

Indicators:

Number of households in housing stress

Gap between the number of houses we need, and the number of houses we have

This indicator is a primary indicator for:

Outcome 8: We care for others and we help those in need

Outcome 13: We connect people and opportunities through our infrastructure

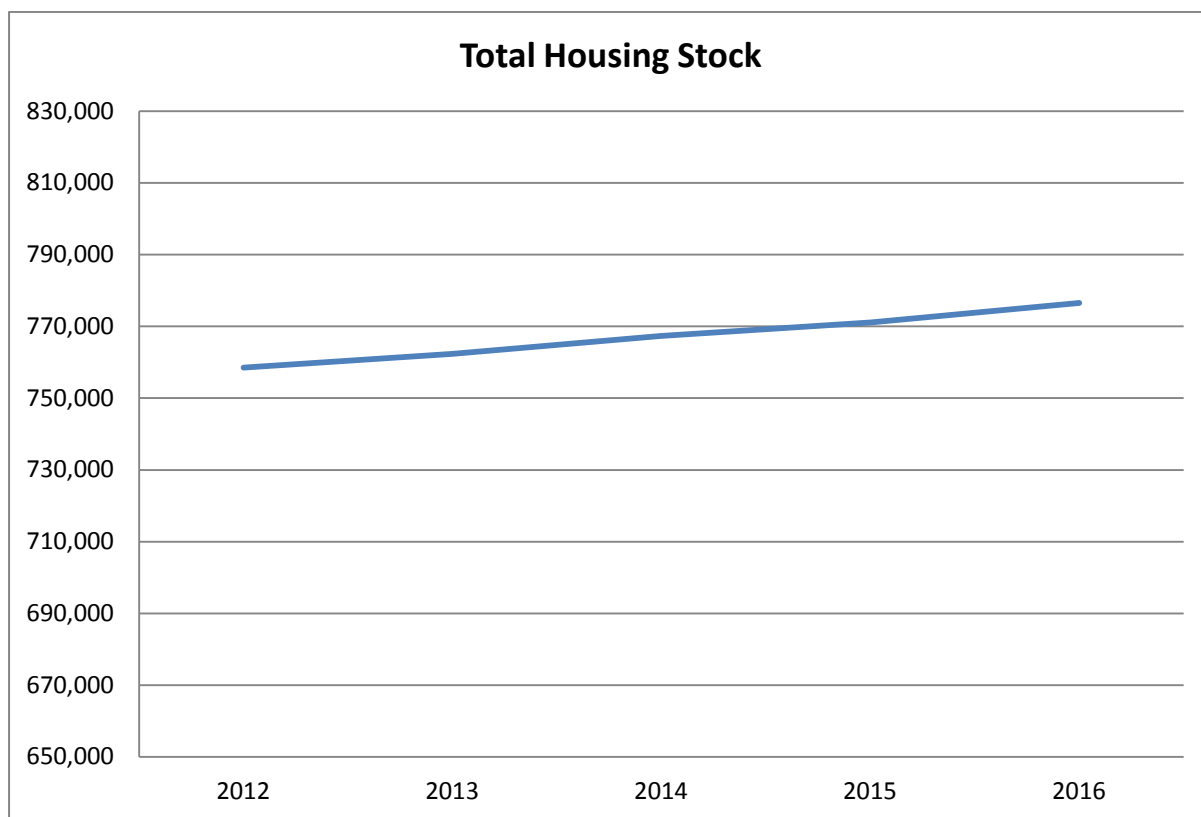
The SRO is: **Andrew Hamilton**, Deputy Secretary, Community Regeneration and Housing, Department for Communities

If you have any comments on how to improve the plan to turn the curve please contact: communications@communities-ni.gov.uk

9/12/2016

Baseline Position

Housing supply



This graph shows the historic data on the number of homes in Northern Ireland based on data from Land and Property Services.

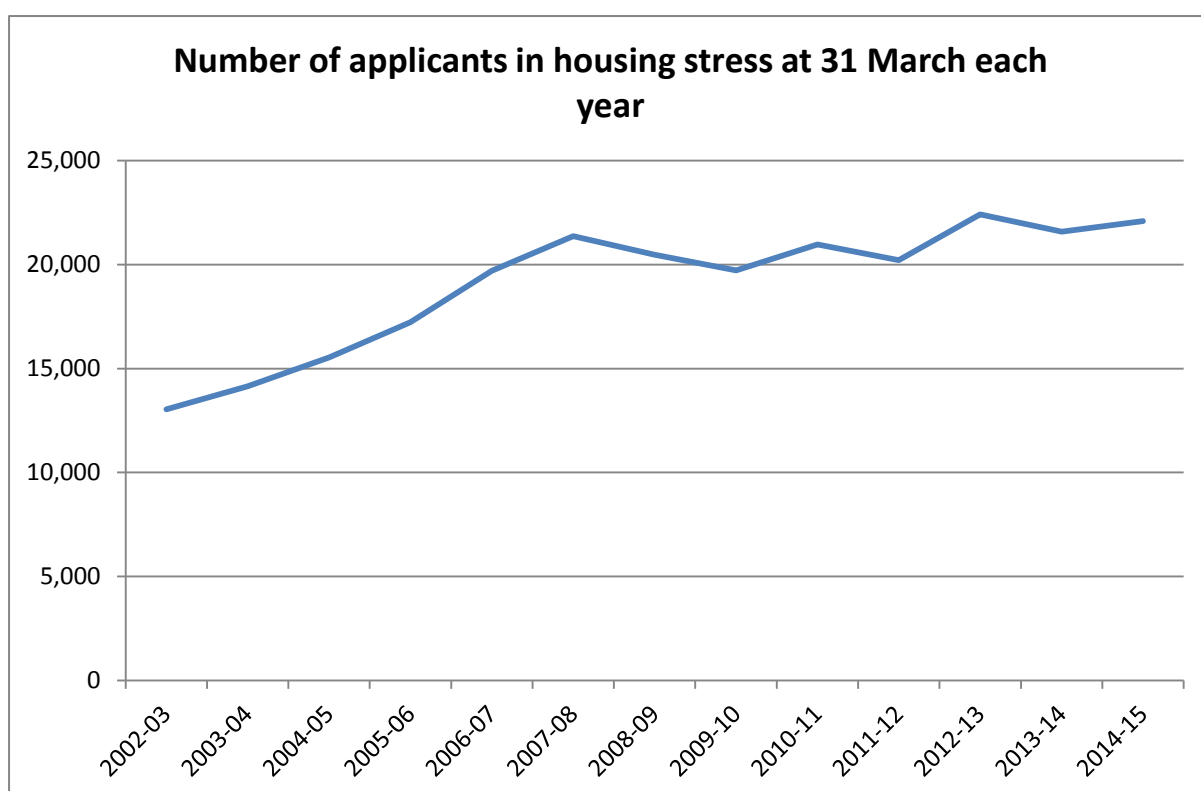
‘Turning the curve’ in terms of housing supply will mean increasing the stock of homes available for habitation in line with the Housing Growth Indicators (HGIs) included in the Regional Development Strategy. HGIs provide an indication of the level of additional housing supply required to meet changes in population. It is estimated that housing stock would have to increase on average by an additional 6,812 units per year to 2021 to achieve this.

