lower at 75.5% compared to the borough average for residents in all tenures of 86.8%.<sup>23</sup>

The 2021 Census also has data indicating whether a household is deprived in the health and disability dimension. A household is classified as deprived in the health dimension if any person in the household has general health that is bad or very bad or is identified as disabled in line with definitions above. Across all tenures, 25.6% of households in Lambeth are deprived in the health and disability dimension, with a higher rate of 40% of households in the social rented tenure.

### Sexual orientation in social housing tenure

Across all tenures, the 2021 Census found that 8.3% of residents aged 16 or over identify as Lesbian, Gay, Bisexual, or as another non-heterosexual sexuality. A lower percentage of 3.5% was in the social housing tenure.

### Gender identity in social housing tenure

The 2021 Census indicates that 0.6% of people aged 16 or over in the social housing tenure have a gender identity that is different from their sex registered at birth but did not give a specific identity. The percentage who identify as trans man is 0.2% and as trans woman is 0.3%.

### Religious belief of household reference persons in social housing tenure<sup>24</sup>

Buddhist	1.1%
Christian	57.6%
Hindu	0.4%
Jewish	0.2%
Muslim	9.9%
Sikh	0.1%
No Religion	21.7%
Other	1.3%
Not answered	7.8%

<sup>21</sup> 2021 Census - ONS advise that there is evidence of people incorrectly identifying their type of landlord as "Council or local authority" or "Housing association", so these two categories are added together in the social housing tenure.

<sup>22</sup> Census 2021 data: people who assessed their day-to-day activities as limited by long-term physical or mental health conditions or illnesses are considered disabled. This definition of a disabled person meets the harmonised standard for measuring disability and is in line with the Equality Act (2010). The borough average differs slightly from the percentage referred to previously as it refers to residents in household by tenure.

<sup>23</sup> 2021 Census – residents in households by tenure who assessed their health as good or very good. The borough average differs slightly from the previous percentage given for Lambeth residents as it looks at residents in household by tenure.

<sup>24</sup> Source: Census 2021



### **Socio-economic classification in social housing tenure**

Across all tenures in Lambeth, 20.2% of residents live in households that are deprived in at least two dimensions. However, for social rented households, this rate is significantly higher at 36.7% compared to 14.6% for private renters and 8.4% for owner occupiers.<sup>25</sup>

### **English as an additional language**

Housing's data for Lambeth housing tenants is limited as the language spoken is not known for nearly 60% of tenants. Of the 6.8% who indicated a language other than English, most indicated "Other", followed by Spanish and Portuguese.

### **Care experience**

In the period Jan. 2019 – Jan. 2024, there were 288 Lambeth council tenancies that were accepted by care leavers.

## **How will they be impacted by the change?**

The first part of this section refers to the housing strategy consultation and provides detail regarding respondents. The section then looks at the impacts of the strategy on specific groups in summary form and then in more detail. The final part of this section focuses on impacts by principle, looking at each of the three themes in the strategy.

The strategy is a high level document which sets out our over-arching direction for housing and its aims to increase the supply of housing and deliver better services do not adversely affect those with protected characteristics in and of itself. Individual projects and initiatives will be carried out in line with the commitments in the strategy and, as applicable, these will have their own impact assessments.

### **Consultation on the Housing Strategy**

As part of developing the Housing Strategy, we consulted with residents from October 2022 – mid-January 2023 to seek views on the draft strategy, via a range of methods including an online survey, drop in sessions and meetings with residents and partners. The consultation was advertised on estates using posters and was also a topic of conversation at the Residents' Assembly in November. There were over 500 responses to the consultation. Overall there is a strong level of support for the vision set out in the strategy: 72% supported the vision compared to 12% against with 16% undecided. Most respondents thought the priorities in the strategy were the right ones although some raised questions about whether the delivery of the strategy was achievable. The results of the consultation are covered in the cabinet report which include a link to the detailed consultation report.

The following tables provide an overview of the characteristics of consultation respondents (number of respondents varies for each).

#### **Age**

Under 25 Years	1.3%
25 to 44 Years	26.4%
45 to 64 Years	41.8%
65 Years and Over	26.1%
Prefer not to say	4.4%

#### **Race / ethnicity**

<sup>25</sup> Where we stand. The Census and Lambeth 2030

Race/Ethnicity	Responses
White	55.3%
Black African/ Caribbean	18.9%
Mixed Ethnicity	4.1%
Asian (Bangladeshi, Pakistani, Indian, Other)	2.5%
Other	19.3%

### Sex

Male	29.4%
Female	59.8%
Prefer not to say	9.2%
Use another term (for example, non-binary)	1.6%

### Respondent has a disability or long term health condition

No	59.7%
Yes	30.3%
Prefer not say	10.0%

### Impacts by group – summary

The following table provides an overview of the impact of the housing strategy on specific groups and by theme and indicates whether the impacts will be positive, negative or neutral. A more detailed explanation with additional data is provided after this summary table.

