

Housing Executive: Policy Screening

Part 1 - Policy Scoping

The first stage of the screening process involves scoping the policy under consideration. 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 writer work through the screening process on a step by step basis.

Name of the policy

The Land Asset Management Strategy 2023-2026

Information about the policy (General Context Statement)

The Land Asset Management Strategy 2023-2026 (LAM Strategy) is one of three Divisional asset management strategies which together form the Housing Executive's Corporate Asset Management Strategy. It sets out how the Housing Executive will seek to protect, manage and use its land asset over the next 3 years.

The Housing Executive is in a unique position as the Regional Housing Authority, and as an organisation with significant land assets, to ensure that those assets are used strategically to support the delivery of outcomes associated with the wider housing market, social well-being and regeneration across Northern Ireland.

As demand for housing of all tenures increases, the Housing Executive recognises the challenges of operating in a competitive housing market where land suitable for development is in ever shorter supply in places where it is needed most. It is therefore important that we think innovatively and strategically about how we manage and increase the supply of land to deliver our statutory functions and support others who share in our goals of delivering better homes and fostering vibrant sustainable communities across Northern Ireland, in ways that pay appropriate regard to the duty to promote equality of opportunity for all.

Is this an existing, revised or a new policy?

(Please mark an 'X' where appropriate)

Existing	Revised	New
	X	

What is it trying to achieve? (Intended Aims/Outcomes)

The Land Asset Management Strategy aims to ensure that the Housing Executive continues to acquire, develop and maintain a land asset base which is both commensurate with its business needs and fit-for-purpose. The objectives of the Strategy are:

- 1) To ensure all Housing Executive land assets are properly identified, recorded and valued;

- 2) To ensure Housing Executive land assets are utilised, protected and kept in a safe condition through effective management and maintenance systems;
- 3) To ensure Housing Executive land assets are aligned with the Housing Executive's business needs and used to support wider programmes, initiatives and developments related to the housing market, mixed use/mixed tenure, social well-being and regeneration;
- 4) To ensure income generated from Housing Executive land assets is maximised.

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

If so, explain how.

The LAM Strategy has been derived from, and is fully aligned with, the Housing Executive's Corporate Strategy and Sustainable Development Strategy and so has been developed with our equality duties at its core. Indeed it seeks to use our land asset to help to reduce housing inequalities for all.

The appropriate management and use of the Housing Executive's land asset under the Strategy will benefit of all its customers and stakeholders, including all Section 75 categories, through the provision of regeneration and housing solutions that meet the needs of our communities and partners now and in the future, supporting sustainable and vibrant communities in which people can thrive.

Adherence to the Strategy and delivery of the associated action plan will ensure Housing Executive land assets continue to be efficiently and effectively maintained, managed, and maximised in terms of development potential and value to address housing need, stimulate demand, foster more cohesive communities through the creation of mixed use/mixed tenure developments, assist in regeneration, and help build and revitalise rural areas through initiatives aligned to Community Planning, the new Local Development Plans and the priorities of Councils.

Who initiated or wrote the policy?

Land & Regeneration Services for the Director of Regional Services.

Who owns and who implements the policy?

The Director of Regional Services owns the Strategy. It is implemented by the teams within Land and Regeneration Services, with input from Asset Management and Housing Services.

Implementation factors

Are there any factors which could contribute to/detract from the intended aim/outcome of the policy/decision?	
If yes, are they:	
(Please mark an 'X' where appropriate)	
	Financial
X	Legislative Managing Public Money Northern Ireland

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

If yes, are they:

(Please mark an 'X' where appropriate)

	<p>Managing Public Money (NI) requires every public sector organisation to develop and operate an asset management strategy and have a clear understanding of the assets needed to deliver efficient, cost effective public services and what this means for acquisitions, disposals and maintenance. Organisations should seek to dispose of surplus land within three years subject to professional advice on the market's capacity to absorb the additional supply.</p> <p>Disposal of Surplus Public Sector Property in Northern Ireland</p> <p>The Land & Property Services Central Advisory Unit guidance is incorporated into Housing Executive land disposal policy and states that <i>"identification of surplus land is the responsibility of individual public bodies who should keep their land holdings under continual review. The objective should be to release surplus property with the least possible delay"</i>. Public bodies are required to limit their holdings of land and buildings to the minimum required for the performance of their present and clearly foreseen responsibilities.</p>
<p>X</p>	<p>Other (Please Specify) :</p> <p>The LAM Strategy has derived its targets and objectives from a range of other organisational strategies and wider initiatives including:</p> <ul style="list-style-type: none"> • The Housing Executive Corporate Plan 2022/23 – 2024/25; • HER: Housing Executive Revitalisation; • The Housing Supply Strategy; • The Sustainable Development Strategy 2022-2027; • Community Planning and the new Local Development Plans (LDP) <p>It could be viewed that the LAM Strategy is a supporting and enabling technical strategy to assist the other strategies in the achievement of their aims and objectives (within the legal confines under which the Housing Executive must manage its land asset). Achievement of the targets and actions set out in the LAM Strategy will be strongly influenced by the progress of, and any changes to, those other strategies and initiatives.</p>