This additional supply will be achieved primarily through the construction of new homes but could also include previously empty homes brought back into use. Data on the construction of new homes is currently captured in the Department for Communities’ Housing Statistics. While a definition of ‘empty homes’ exists in the

Department for Communities' Empty Homes Strategy, data on the number of empty homes being brought back into use is not currently being collected with the exception of properties brought back into use by housing associations with Government support.

Housing stress

Table: Social rented sector - applicants in housing stress 2002/03 to 2014/15



Source: Department for Communities, Northern Ireland Housing Statistics, <https://www.communities-ni.gov.uk/topics/dsd-statistics-and-research-housing/housing-statistics>

This graph shows the historic data on the number of applicants on the Social Housing waiting list in Housing Stress. 'Turning the curve' in terms of housing stress will mean reducing the number of applicants in housing stress on the social housing waiting list.

The numbers of people in housing stress have remained fairly constant since 2007. While the number of people presenting to the Housing Executive as homeless has

reduced more recently, it has reported that more people are presenting with complex issues.

The number of applicants in housing stress on the Housing Executive waiting list is included in the Department for Communities' Housing Statistics.

The Story Behind the Baseline

Over the past 25 years, the housing market in Northern Ireland has been characterised by four key trends: an increase in the number of households; a shift away from renting and towards home ownership; the inability of the construction sector to build enough houses to match household growth; and house price inflation.

The population of Northern Ireland population has increased by approximately 15% between 1991 and 2015 due to a combination of people living longer on average and net inward migration. At the same time, the size of the average household in Northern Ireland has reduced from 2.9 to 2.5, in part because of the trend towards smaller average family sizes and in part because longer average life expectancy means that there are more households comprised solely of older people living in couples or alone. As a result, there has been considerable growth in the number of households in Northern Ireland, which has increased the demand for suitable housing.

Over the longer term, there has been a general trend towards home-ownership and away from renting and home-ownership remains the aspiration for most households in Northern Ireland. Alongside the growth in home-ownership, there has been a reduction in the overall number of homes available for social renting over the last 35 years and the social rented sector now accounts for around 16% of all housing in Northern Ireland. A large number of social homes were sold to tenants, particularly in the period between 1980 and 2007. While a significant number of new social homes were built during the same period, this did not result in like-for-like replacement of the social homes sold, adding to the demand for housing.

However, apart from the years between 2004 and 2008, when house prices were increasing rapidly, private sector housing construction in Northern Ireland has not kept pace with the growth in the number of households over recent decades.

Because of the imbalance between the demand for housing and the supply of new homes being built and a long period of unbroken economic growth, above inflation growth in house prices was a key feature of the local housing market between the mid-1990s and 2008. This has impacted on the affordability of home ownership for many households, who then looked to the social rented sector.

A particular feature of the housing market in Northern Ireland is residential segregation along the lines of community background. Most Housing Executive estates, particularly in Belfast, are single identity: that is, most residents are from one community background (i.e., either catholic or protestant). Residential segregation makes the operation of the housing market inefficient and makes the management and allocation of social housing more difficult. For example, in some locations changing demographic patterns mean that some areas experience population pressures and a shortage of housing, while other areas experience vacant homes and land and the blight that accompany them.

The influence of these factors can be seen in the chart in the upward slope in the numbers in housing stress between 2002-03 and 2007-08. As housing supply lagged behind demand and house prices made home ownership less affordable, more people found the social housing sector to be their only viable option and the numbers on the waiting list, including those in housing stress, grew.

Since 2008, some aspects of these long-term trends have been disrupted. For example, the rate of growth of new household formation has slowed since 2008. This is because net migration has fallen, more adult children are staying longer in the parental home or returning to live in the parental home and the rate of divorce has fallen. Economic and financial issues are likely to be underpinning some of these factors.

Also, between 2008 and 2014 Northern Ireland experienced a significant downturn in the housing market, with house prices falling substantially from their 2008 peak. Although prices have fallen, the weakened economy and reduced availability of credit over this period have made it more difficult for first time buyers to buy a house. The impacts of this can be seen in the reversal in the last 10 years of the long-term increase in the number of owner occupiers and a fall in the proportion of housing which is owner-occupied. The age profile of owner-occupiers is also changing, with older people making up a higher proportion of owner-occupiers.

The difficult housing market between 2008 and 2014 also saw the number of new homes being built over that period and the number of firms building houses shrinking considerably. Large amounts of development land remain available, but sites purchased during the 2005 to 2008 period were bought at premium prices and it is difficult to develop them for housing in a financially viable way.

As younger households find it difficult to buy their own home, the proportion of housing stock which is privately rented has increased over the last 15 years. This growth has not contributed to new housing supply as it has tended to come about through landlords purchasing existing homes which were previously owner-occupied.

Since 2007, the Executive has invested significant funds into new social housing. As a result, the number of new social homes has, on average over the last decade, tended to deliver the numbers needed to keep pace with demographic change. As a result, despite the continuation of the House Sales Scheme, the proportion of overall housing stock available for social rent has remained broadly the same at 16%.

As a result of these factors, since 2007-08, the numbers of people in housing stress have remained relatively level, averaging around 22,000 per year.

What are the proposals to turn the curve?

The proposals which follow are an attempt to learn from the experiences of delivering the Housing Strategy, from the diversity of evidence and views gathered

from key partners over the course of the strategy roll-out and more recent feedback from the consultation on the draft Programme for Government earlier in 2016.

1. Increase the number of new homes being built

A number of measures are proposed to increase the number of new homes being built in all tenure types, including the private market, affordable homes and the social rented homes and to address market failures.

- We will provide an additional 9600 social homes.
Who: Department for Communities; Northern Ireland Housing Executive; Housing Associations
When: By 31 March 2021
- We will support 3,750 first-time buyers to purchase a new home through Co-ownership or similar schemes.
Who: Department for Communities; Co-Ownership Housing Association
When: By 31 March 2021
- We will release more public sector land for housing development.
Who: All NI Departments and their arms length bodies; Strategic Investment Board
When: From April 2017
- We will work with the construction sector to find ways to stimulate development on larger sites particularly in areas of high housing demand.
Who: Department for Communities; Construction Industry; local councils
When: From April 2018
- There is a capacity and skills shortage in the construction sector in Northern Ireland. We will work with the Department for the Economy,

the further education sector and the construction industry to address the skills shortage and capacity issues.

Who: Department for Communities; Department for the Economy; Further Education sector; Construction Industry; professional bodies in the house building sector

When: From April 2017

- There is an under-supply of appropriate housing for particular groups. For example, there is a growing population of older owner-occupiers, some of whom are struggling to maintain their properties to a reasonable standard. Also, there are few accessible homes for wheelchair users available for private rent or home purchase. We will find ways of stimulating demand for and supply of appropriate, smaller, affordable accommodation for older owner-occupiers and supporting those who want to downsize.

Who: Department for Communities; construction industry; private rented landlords; providers of housing advice; financial institutions which provide mortgages; voluntary organisations representing the disabled and older people

When: From April 2018

- We will examine whether there is a sound and affordable case for the devolution of Stamp Duty Land Tax to Northern Ireland as a potential measure to stimulate new housing supply.