Protected characteristic	Analysis	Impact: Positive, Negative, Neutral
Age	<p><b>More Affordable Homes</b> Families with children, and young people are likely to be particularly impacted by the lack of affordable housing, high housing costs and overcrowding and will benefit from additional affordable housing.</p> <p>For homes delivered via the estate renewal programme, it is likely that older residents, who are more likely to be leaseholders, have the potential to be more negatively affected, there are a number of reasons for this, including; older people are more likely to have long term health conditions and disabilities relating to their age; older people are more likely to have lived on their estates for longer, and so may be more concerned about potential loss and/or change in their community.</p>	<p><i>Positive and negative</i></p>
	<p><b>Delivering Excellent Housing and Repair Services</b> <i>Improving council housing condition and management will have a positive impact on all groups.</i></p>	<p><i>Positive</i></p>

	<p><b>Supporting Healthy and Safe Neighbourhoods</b>  With regard to the housing needs of older residents, the strategy confirms our commitment to providing the best housing services whilst supporting people to live well independently. It refers to support for tenants via the vulnerability surveys, sheltered housing review and by redeveloping our Extra Care Strategy and reviewing extra care provision.</p> <p>Housing works with Children’s Services to support young people who may face multiple disadvantage. The strategy confirms our commitment to Lambeth’s new Joint Housing and Children’s Social Care pathway for young people.</p> <p>Improving conditions in the private rented sector will have a positive impact for tenants.</p> <p><i>Supporting healthy and safe neighbourhoods will have a positive impact for all groups.</i></p>	<p><i>Positive</i></p>
<p>Race / ethnicity</p>	<p><b>More Affordable Homes</b>  Black, Asian and Multi-Ethnic residents are disproportionately impacted by homelessness, overcrowding and poor quality homes and therefore benefit most from more affordable housing.</p> <p>The positive impacts of the delivery of new homes on an estate are likely to apply to all racial groups. The processes of design and planning, phasing, decanting, demolition, construction, and reallocation are not determined by race. For more details please see the New Homes Programme EIA.</p> <p><b>Delivering Excellent Housing and Repair Services</b>  Black, Asian and Multi-Ethnic residents represent 60% of Lambeth council tenants and are therefore impacted by the condition of our properties, and the quality of our housing service including repairs.</p> <p><i>Improving council housing condition and management will have a positive impact on all groups.</i></p> <p><b>Supporting Healthy and Safe Neighbourhoods</b>  Black, Asian and Multi-Ethnic residents have an increased chance of homelessness and represent 80% of families in temporary accommodation. A good quality, secure and affordable home is the foundation that everybody needs to lead a healthy life. Tackling homelessness, keeping residents safe, and supporting residents will contribute towards healthy and safe neighbourhoods.</p>	<p><i>Positive</i></p> <p><i>Positive</i></p> <p><i>Positive</i></p>

	<i>Supporting healthy and safe neighbourhoods will have a positive impact for all groups.</i>	
Disability	<p><b>More Affordable Homes</b> Our housing developments and working with partners will be informed by the need to improve housing options for residents who are disabled. We will also be robust with developers ensuring they plan their new developments with the care and support needs of residents in mind. 10% of new homes are designed and built with wheelchair use in use in mind.</p> <p>There are likely to be both positive and negative impacts relating to disability as a consequence of the delivery of more affordable homes. Disability, by its nature is highly varied and encompasses a huge range of different types of needs, from those affected by long-term health conditions like diabetes and heart conditions, to mental ill health, learning disability, and physical disability. The intended ambition of increasing the supply of affordable homes is to have a positive impact on disabled residents and those with long term health conditions improving the quality of housing, and ensuring housing meets the needs of individual families; however, disabled residents and those with long term health conditions could be more likely to be negatively impacted where they are living close to a live construction site, by the stress and physical changes to their home environments through the build process.</p> <p>The delivery of a new Housing Strategy for the borough will ensure that new homes built in the borough reflect residents' health and care needs.</p> <p><b>Delivering Excellent Housing and Repair Services</b> Our housing service includes support for all residents identified as needing targeted support due to vulnerability, including tenants who are disabled, for example, an annual property MOT.</p> <p><i>Improving council housing condition and management will have a positive impact on all groups.</i></p> <p><b>Supporting Healthy and Safe Neighbourhoods</b> The strategy recognises the importance of providing accessible and adaptable housing options that can support people with physical and mental health needs, in the social and private rented sectors, helping residents to stay in their homes for as long as possible. We will support families with children with disabilities, taking a partnership approach with Children's Social Care.</p> <p><i>Supporting healthy and safe neighbourhoods will have a positive impact on all groups.</i></p>	<p><i>Positive and Negative</i></p> <p><i>Positive</i></p> <p><i>Positive</i></p>