Main stakeholders affected

Who are the internal and external stakeholders (actual or potential) that the policy will impact upon?	
(Please mark an 'X' where appropriate and detail as necessary)	
	Staff
X	Service Users, Customers
X	Other Public Sector Organisations
X	Voluntary/Community/Trade Unions
X	Other (Please Specify) : The wider public, including persons in need of intermediate or private housing, private land owners, and private property owners.

Other policies with a bearing on this policy

What are they?

The Land and Regeneration Policy Framework.

Who owns them?

The Land Asset and Policy Unit within Land and Regeneration Services.

Available evidence

Evidence to help inform the screening process may take many forms. Policy Writers 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 each of the Section 75 categories that evidence is required for.

Section 75 category	Details of evidence/information
Religious belief	This strategy is essentially a technical strategy aimed at supporting the Housing Executive's Corporate and Sustainable Development strategies through the effective management and use of the land asset. However the key areas of evidence that support those strategies include the waiting list and allocation patterns and other data (including the Black and Minority Ethnic Mapping report and other sectoral based research), the Strategic Housing Market Analysis and patterns of SHDP delivery against Strategic Guidelines. The waiting list and allocation data is subject to detailed equality monitoring to ensure a full understanding of housing inequalities and trends in the performance of housing policies in the context of Section 75 groups.
Political opinion	
Racial group	
Age	
Marital status	
Sexual orientation	
Men and women	
Disability	

Section 75 category	Details of evidence/information
Dependants	<p>Research led sectoral studies include reports on Travellers, Roma, Disability (across the range of disability) Older people, LGBT groups and Gender.</p> <p>In addition housing policy based research often examines key equality aspects of the services e.g. Homelessness research.</p> <p>The wider strategies and initiatives that the LAM Strategy seeks to support, including the Housing Supply Strategy, Community Plans and Local Development Plans, have each been subject to their own evidence gathering and equality assessments by the responsible agencies in setting their aims and objectives.</p>

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 that are affected.

Section 75 category	Details of needs/experiences/priorities
Religious belief	<p>The needs of people in Section 75 categories are the same as for people in non-Section 75 categories with regard to the way that the Housing Executive manages its land asset – that is, that the Housing Executive continues to acquire, develop and maintain a land asset base which is both commensurate with its business needs and fit-for-purpose and that it makes effective use of that land asset to deliver its functions.</p> <p>However, the strategies and initiatives that have informed the development of the goals and targets within the LAM Strategy aim to address key housing inequalities, including targeting longer waiting times for housing by Catholics, advancing shared housing, increasing the availability of housing suitable for disabled people and meeting Traveller accommodation needs.</p> <p>Therefore the LAM Strategy will seek to use the land asset to also address these inequalities by:</p> <ul style="list-style-type: none"> • Continuing to transfer land to Housing Associations to address Housing Need • Seeking to acquire lands and carry out land assembly, unlocking and enabling public and private lands in areas of acute housing need • Participating in asset identification through Community Planning to ensure that public sector land assets are used to address acute housing need and support wider regeneration.
Political opinion	
Racial group	
Age	
Marital status	
Sexual orientation	
Men and women	
Disability	
Dependants	

Section 75 category	Details of needs/experiences/priorities
	<ul style="list-style-type: none"> • Piloting innovative, design-led solutions which are developed to meet housing need, including the need for housing for all Section 75 groups. • Carrying out site identification studies in areas of acute need. • Considering Vesting land in areas of acute need. • Supporting the Irish Traveller Accommodation Strategy 2021-26 to identify suitable culturally appropriate solutions to meet unmet need for Irish Traveller accommodation. <p>The LAM Strategy is a high level strategy under which a number of supporting strategies and programmes are intended to be delivered. When these strategies and programmes are further developed they will be subject to their own equality screening as necessary.</p>

Part 2 - Screening questions

Please see guidance below for further information

Screening questions

1. What is the likely impact on equality of opportunity for those affected by this policy, for each of the Section 75 equality categories? minor/major/none		
Section 75 category	Details of policy impact	Level of impact? minor/major/none
Religious belief	<p>As a technical strategy the direct impact on Section 75 groups is minimal other than provisions that ensure appropriate use of land.</p> <p>However if viewed in terms of the outcomes of an effective land strategy servicing key housing programmes then the impact on equality is much more positive.</p> <p>This includes using land asset management as a facilitator for targeting key inequalities including housing waiting times for key groups, addressing disability issues through dedicated solutions (provided mainly through Housing Association development), tackling accommodation issues for Travellers etc.</p>	None
Political opinion		None
Racial group		None
Age		None

