

# Health Inequality Impact Assessment Findings Report

Local Housing Strategy: Appendix 1

West Dunbartonshire Council

# Introduction

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The recent Covid-19 pandemic and the associated lockdowns has put health and wellbeing at the forefront of everyone's mind and as such we have become more acutely aware of how the homes and places we live in can help, or hinder us to live healthily and happily.

The local housing strategy sets out our five year strategy for housing of all types and tenures in the local authority area and we want to be ambitious. As such, we intend that health and wellbeing will act as a golden thread throughout all of the chapters and actions.

To enable this we decided to take a health inequalities impact assessment (HIIA) approach to our equalities requirements. This report sets out the discussions we had throughout the HIIA process and aims to demonstrate how we have included our findings into our strategy and ultimately our actions and ambitions which result from the strategy.

In this report we will set out what is a health inequalities impact assessment, our approach to carrying one out and then provide a summary of our findings.

## What is a Health Inequalities Impact Assessment (HIIA)?

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Health Inequalities Impact Assessment (HIIA) is a tool to assess the impact on people of applying a proposed, new or revised policy or practice. HIIA goes beyond the public sector's [legal duty of the Equality Act 2010](#) to assess impact (EQIA) by assessing the impact of the strategy:

- On health inequalities
- With regard to protected characteristics
- On human rights
- On socioeconomic circumstances.

In April 2018 legislation came into force called the [Fairer Scotland Duty](#). It asks public bodies to 'pay due regard' to how they can reduce inequalities of outcome caused by socioeconomic disadvantage. The Scottish Government guidance is still in the interim stage of a three year implementation period. However, we believe the HIIA considers potential financial and social impacts to meet this 'due regard.' The HIIA prompts thinking about potential

differential impacts based on income, employment, social and cultural status.

[For more information see the Equality and Human Rights Commission Guide](#)

## Approach

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Health Inequalities Impact Assessments are a relatively new tool within the housing sector and we understand we are one of the first to apply the HIIA format to a Local Housing Strategy. Therefore, we needed to be relatively innovative and work in partnership with our colleagues in HSCP (Health and Social Care Partnership).

We began the process in October 2020 and carried out research into different options before settling on using the WDC equalities structure as the starting point and adding to it with a number of cross cutting categories to create our own template which aimed to encourage debate and discussion around the potential impacts.

We decided that we needed to carry out five individual assessments for each chapter in this project to ensure that we thought about potential impacts, both positive and negative for each theme. This made the process more manageable than doing one overall HIIA and had the added benefit of helping us to identify a number of major themes and actions which cross over all themes.

We carried out each of the HIIA's using Microsoft Teams with a range of internal stakeholders relevant to the chapter being assessed. We had the shared template on the screen with someone acting as scribe and another acting as the questioner encouraging thinking and prompting participants to think about impacts. This format worked relatively well and for each assessment we carried out the process became smoother.

The findings from those assessments have been consolidated into this document alongside associated research which we carried out along the way. The summary section summarises our findings and the key areas, where as a result of our HIIA, we intend to take action. This was, and remains, a new and innovative approach to carrying out a HIIA and there are things we would do differently were we to do it again and we would hope that going forward that the processes and approach will continue to evolve as we use this helpful and thought provoking tool more.

# Key findings

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## **Key Finding 1: High quality homes benefit everyone**

In each HIIA assessment a common finding which emerged was that high quality homes are the core of good health and wellbeing for everyone.

This applies across all of our groups and cross sections and is reflected in our actions and ambitions for this strategy, as set out below:

- Developing and delivering with our partners more affordable housing, building upon recent successful new build developments
- Promoting our energy efficiency advice service to help WDC residents make their home more energy efficient & ready for climate change
- Deliver upon our asset management strategy and investment programme for our own homes
- Supporting owners and landlords to invest in their homes and include them in area based schemes where appropriate
- Work with our partners to prevent homelessness including mitigating against structural challenges such as those facing younger households in accessing quality housing.

## **Key Finding 2: New homes offer an opportunity**

For many of our groups discussed in our HIIA it was highlighted that new homes offer a great opportunity to deliver homes that meet their needs where this might be challenging within existing stock.

