

EQUALITY IMPACT NEEDS ASSESSMENT

Policy/Service/Procedure to be assessed	Proposed Designation for Selective Licensing of the Private Rented Sector – Netherfield Ward
Assessment completed by:	Food, Health and Housing Manager
<p>Aims/objectives of the Policy/Service/Procedure</p> <p>Selective licensing is a regulatory tool provided by the Housing Act 2004. Part3</p> <p>Selective licensing is a regulatory tool provided by the Housing Act 2004. Part 3 of the Housing Act 2004 (the Act) sets out the scheme for licensing private rented properties in a local housing authority area. Under section 80 of the Act a local housing authority can designate the whole or any part or parts of its area as subject to selective licensing. Where a selective licensing designation is made it applies to all privately rented property in the area.</p> <p>The Council is proposing to implement a selective licensing scheme in a designated area which covers the residential area of the Netherfield ward– see map at the end of EIA.</p> <p>Under the proposed designation, all privately rented houses (as defined by the Act) will require a licence; and applications will need to be made to the Council by landlords.</p> <p>Prior to designating a scheme for selective licensing the council must have completed. This EIA is produced following the 12 week public consultation which included 3 public briefings with stakeholders and a meeting with the two main local landlord associations.</p> <p>The consultation on the proposed scheme generated a number of responses which have equalities implications. The document below shows these and sets out how, where possible, the Council intends to respond to them in progressing the scheme</p> <p>One of the key benefits which licensing is perceived to bring is an improvement in the management and condition of private rented accommodation in Netherfield where a large number of vulnerable residents are housed.</p>	

Who are the customers and stakeholders of this service?	
<p>Tenants living in private rented accommodation in Netherfield. Landlords and managing agents of private rented accommodation in Netherfield Landlord associations such as EMPO and NLA Residents & Businesses in the Netherfield ward Councillors Partner organisations such as Nottinghamshire Police, Nottinghamshire Fire and Rescue, Public Health.</p>	
Detail below what information you already have about the impact this policy/service/procedure has on the following groups including results from consultation, complaints, census:	
Black and minority ethnic people	3% of respondents to the consultation were from the BME group
Men/women and trans	48% of respondents were men 39% were women 14% would prefer not to say
Disabled people	15% of respondents reported that their day to day activities are limited because of a health problem or a disability which has lasted, or is expected to last, at least 12months.
Gay/Lesbian/bisexual People	No data recorded
People from different faiths	The 2011 Census data shows that 57.1% of the population are Christian, 31.7.% of no religious belief and 1.4% are Muslim, with 7.1% following a not stated religion
People of different ages	No under 25s respondent to the consultation 13% were aged 25 to 34

	<p>19% were aged 35 to 44 26% were aged 45 to 54 18% were aged 55 to 64 13% were aged 65 to 74 1% were aged 75 to 84 11% would prefer not to say</p>
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How will this policy/service/procedure impact on the following groups:		
	Positive impact	Negative impact
Black and minority ethnic people	<p>Improved housing conditions and property management in the private rented sector.</p> <p>Improved health and wellbeing /life chances/opportunities as a result of improving housing.</p> <p>It is hoped the scheme will help to tackle crime and ASB issues in the PRS.</p>	<p>It is hoped the benefits will outweigh the disadvantages, but concerns have been raised about potential for rents to increase due to the fees of the scheme. It is considered that spread over 5 years the fees are minimal. As a result of feedback in the consultation it is proposed to introduce a 2 part fee to help spread the costs and also to reduce the total licence fee and offer a greater discount for accredited landlords.</p>
Men/women and trans	<p>It is not envisaged that this sector of society will impacted in a different way than outlined above.</p>	<p>It is not envisaged that this sector of the community will impacted in a different way than outlined above.</p>
Disabled people	<p>As stated for the BME sector but also greater signposting to support and grant assistance services such as the Disabled Facilities Grants and Warm Homes on Prescription Service. This is likely to benefit this sector of society positively.</p>	<p>It is not envisaged that this sector of the community will impacted in a different way than outlined for the BME sector.</p>
Gay/Lesbian/bi-sexual people	<p>It is not envisaged that this sector of the community will impacted in a different way than outlined for the BME sector.</p>	<p>It is not envisaged that this sector of the community will impacted in a different way than outlined for the BME sector.</p>
People from different faiths	<p>It is not envisaged that this sector of the community will impacted in a different way than outlined for the BME sector.</p>	<p>It is not envisaged that this sector of the community will impacted in a different way than outlined for the BME sector.</p>
People of different ages	<p>It is not envisaged that this sector of the community will impacted in a different way</p>	<p>Feedback from the consultation has suggested some older landlords and managing agents may</p>

	<p>than outlined for the BME sector. Older people are more likely to be affected by health and mobility conditions, it is envisaged that through the licensing process the council will be able to signpost more eligible customers to services like the Disabled Facilities grants service and Warm Homes on Prescription. This is likely to benefit this sector of society positively.</p>	<p>be less familiar with completing online licence applications. We will provide advice and support for submitting licence applications and provide the facility to receive paper based applications and associated documents.</p>
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What changes could be made to the policy/service/procedure to address any negative impacts?

As a result of feedback through the consultation process it is proposal to reduce the licence fees, introduce a 2 part licence fee to help spread the cost and offer a greater discount for accredited landlords.

We will accept paper based applications forms and associated documentation but there will be a charge for receiving the information in this format as there will be additional processing costs for the Council.

What monitoring will be carried out to ensure this policy/service/procedure meets diverse needs

The service will be targeted at all private rented homes within the Netherfield ward. Should particular diversity needs become identified through the project then the scheme will adjusted to ensure that any particular sectors of the community are not disadvantaged.

What actions will be included in your service plan arising from this assessment?

Action	Outcome	Date?	Who?

Are you satisfied that all aspects of this policy/service/procedure have been thoroughly assessed for all the strands of diversity and that no further investigation is required? **Yes**

If no then a fuller impact assessment is required.

Signed..... (manager) Signed..... (Corporate Equality Representative)

Designated area for Selective Licensing – Netherfield ward 2018