<p><b>Health</b></p>	<p><b>More Affordable Homes</b>  The strategy has been informed by Lambeth’s new Health and Wellbeing Strategy which highlights health inequalities in the borough and includes housing as one of the wider determinants which impact on people’s health and wellbeing. Tackling housing need and homelessness will contribute by building more affordable homes will supporting residents with health needs.</p> <p><b>Delivering Excellent Housing and Repair Services</b>  Tackling disrepair including damp and mould, supporting vulnerable residents and improving our housing services will help ensure residents’ homes support their health and wellbeing.</p> <p><i>Improving council housing condition and management will have a positive impact on all groups.</i></p> <p><b>Supporting Healthy and Safe Neighbourhoods</b>  Our ambition is to put health and wellbeing at the centre of housing policy and delivery. Our policies support vulnerable residents, including focusing on keeping residents safe, tackling domestic violence and abuse, and ensuring fire safety in our buildings. The strategy aims to drive forward improved conditions for private renters.</p> <p><i>Supporting healthy and safe neighbourhoods will have a positive impact on all groups.</i></p>	<p><i>Positive</i></p> <p><i>Positive</i></p> <p><i>Positive</i></p>
<p><b>Sex</b></p>	<p><b>More Affordable Homes</b>  Women are more likely to be in temporary accommodation and to experience homelessness and/or domestic abuse. The strategy supports increasing the supply of good quality temporary accommodation and permanent affordable homes which will benefit women and families.</p> <p><b>Delivering Excellent Housing and Repair Services</b>  Women represent over 64% of Lambeth council tenants and will benefit from the strategy’s aim to improve our housing stock and housing services.</p> <p><i>Improving council housing condition and management will have a positive impact on all groups.</i></p> <p><b>Supporting Healthy and Safe Neighbourhoods</b>  Women are more likely to suffer domestic abuse. As women represent a larger cohort of the older population, they will also benefit from support aimed at supporting residents to continue living in their homes independently.</p> <p><i>Supporting healthy and safe neighbourhoods will have a positive impact on all groups.</i></p>	<p><i>Positive</i></p> <p><i>Positive</i></p> <p><i>Positive</i></p>

Pregnancy and maternity	<p><b>More Affordable Homes</b>  Around three-quarters of households in temporary accommodation are families with children or pregnant women. Increasing the supply of permanent affordable homes will benefit these households. We will also consider options to increase the supply of temporary accommodation.</p> <p>New development can cause some specific impacts when homes are being developed on pregnant women and young mothers. These are described in more detail in the New Homes EIA.</p> <p><b>Delivering Excellent Housing and Repair Services</b>  Women represent over 64% of Lambeth council tenants and will benefit from the strategy's aim to improve our housing stock and housing services.</p> <p><i>Improving council housing condition and management will have a positive impact on all groups.</i></p> <p><b>Supporting Healthy and Safe Neighbourhoods</b>  Tackling homelessness, keeping residents safe and tackling domestic abuse will support women with families and pregnant women.</p> <p><i>Supporting healthy and safe neighbourhoods will have a positive impact on all groups.</i></p>	<i>Positive and negative</i>
Sexual orientation	<p><b>More Affordable Homes</b>  People who identify as LGBTQ+ may be more likely to be part of the 'hidden homeless' population, as they may lose their support system after coming out.</p> <p><b>Delivering Excellent Housing and Repair Services</b>  Training for staff is referred to below.</p> <p><i>Improving council housing condition and management will have a positive impact on all groups.</i></p> <p><b>Supporting Healthy and Safe Neighbourhoods</b>  Lambeth's new Joint Housing and Children's Social Care pathway for young people, offers accommodation and wider housing support including for young people who identify as LGBTQ+. Lambeth is ensuring that all staff are trained in offering a safe and inclusive service to members of the LGBTQ+ community.</p>	<p><i>Positive</i></p> <p><i>Positive</i></p> <p><i>Positive</i></p>

	<i>Supporting healthy and safe neighbourhoods will have a positive impact on all groups.</i>	
Gender reassignment	<p><b>More Affordable Homes</b> People who identify as LGBTQ+ may be more likely to be part of the 'hidden homeless' population, as they may lose their support system after coming out.</p> <p><b>Delivering Excellent Housing and Repair Services</b> <b>Training for staff is referred to below.</b></p> <p><i>Improving council housing condition and management will have a positive impact on all groups.</i></p> <p><b>Supporting Healthy and Safe Neighbourhoods</b> Lambeth's new Joint Housing and Children's Social Care pathway for young people, offers accommodation and wider housing support including for young people who identify as LGBTQ+. Lambeth is ensuring that all staff are trained in offering a safe and inclusive service to members of the LGBTQ+ community.</p> <p><i>Supporting healthy and safe neighbourhoods will have a positive impact on all groups.</i></p>	<p><i>Positive</i></p> <p><i>Positive</i></p> <p><i>Positive</i></p>
Marriage and civil partnership	There are no specific impacts identified which would be dependent on marital status.	<i>Neutral</i>
Religion/belief (including non-belief)	There are no specific impacts which would be experienced dependent on religion.	<i>Neutral</i>
Socio-economic classification	<p><b>More Affordable Homes</b> Lambeth is a borough of relative deprivation with half of households deprived in at least one dimension of deprivation. The ambition to increase the supply of high quality affordable housing will benefit people who are facing multiple disadvantage.</p> <p><b>Delivering Excellent Housing and Repair Services</b> The strategy aims to improve the condition of our stock via initiatives such as retrofit, improved insulation and improving energy efficiency. This will benefit residents who suffer from fuel poverty and other disadvantage.</p> <p><i>Improving council housing condition and management will have a positive impact on all groups.</i></p> <p><b>Supporting Healthy and Safe Neighbourhoods</b> We will develop effective housing referral pathways to ensure residents are supported to access benefit advice, making sure people get financial help available to improve</p>	<p><i>Positive</i></p> <p><i>Positive</i></p>