New homes also offer an opportunity to develop highly energy efficient homes which contribute to climate change and fuel poverty ambitions. Therefore we are in agreement that the benefits from new homes should be maximised and thus this is reflected in our strategy:

- All affordable homes developed in WDC will need to confirm to our Design Standard which we will commit to reviewing during the lifetime of the strategy including energy efficiency standards and wheelchair requirements.
- All homes need to meet Housing for Varying Needs (HfVN) and we understand that this is under review and we hope this will help improve future proofing of homes across all tenures.
- We will carry out an older persons housing review and look to develop more dementia and older person appropriate housing to cater for demographic change.

- We will continue to work with colleagues in HSCP to develop homes for those with specialist or particular needs e.g. supported living homes.

### **Key Finding 3: Places need to be many things to many people**

Our homes sit within places and our HIIA process identified the importance of these places to health and wellbeing because how people experience and feel about the places around them shapes their behaviour for example their propensity to walk to the shops or use local greenspace for exercise or play.

The process also identified that there may sometimes feel like there is conflict for example as we move towards active travel and encouraging walking it is important that these initiatives are inclusive of all different forms of active travel e.g. wheelchairs, prams, mobility scooters.

These feelings are often closely linked to protected characteristics and we identified that for many groups good places would look quite similar; regular public transport, quality, wide, well lit and overlooked paths which take you to local amenities such as schools and parks.

These findings are reflected in our strategy as set out below but the HIIA also identified this is an area where we don't have control over all the factors and therefore we need to consider the role that housing can contribute to these ambitions;

- As per the Local Development Plan 2 all new developments must take a place based approach which puts green infrastructure first
- We will aim to complete a 20 minute neighbourhood review every year working with colleagues in other departments to ensure places appropriate to
- Places should reflect the ambitions and needs of the local community as such tenant and resident engagement is vital and we will commit to delivering our Involving You participation strategy.

### **Key Finding 4: Conscious about our communication**

Our HIIA process identified that communication processes such as engaging residents about new developments, or when organising repairs to tenant's homes or dealing with people on a day to day basis is an area where there is always room for improvement and offers an opportunity to put health and wellbeing at the forefront.

The HIIA process identified in particular the importance of easy to complete forms to help people access housing, support or information should be prioritised. This information should be available in a variety of formats to help

mitigate against digital exclusion. We also identified training may be required to help raise awareness and understanding of options around interpreters and working with people whose first language is not English.

We also identified that communication should take a person centric approach. For example through having consistent contacts for tenants and residents can be reassuring when change is taking place for example common works to a block of flats and likewise notes of best way to contact can help ensure communication is easy e.g. email for those who prefer written communication or may work alternative hours.

This also means we must practice listening and as such developing opportunities for tenant and resident engagement are vital. Our current tenant engagement strategy builds upon previous success in this area and thus we can develop our approach further but this will require a joined up approach across different areas of the council housing service.

Consequently, we have taken an action which covers all of the local housing strategy to review our approaches to communicating with our tenants and residents intending to take feedback to reflect how they want to be communicated with.

Action: Review our approaches to communication with tenants and residents and listen to how they would like to be communicated with.

### **Key Finding 5: Develop information, raise awareness and offer training**

Our HIA process identified that there are a number of areas where we do not have information or we would like to increase our own, and our wider team, awareness and understanding. As such we have identified a number of areas, highlighted throughout the strategy, where we would like more information and intend to gather this or carry out research.

Some of this information relates to our residents for example we are lacking information about those with LGBTQI protected characteristics and have identified the need to develop a pathway for when people with these characteristics experience homelessness but we would like to extend this to ensure our communication is inclusive and this may require training and awareness raising.

Meanwhile, other information gaps identified relate to technical understanding and awareness raising for example around energy efficient heating systems and their impact upon fuel poverty or options for alternative tenures and may require research and investigation.

We have also identified a need for training for example on supporting mental health, autism and LGBTQI+ and may identify more during the lifetime of this strategy.

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## Thinking about those with protected characteristics:

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**Age: older people; middle years; early years; children and young people.**

Broadly, the proposed local housing strategy was found to have a positive impact on people of all ages and the biggest risk factor was the prospect of it not being delivered. However, there were some important nuances discussed briefly below.

For children, the major positive impact identified was the link between housing costs and child poverty (JRF 2021, Clair 2019). The delivery of more affordable housing was identified as an important contributing factor but investment in all housing, made either by landlords or owners, which reduce fuel costs was also considered important. Indeed, fuel poverty and quality of housing are important drivers in children's overall health and wellbeing including physical health and education attainment (Save the Children, 2008, Public Health Scotland, 2021)

Looking beyond the home, we also identified the importance of quality green spaces and access to amenities for children for example through facilitating, and creating, space for play children experience physical and mental health benefits (Mind 2018, Richardson et al 2017).

