

# **Equality impact assessment form**

**Directorate – Communities and Place**

**Service area – Strategic Housing**

**Name of policy, strategy, review or function being  
assessed**

1. Eaton Court Acquisition Policy
2. Rent Review
3. Equity buy-back policy

**Date of assessment**

**Name of Director/Head of Service signing it off**

Greg Jennings/Ian Fullagar

**Decision of Cabinet, Personnel Committee or Chief Officer  
Group**

**Date published on website**

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Derby City Council



## **Equality impact assessment – please read this section first before you do the assessment**

This is our equality impact assessment form to help you equality check what you are doing when you are about to produce a new policy, review an older one, write a strategy or plan or review your services and functions. In fact you need to do an equality impact assessment whenever a decision is needed that affects people and **before** that decision is made.

So why do we need to do equality impact assessments? Although the law does not require us to do them now, the courts still place significant weight on the existence of some form of documentary evidence of compliance with the **Public Sector Equality Duty** when determining judicial review cases. This method helps us to make our decisions fairly, taking into account any equality implications, so yes we still need to do them.

The Public Sector Equality Duty is part of the Equality Act 2010 and this Duty requires us as a public body to have '**due regard**' to eliminating discrimination, harassment and victimisation and any other conduct that is prohibited by or under the Act. It requires us to advance equality of opportunity and foster good relations between people who share a '**relevant protected characteristic**' and people who don't.

Having 'due regard' means:

- removing or minimising disadvantages suffered by people due to their protected characteristics
- taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- encouraging people with certain protected characteristics to participate in public life or in other activities where the participation is disproportionately low.

The protected characteristics are:

- age
- disability
- gender identity
- marriage and civil partnership
- pregnancy and maternity
- race
- religion or belief
- sex
- sexual orientation

This completed form should be attached to any Chief Officer Group, Cabinet or Personnel Committee report to help elected members make their decisions by taking the equality implications into account. Equality impact assessments **must be done before** decisions are made. Include the Cabinet or Personnel Committee's decision on the front sheet when you know it.

You'll find that doing these assessments will help you to:

- understand your customers' and communities needs
- develop service improvements
- improve service satisfaction
- demonstrate that you have been fair and open and considered equality when working on re-structuring
- make sure you pay due regard to the requirements of the Public Sector Equality Duty.

Don't do the form by yourself, get a small team together and make sure you include key people in the team such as representatives from our Diversity Forums and employee networks and you could invite trade union representatives too – the more knowledge around the table the better. You also need to decide how and who you will consult with to help inform the equality impact assessment. Our Lead on Equality and Diversity can help with useful contacts – we have a team of people who are used to doing these assessments and can help with information on barriers facing particular groups and remedies to overcome these barriers.

You'll need to pull together all the information you can about how what you are assessing affects different groups of people and then examine this information to check whether some people will be negatively or positively affected. Then you'll need to look at ways of lessening any negative effects or making the service more accessible – this is where your assessment team is very useful and you can also use the wider community. Against every negative impact you will need to complete the mitigation section to explain how you will lessen the impact.

Agree an equality action plan with your assessment team, setting targets for dealing with any negative effects or gaps in information you may have found. Set up a way of monitoring these actions to make sure they are done and include them in your service business plans.

When you have completed the assessment, get it signed by your Head of Service or Service Director and **send it to our Lead on Equality and Diversity for checking and to publish on our website**. It is a public document so must not contain any jargon and be easy to understand.

Remember, we need to do these assessments as part of our everyday business, so we get our equality responsibilities right and stay within the law – Equality Act 2010.

## **Equality groups and protected characteristics**

These are the equality groups of people we need to think about when we are doing equality impact assessments and these people can be our customers or our employees and job applicants...

- Age equality – the effects on younger and older people
- Disability equality – the effects on the whole range of disabled people, including Deaf people, hearing impaired people, visually impaired people, people with mental health issues, people with learning difficulties and people with physical impairments
- Gender identity – the effects on trans people
- Marriage and civil partnership equality
- Pregnancy and maternity equality - women who are pregnant or who have recently had a baby, including breast feeding mothers
- Race equality – the effects on minority ethnic communities, including newer communities, gypsies and travellers and the Roma community
- Religion and belief or non-belief equality – the effects on religious and cultural communities, customers and employees
- Sex equality – the effects on both men and women and boys and girls
- Sexual Orientation equality – the effects on lesbians, gay men and bisexual people

## **Contact for help**

Ann Webster – Lead on Equality and Diversity

[ann.webster@derby.gov.uk](mailto:ann.webster@derby.gov.uk)

Tel 01332 643722 Minicom 01332 640666 Mobile 07812301144

## The form

We use the term ‘policy’ as shorthand on this form for the full range of policies, practices, plans, reviews, activities and procedures.