	<p>health and wellbeing. The strategy also commits to supporting residents into work. We will also take steps to tackle poor standards in the private rented sector.</p> <p><i>Supporting healthy and safe neighbourhoods will have a positive impact on all groups.</i></p>	<p><i>Positive</i></p>
English as an additional language	<p><b>More Affordable Homes</b> Residents who cannot speak English well or at all are more likely to work in routine and manual occupations, or be long-term unemployed. They are therefore more likely to have low household incomes which may lead to them being more affected by a lack of affordable housing.</p> <p><b>Delivering Excellent Housing and Repair Services</b> <i>Improving council housing condition and management will have a positive impact on all groups.</i></p> <p><b>Supporting Healthy and Safe Neighbourhoods</b> The strategy commits to developing effective housing referral pathways to ensure residents can access benefit advice and supporting residents into work. It recognises the role of housing as a determinant in health inequalities. It also focuses on keeping residents safe, tackling domestic and other abuse, and taking steps to improve housing standards in the private rented sector.</p> <p><i>Supporting healthy and safe neighbourhoods will have a positive impact on all groups.</i></p>	<p><i>Positive</i></p> <p><i>Positive</i></p> <p><i>Positive</i></p>
Care experience	<p><b>More Affordable Homes</b> Care leavers are given priority status for rehousing so increasing the supply of affordable homes will benefit this group.</p> <p><b>Delivering Excellent Housing and Repair Services</b> Our tenants include care leavers and will therefore benefit from improved housing management and repairs services.</p> <p><i>Improving council housing condition and management will have a positive impact on all groups.</i></p> <p><b>Supporting Healthy and Safe Neighbourhoods</b> The updated Housing Protocol for Care leavers includes direct offers of accommodation as well as bidding. Jointly funded posts in the 16+ service support care leavers at risk of becoming homeless, and provide help with bidding and accessing benefits. Care leavers are given priority status and support to move them into their own tenancies, and all have 100% council tax reduction for their tenancies. The strategy confirms our commitment to Lambeth's new</p>	<p><i>Positive</i></p> <p><i>Positive</i></p> <p><i>Positive</i></p>



	Joint Housing and Children’s Social Care pathway for young people including care leavers.	
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*Supporting healthy and safe neighbourhoods will have a positive impact on all groups.*

### **Impacts by Group**

Overall, the proposals in the Housing Strategy are expected to have positive impacts on individuals and groups as detailed in the following section. However, we recognise that there are times when negative impacts may arise. For example, when regeneration of the physical environment or major works are taking place in residents’ homes or on housing estates, there is likely to be disruption for households and communities. Each scheme will have an equality impact assessment to ensure there are mitigations in place as applicable for particular groups.

#### **Age**

We know that poor housing is one of the key factors contributing to shorter life expectancy, earlier onset of conditions which affect quality of life, and greater severity of those conditions. Using the Income Deprivation Affecting Older People Index (IDAOP) measure, the English Indices of Deprivation 2019 found that 30.2% of people aged 60 or over in Lambeth were living in income deprived households.<sup>26</sup> The Housing Strategy confirms our commitment to providing the best housing services whilst supporting people to live well independently for as long as possible, an approach which supports the council’s ambition to become an age-friendly borough. The development of the strategy has been informed by Lambeth’s new Health and Wellbeing Strategy and our ambition is to put health and wellbeing at the centre of housing policy and delivery.

With regard to the housing needs of older residents the Strategy refers to support for tenants via our vulnerability surveys, the independent review of our sheltered housing service and also commits to redeveloping our Extra Care Strategy, while reviewing opportunities to extend extra care provision.

In terms of younger residents, the strategy recognises that every young person in Lambeth should have a safe and stable home that provides the best place to grow up, and from where they can develop the skills needed to transition to a happy and fulfilled adulthood. The high degree of housing need in Lambeth including high housing costs, especially for larger homes, and overcrowding are likely to impact on younger residents who are frequently forced to leave Lambeth when they grow up and pursue more affordable homes outside the borough. The strategy seeks ways therefore to support the development of homes at affordable rents, working with partners and taking steps to encourage better standards in the private rented sector.

Aside from this, the Strategy notes that some young people face multiple disadvantages which further bars them from access to homes. This group includes Care Leavers and Housing is working with Children’s Services to find solutions. For children leaving care there is a housing protocol which supports them into independent living and gives priority to access a council home.

