



South Kesteven District Council

Equality Analysis (Stage 1)

Local Authority Mortgage Scheme

Finance	Lead officer: Daren Turner	Date of Analysis 30 th January 2012
	Assessors: Lucy Youles Richard Wyles	
	Neutral Assessor: Carol Drury	

1. Name and description of policy/service/function/strategy :

Local Authority Mortgage Scheme.

Sector Treasury Management Services (The Council's Treasury Management Advisors) have developed a national scheme, initially in conjunction with the Lloyds Banking Group, to allow Councils to provide support to first-time buyers. The scheme provides help for potential buyers who can afford mortgage payments – but not the initial deposit – to get on to the property ladder.

Currently, home mortgage lenders are typically prepared to lend a maximum of 75-80% loan to value, even if the applicant can afford a 95% mortgage. The applicant therefore requires a substantial deposit. Many potential first-time home-buyers do not have the funds needed for such a deposit.

The adoption of the LAMS scheme will contribute to the fulfilment of the council's strategic aims and objectives by enabling first-time buyers to enter the housing market within the district, and subsequently to contribute to its social, environmental and economic well-being. It is a customer and community focused initiative, providing practical assistance to first-time buyers, whilst freeing up social housing for those in greater need.

Potential buyers who qualify under the criteria for LAMS will approach the lender (Lloyds Banking Group) directly and the lender will deal with the Council. The Council will not know the identity of the individuals concerned and will have no role in approving individual mortgages.

Is this a new or existing policy?

This scheme is new to South Kesteven District Council but has been in operation in other Authority areas since 2009. A policy is being developed for approval by Council.

2. Complete the table below, considering whether the proposed policy/service/function/strategy could have any potential positive, or negative impacts on groups from any of the protected characteristics (or diversity strands) listed, using demographic data, user surveys, local consultations evaluation forms, comments and complaints etc.

Equality Group	Does this policy/service/function/ strategy have a positive, or negative impact on any of the equality groups? Please state which for each group	Please describe why the impact is positive, or negative. If you consider this policy etc is not relevant to a specific characteristic please explain why
Age	Positive	LAMS will give the opportunity to all sectors of the community – provided they are a first-time buyer - to purchase a property in South Kesteven thereby potentially freeing up the social housing market
Disability	Positive	As Above
Race	Positive	As Above
Gender Reassignment	Positive	As Above
Religion or Belief	Positive	As Above
Sex	Positive	As Above
Sexual Orientation:	Positive	As Above
Pregnancy and Maternity	Positive	As Above
Marriage and Civil Partnership	Positive	As Above

Carers	Positive	As Above
Other Groups (e.g. those from deprived (IMD*) communities; those from rural communities, those with an offending past)	Positive	As Above

*(IMD = Indices of multiple deprivation)

3. What equality data/information did you use to inform the outcomes of the proposed policy/service/function/strategy? (Note any relevant consultation who took part and key findings)

Data used to support the development and implementation of the Local Authority Mortgage Scheme includes: The Economic Monitoring Report Nov 11, House Price Analysis 2011 and the supplementary information contained within the report dated 19th January 2012 to the South Kesteven District Council Resources Policy Development Group.

If there are any gaps in the consultation/monitoring data, how will this be addressed?

Follow-up reports on the effectiveness of the Scheme which will include an anonymous breakdown of information relating to successful applicants will be provided by the Lender (Lloyds Banking Group) to the Authority over the five year period of operation of the Scheme.

4. Outcomes of analysis and recommendations (please note you will be required to provide evidence to support the recommendations made): Please tick one of the options.

- a. No major change needed: equality analysis has not identified any potential for discrimination or for negative impact and all opportunities to promote equality have been taken



Signed (Lead Officer):

Daren Turner. Strategic Director – Corporate Focus

Date completed: 1st February 2012