Young adults (16-25) were identified as a group over represented in our homeless application and whilst increasing the supply of homes was considered to be a positive there are structural factors beyond our control such as welfare reform which are worsening housing choice for this group. Homelessness can be linked to poor health and wellbeing and prevention is vitally important, particularly for young people who may be vulnerable (Hetherington and Hamlet, 2017).

For those in their middle years (25 to 65) other factors such as socio-economic factors, marital status or disability are more likely to be influencing factors upon their health and these are covered more in the following sections.

Finally, for older adults due to the changes in health, lifestyle and income which are often associated with, and experienced by, this age group there are a number of areas this strategy could impact upon.

Firstly, thinking about health changes, helping people to stay in their own home has been shown to have positive implication for health and wellbeing. For those for which that is not, or no longer an option, development and availability of purpose built accommodation is important (Golant 2015, Fox et al 2017).

Secondly, thinking about lifestyle and income, retirement often coincides with more time in the home which can result in increased fuel bills resulting in households experiencing fuel poverty. Cold homes have been shown to have a negative impact on health and well-being (Pollard et al 2019). Supporting households to reduce their fuel bills through energy efficiency measures was identified as important but there were a number of challenges to be tackled including how to encourage and support older owner occupiers who are often asset rich but cash poor invest in their homes.

This highlighted a need to help owner occupiers of all ages and private landlords become knowledgeable about how to improve the energy efficiency of their home. This also applies to local authority and registered social landlord tenants for whom there is a need to balance investing in homes with rental increases so as to not place people in poverty due to increases in their housing costs to pay for the investment.

**Disability: physical impairments; learning disability; sensory impairment; mental health conditions; long-term medical conditions.**

Broadly it was felt that the strategy would have a positive impact on people with disabilities.

Newly built homes which can have features such as level access and wider doors “*designed in*” were identified as an important means through which to help those with physical impairments live in independently and/or receive care more easily (Carnemolla and Bridge 2007, Equality and Human Rights Commission Scotland, 2018). The supply and availability of appropriate affordable homes was identified as important because often those with physical impairments often have higher costs of living e.g. transportation and



access to affordable housing was considered a means to reduce household costs (Disability Rights UK 2020).

All homes regardless of tenure should be future proofed and adaptable to changing household requirements e.g. respond to short and long term changes in ability or medical conditions. This ambition is part of the Scottish Government's Housing to 2040 vision and we understand a review of housing for varying needs is underway and we welcome these developments.

Supply and access to affordable housing was identified as an important factor for all types of disability for example through the provision of specialist accommodation for those with learning difficulties or by reducing financial stress and increase security for those with mental health conditions (Public Health Scotland, 2021, Summer Foundation 2021).

Thinking more broadly about mental health and wellbeing quality homes in attractive and safe areas were considered an important factors in supporting mental health and wellbeing (Housing Options Scotland 2019, Garnham et al, 2021).

Our HIA process also identified the need to think about different group's experiences of our places for example those who use wheelchairs or scooters and the potential for conflict when walking is encouraged as part of climate change ambitions and therefore the need to take an inclusive approach which takes consideration of those using other modes of travel e.g. wheelchairs, scooters (Gorman et al, 2021)

Corporate communications were identified as an area where steps have been taken e.g. making information available in various formats but there is potential to be doing more to ensure that the experience of engaging with the housing service could be considered inclusive. For example how we tell people about asset management works taking considering of those with sensory impairments (Housing Options Scotland 2019).

The HIA process identified that the strategy should have a positive impact upon people with these characteristics but the process identified that funding could prove a challenge particularly for the Housing First model which is only has budget from the Scottish Government for three of the next five years covered by the strategy. This model provides significant support to those with complex needs and should funding not be extended then these may require support from elsewhere.

## **Marriage & Civil Partnership: people who are married, unmarried or in a civil partnership.**

The HIA process identified that much like other groups the strategy will broadly have a positive impact on this group. However there were a couple of areas which highlight that marital status can impact upon housing options.

Our homeless statistics demonstrate that single adults and lone parents account for significant share of presentations suggesting that to some extent being in a couple can be protective from financial shocks which impact upon access to housing (Mulder, 2013). Having housing options available to people across different tenures and types can help households access the right housing at this time.