Who: Department of Finance

When: 31 March 2018

- Timescales for planning and regulatory approvals are perceived by the house-building industry to be overly lengthy. We will explore ways of incentivising quicker delivery of housing through the planning system.

Who: Department for Communities; Department for Infrastructure; local Councils

When: 31 March 2018

2. Bring more empty homes back into use

- We will introduce targeted incentives to support owners to bring empty homes or long-term vacant commercial space into use for housing with a particular focus on town and city centres.

Who: Department for Communities; Northern Ireland Housing Executive; Housing Associations; local councils; construction industry; private rented landlords

When: By 31 March 2019

3. Ensure housing is good quality

The following actions are proposed to ensure that housing in Northern Ireland remains of a high standard and continues to improve.

- We will complete a review of the current statutory fitness standard.

Who: Department for Communities; Northern Ireland Housing Executive

When: By 31 March 2018

- We will review the effectiveness of the current Fuel Poverty Strategy and develop a new strategy which complements the Executive's other energy efficiency schemes.

Who: Department for Communities; Department for the Economy; Northern Ireland Housing Executive; local councils

When: By 31 March 2019

- A survey undertaken for the Department and the Housing Executive has identified the need for investment of £6.7 billion over the next 30 years to maintain this stock to a good standard. We will find a fundable, affordable mechanism to maintain the Northern Ireland Housing Executive's stock to a good standard.

Who: Department for Communities; Northern Ireland Housing Executive; Department of Finance

When: By 31 March 2019

4. Reducing segregation

- We will lead out the development of St Patrick's Barracks as a mixed-tenure, mixed-use site underpinned by a shared ethos under the *Together: Building and United Community* initiative.

Who: Department for Communities; The Executive Office; Mid and East Antrim Council

When: By 31 March 2021

- To support more shared housing and reduce the extent and impact of residential segregation, we will develop a programme of financial incentives using money available through the Fresh Start agreement to incentivise the development of more mixed-tenure, mixed-use sites underpinned by a shared ethos.

Who: Department for Communities; The Executive Office; Department of Finance; local councils

When: By 31 March 2018

5. Helping people access affordable housing

- We will review the current processes for awarding points for housing need and the House Selection Scheme with the aim of:
 - Increasing fairness by ensuring the system helps those in genuine need and the waiting list is up-to-date;
 - Offering more choice to applicants; and
 - Reducing the length of time taken to process applications and allocate homes.

Who: Department for Communities; Northern Ireland Housing Executive; Northern Ireland Federation of Housing Associations; providers of housing advice

When: By 31 March 2018

- We will review the policy and legislation on social tenancies to promote greater flexibility in the use of current stock to better meet need.

Who: Department for Communities; Northern Ireland Housing Executive; Northern Ireland Federation of Housing Associations; providers of housing advice

When: By 31 March 2019

- We will explore the potential to introduce a 'pay to stay' principle into social housing to ensure that high earning households living in a social home pay a fair economic rent.

Who: Department for Communities; Northern Ireland Housing Executive; Northern Ireland Federation of Housing Associations; providers of housing advice

When: By 31 March 2018

- We will develop new affordable housing products to help more first-time buyers access housing and increase new housing supply.

Who: Department for Communities; Northern Ireland Federation of Housing Associations; financial institutions which provide mortgages; providers of housing advice

When: By 31 March 2018

- We will develop products which support under-represented groups (e.g., older people and those with disabilities) into home ownership or other affordable housing options.

Who: Department for Communities; Northern Ireland Federation of Housing Associations; financial institutions which provide mortgages; providers of housing advice; voluntary organisations representing the disabled and older people

When: By 31 March 2019

- We will complete the Review of the Role and Regulation of the Private Rented Sector with a view to identifying improvements which will help make the sector more attractive as a housing option.

Who: Department for Communities; Department of Finance;
providers of housing advice; private rented landlords

When: By 31 March 2017

6. Meeting the needs of the most vulnerable

- We will develop a new homelessness strategy with a core focus on prevention and addressing chronic homelessness.

Who: Northern Ireland Housing Executive; Northern Ireland Federation of Housing Associations; voluntary organisations supporting the homeless; supported housing providers; Department of Health

When: By 30 April 2017

- We will roll-out the housing options service aimed at preventing homelessness.

Who: Northern Ireland Housing Executive; providers of housing advice;

When: By 31 March 2018

- We will make greater use of floating support funding (Supporting People) to support vulnerable tenants in the private rented sector to maintain their tenancies.

Who: Department for Communities; Northern Ireland Housing Executive; Northern Ireland Federation of Housing Associations; voluntary organisations supporting vulnerable people; supported housing providers; Department of Health; private rented landlords

When: By 31 March 2019

- We will implement current action plans on addressing rough sleeping in Belfast.

Who: Department for Communities; Department of Health; Northern Ireland Housing Executive; Northern Ireland Federation of Housing Associations; voluntary organisations supporting the homeless; supported housing providers;

When: By 31 March 2017
- We will maintain effective advice services which prevent homelessness, including due to mortgage repossession.

Who: Department for Communities; Northern Ireland Housing Executive; providers of housing and debt advice; financial institutions which provide mortgages.

When: By 31 March 2019
- While the Housing Executive reports that the overall number of households presenting to it as homeless has reduced recently, more of those presenting as homeless have complex issues. We will develop appropriate community based health and social services which would better support homeless people who have more complex needs, including mental health issues and addictions. The intended result would be a reduction in repeat homelessness among this group.

Who: Department for Communities; Northern Ireland Housing Executive; Health and Social Care; Northern Ireland Federation of Housing Associations; voluntary organisations supporting vulnerable people; supported housing providers;

When: By 31 March 2019
- Changes to the benefits system which will take effect from 2018 will narrow the affordable housing options available for single people on benefits who are aged under 35. We will develop new affordable

housing solutions which would meet the needs of single people under 35 on benefit.

Who: Department for Communities; Northern Ireland Housing Executive; Northern Ireland Federation of Housing Associations;

When: By 31 March 2019

Delivery Partners

The key delivery partners, and the particular roles in respect of the issues that the delivery plan will seek to address, are set out below.

The first Key Partner is the lead Department for this indicator – all other bodies, across sectors, that have a significant role to play in supporting delivery are identified here, and play an appropriate in the delivery plan.

Key Partner	Their Role
Department for Communities	Lead on housing policy
NI Housing Executive	Statutory body with responsibility for identifying and articulating housing need and addressing homelessness. Also the biggest landlord in Northern Ireland.
Construction Industry	House builders
Financial institutions which lend to the construction sector	Provide the financial pipeline needed to support new housing supply.
Financial institutions which provide mortgages	The availability of a range of affordable mortgage products is key to supporting new housing supply.
Northern Ireland Federation of Housing Associations	Representative body for all registered housing associations in Northern Ireland who provide all new social housing and a growing portion of new affordable homes for ownership in Northern Ireland
Private rented landlords	Private rented sector accounts for over 16% of the housing market.
Department of Infrastructure	Responsible for regional and spatial planning policies both of which are key in providing the framework for new housing supply. DoI chairs several regular forums with local planning authorities.