The strategy confirms our commitment to Lambeth’s new Joint Housing and Children’s Social Care pathway for young people, which has been co-produced with our young people and introduced from April 2023. The pathway offers accommodation and wider housing related support, such as the “Routes to Independence” initiative, to young people who are homeless and are considered vulnerable. This may include youth homelessness prevention, early intervention and mediation, assessment of housing needs, floating and tenancy support, and move on accommodation, including support for young people with mental ill health, young parents, unaccompanied asylum-seekers, young people who identify as LGBTIQ+, and 16-18 year olds. The strategy outlines how the housing

<sup>26</sup> The English Indices of Deprivation 2019

department works with Childrens' Services to support young people where it is not possible for them to be cared for by their birth parents including looked after children.

The strategy seeks to support residents of all ages. The impacts are expected to be positive and no specific negative impacts identified.

### **Race / ethnicity**

The strategy recognises that individuals who are Black, Asian and Multi-Ethnic have an increased chance of homelessness and are more likely to need council accommodation. In Lambeth, 80% of families in temporary accommodation have a Black, Asian and Multi-Ethnic background and with just 34% of temporary accommodation being in borough a number of these families are living out of borough in neighbouring localities.

Black, Asian and Multi-Ethnic groups are also disproportionately impacted in terms of the quality of their accommodation and individuals from these backgrounds are also more likely to experience overcrowding in their homes and live in multi-generational households. A report by the housing charity Shelter in 2021 found that Black Britons were 70 per cent more likely to be affected by the housing crisis than white people. Over 60% of Lambeth council tenants are Black, Asian and Multi-Ethnic residents and will therefore be impacted by the quality of our housing services and also by regeneration initiatives on our estates.

The Housing Strategy recognises the importance of increasing the supply the homes which are genuinely affordable for families, including larger social rent homes, and aims to address under-occupation. We are also taking steps to improve the condition of our properties and the quality of our housing service, particularly with regard to carrying out repairs and tackling damp and mould. Where regeneration is proposed, equality impact assessments will be carried out to ensure that the necessary mitigations are in place to minimise disruption for tenants.

Overall, individuals and families from Black, Asian and Multi-Ethnic backgrounds will be aided by the commitments made in the strategy, such as our ambition to increase the numbers of affordable homes and improve the condition of our properties. The strategy aims to have positive impacts for these households.

### **Disability**

Housing options are often lacking for people with disabilities in London. The strategy commits to ensure accommodation meets the needs of vulnerable people such as older people, those with disabilities and additional needs. It commits the council to continue working with registered providers and internal partners to continually seek ways to improve housing options for residents who are disabled, ensuring accessibility in existing homes, for new homes in the council's development proposals and being robust with developers ensuring they plan their new developments with the care and support needs of residents in mind.

We will also continue to support families with children with disabilities, taking a partnership approach with Children's Social Care, ensuring the necessary long-term care and support is there for these families.

As such, the strategy seeks to address the needs of disabled residents and aims to have positive impacts for this group. As referred to above, some negative impacts, such as disruption to residents, may arise when regeneration is taking place and mitigations will need to be in place.

### **Health**

The development of the strategy has been informed by Lambeth's new Health and Wellbeing Strategy and as part of our commitment to supporting people to live well independently, our ambition is to put health and wellbeing at the centre of housing policy and delivery and provide the best housing options

for Lambeth's diverse communities. The Health and Wellbeing Strategy highlights health inequalities in the borough and includes housing as one of the wider determinants which impact on people's health and wellbeing. It is also important that those with long term physical and mental health conditions are well supported to be in suitable housing, avoiding any exacerbation of their condition due to their housing needs, or the added risk of homelessness.

The strategy recognises the need for more affordable homes, but also the need to improve housing conditions in our own stock including tackling damp and mould, and the need for improved property conditions for private renters. Our policies support vulnerable residents, such as property MOTs for vulnerable tenants. We will take steps which focus on keeping residents safe, tackling domestic violence and abuse, and ensuring fire safety in our buildings. We will continue to work across the council and with external partners as with the supported housing pathways for young people. By improving resilience and supporting communities into employment we can provide families with better housing options if they are unable to access social housing. Our plans for the borough will improve neighbourhoods and the environment for Lambeth residents and have positive impacts for residents in terms of health.

### **Sex**

There are more women with children than men in temporary accommodation. Women are more likely to suffer domestic abuse and need secure accommodation at short notice. The strategy supports increasing the supply of good quality temporary accommodation which will benefit women and families. It also supports the delivery of more affordable homes which will increase the number of permanent homes available for letting. Women also represent over 64% of Lambeth council tenants and are therefore more likely to be impacted by the aims of the housing strategy, including improving the condition of our housing stock and delivering better housing services. Women are more likely to be affected by regeneration schemes on our housing estates and mitigations will need to be in place to reduce any impacts such as disruption caused to tenants. Overall, the impact of the strategy is likely to be positive for women. As referred to above, some negative impacts, such as disruption to residents, may arise when regeneration is taking place and mitigations will need to be in place.