It is also important to highlight the role that appropriate accommodation can play for those with disabilities or health conditions in helping them have, and sustain, relationships and partnerships (Housing Options Scotland 2019) Conversely, it is vitally important that should someone need or wish to leave a relationship, particularly an abusive one, that there is support and housing there to enable them to do so (Kelda, 2019). Our No Home for Domestic Abuse approach policy supports people to access safe housing and enables perpetrators to be removed from the home.

For younger households (under 35) without children welfare reform has had a significant impact on their ability to access support with their housing costs. Evidence shows that this group can be vulnerable and supporting them to access and sustain housing deliver benefits (Hetherington and Hamlet, 2017, Anderson, 2007). Therefore we have introduced policies to mitigate against this in the social sector through shared living pilots and similar initiatives. We have also launched a Help to Rent scheme which helps people access the Private rented sector.

## **Pregnancy and Maternity: women before and after childbirth; breastfeeding.**

The HIA process identified that much like other groups the strategy will broadly have a positive impact on this group.

Quality homes are important for people of all ages but can particularly impact upon young children, and their parents, who often spend more time in the home (Singh et al 2019, Garnham et al, 2021). Thus this reiterates the

importance of ensuring our homes are high quality regardless of tenure or type.

Our places were the location where this strategy has the potential to have a positive impact for this group for example the focus on walking should take into consideration design for buggies and prams to allow parents to walk or wheel to local amenities.

Likewise local green spaces are an important amenity for new parents for example playparks which should be well maintained and overlooked to ensure passive surveillance and safety for children (Douglas et al, 2017).

Parents post childbirth can be vulnerable and therefore it is important the housing service work with other service areas to support them (Barlow, 2015). This may become particularly important once the Prevent Duty is introduced which will put a statutory duty on other public bodies such as the NHS to act to prevent homelessness.

Further, we need to ensure need to ensure that we remove physical, and other barriers to accessing support for example step free access and making space available for breastfeeding parents. This is an area for investigation and potential improvement or change for example offering to meet in more suitable places.

**Race and ethnicity: minority ethnic people; non-English speakers; gypsies/travellers; migrant workers. Including refugees and asylum seekers**

The HIA process identified that much like other groups the strategy will have either a neutral impact or positive impact on these characteristics but the process identified a couple of areas where awareness is merited.

Firstly, languages and communication. We make information available in different languages but it was identified that this needs to continually evolve and staff training should be revisited regularly to ensure we are following best practice and engaging with our communities in the best way for them.

Secondly, we have an established permanent gypsy travellers community at Dennystoun Forge where we have worked to meet, and would like to exceed, minimum standards. In many respects the community who lives here have different needs from the travelling community who require temporary sites but like everyone both groups require safe places to call home with good amenities nearby (Scottish Government 2020). Research has shown that people from the gypsy travelling communities often have worse health

outcomes than the general population but suitable, quality accommodation options can help mitigate against some of this (Scottish Government 2020)..

Therefore, housing colleagues will work with planning colleagues to ensure sites are available and the accommodation options on these sites suit the resident's requirements. If this doesn't, or is not able to, happen due to community concern there is a risk for our gypsy travelling communities that they will not be able to be accommodated appropriately.

Thirdly, our established refugee resettlement team ensures that we support people to access temporary and supported accommodation and we have a duty to assistance through homeless service. Housing can be important in helping people settle into communities after the often stressful and challenging process of seeking refuge. This has been shown to the positive for health and wellbeing (Due et al, 2020).

Asylum seekers who have no recourse to public funds are placed in a very difficult position and places pressure on homeless services. Whilst we always try to help people there are structural challenges beyond our control which have clear impacts upon health and wellbeing. For example asylum seekers have limitations placed on them by the immigration service which makes it hard to access employment and therefore links to council support services such as Working4U can be beneficial.

These highlighted areas have a common theme and it is acknowledges that moving to a new country, whether voluntarily or not e.g. refugees or asylum seekers, can make you vulnerable and therefore it is important we seek to support people because we know this is good for health and wellbeing.

### **Religion and belief: people with different religions or beliefs, or none.**

The HIA process identified that much like other groups the strategy will broadly have a positive impact on this group.

New homes are rarely designed with religion in mind but quality housing, either new or existing, is important in allowing people to live the life they wish or be able to have their friends and family over for religious occasions such as Christmas, Hanukah and Eid.

Indeed, our places and communities also are an important factor, safe and easy access to amenities including religious buildings and places can help people be part of the local community and enjoy where they live, and these

same building can be helpful in the recovery from Covid-19 when they act as community anchors (University of York, 2021) Therefore this should be considered as part our analysis of amenities.