Key Partner	Their Role
District councils	Local planning authorities making decisions on the zoning of land for housing and on residential planning applications.
Department of Finance	Policy lead on public sector land valuation and availability, building regulations and public finances.
Department of Health	Key role in providing the services required to help prevent homelessness and address chronic homelessness. Also has a key role in terms of living options for older people and those with disabilities.
Professional bodies in the house-building sector	Represent the professions which play a key role in important aspects of the housing supply chain
Supported housing providers	Deliver services in both supported and mainstream housing to previously homeless households and others who need assistance to live independently (primarily because of disability or older age).
Providers of housing and debt advice	Provide important advice services for those in housing stress or at risk of homelessness (including through mortgage repossession or rent arrears)
Consumer and tenant interests	Represent the user and consumer experience of services.
Academics	Offer a useful analytical and evidential perspective.

Plans for Evaluation

Actions identified for implementation under this delivery plan will be evaluated for their success using an outcomes-focused approach.

An evaluation plan will be drawn up by the Department for Communities, in consultation with key partners, learning from the monitoring and evaluation framework which is at the heart of the current Housing Strategy and building in a stronger outcomes focus.

Equality Impact

Section 75 of the Northern Ireland Act 1998 requires all public authorities in carrying out their functions relating to Northern Ireland, to have due regard to the need to promote equality of opportunity between –

- Persons of different religious belief, political opinion, racial group, age, marital status or sexual orientation;
- Men and women generally;
- Persons with a disability and persons without; and
- Persons with dependents and persons without.

Section 75 also requires public authorities to have regard to the desirability of promoting good relations between persons of different religious belief, political opinion and racial group.

An equality screening on this delivery plan follows (Annex A). This builds on the equality screening of the Housing Strategy for 2012-2017 and takes account of the research on the Key Inequalities in Housing and Communities in Northern Ireland which was published by the Equality Commission in March 2016. The key findings of the research are:

- Segregated housing markets in Northern Ireland lead to differing experiences of waiting lists for social housing, with a particular impact upon Catholic and Other religions reference person households
- Access to adequate accommodation for Irish Travellers is limited, with some experiencing a lack of basic amenities
- Migrant workers are often subject to tied accommodation with poor conditions and overcrowding
- The homes of minority ethnic people and migrant groups may be vulnerable to racial attacks

- Those with a learning disability or mental health problems are not always afforded an opportunity to live independently
- Many people with disabilities live in homes that are not adequate to meet their disability related needs
- Lesbian, gay and bisexual (LGB) people can feel harassed and unsafe in their own homes and neighbourhoods

The Department has access to a wide range of information sources on housing issues and has regular contact with a range of stakeholders in the housing sector. At this stage there are no expectations of negative impact arising from this delivery plan for any of the Section 75 equality and good relations categories.

Several of the actions in this delivery plan may require consideration to be given to changing current policies in some areas. Initial screening will be done of each policy change which emerges from this delivery plan. Both this and any further equality impact assessment which is indicated by the screening will be carried out in line with the Department for Communities Equality Scheme.

Section 75 Policy Screening Form

Part 1: Policy Scoping

The first stage of the screening process involves scoping the policy or policy area. The purpose of policy scoping is to help prepare the background and context and set out the aims and objectives for the policy being screened. At this stage, scoping the policy will help identify potential constraints as well as opportunities and will help the policy maker work through the screening process on a step by step basis.

You should remember that the Section 75 statutory duties apply to internal policies (relating to people who work for the authority), as well as external policies (relating to those who are, or could be, served by the authority).

Information about the policy

Name of the policy or policy area:

Programme for Government (PfG) Delivery Plan for Indicators 8 and 48:

Indicator 8: Gap between the number of houses we need and the number of houses we have which feeds into **Outcome 13: We connect people and opportunities through our infrastructure**

and

Indicator 48: Number of households in housing stress which feeds into **Outcome 8: We care for others and we help those in need.**

Is this an existing, revised or a new policy/policy area?

Existing	Revised	New
		x

These are new PfG Indicators as part of the Draft PfG Framework. The Department's Delivery Plans include some policy that was already in development, as well as some new proposals.

Brief Description

The Delivery Plan sets out to address indicators 8 and 48.

- **Indicator 8: Gap between the number of houses we need and the number of houses we have** which feeds into **Outcome 13 (We connect people and opportunities through our infrastructure)**
- **Indicator 48: Number of households in housing stress** which feeds into **Outcome 8 (We care for others and we help those in need)**

The Department's Delivery Plan includes measures that aim to 'turn the curve':

- **in terms of housing supply** - by increasing the stock of homes available for habitation in line with the Housing Growth Indicators (HGIs) included in the Regional Development Strategy. HGIs provide an indication of the level of additional housing supply required to meet changes in population. It is estimated that housing stock would have to increase on average by an additional 6,812 units per year to 2021 to achieve this. This additional supply will be achieved primarily through the construction of new homes but could also include previously empty homes being brought back into use.
- **in terms of housing stress** - by reducing the number of applicants in housing stress on the social housing waiting list. The numbers of people in housing stress have remained fairly constant since 2007. While the number of people presenting to the Housing Executive as homeless has reduced more recently, it has reported that more people are presenting with complex issues.

The Delivery Plan proposals are an attempt to learn from: the experiences of delivering the Department's *Facing the Future: The Housing Strategy for Northern Ireland 2012-2017*; the diversity of evidence and views gathered from key partners over the course of the Housing Strategy roll-out; and more recent feedback from the consultation on the draft PfG Framework earlier in 2016.

These will be delivered over the short, medium and long-term within the 2016-2021 lifecycle of the PfG.

What is it trying to achieve? (intended aims and outcomes)

The aim of the proposed measures within the Delivery Plan for PfG Indicators 8 & 48 is to improve the supply of suitable housing by:

- Increasing the number of new homes being built;
- Bringing more empty homes back into use;
- Ensuring housing is good quality;
- Reducing segregation;
- Helping people access affordable housing; and
- Meeting the needs of the most vulnerable.

Each proposal contains a list of specific actions that will be realised through the implementation of a specific policy or suite of policies (as scheduled in the Draft PfG Delivery Plan for indicators 8 & 48). These policies will be screened and monitored as they progress.

Are there any Section 75 categories which might be expected to benefit from the intended policy?

YES	NO	N/A
x		

If YES, explain how.

As the aim of the Delivery plan is to reduce the gap between the number of houses we need and the number of houses we have (Indicator 8) and reduce the number of households in housing stress (Indicator 48) all Section 75 categories are expected to benefit.

Who initiated or wrote the policy?

The PfG Framework and the PfG Indicators were initiated by the Northern Ireland Executive. Each government department is responsible for developing a Delivery plan to deliver each PfG Indicator. DfC has drafted a Delivery Plan for indicators 8 & 48.

Who owns and who implements each element of the policy?

The Northern Ireland Executive owns the PfG framework. DfC is responsible for the implementation of the proposals within the Delivery Plan for Indicators 8 & 48 in collaboration with other government departments, the NI Housing Executive (NIHE), Housing Associations and other key delivery partners as stated in the Delivery Plan.

Implementation factors

Are there any factors which could contribute to/detract from the intended aim/outcome of the policy/decision?