1. What is the likely impact on equality of opportunity for those affected by this policy, for each of the Section 75 equality categories? minor/major/none		
Marital status		None
Sexual orientation		None
Men and women		None
Disability		None
Dependants		None

2. Are there opportunities to better promote equality of opportunity for people within the Section 75 equalities categories?		
Section 75 category	If Yes, provide details	If No, provide reasons
Religious belief	<p>The LAM Strategy has employed all available opportunities to promote equality of opportunity in terms of how the Housing Executive will invest and use public land assets to help develop sustainable, vibrant communities that provide people across the Section 75 groups with better quality housing and a sense of belonging.</p> <p>The Strategy will ensure Housing Executive land assets continue to be efficiently and effectively maintained, managed, and maximised in terms of development potential and value to address housing need, stimulate demand, foster more cohesive communities through the creation of mixed use/mixed tenure developments, assist in town centre regeneration, and help build and revitalise rural areas through initiatives aligned to Community Planning, the Local Development Plans and the priorities of Councils.</p>	
Political opinion		
Racial group		
Age		

2. Are there opportunities to better promote equality of opportunity for people within the Section 75 equalities categories?		
Marital status		
Sexual orientation		
Men and women		
Disability		
Dependants		

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 LAM Strategy is not intended to impact upon Good Relations. Whilst there are a number of land issues that have a direct bearing on good relations, for example the removal of peace walls, the management of bonfires, the removal of murals etc. these issues are not covered under this Strategy. The Housing Executive has a range of approaches to address these matters which are addressed under the Housing Executive's Community Cohesion strategy, which carries the main responsibility for complying with our Good Relations duties.	
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		The LAM Strategy is not intended to impact upon Good Relations.
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).

In terms of overall outcomes deriving from appropriate management and use of the Housing Executive’s land asset, the LAM Strategy is considered to have a positive impact on individual Section 75 Groups, and so is considered to have a positive impact on persons with multiple identities.

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

Disability Duties:

1. Does this policy affect (or have the potential to affect) disabled people? (Please mark an ‘X’ where appropriate)

Yes	No
X	

2. If yes, how does this policy pay due regard to the promotion of positive attitudes towards disabled people?

Through the effective use of the Housing Executive’s land asset to target acute housing need, which includes the housing needs of persons with disabilities.

3. If yes, does this policy provide any opportunity for the engagement of, or participation of any stakeholder representatives? e.g. Housing Community network. (Please mark an ‘X’ where appropriate)

Yes	No
	X

4. If yes, what efforts have been made to encourage the participation of disabled people?

N/A

Human Rights:

The Screening Team must consider the Human Rights “Convention Checklist” set out below. The Screening Team must be satisfied that the policy does not interfere (unless justified by a legitimate, necessary and/or proportionate aim) with any of the rights listed. On occasion, the Screening Team may require legal advice to assure the Board/CXBC of adequate consideration of Human Rights.

There are no Human Rights issues with this policy.

Additional Human Rights Conventions:

There are many international instruments that the UK Government have made commitments to progressively realise. Some of these impact on housing policy and it is important that when we make policy that we can assure the Board that cognisance of these instruments has been observed. This is particularly important where policies affect or have the potential to affect children and young people and disabled people. The Screening Team may wish to seek additional legal advice or views of representative groups.

Monitoring:

How will this policy be monitored for equality impacts in accordance with the Housing Executive's Equality Scheme?*

Whilst, as a technical strategy, the LAM Strategy does not need to be subject to specific equality monitoring, the success of the Strategy in reducing inequalities can be monitored through waiting list and allocations trends over time.

Additionally, any programmes, strategies or initiatives arising out of the LAM Strategy will be subject to their own individual equality screening as needed.

*Guidance available from the Equality Monitoring Officer, Equality Unit.

Part 3 - Screening Team decision

Does this policy require an equality impact assessment? (Please mark an 'X' where appropriate)

Yes	No
	X

Reasons for the decision:

The LAM Strategy is considered to be a technical strategy that has an overall positive impact in terms of the wider outcomes it seeks to support.

Part 4 - Approval and authorisation

Screened by: (Please insert name below)	Position/Job Title	Date
Kelly Anderton	Policy Officer	10/02/2023
Lee Duffin	Equality & Safeguarding Manager	17/02/2023
Approved by:		
Tony Steed	EDIS Manager	31/03/23