

Private Sector Renewal Policy

Equalities Assessment

April 2016

Private Sector Renewal Policy – Cabinet – 05/04/2016 – Appendix 2

Section 1 – General Information (Aims and Objectives)

Name:	Private Sector Renewal Policy
Purpose:	The policy sets out the Council’s position on direct grant funding to owner occupiers and private sector landlords and tenants.
Aim / Objective:	To improve the living conditions for residents who live in private sector housing within the borough through the allocation of financial grants to carry out works to private sector properties.
Who is expected to benefit from the proposal?	Vulnerable or low income owner occupiers and tenants and people in housing need who will be rehoused in the private sector

Service area:	Development and Renewal
Team name:	Strategic Housing
Service manager:	Alison Thomas
Name and role of the officer completing the EA:	Martin Ling – Housing Strategy Manager

Section 2 – Evidence (Consideration of Data and Information)

What initial evidence do we have which may help us think about the impacts or likely impacts on service users or staff?	<p>According to the council’s private sector stock condition survey, the private rented housing sector is now the largest housing sector in the Borough and it is growing rapidly. The cost of owner-occupation and private renting is very high in the Borough. The table below details the tenure breakdown for the borough.</p> <p>Comparison of Housing stock by tenure, April 2011</p> <table border="1"> <thead> <tr> <th>Tenure</th> <th>2003</th> <th>%</th> <th>2011</th> <th>%</th> </tr> </thead> <tbody> <tr> <td>Owner occupied</td> <td>27,308</td> <td>31</td> <td>25,339</td> <td>23</td> </tr> <tr> <td>Council owned</td> <td>24,200</td> <td>28</td> <td>12,500</td> <td>12</td> </tr> <tr> <td>Registered Providers</td> <td>17,828</td> <td>20</td> <td>26,484</td> <td>24</td> </tr> <tr> <td>Private rented sector</td> <td>17,513</td> <td>20</td> <td>41,870</td> <td>39</td> </tr> <tr> <td>Shared ownership</td> <td>500</td> <td>1</td> <td>2,000</td> <td>2</td> </tr> <tr> <td>Total</td> <td>87,349</td> <td>100</td> <td>108,193</td> <td>100</td> </tr> </tbody> </table>	Tenure	2003	%	2011	%	Owner occupied	27,308	31	25,339	23	Council owned	24,200	28	12,500	12	Registered Providers	17,828	20	26,484	24	Private rented sector	17,513	20	41,870	39	Shared ownership	500	1	2,000	2	Total	87,349	100	108,193	100
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<p>A substantial number of these homes are occupied by elderly or vulnerable households on low incomes or in housing need, nominated by the Council.</p>																																				
<p>The Council has a duty under Part 1, Chapter 1, Section 3 of the Housing Act 2004 to review housing conditions in their district. Where housing conditions are found to require improvement, assistance can be provided under the terms of Article 3 of the Regulatory Reform (Housing Assistance) Order 2002; however a local authority is also required to have adopted a Private Sector Renewal Policy.</p>																																				
<p>The Policy sets out how the Council is able to assist in improving the living conditions for residents who live in private sector housing within the Borough. The Council is proposing to</p>																																				

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do this through the allocation of mandatory disabled facilities grants, home repair grants, Landlords' Improvement Grants and Empty Property Grants.

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Section 3 – Assessing the Impacts on the 9 Equalities Groups

How will what you're proposing impact upon the nine Protected Characteristics?