YES	NO	N/A
X		

If YES, are they

Financial: YES (If YES, please detail)

The introduction of new policies/measures within the Delivery Plan may depend on the availability of financial resources.

Legislative: YES (If YES, please detail)

In order to effectively tackle some of the issues proposed within the Delivery Plan it may be necessary to change existing legislation or introduce new legislation.

Other, please specify:

Implementation will be monitored and used to inform whether a change of approach / priority is required in order to deliver against the PfG indicator. Furthermore, active engagement with stakeholders through the policy development and evaluation cycle will contribute to the intended outcome of each proposal/policy being realised.

Main stakeholders affected

Who are the internal and external stakeholders (actual or potential) that the policy will impact upon?

Staff:

Staff in DfC, other government departments, NIHE and Housing Association staff

Service users:

Homeowners, tenants and landlords across all tenures - current and prospective

Other public sector organisations:

NIHE, other government departments and local government (depending on how the Delivery Plan and proposals therein develop)

Voluntary/community/trade unions:

NI Federation of Housing Associations, Housing Associations, construction industry, advice sector and representatives of groups impacted by the proposals within the Delivery Plan

Other, please specify:

Financial institutions and professional bodies within the housing sector

Other policies with a bearing on this policy**What are they and who owns them?**

There are a number of policies and strategies with a bearing on this:

- Other PfG delivery plans, owned by DfC and other NICS Departments, which will have some impact/crossover with the proposals within this Delivery plan;
- The specific measures/policies related to the proposals in this Delivery Plan:
 - Fuel Poverty Strategy (DfC)
 - Homelessness Strategy for Northern Ireland 2012-17 (NIHE)
 - Fundamental Review of Social Housing Allocations Scheme (DfC)
 - Review of the Role and Regulation of the Private Rented Sector (DfC)
 - The Social Housing Development Programme (DfC)
 - Social Housing Reform Programme (DfC)
 - The interdepartmental review of housing adaptations (DfC/DoH)
 - Together: Building a United Community Strategy
 - Fresh Start Agreement

Available evidence

Evidence to help inform the screening process may take many forms. Public authorities should ensure that their screening decision is informed by relevant data.

What evidence/information (both qualitative and quantitative) have you gathered to inform this policy? Specify details for relevant Section 75 categories.

Section 75 Category	Details of Evidence/Information
All Section 75 categories	<ul style="list-style-type: none">• Equality Commission NI, Key Inequalities in Housing and Communities in Northern Ireland, March 2016• Housing and Communities' Inequalities in NI Report (Wallace, Alison, University of York, June 2015)• Peace Monitoring Report (Dimension 4: Cohesion and Sharing – Sharing and Separation in housing)• Census 2011• Department's Facing the Future: The Housing Strategy for Northern Ireland 2012-2017 & Action Plan Update (September 2015)• Consultation responses to Housing Strategy & related policies• PfG Framework and consultation responses• Department for Communities' NI Housing Statistics Reports (Various years)• NISRA's Measurement Annex to support PfG Framework• Stakeholder engagement
Religious belief/Political Opinion	<ul style="list-style-type: none">• Equality Commission NI, Key Inequalities in Housing and Communities in Northern Ireland, March 2016• Housing and Communities' Inequalities in NI Report (Wallace, Alison, University of York, June 2015)• Peace Monitoring Report (Dimension 4: Cohesion and Sharing – Sharing and Separation in housing)• Census 2011
Racial Group	<ul style="list-style-type: none">• Equality Commission NI, Key Inequalities in Housing and Communities in Northern Ireland, March 2016• Housing and Communities' Inequalities in NI Report (Wallace, Alison, University of York, June 2015)• Census 2011• Consultation responses to Housing Strategy & related policies

Section 75 Category	Details of Evidence/Information
Age	<ul style="list-style-type: none"> • Equality Commission NI, Key Inequalities in Housing and Communities in Northern Ireland, March 2016 • Housing and Communities' Inequalities in NI Report (Wallace, Alison, University of York, June 2015) • Census 2011 • House Condition Survey (2011) • Consultation responses to Housing Strategy & related policies • NIHE Research – Research on the Future Housing Aspirations of Older People 2013
Marital Status	<ul style="list-style-type: none"> • Equality Commission NI, Key Inequalities in Housing and Communities in Northern Ireland, March 2016 • Housing and Communities' Inequalities in NI Report (Wallace, Alison, University of York, June 2015) • Census 2011
Sexual orientation	<ul style="list-style-type: none"> • Equality Commission NI, Key Inequalities in Housing and Communities in Northern Ireland, March 2016 • Housing and Communities' Inequalities in NI Report (Wallace, Alison, University of York, June 2015) • Census 2011 • Consultation responses to Housing Strategy & related policies • Office of National Statistics Integrated Household Survey (2009/10 & 2011/12) • NIHE, LGBT Housing & Homelessness Experience. 'Through Our Eyes' Report (2015)
Gender	<ul style="list-style-type: none"> • Equality Commission NI, Key Inequalities in Housing and Communities in Northern Ireland, March 2016 • Housing and Communities' Inequalities in NI Report (Wallace, Alison, University of York, June 2015) • Census 2011 • Department for Communities' NI Housing Statistics Reports (Various years)
Disability	<ul style="list-style-type: none"> • Equality Commission NI, Key Inequalities in Housing and Communities in Northern Ireland, March 2016 • Housing and Communities' Inequalities in NI Report (Wallace, Alison, University of York, June 2015) • Census 2011

Section 75 Category	Details of Evidence/Information
	<ul style="list-style-type: none"> Consultation responses to Housing Strategy & related policies Interdepartmental Review of Housing Adaptations Services (Final Report and Action Plan 2016), DfC/DoH
Dependency	<ul style="list-style-type: none"> Equality Commission NI, Key Inequalities in Housing and Communities in Northern Ireland, March 2016 Housing and Communities' Inequalities in NI Report (Wallace, Alison, University of York, June 2015) Census 2011 Households Below Average Income annual report 2013/14 (DfC) Interdepartmental Review of Housing Adaptations Services: Final Report and Action Plan 2016 (DfC/DoH)

Needs, experiences and priorities

Taking into account the information referred to above, what are the different needs, experiences and priorities of each of the following categories, in relation to the particular policy/decision? Specify details for each of the Section 75 categories

Section 75 Category	Details of Needs/Experiences/Priorities						
Religious belief	Census 2011 data is as follows:						
		All HRPs	Owner occupied	Shared ownership	Social Rented	Private rented	Lives rent free
	Religion or religion brought up in	703,275	470,507	4,244	104,885	106,016	17,623
	Catholic	296,577	190,700	1,726	46,000	51,279	6,872
	Protestant and Other Christian (including Christian related)	372,213	262,190	2,218	53,757	43,971	10,077
	Other religions	6,654	3,561	44	857	2,035	157
	None	27,831	14,056	256	4,271	8,731	517