Our housing support services provide support to people of all religions and believes but we have identified that it is an area of limited statistics because not requested officially.

### **Sex: men; women; experience of gender-based violence.**

The HIA process identified that much like other groups the strategy will broadly have a positive impact on this group – good quality housing options of types and tenures gives people choice. However, we did identify a couple of areas where sex can be an important factor.

We also noted that the gender profile of households experiencing homelessness changes over the years and we need to take consideration of this within the Rapid Rehousing Transition Plan. Further, we have introduced policies to support those experiencing domestic abuse and our officers are experienced in working with third sector agencies and taking a multi-agency approach to ensure that people are protected from the perpetrators.

Someone's sex can determine how safe or how vulnerable they feel when walking, wheeling or cycling places (Roberts et al, 2020) and we identified that if we are going to encourage people to choose active travel then they have to feel safe to do and thus places need to be well lit, well maintained streets which offer passive surveillance etc. This isn't an area housing has control over and will require working with planning, roads and lighting amongst other council departments.

The process did identify areas for improvement primarily around how we approach households that are nervous about having tradespeople in their home due to previous experiences of violence and how we can best use our liaison officers to reassure and mitigate any concerns.

### **Sexual orientation: lesbian; gay; bisexual; heterosexual.**

The HIA process identified that much like other groups the strategy will broadly have a positive impact on this group – good quality housing options of types and tenures gives people choice.

We know that people with LBQTI+ characteristics can, and do, experience stigma in many areas of their lives including in housing and this can result in increased inequalities for this group (Scottish Government 2017).

This is demonstrated in our homeless statistics which evidence that this group are often over-represented and as such we intend to develop a LBQTI+ pathway to support people with these characteristics. We also expect increased requirements from the Scottish Government and we will use our monitoring information and work with service users to develop this pathway. We will complement our new pathway with staff training across the housing teams in order to ensure increase awareness of unconscious bias and limit discrimination. We will encourage our strategic partners to do the same.

The HIA process also identified that like other groups feelings of safety in our places and communities are vital important for example levels of lighting, pathways links closely to feelings of vulnerability (Roberts et al, 2020). As noted above, this isn't an area we have full control over but we will aim to work with colleagues in other teams to improve.

We would like to gather information to help understand if the discrimination or stigma experienced by the LGBTQI community is resulting in access to less energy efficient properties or hesitancy about seeking advice. Likewise, we would like to understand if there are steps we should take to make our supported, specialist or particular housing more LBBTQI inclusive or friendly. We will investigate this as part of our staff training exercises.

Ultimately, this strategy should have a positive impact but there is a potential for negative outcomes if it is not taken forward or fully invested in because LGBTQI communities may experience discrimination which could have been mitigated.

### **Gender Reassignment: people undergoing gender reassignment**

The HIA process identified that much like other groups the strategy will broadly have a positive impact on this group – good quality housing options of types and tenures gives people choice and should be free of bias.

However, similar to other groups within this report, this group may experience stigma and discrimination which impacts upon their housing options in respect of the types, locations or quality of homes they live in and we know that there are strong correlations between both quality of homes, connection to community and wellbeing (Scottish Trans Alliance, 2013).

As noted for other groups, we would like to understand if there are challenges for people with these characteristics in terms of the quality of their home and concerns about asking for support or accessing supported, specialist or particular housing. Also similarly to other groups the quality of public space and its ability to make people feel safe was identified as important for this group and therefore this reinforces the actions in this area set out above.

We identified that this is an area where we have very little information and therefore we will seek to carry out an information audit, then build both information and carry out training with the goal of ensuring awareness for example ensuring the use of preferred pronouns is built into council communication structures. This will require staff training and ongoing awareness raising and will encourage our partners to do the same.

### **Social and Economic Impact: Low income**

The HIA process identified that much like other groups the strategy will broadly have a positive impact on this group but should the actions and ambitions are not achieved or delivered then there could be negative consequences.

The HIA process identified having a low income can reduce housing choice for example the tenure, types and location of homes which a household can afford to live in. The HIA process particularly the case for young households or single adult households and this is reflected in our homeless presentation statistics but there is also an important cross over with those whose low income means they cannot afford to maintain their home.

The HIA identified that access to affordable housing options can deliver a number of benefits for those with low incomes. Social rented properties in particular were identified as beneficial and have been linked to reductions in child poverty through reducing housing costs (JRF 2021). The need for more affordable homes was identified in the strategy and there is a positive impact to be had from delivering these homes alongside our strategic partners, however there could also be negative impacts from not enough homes being available to meet need.