Target Groups	Impact – Positive or Adverse	Reason(s)
Race	Positive	The Policy sets out the Council's position on direct grant funding to owner occupiers and private sector landlords and tenants. Funding is limited so the policy aims to target elderly or disabled people on low incomes. The funding is ring-fenced and cannot be used for any purposes other than those set out in the policy.
Disability	Positive	
Gender	Positive	
Gender Reassignment	Positive	The funding is primarily used to carry out minor repairs and improvements, minor adaptations and minor hazard removals in order to make private sector homes safe, secure or more affordable to keep warm. Empty Property Grants will be made available to owners of empty properties who wish to refurbish, demolish and rebuild their property or to convert it into a number of units and make available for letting to people in housing need
Sexual Orientation	Positive	
Religion or Belief	Positive	
Age	Positive	
Marriage and Civil Partnerships	Positive	The Policy will have a positive impact for people of all races, ages, men, women (including pregnant women) and children and people of all religious beliefs or none. Households in the private sector could include people of all sexual orientations and people with gender reassignment. Single people, married people and those in civil partnerships whether landlords, tenants or owner occupiers are eligible to apply for the grants.
Pregnancy and Maternity	Positive	
Other Socio-economic Carers	Positive	<p>The policy sets out how the Council will make Mandatory Disabled Facilities Grants available to all eligible owner-occupiers and private sector tenants so that they can remain living independently in their own homes. A disabled owner-occupier or tenant may apply for a Disabled Facilities Grant for a number of purposes which will primarily improve access and comfort.</p> <p>Older and disabled people can benefit from Home Repair Grants may be made available to owner-occupiers who are over 60, or disabled or infirm, or the parent or carer of a disabled child and in receipt of an income related benefit or eligible tax credits.</p> <p>Empty Property Grants will be made available to landlords who commit to renting out their properties for a specific period of time to a household on the Council's Common Housing Register who are in housing need.</p> <p>Data from the Common Housing Register shows that families with children and including single parent families, particular those from ethnic minority groups are amongst those likely to be in housing need.</p>

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Section 4 – Mitigating Impacts and Alternative Options

From the analysis and interpretation of evidence in section 2 and 3 - Is there any evidence of or view that suggests that different equality or other protected groups (inc' staff) could have a disproportionately high/low take up of the new proposal?

Yes

Older and disabled people on low incomes are most likely to benefit from the Home Repair Grants as the grants are deliberately targeted at these groups as funding is limited.

Disabled households will benefit from Mandatory Disabled Facility Grants as they are specifically allocated to these households.

A range of protected groups will benefit from **Empty Property Grants** as these grants are conditional on the homes being offered to households from the Common Housing Register.

Section 5 – Quality Assurance and Monitoring

Have monitoring systems been put in place to check the implementation of the proposal and recommendations?

Yes

How will the monitoring systems further assess the impact on the equality target groups?

Grant allocation statistics are monitored closely by the Council. These figures will show how many households from the groups with protected characteristics are assisted through the policy.

Does the policy/function comply with equalities legislation?
(Please consider the OTH objectives and Public Sector Equality Duty criteria)

Yes

If there are gaps in information or areas for further improvement, please list them below:

None

How will the results of this Equality Analysis feed into the performance planning process?

The Council aims to ensure the grant is used to assist the most vulnerable households in the borough.

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Section 6 - Action Plan

*As a result of these conclusions and recommendations what actions (if any) **will** be included in your business planning and wider review processes (team plan)? Please consider any gaps or areas needing further attention in the table below the example.*

Recommendation	Key activity	Progress milestones including target dates for either completion or progress	Officer responsible	Progress
Monitor impact of Private sector Renewal Policy			Martin Ling	

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Section 7 – Sign Off and Publication

Name:	Alison Thomas
Position:	Strategy, Sustainability and Regeneration
Date signed off:	

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Section 8 Appendix – FOR OFFICE USE ONLY

This section to be completed by the One Tower Hamlets team

Policy Hyperlink :

Equality Strand	Evidence
Race	
Disability	
Gender	
Gender Reassignment	
Sexual Orientation	
Religion or Belief	
Age	
Marriage and Civil Partnerships.	
Pregnancy and Maternity	
Other Socio-economic Carers	

Link to original EQIA	Link to original EQIA
EQIAID (Team/Service/Year)	