Section 75 Category	Details of Needs/Experiences/Priorities
	<p>ECNI Statement on Key Inequalities 2016:</p> <ul style="list-style-type: none"> • Notes that: “While residential segregation persists in Northern Ireland, both Shuttleworth and Lloyd (2013) and Nolan (2014) note that residential segregation has declined since 2001. Nolan (2014) reported that, since 2001, segregation in housing experienced a ‘steep decline in the proportion of “single identity” wards’, suggesting that this may be due to a number of factors, such as an increased Catholic population and an increase in Protestants declaring their religion as ‘none’ or ‘other’ in the 2011 Census.” (p16) • Notes as a Key Inequality that: “Segregated housing markets in Northern Ireland lead to differing experiences of waiting lists for social housing, with a particular impact on Catholic and Other religions reference person households.” (p17) <p>Of note from Wallace 2015 report (Pages 73-104):</p> <ul style="list-style-type: none"> • Differing age profiles, incomes and spatial distribution of this S75 group has important implications for the types of housing required and locations considered • Catholic applicants wait longer to be allocated a social home than Protestant applicants • In areas where planned new social housing supply falls short of identified housing need shows that Catholic and applicants of other religions wait longer than Protestants • People from other religions or no religion have the smallest homes and experience the most overcrowding • Catholic households are more likely to live in better quality homes than Protestant households <p>According to Peace Monitoring Report/ Census 2011 the breakdown of NIHE tenants by religions is very close to that in the population as a whole: 48% Protestant; 45% Catholic; 0.7% other and 6.3% none.</p> <p>In relation to housing stress NIHE waiting list data as at 31 March 2014 shows:</p>

Section 75 Category	Details of Needs/Experiences/Priorities						
		Median waiting times for those not yet allocated a home (months)			Median Waiting Times at point of allocation (months)		
		Religion	Stress	Non- stress	Total	Stress	Non- stress
		Catholic	23	14	19	15	5
		Protestant	20	13	16	8	6
		Mixed	15	10.5	12	7	5
		None	11	9	10	13	9
		Other	26	16	21	9	5
		Refused	14	10	11	9	8
		Undisclosed	33	19	26	17	4
		Total	23	13	18	12	5
Political opinion	There is insufficient data or existing evidence to draw any conclusions about the relationship between housing and people with different political opinions however in Northern Ireland Political opinion can generally be inferred by Religious Belief.						

Section 75 Category	Details of Needs/Experiences/Priorities						
Racial Group	Census 2011 data is as follows:						
		All HRP's	Owner occupied	Shared owner-ship	Social Rented	Private rented	Lives rent free
	Ethnic group	703,275	470,507	4,244	104,885	106,016	17,623
	White	693,990	466,613	4,180	103,856	101,941	17,400
	Chinese	2,002	1,060	10	238	594	100
	Other Asian	4,184	1,731	31	261	2,113	48
	Black	1,294	268	8	281	702	35
	Mixed	961	431	11	146	346	27
	Other	844	404	4	103	320	13
	<p>Key inequalities identified in the Equality Commission 2016 Report (Pages 24-30):</p> <ul style="list-style-type: none"> • Access to adequate accommodation for Irish Travellers is limited, with some experiencing a lack of basic amenities • The homes of minority ethnic people and migrant groups may be vulnerable to racial attacks • Migrant workers are often subject to tied accommodation with poor conditions and overcrowding <p>Wallace 2015 report (Pages 107-131) noted the following:</p> <ul style="list-style-type: none"> • Understanding of these groups is undermined by limited data • A higher prevalence of private renting among minority ethnic and migrant groups • Landlords attach additional terms to tenancies and provide unsatisfactory information about tenancy rights • Minority ethnic groups (including Black people and Irish Travellers) are three times more likely than White groups to live in crowded homes in social and private sectors • Different experiences of obtaining social housing are unclear but are likely to be associated with location choices and different constraints in local 						

Section 75 Category	Details of Needs/Experiences/Priorities						
	housing markets						
Age	Census 2011 data is as follows:						
		All HRPs	Owner occupied	Shared owner-ship	Social Rented	Private rented	Lives rent free
	Age	703,275	470,507	4,244	104,885	106,016	17,623
	Aged 24 and under	21,876	3,275	200	5,406	12,433	562
	Aged 25 to 34	101,288	46,953	1,525	16,182	34,783	1,845
	Aged 35 to 44	141,394	95,836	813	18,321	24,517	1,907
	Aged 45 to 54	147,740	108,815	669	20,194	15,973	2,089
	Aged 55 to 64	116,353	88,543	467	16,334	8,715	2,294
	Aged 65 to 74	89,945	67,335	310	13,875	5,287	3,138
	Aged 75 and over	84,679	59,750	260	14,573	4,308	5,788
	<p>Equality Commission 2016 Report (Pages 11-15) considers various inequalities/ differences. No key inequality raised for this group</p>						
	<p>Wallace 2015 report (Pages 58-72) noted the following:</p> <ul style="list-style-type: none"> • They key concern in respect of ageing and housing is the poor housing conditions of older people, the most likely to experience non-decent homes • Younger aged people appear vulnerable in the housing market • Private rented sector carries greatest proportion of older people in non-decent homes • Homeowners contain the largest pool of older people in poor housing conditions • Limited support available to older people in the private sector seeking assistance with aids and adaptations to enable their home to meet mobility needs • The rate of relative poverty for young people in private renting increases 						

Section 75 Category	Details of Needs/Experiences/Priorities																																																																													
	<p>substantially after housing costs are considered</p> <ul style="list-style-type: none">Relative rates of poverty after housing costs are taken into account are reduced for older people in outright homeownership <p>In relation to housing stress NIHE waiting list data as at 31 March 2014 shows:</p> <table><tr><th></th><th colspan="3">Median number of months on list for those <u>not</u> allocated a home</th><th colspan="3">Median number of months on list for those allocated a home</th></tr><tr><th>Age</th><th>Stress</th><th>Non-stress</th><th>Total</th><th>Stress</th><th>Non-stress</th><th>Total</th></tr><tr><td>Under 18</td><td>5</td><td>4</td><td>4</td><td>4</td><td>2</td><td>4</td></tr><tr><td>18-25</td><td>14</td><td>9</td><td>11</td><td>11</td><td>4</td><td>10</td></tr><tr><td>26-29</td><td>21</td><td>11</td><td>15</td><td>13</td><td>5</td><td>12</td></tr><tr><td>30-39</td><td>23</td><td>13</td><td>17</td><td>12</td><td>6</td><td>11</td></tr><tr><td>40-49</td><td>24</td><td>15</td><td>19</td><td>13</td><td>5</td><td>11</td></tr><tr><td>50-59</td><td>25</td><td>18</td><td>22</td><td>12</td><td>6</td><td>10</td></tr><tr><td>60-64</td><td>30</td><td>23</td><td>25</td><td>13</td><td>6</td><td>10</td></tr><tr><td>65+</td><td>41</td><td>30</td><td>36</td><td>8</td><td>4</td><td>7</td></tr><tr><td>Total</td><td>23</td><td>13</td><td>18</td><td>12</td><td>5</td><td>10</td></tr></table>		Median number of months on list for those <u>not</u> allocated a home			Median number of months on list for those allocated a home			Age	Stress	Non-stress	Total	Stress	Non-stress	Total	Under 18	5	4	4	4	2	4	18-25	14	9	11	11	4	10	26-29	21	11	15	13	5	12	30-39	23	13	17	12	6	11	40-49	24	15	19	13	5	11	50-59	25	18	22	12	6	10	60-64	30	23	25	13	6	10	65+	41	30	36	8	4	7	Total	23	13	18	12	5	10
	Median number of months on list for those <u>not</u> allocated a home			Median number of months on list for those allocated a home																																																																										
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40-49	24	15	19	13	5	11																																																																								
50-59	25	18	22	12	6	10																																																																								
60-64	30	23	25	13	6	10																																																																								
65+	41	30	36	8	4	7																																																																								
Total	23	13	18	12	5	10																																																																								
Marital Status	<p>Equality Commission 2016 Report (Pages 38-40) considers various differences. No key inequality identified for this group.</p> <p>Wallace 2015 report (Pages 154-163) considers this group.</p> <p>In summary, the findings for this group may be related to other characteristics (age/dependants) or life stages and therefore difficult to attribute to marital status alone.</p>																																																																													

