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| **TITLE***Name / description of the issue being assessed* | Right to Buy Back policy |
| **DATE** *Date the DIA is completed* | Reviewed July 2020 |
| **LEAD OFFICER***Name, title and dept of person responsible for carrying out the DIA*. | Aisling Sims – Policy and Partnerships Manager |
| 1. **Summary description of the proposed change**
* *What is the change to policy / service / new project that is being proposed?*
* *How does it compare with the current situation?*
 |
| The Right to Buy Back Policy has been reviewed with no significant policy changes. The Right to Buy (RTB) scheme was introduced in 1980 and gives qualifying social tenants the opportunity to buy their rented home at a discount. The Right to Buy Back Policy sets out the council’s approach to residents that enquire as to our interest in repurchasing properties that were formerly owned by the Council, bought through the RTB scheme. The Council are not required to repurchase a property, however, in accordance with the ‘Right of First Refusal’ covenants are placed that if the owner intends to sell their property within 10 years of purchase from the council (since 18 January 2005\_ they must first offer the property to the council.  |
| 1. **Summary of evidence used to support this assessment**
* *Eg: Feedback from consultation, performance information, service user records etc.*
* *Eg: Comparison of service user profile with Medway Community Profile*
 |
| Over the past three financial years the HRA have sold a total of 40 properties as per the table below:

|  |  |  |  |
| --- | --- | --- | --- |
| Year | Total | Houses | Flats |
| 2017/18 | 12 | 9 | 3 |
| 2018/19 | 11 | 8 | 3 |
| 2019/20 | 17 | 10 | 7 |

During the same period there has been one property acquired through the right to buy back process. The Council will consider buying back properties based on the cost and the viability of properties on an individual basis. If the council decides not to re-purchase a property, having exercised the first right of refusal, the property can be sold on the open market.  |
| What is the likely impact of the proposed change?*Is it likely to :** *Adversely impact on one or more of the protected characteristic groups?*
* *Advance equality of opportunity for one or more of the protected characteristic groups?*
* *Foster good relations between people who share a protected characteristic and those who don’t?*
 |
| **Protected characteristic groups** | **Adverse impact** | **Advance equality** | **Foster good relations** |
| **Age**  |  |  |  |
| **Disabilty** |  |  |  |
| **Gender reassignment**  |  |  |  |
| **Marriage/civil partnership** |  |  |  |
| **Pregnancy/maternity** |  |  |  |
| **Race** |  |  |  |
| Religion/belief |  |  |  |
| **Sex** |  |  |  |
| **Sexual orientation** |  |  |  |
| **Other (eg low income groups)** |  |  |  |
| 1. **Summary of the likely impacts**
* *Who will be affected?*
* *How will they be affected?*
 |
| The Council perceives that there are no potential adverse impact on a particular group or protected characteristic with regard to the criteria set.The aim of creating additional housing in Medway will have a positive impact on Medway residents. Creating more affordable/social housing will allow greater access to high quality housing at affordable costs that some households may not be able to access through the private market. |
| 1. **What actions can be taken to mitigate likely adverse impacts, improve equality of opportunity or foster good relations?**
* *Are there alternative providers?*
* *What alternative ways can the Council provide the service?*
* *Can demand for services be managed differently?*
 |
| Any potential purchase funded by the HRA will need to be subject to stringent viability checks to ensure that they are financially sustainable. Each project will be carefully evaluated to ensure costs meet the expectations with 30 year business planning and would not have any detrimental impact on any other part of the service.  |
| Action plan* *Actions to mitigate adverse impact, improve equality of opportunity or foster good relations and/or obtain new evidence*
 |
| **Action** | **Lead** | **Deadline or review date** |
| Monitor the number of first right of refusal that come in to the council | Housing Manager | Ongoing |
| Carry out viability modelling for any potential acquisitions | Development and special projects manager | Ongoing |
|  |  |  |
|  |  |  |
| Recommendation*The recommendation by the lead officer should be stated below. This may be:** *to proceed with the change, implementing the Action Plan if appropriate*
* *consider alternatives*
* *gather further evidence*

*If the recommendation is to proceed with the change and there are no actions that can be taken to mitigate likely adverse impact, it is important to state why.* |
| To continue to implement the Right to buy back policy.  |
| Authorisation *The authorising officer is consenting that:** *the recommendation can be implemented*
* *sufficient evidence has been obtained and appropriate mitigation is planned*
* *the Action Plan will be incorporated into the relevant Service Plan and monitored*
 |
| **Authorising Officer** | **Mark Breathwick****Head of Housing** |
| **Date**  | **July 2020** |