



**East Staffordshire Borough Council
Equality and Health Impact Assessment (EHIA)**

This EHIA documents how you have taken into account health impacts and the requirements of the Public Sector Equality Duty in the decision making process for this function, policy or service.

1	Title of function, policy or service to be assessed: Selective Licensing
2	Date: 31 March 2017
3	Name of EHIA author: Rachel Liddle
4	EHIA team: Rachel Liddle, James Turner, Jayne Corson, Angelique Mellor
5	Head of Service: Mark Rizk
6	Is the policy, function or service existing, new or being reviewed? New
7	<p>State the aims, objectives and purpose of the function, policy or service and provide a summary of the service provided:</p> <p>Following the completion of the private sector housing stock modelling exercise in April 2014 and a review of the local trend in relation to increasing housing complaints, East Staffordshire Borough Council identified the condition of private rented accommodation as a major challenge facing East Staffordshire.</p> <p>An appraisal of additional provisions to improve the standards of housing conditions in the private rented sector was completed in 2016 which identified selective licensing as a suitable option that the council can adopt to proactively improve the housing conditions of poorly managed privately rented properties in the pilot area. The Council recognises it has tools to respond reactively to complaints from tenants. Selective licensing goes further.</p> <p>The Housing Act 2004 gives the council the power to introduce selective licensing to private rented homes within a designated area, with the aim of improving the ongoing management and condition of these properties to ensure they have a positive impact on the neighbourhood. Following the designation of a selective licensing pilot, all private landlords must obtain a license and if they fail to do so, or fail to achieve acceptable management standards, the local authority (LA) can take enforcement action potentially resulting in an unlimited fine or, in extreme cases, assume management control of the property.</p>

The Selective Licensing Scheme Proposal Report considered neighbourhood and local data to identify a pilot area based within the eastern area of Anglesey Ward that would benefit from the introduction of selective licensing. This specific area contains 667 households with a population of 1681, 40% of properties (271) fall within the private rented sector. The area suffers from a wide range of issues including poor property standards, poor management, low housing demand, high levels of anti-social behaviour and crime and is classed as one of the more deprived areas in England. In particular this area of Anglesey ward accounts for the highest amount of housing related complaints within East Staffordshire; house prices are below the average for East Staffordshire with a high amount of vacant properties and the rates for anti-social behaviour and crime are also relatively high for the area. The concentration of private rented properties in the area is significantly higher than average and the impact is therefore more keenly felt by the community.

The objectives of the selective licensing scheme are:

- To improve property conditions within the designated area.
- To improve the management of properties within the designated area
- To improve landlord and tenant awareness of their responsibilities and rights
- To reduce anti-social behaviour caused by private rented tenants
- To reduce the number of empty properties
- To reduce the number of problems associated with private rented properties that contribute to a high level of deprivation
- To improve the image and perception of the area making it a more desirable place to live

The pilot scheme will ensure that all privately rented properties within the designated area are managed to a satisfactory standard, in accordance with legal requirements and best practice. Landlords will be made aware of their responsibilities and tenants of their rights. Other benefits can include:

- properties will be inspected without the need for a tenant to complain about conditions
- tenants will know where to get help when their housing/tenancy concerns are not addressed
- all landlords will have to meet the management standards of the better landlords
- improved housing conditions
- reduction in anti-social behaviour
- improved image and perception of the area