Policies will usually fall into three main categories...

- Organisational policies and functions, such as recruitment, complaints procedures, re-structures
- Key decisions such as allocating funding to voluntary organisations, budget setting
- Policies that set criteria or guidelines for others to use, such as criteria about school admissions, procurement methods, disabled facilities grants, on street parking bays

If in doubt – it’s better and safer to do an Equality Impact Assessment than not to bother! You never know when we may get a legal challenge and someone applies for Judicial Review.

### What’s the name of the policy you are assessing?

1. Acquisition Policy
2. Rent Review
3. Equity buy-back policy

### The assessment team

Team leader’s name and job title – Carly Saunt, Housing Development Officer

Other team members

Name	Job title	Organisation	Area of expertise
James Beale	Housing Development Team Leader	DCC	Housing Development
Ann Webster	Lead on Equality and Diversity	DCC	Equality and Diversity
Graeme Walton	Area Manager	DH	Housing and tenancy management
Emma Tidbury	Senior Housing Officer	DH	Housing and tenancy management
Victoria Taylor	Eaton Court Concierge	DH	Housing and tenancy management

Name	Job title	Organisation	Area of expertise

## Step 1 – setting the scene

Make sure you have clear aims and objectives on what you are impact assessing – this way you keep to the purpose of the assessment and are less likely to get side tracked.

### 1 What are the main aims, objectives and purpose of the policy? How does it fit in with the wider aims of the Council and wider Derby Plan? Include here any links to the Council Plan, Derby Plan or your Directorate Service Plan.

#### 1. Acquisitions Policy

- Will set parameters within which the Council can intervene by buying back the property where the existing owner is unable to sell on the open market.
- The Policy will enable the Council to either sell the property or bring the dwelling into the rental stock, to be let to qualifying tenants over 55 years of age to ensure it does not remain vacant long-term.

#### 2. Rent Review

- This will bring the rents charged in line with standard Homes and Communities Agency approved rent levels for shared ownership, and in line with other shared ownership rent levels in the city.

#### 3. Equity buy-back policy

- Offering lessees an equity buy back option to release capital to complete home improvements supports the Council's aim to promote a range of good quality affordable housing options for older people, enabling them to live independently in safe, secure and warm housing.

### 2 Who delivers/will deliver the policy, including any consultation on it and any outside organisations who deliver under procurement arrangements?

#### **4. Acquisitions Policy**

- The Strategic Housing Team within the Communities and Place Directorate will assess each case on its own merits looking at whether:
  - The property been adequately marketed for a period of 6 months or more, and
  - The property has been advertised at a value in line with the Council's valuation.
- Residents of Eaton Court and Full Council Cabinet will be consulted.

#### **5. Rent Review**

- The residents at Eaton Court and Full Council Cabinet will be consulted.
- Derby Homes, the Councils Arm's Length Management Organisation will be responsible for implementing the rent review as they manage all of the Councils housing stock.

#### **6. Equity buy-back policy**

- Residents of Eaton Court and Full Council Cabinet will be consulted.
- The Strategic Housing Team within the Communities and Place Directorate will assess each case on its own merits looking at whether the property is in need of modernisation.

### **3 Who are the main customers, users, partners, employees or groups affected by this proposal?**

- Residents of Eaton Court
- Future residents of Eaton Court
- Relatives of people residing at Eaton Court
- Key Workers such as Housing Officers, Social Workers and Occupational Therapists

## **Step 2 – collecting information and assessing impact**

- #### **4 Who have you consulted and engaged with so far about this policy, and what did they tell you? Who else do you plan to consult with? – tell us here how you did this consultation and how you made it accessible for the equality groups, such as accessible locations, interpreters and translations, accessible documents.**

- All of the policies have been subject to consultation with internal department heard at Derby City Council including:
  - Finance
  - Legal
  - Personnel
  - Equalities
  - Environmental Sustainability
  - Property and Asset Management, and
  - Risk Management
  - Strategic Housing
- This consultation was undertaken in accordance with Council procedure and all consultees agreed the proposed policies would have a positive impact.
- Further consultees will include:
  - Tenants and Lessees at Eaton Court
  - Families of Eaton Court Residents
  - Key Workers involved with Eaton Court residents
- Once the EIA has been undertaken the policies can be amended to reflect consultee comments.