### **Pregnancy and maternity**

A large number of those allocated temporary accommodation have young children or are pregnant. As such, the parts of the strategy which focus on driving up standards in temporary accommodation, and looking to maximise the supply including reviewing opportunities available to the Council, are of particular relevance to tenants who are experiencing pregnancy/ maternity. The strategy aims to have positive impacts for these families. As referred to above, some negative impacts, such as disruption to residents, may arise when regeneration is taking place and mitigations will need to be in place.

### **Sexual orientation**

For people under 25, those who identify as LGBTQ+ are more likely to be part of the 'hidden homeless' population (sofa surfing or staying in short term accommodation), as they may lose their support system after coming out. To address some of these challenges, Lambeth is ensuring that all staff are trained in offering a safe and inclusive service to members of the LGBTQ+ community. Lambeth's new Joint Housing and Children's Social Care pathway for young people, offers accommodation and wider housing support including for young people who identify as LGBTQ+. The strategy aims to have positive impacts for individuals who are LGBTQ+.

### **Socio economic**

Lambeth is a borough of relative deprivation with half of households deprived in at least one dimension of deprivation (dimensions are education, employment, housing and health), and poverty rates in Lambeth and London were very similar (27 vs 26%), which was significantly higher than for

England (22%)<sup>27</sup>. Lambeth is the 7<sup>th</sup> most deprived area of the country in terms of its older population<sup>28</sup>. The strategy caters for residents facing multiple disadvantage. It seeks to secure practical solutions for residents who suffer from fuel poverty, such as retrofit and improving the energy efficiency of our stock. We will also develop effective housing referral pathways to ensure residents are supported to access benefit advice. The strategy also commits to supporting residents into work.

Individuals and families experiencing socio-economic disadvantage will be aided by the commitments made in the strategy, such as our ambition to increase the numbers of affordable homes. The strategy seeks to support these households, and the impacts are expected to be positive with no specific negative impacts identified.

### **Gender reassignment**

Individuals who are LGBTQ+ may be more likely to experience homelessness, including being part of the 'hidden homeless' as they may lose their support system. To address some of these challenges, Lambeth is ensuring that all staff are trained in offering a safe and inclusive service to members of the LGBTQ+ community. Lambeth's new Joint Housing and Children's Social Care pathway for young people, offers accommodation and wider housing support including for young people who identify as LGBTQ+. The strategy aims to have positive impacts for this group and there are no negative impacts identified.

### **Marriage and civil partnership**

No specific impacts identified

### **Religion and belief**

No specific impacts identified

### **Sex**

There are more women with children than men in temporary accommodation, this is because having children gives an applicant a priority need for housing. Women are more likely to suffer domestic abuse and need secure accommodation at short notice. The strategy commits to the provision of the sanctuary scheme, delivered by the Gaia Centre, and providing risk assessment and enhanced security measures to allow victims and survivors to remain in their own homes.

The strategy supports increasing the supply of good quality temporary accommodation which will benefit women and families. It also supports the delivery of more affordable homes which would increase the number of permanent homes available for letting.

64% of council tenants are female and will therefore be disproportionately impacted by our aim to improve housing services and the quality of our homes. The strategy is expected to have positive impacts for women.

### **Care experience**

The Housing Protocol for Care leavers has been updated which includes direct offers of accommodation as well as bidding. Jointly funded posts sit within the 16+ service to support care leavers in bidding for properties and to access the right benefits. Effective communication and joint working are in place if a care leaver is at risk of becoming homeless and care leavers are given priority status and support to move them into their own tenancies. All care leavers have 100% council tax reduction for their tenancies. The strategy commits to continue this work which will have positive impacts for this group and no negative impacts have been identified..

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<sup>27</sup> State of the Borough 2023: poverty rates by borough, defined as 60% of median household income after housing costs, using 5 year pooled sample and latest data from 2020.

<sup>28</sup> The English Indices of Deprivation 2019 – using the Income Deprivation Affecting Older People Index (IDAOPI) measure, 30.2% of people aged 60 or over in Lambeth were living in income deprived households.

### **English as an additional language**

Residents who cannot speak English well or at all are over two times more likely to work in routine and manual occupations (L10-L13), or be long-term unemployed. They are therefore more likely to have low household incomes which may lead to them being more affected by a lack of affordable housing or high private sector housing costs. The strategy aims to help increase the affordable housing supply, and support residents who are experiencing disadvantage as with support with benefits advice or finding work, which is likely to benefit this group. The strategy aims to have positive impacts for this group. As referred to above, some negative impacts such as disruption to residents, may arise when regeneration is taking place and mitigations will need to be in place.

### **Impact by Principle**

#### **More Affordable Homes**

We want to see an increased supply of affordable homes in the borough, which will include building new homes, buying more homes and making better use of the homes we have. Options to achieve this include exploring options and working with partners, whilst consulting with residents. Increasing the supply of genuinely affordable homes in the borough will help us respond to the high levels of housing need in the borough.