8 Are there any other functions, policies or services which might be linked with this one for the purpose of this EHIA?

Housing Enforcement Policy
 ASB policy
 Housing Strategy
 Homelessness Strategy

9	<p>Who is it intended to affect or benefit (the target population)? Residents, tenants, businesses within the proposed area and landlords that own or rent properties from within the proposed pilot area.</p> <p>The community will benefit from this function because reduced antisocial behaviour coupled with increasing housing demand will make areas become more safe and desirable places to live.</p> <p>Tenants will benefit from improvements being brought to the properties they live in and the management practices of their landlords.</p> <p>Landlords will receive information and support, improved rental income as areas improve, shorter void periods and reduced tenant turnover.</p>																
10	<p>Equality impacts The Public Sector Equality Duty requires public bodies, in the exercise of their functions, to have due regard to the need to:</p> <ul style="list-style-type: none"> • Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act. • Advance equality of opportunity between people who share a protected characteristic and those who do not. • Foster good relations between people who share a protected characteristic and those who do not. <p>Within this table, state whether the policy, function or service will have a positive or negative impact across the following protected characteristics and provide any comments.</p> <table border="1" data-bbox="215 1131 1476 2004"> <thead> <tr> <th data-bbox="215 1131 470 1198"></th> <th data-bbox="470 1131 598 1198">Positive Impact</th> <th data-bbox="598 1131 758 1198">Negative Impact</th> <th data-bbox="758 1131 1476 1198">Comments</th> </tr> </thead> <tbody> <tr> <td data-bbox="215 1198 470 1456">Age</td> <td data-bbox="470 1198 598 1456">X</td> <td data-bbox="598 1198 758 1456"></td> <td data-bbox="758 1198 1476 1456">People more at risk from poor housing conditions due to age will be protected as property conditions will be checked prior to a licence being granted. The risk of rent increases could have an impact on all sections of the community.</td> </tr> <tr> <td data-bbox="215 1456 470 1713">Disability</td> <td data-bbox="470 1456 598 1713">X</td> <td data-bbox="598 1456 758 1713"></td> <td data-bbox="758 1456 1476 1713">People more at risk from poor housing conditions due to age will be protected as property conditions will be checked prior to a licence being granted. The risk of rent increases could have an impact on all sections of the community.</td> </tr> <tr> <td data-bbox="215 1713 470 2004">Sex / gender reassignment / pregnancy or maternity</td> <td data-bbox="470 1713 598 2004"></td> <td data-bbox="598 1713 758 2004"></td> <td data-bbox="758 1713 1476 2004">Although the proposals are not believed to specifically have an adverse impact on these groups, the risk already mentioned of rent increases could have an impact on all sections of the community. Benefits include suitable housing conditions and a reduction of ASB, deprivation, crime and increased housing demand.</td> </tr> </tbody> </table>		Positive Impact	Negative Impact	Comments	Age	X		People more at risk from poor housing conditions due to age will be protected as property conditions will be checked prior to a licence being granted. The risk of rent increases could have an impact on all sections of the community.	Disability	X		People more at risk from poor housing conditions due to age will be protected as property conditions will be checked prior to a licence being granted. The risk of rent increases could have an impact on all sections of the community.	Sex / gender reassignment / pregnancy or maternity			Although the proposals are not believed to specifically have an adverse impact on these groups, the risk already mentioned of rent increases could have an impact on all sections of the community. Benefits include suitable housing conditions and a reduction of ASB, deprivation, crime and increased housing demand.
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Race	X	X	<p>The private rented sector in the proposed pilot are in east Anglesey is made up of a range of ethnic groups. The feedback from landlords state that there is a higher proportion of landlords of Asian descent in these areas but the Council has no data supporting this to confirm with accuracy.</p> <p>Overcrowding is likely to be an issue in some areas and illegal conversions of properties particularly affect some communities.</p> <p>Potential benefit: Improved quality and safety of accommodation for all tenants in the rental market due to the compliance with licensing conditions. Life chances/opportunities are affected by housing. As accommodation improves outcomes should improve. May also improve health and wellbeing as homes are improved.</p>
Religion or belief			<p>Although the proposals are not believed to specifically have an adverse impact on these groups, the risk already mentioned of rent increases could have an impact on all sections of the community. Benefits include suitable housing conditions and a reduction of ASB, deprivation, crime and increased housing demand.</p>
Sexual orientation			<p>Although the proposals are not believed to specifically have an adverse impact on these groups, the risk already mentioned of rent increases could have an impact on all sections of the community. Benefits include suitable housing conditions and a reduction of ASB, deprivation, crime and increased housing demand.</p>
Other			