Section 75 Category	Details of Needs/Experiences/Priorities																												
Sexual orientation	<p>Key inequality raised by the Equality Commission 2016 Report (Pages 36-37):</p> <ul style="list-style-type: none">• Lesbian, Gay and Bisexual (LGB) people can feel harassed and unsafe in their own homes and neighbourhoods <p>Wallace 2015 report (Pages 148-153):</p> <ul style="list-style-type: none">• An increased rate of family breakdown due to young people’s sexual orientation resulting in homelessness• Fear of hate crimes and feeling compelled to leave their home• Insensitivity from frontline workers																												
Gender	<p>Census 2011 data is as follows:</p> <table><tr><th></th><th>All HRPs</th><th>Owner occupied</th><th>Shared ownership</th><th>Social Rented</th><th>Private rented</th><th>Lives rent free</th></tr><tr><td>Sex</td><td>703,275</td><td>470,507</td><td>4,244</td><td>104,885</td><td>106,016</td><td>17,623</td></tr><tr><td>Males</td><td>404,777</td><td>292,583</td><td>2,380</td><td>45,609</td><td>55,965</td><td>8,240</td></tr><tr><td>Females</td><td>298,498</td><td>177,924</td><td>1,864</td><td>59,276</td><td>50,051</td><td>9,383</td></tr></table> <p>Equality Commission 2016 Report (Pages 6-10) considers various inequalities/ differences. No key inequality identified for this group</p> <p>Of note in Wallace 2015 report (Pages 42-57):</p> <ul style="list-style-type: none">• There was limited existing evidence relating to gender and housing• In summary, the findings for this group are complex and may be related to other characteristics (life stage, life expectancy, income and the presence of children and other household members) and therefore difficult to attribute to Gender alone.		All HRPs	Owner occupied	Shared ownership	Social Rented	Private rented	Lives rent free	Sex	703,275	470,507	4,244	104,885	106,016	17,623	Males	404,777	292,583	2,380	45,609	55,965	8,240	Females	298,498	177,924	1,864	59,276	50,051	9,383
	All HRPs	Owner occupied	Shared ownership	Social Rented	Private rented	Lives rent free																							
Sex	703,275	470,507	4,244	104,885	106,016	17,623																							
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Females	298,498	177,924	1,864	59,276	50,051	9,383																							

Section 75 Category	Details of Needs/Experiences/Priorities						
Disability	Census 2011 data shows that						
		All HRP's	Owner occupied	Shared ownership	Social Rented	Private rented	Lives rent free
	Long-term health problem or disability	703,275	470,507	4,244	104,885	106,016	17,623
	Day-to-day activities limited a lot	117,154	59,955	497	36,025	14,508	6,169
	Day-to-day activities limited a little	86,725	55,419	391	17,560	10,053	3,302
	Day-to-day activities not limited	499,396	355,133	3,356	51,300	81,455	8,152
	<p>Key inequalities raised by the Equality Commission 2016 Report (Pages 31-35):</p> <ul style="list-style-type: none"> • Those with a learning disability or mental health problems are not always afforded an opportunity to live independently • Many people with disabilities live in homes that are not adequate to meet their disability related needs <p>Of note in Wallace 2015 report (Pages 132-147):</p> <ul style="list-style-type: none"> • People with disabilities are disproportionately in social housing but it is unclear whether they have equal access to social housing • Key issues relate to securing independence, choice and control over housing • Lack of opportunity to live independently away from parents , if they choose, is a persistent inequality not experienced by those without a disability • There is a strong association between older people and disability; disabled people are also more likely to live in poor housing conditions than households with no disabled members 						

Section 75 Category	Details of Needs/Experiences/Priorities						
Dependants	Census 2011 data shows that:						
		All HRP's	Owner occupied	Shared ownership	Social Rented	Private rented	Lives rent free
	Dependent children in household	703,275	470,507	4,244	104,885	106,016	17,623
	No dependent child(ren) in household	465,181	310,734	2,804	71,747	65,151	14,745
	One or more in household	238,094	159,773	1,440	33,138	40,865	2,878
	<p>Equality Commission 2016 Report (Pages 41-44) considers various inequalities. No key inequality was identified for this group.</p> <p>Of note in Wallace 2015 report (Pages 164-178):</p> <ul style="list-style-type: none">• Little evidence relating to housing and this group• Households with dependants were over-represented in social and private renting• Low-income families are increasingly found in private renting						

Part 2: Screening Questions

Introduction

1. If the conclusion is **none** in respect of all of the Section 75 categories, then you may decide to screen the policy **out**. If a policy is 'screened out', you should give details of the reasons for the decision taken.
2. If the conclusion is **major** in respect of one or more of the Section 75 categories, then consideration should be given to subjecting the policy to an EQIA.
3. If the conclusion is **minor** in respect of one or more of the Section 75 categories, then consideration should still be given to proceeding with an EQIA, or to measures to mitigate the adverse impact; or an alternative policy.

In favour of a 'major' impact

- a) The policy is significant in terms of its strategic importance;
- b) Potential equality impacts are unknown, because, for example, there is insufficient data upon which to make an assessment or because they are complex, and hence it would be appropriate to conduct an EQIA;
- c) Potential equality and/or good relations impacts are likely to be adverse or are likely to be experienced disproportionately by groups of people including those who are marginalised or disadvantaged;
- d) Further assessment offers a valuable way to examine the evidence and develop recommendations in respect of a policy about which there are concerns among affected individuals and representative groups, for example in respect of multiple identities;
- e) The policy is likely to be challenged by way of judicial review;
- f) The policy is significant in terms of expenditure.

In favour of 'minor' impact

- a) The policy is not unlawfully discriminatory and any residual potential impacts on people are judged to be negligible;
- b) The policy, or certain proposals within it, are potentially unlawfully discriminatory, but this possibility can readily and easily be eliminated by making appropriate changes to the policy or by adopting appropriate mitigating measures;
- c) Any asymmetrical equality impacts caused by the policy are intentional because they are specifically designed to promote equality of opportunity for particular groups of disadvantaged people;
- d) By amending the policy there are better opportunities to better promote equality of opportunity and/or good relations.

In favour of none

- a) The policy has no relevance to equality of opportunity or good relations.
- b) The policy is purely technical in nature and will have no bearing in terms of its likely impact on equality of opportunity or good relations for people within the equality and good relations categories.

Taking into account the earlier evidence, consider and comment on the likely impact on equality of opportunity / good relations for those affected by this policy, by applying the following screening questions and the impact on the group i.e. minor, major or none.