Regeneration of the physical environment, especially where people reside, will inevitably have impacts on the local population. Some of these impacts will be both positive and negative as they are applied to different groups in the local community. Estate regeneration often requires households to move out for a period of time and while residents' rights to return to the estate once work has been completed is protected, a number of new households will arrive in an area during and after regeneration projects which can change the make-up of a community. To this end all regeneration programmes need to be managed to ensure that the positive impacts of the regeneration are maximised and correspondingly to ensure that the negative impacts are prevented. Lambeth has a series of Key Guarantees for residents to mitigate the upheaval caused by regeneration programmes. Each scheme will have an equality impact assessment to ensure there are mitigations in place as applicable for particular groups. The Council also commits to clear communication with residents about the delivery of estate renewal as detailed in Local Engagement Plans framed by the Estate Renewal Engagement Framework launched in 2023.

Lambeth Council has made a bold commitment to be a net-zero council and to support the borough to achieve net-zero compatibility by 2030. The council is committed to prioritising housing delivery whilst remaining consistent with this ambition, because climate and social justice are inextricably linked. We also recognise the important links between environmental factors and health and wellbeing. In Lambeth, climate change will primarily lead to increased risks of flooding, intensification of the urban heat island effect and worsening air pollution. Climate change is likely to disproportionately emergency impact on groups who already face disadvantage.

This strategy contributes to efforts to address the climate emergency and takes positive action towards lowering emissions. For example, improving the warmth, insulation and boiler provision of council homes will have a particularly positive effect on older residents, disabled residents, and poorer residents who are also the most likely to experience the adverse effects of fuel poverty and cost of living pressures. Estate greening projects will similarly have a positive effect on children who are susceptible to the impacts of poor air quality. However, other elements may bring challenges to some groups such as changes to car parking and road use rules which could potentially negatively impact those that rely on a car for access needs.

It is our ambition to deliver a high-quality and an effective resident involvement service that is more representative particularly amongst young people in the borough. All communications will be accessible to residents, clear in their communication and simple to understand. The strategy refers to a wide range of ways to become involved in how the service is run which meet the needs of

residents and ensure officers can be held to account. We're currently looking at how resident engagement is delivered within Lambeth housing.

This ambition will have positive impacts for residents.

### **Delivering Excellent Housing and Repair Services**

The Housing Strategy confirms our ambition to be recognised as a centre of excellence in service delivery, taking a human-centred approach to providing the best customer experience to our residents. It is important that customers can easily access housing services, interact with housing staff and have their feedback taken into consideration.

We will take a resident-centred approach to delivering the best housing management services for residents – for example, using our tenant vulnerability surveys, to provide targeted support for residents which is appropriate for their needs, including carrying out an annual property MOT for those tenants, to ensure that the property continues to meet the right standard and the needs of the household.

We know that the number one issue for our tenants and leaseholders right now is improving the repairs service. The strategy confirms our commitment to improving repair services including contractor management, tackling disrepair and taking steps to combat damp and mould, as set out in our Damp Charter.

The strategy confirms our commitment to lead by example to tackle climate change. We will develop a new Asset Management Strategy to drive improvement in our stock ensuring homes are good quality and that every council home has an EPC rating no lower than B by 2030. We will unlock the potential of our estates to support our ecological and biodiversity ambitions, maintaining green spaces to a high standard and encouraging food growing spaces and community gardens. The strategy commits to enabling sustainable travel.

These aims will have positive impacts for residents.

### **Supporting Healthy and Safe Neighbourhoods**

The development of our Housing Strategy has been informed by Lambeth's new Health and Wellbeing Strategy which recognises the importance of both mental and physical good health, and the need to work together to support residents and to tackle health inequalities. The Health and Wellbeing Strategy highlights health inequalities in the borough and includes housing as one of the wider determinants which impact on people's health and wellbeing. It is also important that those with long term physical and mental health conditions are well supported to be in suitable housing, avoiding any exacerbation of their condition due to their housing needs, or the added risk of homelessness.

Lambeth has a growing homelessness problem and is under increasing pressure to find suitable temporary accommodation for families made homeless. There were 2,876 homelessness prevention cases undertaken by Lambeth Council in the last financial year. There were 4,300 households in temporary accommodation (January 2024), with around three quarters of these being either families with children or pregnant women. We know that there are links between housing and race, with 80 per cent of homeless families in temporary accommodation being from Black, Asian and Multi-Ethnic backgrounds. Just 30 per cent of temporary accommodation households are in Lambeth with the remaining 70 per cent elsewhere principally neighbouring Croydon, Southwark, Bromley and Lewisham.

Focusing in on homelessness, in 2022/23 623 people were verified as sleeping rough in Lambeth. 68% of those found rough sleeping in Lambeth were new to the street (had never been seen rough sleeping prior to 2022/23). In terms of nationality, 50.8% were UK nationals, 86% were males and

24% females and 80% are aged 26-55. Along with other local authorities, Lambeth also engaged with the London Women's Rough Sleeping Census 2023 which aimed to collect more comprehensive data on women experiencing rough sleeping.