11.	<p>What evidence do you have for the statements made in question 10?</p> <p>Surveys completed with residents, tenants and landlords as part of the consultation period includes information about poor property conditions, antisocial behaviour and the private rented sector.</p>							
12	<p>Consultation: Describe what consultation has been undertaken on this function, policy or service, who was involved and the outcomes.</p> <p>Surveys completed with residents, tenants, landlords, businesses and stakeholders as part of the consultation over a 10 week period</p>							
13	<p>Briefly explain how the policy, function or service contributes to community cohesion by answering the following questions:</p> <ul style="list-style-type: none"> • How will it provide equality of access to services, information and employment? • Does it or could it promote good relationships within and between communities? • How will it help to prevent social exclusion? • Will it help to reintegrate those who have become excluded? • Will this assist with communities feeling that they are connected to decision making that affects them? • How will it provide good quality, inclusive services? <p>The introduction of selective licensing will improve the health and wellbeing of tenants and provide interventions to combat the exploitation of tenants in the proposed areas. It will encourage landlords to become accredited and provide good quality, well managed homes in the private rented sector.</p>							
14	<p>Health impacts – screening question Will the subject of this EHIA:</p> <table border="1" data-bbox="220 1715 1477 2029"> <thead> <tr> <th data-bbox="220 1715 715 1850"></th> <th data-bbox="715 1715 1094 1850">No (provide a brief explanation of your response)</th> <th data-bbox="1094 1715 1477 1850">Yes (Is this impact positive or negative? provide a brief explanation of your response)</th> </tr> </thead> <tbody> <tr> <td data-bbox="220 1850 715 2029">Have a direct impact on health, mental health and wellbeing?</td> <td data-bbox="715 1850 1094 2029"></td> <td data-bbox="1094 1850 1477 2029">Yes- positive through improved housing conditions and improvement in management standards</td> </tr> </tbody> </table>			No (provide a brief explanation of your response)	Yes (Is this impact positive or negative? provide a brief explanation of your response)	Have a direct impact on health, mental health and wellbeing?		Yes- positive through improved housing conditions and improvement in management standards
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	Have an impact on social, economic and environmental living conditions that would indirectly affect health?		Yes- Positive through improved housing conditions and improvement in management standards
	Have an effect on an individual's ability to improve their own health and wellbeing?		Yes- Positive through improved housing conditions and improvement in management standards
	Affect access to, and the quality of, health, mental health or wellbeing services?		Yes- Positive through improved housing conditions and improvement in management standards. Increased referral to support services by officers if required
	Please refer to the EHIA guidance document. If you answer yes to any of these questions a health impact assessment is required, please complete section 16.		
15	Head of Service signature: I am satisfied with the results of this EHIA.		

16. HEALTH IMPACT ASSESSMENT¹

To be completed if you have answered yes to any of the health impact screening questions.

A. Describe the health impact(s). Please refer to the screening questions in Q14.	B. Answering yes to these questions indicates an important health impact. Be explicit and include the evidence that has been considered.			C. Are the health impacts significant?
Identify the health impact(s)	Will the health impacts affect the whole population? Will it affect particular groups of people differently?	Will the health impacts be difficult to remedy or have an irreversible impact? Are they likely to cause public concern?	Will the health impacts be medium to long term? Are they likely to create cumulative impacts?	Does this health impact have a significant positive or negative impact? (based on your responses to section B)
Reduction in overcrowding	Affect all private rented properties within designated area	No- scheme will improve health	Long term	Positive
Improved Housing Health and Safety-property conditions	Affect all private rented properties within designated area	No- scheme will improve health	Long term	Positive
Reduced Fuel Poverty	Affect all private rented properties within designated area	No- scheme will improve health	Long term	Positive
Reduction in ASB	Affect all private rented properties within designated area	No- scheme will improve health	Long term	Positive

¹ Adapted from 'Health Impact Assessment of Government Policy, a guide to carrying out a Health Impact Assessment of new policy as part of the Impact Assessment process.' Department of Health, July 2010 p.13

17. EQUALITY AND HEALTH IMPACT ASSESSMENT RECOMMENDATIONS AND ACTION PLAN

Please describe the actions, if any, you will take to mitigate against negative health or equality impacts identified in this assessment, or to maximise the benefits of the policy or service. If significant action is required it should be included in Service Plans.

Is it a Health or Equality action?	Issue/impact identified	Recommendation / action required	Lead officer and timescale	Resource allocation
Equality	Social Cohesion	Use of landlords forum to support landlords and assist in educating and supporting legal compliance with the scheme	Rachel Liddle 2 years	Landlord forum and landlord liaison officer to assist with the landlord forum
Health	Improved property conditions/ASB	Awareness raising from all tenants and to educate to make aware of the scheme and to increase compliance	Rachel Liddle 5 years	Newsletters