Screening questions

1 What is the likely impact on equality of opportunity for those affected by this policy, for each of the Section 75 grounds? Minor/Major/None		
Section 75 Category	Details of Policy Impact	Level of Impact? Minor/Major/None
Religious belief/ Political opinion	<p>The Programme for Government Framework: Equality Impact Assessment – Summary of outcomes of screening exercise <i>states that</i></p> <p><i>‘In all essential respects, the draft Programme for Government Framework aims at achieving improvements of wellbeing for all citizens – and explicitly at achieving increased equality in respect of wellbeing outcomes. Insofar as this results in differential impact on different groups, it is anticipated that the equality impact will be positive. Any potential impact of individual projects or programmes undertaken in support of the implementation of the framework will be dealt with, as appropriate, at that lower level’.</i></p> <p>If the high level vision and roles of the Delivery Plan are realised positive impacts</p>	None
Racial / ethnic group		
Age		
Marital status		
Sexual orientation		
Men and women generally		
Disability		
Dependants		

	will be felt by all Section 75 groups. It is not possible to determine specific impacts from this strategic perspective: such impacts will emerge via the individual equality screenings carried out as each specific policy proposal is developed. At this stage and time however, we do not expect any negative impacts.	
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2 Are there opportunities to better promote equality of opportunity for people within any of the Section 75 categories?		
Section 75 Category	If Yes , provide details	If No , provide reasons
<i>Religious belief/political opinion</i>	The impact is likely to be positive in terms of promoting equality of opportunity for all Section 75 groups. However, it is not possible to determine specific impacts from this strategic perspective: such impacts will emerge via the individual equality screenings carried out as each specific policy proposal is developed. At this stage and time however, we do not expect any negative impacts.	
<i>Racial group</i>		
<i>Age</i>		
<i>Marital status</i>		
<i>Sexual orientation</i>		
<i>Men and women generally</i>		
<i>Disability</i>		
<i>Dependants</i>		

3 To what extent is the policy likely to impact on good relations between people of different religious belief, political opinion or racial group? Minor/Major/None		
Good Relations Category	Details of policy impact	Level of impact Minor/Major/None
Religious belief	The impact of the Delivery Plan is likely to be positive in terms of people of different religious belief, political opinion and racial group.	Not known at this time. This will become apparent as each individual policy within the Delivery Plan is screened.
Political opinion		
Racial group		

4 Are there opportunities to better promote good relations between people of different religious belief, political opinion or racial group?		
Good relations category	If Yes , provide details	If No , provide reasons
Religious belief	Proposals within the Delivery Plan are aimed at supporting more shared housing and reducing the extent and impact of segregation, offering opportunities to better promote good relations particularly between people of different religious belief/political opinion.	
Political opinion		
Racial group		

Additional considerations

Multiple identity

Generally speaking, people can fall into more than one Section 75 category. Taking this into consideration, are there any potential impacts of the policy/decision on people with multiple identities?

(For example; disabled minority ethnic people; disabled women; young Protestant men; and young lesbians, gay and bisexual people).

The proposals/measures outlined in the Delivery Plan seek to address the number of households in housing stress and the gap between the number of houses we have in Northern Ireland. As such positive impacts can be expected across a range of Section 75 categories including those with multiple identities.

Provide details of data on the impact of the policy on people with multiple identities. Specify relevant Section 75 categories concerned.

It is not possible to determine specific impacts on people with multiple identities at this time and stage: individual equality screenings will be carried out as each specific policy proposal within the Delivery Plan is developed.

Part 3: Screening Decision

In light of your answers to the previous questions, do you feel that the policy should: (please underline one):

- 1. Not be subject to an EQIA (with no mitigating measures required)**
- 2. Not be subject to an EQIA (with mitigating measures /alternative policies)**
- 3. Not be subject to an EQIA at this time**
- 4. Be subject to an EQIA**

If 1. or 2. (i.e. not be subject to an EQIA), please provide details of the reasons why:

The aim of the proposed measures within the Delivery Plan for PfG Indicators 8 and 48 is to reduce the number of households in housing stress and the gap between the number of houses we need and the number of houses we have by:

- Increasing the number of new homes being built;
- Bringing more empty homes back into use;
- Ensuring housing is good quality;
- Reducing segregation;
- Helping people access affordable housing; and
- Meeting the needs of the most vulnerable.

As the anticipated outcomes are expected to have a number of positive impacts , **a full equality impact assessment of this high level Delivery Plan is not necessary.**

Following further consultation on the PfG and associated Delivery Plans, and prior to the implementation of any of the proposed measures, individual equality screenings will be carried out on each policy proposal to ensure that there are no adverse differential impacts on any Section 75 groups. Should any negative impact on any Section 75 group be identified, that the Department is unable to mitigate, a full Equality Impact Assessment will be carried out.

If 2. (i.e. not be subject to an EQIA), in what ways can identified adverse impacts attaching to the policy be mitigated or an alternative policy be introduced?

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In light of these revisions, is there a need to re-screen the revised/alternative policy at a future date? YES / NO

If YES, when & why?

Not applicable

If 3. or 4. (i.e. to conduct an EQIA), please provide details of the reasons:

Not applicable

Timetabling and Prioritising EQIA

If 3. or 4., is the policy affected by timetables established by other relevant public authorities? YES / NO

If YES, please provide details:

Not applicable

Please answer the following questions to determine priority for timetabling the EQIA. On a scale of 1-3, with 1 being the lowest priority and 3 being the highest, assess the policy in terms of its priority for EQIA.

Priority criterion	Rating (1-3)
Effect on equality of opportunity and good relations	Not applicable
Social need	Not applicable
Effect on people's daily lives	Not applicable
Relevance to a public authority's functions	Not applicable

Note: The Total Rating Score should be used to prioritise the policy in rank order with other policies screened in for EQIA. This list of priorities will assist you in timetabling the EQIA. Details of your EQIA timetable should be included in the quarterly Section 75 report.

Proposed date for commencing EQIA: _____

Any further comments on the screening process and any subsequent actions?

None

Part 4: Monitoring

Effective monitoring will help identify any future adverse impacts arising from the policy which may lead you to conduct an EQIA, as well as help with future planning and policy development. You should consider the guidance contained in the Commission's Monitoring Guidance for Use by Public Authorities (July 2007). The Commission recommends that where the policy has been amended or an alternative policy introduced, then you should monitor more broadly than for adverse impact (See Benefits, P.9-10, paras 2.13 – 2.20 of the Monitoring Guidance).

Please detail proposed monitoring arrangements below:

The Delivery Plan is a living document. Each policy emanating from this high level Delivery Plan will be screened from the earliest possible stage and monitored throughout implementation.

Part 5: Approval and Authorisation

Screened by:	Position/Job Title	Date
Rhonda J. Williamson	Staff Officer, Policy, Research & Legislation (Community Regeneration and Housing Group)	October 2016
Approved by:		
Andrew Hamilton	G3, Community Regeneration and Housing Group	2 December 2016

Note: A copy of the Screening Template, for each policy screened should be 'signed off' and approved by a senior manager responsible for the policy, made easily accessible on your website as soon as possible following completion and made available on request.