Homelessness can affect anyone at any age. Lambeth has many people at any one time that are part of the 'hidden homeless' which means they are sofa surfing or have no fixed home of their own. For people under 25, those who identify as LGBTQ+ are more likely to be part of this 'hidden homeless' population, as they may lose their support system after coming out.

One key to solving the challenge of homelessness is building more homes but we also need to support people now. Lambeth has recently entered a new partnership with The Royal Foundation, as part of the Homewards project focused on tackling homelessness in a five-year locally-led programme which will see the council working together with partners to create and deliver a tailored plan to prevent and end homelessness. Addressing the scale of the challenge surrounding homelessness will also require us to continue the delivery of our Homelessness and Rough Sleeping Strategy.

Allocations are monitored closely for equalities data. The following tables show recent data for new tenancies in Lambeth in the period April – December 2023. Nearly 60% of successful bids were from Black households. In terms of age breakdown, nearly 18% of new tenancies were to applicants aged 24 or younger, and over 7% were to applicants aged 65 or older.

<b>Ethnicity</b>	<b>% of new tenancies</b>
Asian	5.0
White	7.1
Other	22.2
Black	59.9
Mixed	5.8
Total	100.0

<b>Age</b>	<b>% of new tenancies</b>
< / = 24	17.9
25 – 44	51.4
45 – 64	23.5
> / = 65	7.3
Total	100.0

Black, Asian and Multi-Ethnic groups are also disproportionately impacted in terms of the quality of their accommodation and associated issues such as overcrowding. A report by the housing charity Shelter in 2021 found that Black Britons were 70 per cent more likely to be affected by the housing crisis than white people.

Violence affecting young people is an ongoing issue in Lambeth and has devastating consequences for the individuals and families directly involved and for communities more broadly. Housing services, particularly in our capacity as a social landlord will play a key role in tackling this tragic issue. The strategy confirms we will take a victim-focused approach to tackling Anti-social behaviour – working with our partners to provide appropriate help and support, take enforcement action where appropriate, and develop a plan, where required, to design crime and anti-social behaviour out of our estates and neighbourhoods. We will also tackle domestic violence and abuse, providing a victim and survivor focused, co-ordinated response to domestic violence and abuse, working with the Gaia Centre

The strategy strives to address these issues by driving for better standards in the private rented sector and responding quickly and proportionately to safety issues. We will also ensure fire safety works are a priority in our own homes.

The strategy aims to ensure the key principle of health and wellbeing is embedded in all policies. It's important to ensure systems and services work to support everyone in the community.

We will provide accessible and adaptable housing options which support residents to stay in their homes as long as possible, engage with adults with care and support needs on the design options within our development proposals – and be robust with developers to ensure they plan new developments with these needs in mind, redevelop our Extra Care Strategy and review options to extend extra care provision and take regard of our independent review of sheltered housing provision.

Other support for residents includes making sure people get financial help available to improve health and wellbeing including benefits advice and supporting residents into work.

These aims will have positive impacts for residents.

#### How do you plan to promote and deliver any positive impacts of the proposal?

Lambeth has an established performance management framework and service planning process and the delivery of the housing strategy will be integrated into this process and overseen by an annual review by the relevant cabinet members. The Housing Strategy sets out the high level principles about how we will deliver our plans, and individual projects will have their own plans and impact assessments.

#### How do you plan to address and mitigate any negative impacts of the proposal?

In general, there are no negative equalities impacts resulting from the second and third themes in the Housing Strategy which are outline above, namely, Delivering Excellent Housing and Repair Services, and Supporting Healthy and Safe Neighbourhoods.

However, with regard to the first theme, More Affordable Homes, it is recognised that there may be some negative impacts which result from regeneration of the physical environment, especially where people reside. Some of these impacts will be both positive and negative as they are applied to different groups in the local community. To this end all regeneration programmes need to be managed to ensure that the positive impacts of the regeneration are maximised and correspondingly to ensure that the negative impacts are prevented.

#### How will you review/evaluate your proposal, mitigating actions and/or benefits? Who will be responsible for this?

As referred to above, the delivery of the housing strategy will be integrated into Lambeth's performance management framework and service planning process, and overseen by an annual review by the relevant cabinet members.

#### Section to be completed by Sponsor/Director/Head of Service

##### Outcome of equality impact assessment

X No adverse effect, no change required.

As referred to above, in general, no negative equalities impacts are expected with regard to the proposals around Delivering Excellent Housing and Repair Services, and Supporting Healthy and Safe Neighbourhoods.



With regard to the aim for More Affordable Homes, it is possible that there may be some negative impacts which result from regeneration of the physical environment, especially where people reside. Some of these impacts will be both positive and negative as they are applied to different groups in the local community. To this end all regeneration programmes need to be managed to ensure that the positive impacts of the regeneration are maximised and correspondingly to ensure that the negative impacts are prevented.