Beyond building more affordable homes the HIA process identified the importance of our Working4U service in helping people on low incomes access the support they are entitled to for example winter fuel payments or access employment or training. It was identified that we should continue to promote their services, particularly in light of the challenges which continue around Universal Credit and other structural factors such as fuel costs.

This led to a discussion about overall housing costs. Energy efficiency measures can help reduce fuel bills and thus can play an important role.

However, low income owner occupiers may not have the funds to invest in their properties to achieve these benefits (House of Commons, 2018). The strategy aims to promote our energy advice service and we will continue to monitor the criteria for area based schemes to ensure that these target those who will most benefit.

The HIA process also highlighted that our identified housing regeneration areas link to SIMD data, among other factors, and focuses attention on the areas where there are concentrations of poverty and low incomes households. 20 minute neighbourhoods should benefit people of all income levels but in particular those on low incomes by ensuring they can access amenities locally for example green infrastructure and good quality public transport. Research shows poor amenities can worsen experiences of poverty for example poor quality local retail (Social Market Foundation, 2018)

Finally, specialist, supported or particular needs housing can deliver a number of benefits to those who require it. If the accommodation is affordable, it can reduce housing costs and we know that many with specialist needs for example wheelchair users have higher costs of living (Disability Rights UK 2020). Specialist accommodation can also facilitate independence and enable people to seek employment, training or become more confident in participating in their community helping reduce feelings of isolation (Equality and Human Rights Commission Scotland, 2018).

Therefore, the actions and ambitions set out in this strategy have the potential to deliver a number of benefits but like many areas in this strategy should they not be achieved then there are potential negative consequences.

## Population groups and factors contributing to poorer health

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In this section we sought to discuss cross cutting areas which impact upon particular population groups such as carers, looked after children and young adults, those living in remote areas and those experiencing stigma and discrimination.

Broadly, the strategy was found to be beneficially to these groups for similar reasons to those set out above for example through the provision of homes suitable to a variety of needs, home office space helping children and adults with their education and helping to build resilience and tackle stigma and discrimination. The exercise also reiterated the importance of accessibility of



amenities, spaces and services to everyone e.g. schools, transport links and retail.

However, the exercise also identified the economic importance impact of the strategy and the need to ensure that benefits to the local economy are maximised and procurement approaches ensure staff are paid appropriately and treated well. This is established within our own existing procurement practices and we will seek to build upon these across new build developments, asset management and any other procurement programme. We would hope this would apply not just to our projects but all new homes development investment in West Dunbartonshire but we can only control for our own projects. The importance of this is evidence in the graphic below from Public Health Scotland which shows the cross cutting impact of the new build development programme.



## Human Rights

This part of the exercise also sought to understand if the strategy would impact upon human rights and the exercise identified that it would have a positive impact because it seeks to ensure everyone lives in, and has access to, a quality home. We welcome the Scottish Government's ambition to recognise the right the adequate housing as a human right.

The United Nation sets out the seven conditions that must all be present if a State is to meet its obligations in terms of 'the right to adequate housing'. These are set out below, if not already the case we believe are captured in our ambitions and actions within the strategy.

- **Security of tenure:** All persons in all tenures should have sufficient security of tenure to guarantee legal protection against unwarranted eviction, harassment and other threats.
- **Affordability:** Housing related costs should not threaten or compromise the attainment and satisfaction of other basic needs such as food, education and access to health care.
- **Habitable housing:** A home should guarantee the physical safety of its occupants and provide them with adequate space as well as protection from cold, damp, heat, rain, wind or other threats to health, structural hazards, and disease vectors.
- **Availability of services, materials, facilities and infrastructure:** A home should contain facilities vital for health, security, comfort and nutrition, such as 10 access to safe drinking water, adequate sanitation, washing facilities, food storage, refuse disposal and energy for cooking, heating and lighting.
- **Accessible housing:** Housing should cater for a diversity of needs including the specific requirements of disadvantaged and marginalised groups.
- **Location:** Housing should not cut off occupants from job opportunities, schools, childcare, healthcare and other services or facilities, or be located in polluted or dangerous areas.
- **Cultural adequacy:** Housing should respect and allow for the expression and preservation of cultural identity and different ways of life.

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This list is not exhaustive of reading and research carried out for this HIA, it simply covers those papers referenced.

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