**5 Using the skills and knowledge in your assessment team, and from any consultation you have done, what do you already know about the equality impact of the policy on particular groups? Also, use any other information you know about such as any customer feedback, surveys, national research or data. Indicate by a tick for each protected characteristic group whether this is a negative or a positive impact. If it's negative, fill in the mitigation section as well to explain how you are going to lessen the impact.**

### Age

What do you already know?	Positive impact	Negative impact	Mitigation
All residents at Eaton Court are over 55 years of age due to the restrictions contained within the lease.			
The acquisitions policy will have a positive impact on residents by reducing ongoing financial burdens where they have had to vacate for health reasons.	√		
This will also have a positive effect on any persons gifted the property by way of inheritance, who could be of any age.	√		
The rent review will reduce the rent payable by lessees making the rent affordable.	√		
The buy-back policy will allow lessees to release equity for home	√		

<b>What do you already know?</b>	<b>Positive impact</b>	<b>Negative impact</b>	<b>Mitigation</b>
improvements and/or adaptations.			
Derby Homes has a dedicated Concierge Officer who can deal with any age equality issues.	√		

## **Disability**

<b>What do you already know?</b>	<b>Positive impact</b>	<b>Negative impact</b>	<b>Mitigation</b>
Where a person has vacated their apartment due to it being not suitable due to a disability the acquisitions policy will allow the council to intervene at its discretion.	√		
The rent review will see rents drop to affordable levels in line with Homes and Communities Agency guidance for all persons.	√		
The equity buy-back policy will allow disabled lessees to convert their equity into capital funds to complete home improvements including adaptations.	√		
Derby Homes has a dedicated Concierge Officer who can deal with any disability equality issues.	√		

## **Gender identity- trans**

<b>What do you already know?</b>	<b>Positive impact</b>	<b>Negative impact</b>	<b>Mitigation</b>
Derby Homes has a dedicated Concierge Officer who can deal with any gender identity - trans equality issues.	√		
The acquisition policy will give clients experiencing victimisation/ASB freedom to sell their property to the council to escape any discrimination.	√		
The rent review will see rents drop to affordable levels in line with Homes and Communities Agency guidance for all persons.	√		

## Marriage and Civil Partnership

What do you already know?	Positive impact	Negative impact	Mitigation
Derby Homes has a dedicated Concierge Officer who can deal with any gender identity - trans equality issues.	√		
The acquisition policy will give clients experiencing domestic abuse the ability to sell to the council to fund alternative accommodation.	√		
The rent review will see rents drop to affordable levels in line with Homes and Communities Agency guidance for all persons.	√		

## Pregnancy and maternity

What do you already know?	Positive impact	Negative impact	Mitigation
Derby Homes has a dedicated Concierge Officer who can deal with any pregnancy and maternity equality issues including breastfeeding.	√		

## Race

What do you already know?	Positive impact	Negative impact	Mitigation
Derby Homes has a dedicated Concierge Officer who can deal with any race equality issues.	√		

## Religion or belief or none

What do you already know?	Positive impact	Negative impact	Mitigation
Derby Homes has a dedicated	√		

Concierge Officer who can deal with any religion or belief equality issues.			

### Sex

What do you already know?	Positive impact	Negative impact	Mitigation
Derby Homes has a dedicated Concierge Officer who can deal with any sex equality issues.	√		

### Sexual orientation

What do you already know?	Positive impact	Negative impact	Mitigation
Derby Homes has a dedicated Concierge Officer who can deal with any sexual orientation equality issues.	√		

**Important** - For any of the equality groups you don't have any information about, then make it an equality action at the end of this assessment to find out. This doesn't mean that you can't complete the assessment without the information, but you need to follow up the action and if necessary, review the assessment later. You can get lots of information on reports done from organisations' websites such as the Equality and Human Rights Commission, Stonewall, Press for Change, Joseph Rowntree Trust and so on. Please don't put down that the impact affects 'everyone the same' – it never does!

**6 From the information you have collected, how are you going to lessen any negative impact on any of the equality groups? How are you going to fill any gaps in information you have discovered?**

No negative impacts.

### Step 3 – deciding on the outcome

**7 What outcome does this assessment suggest you take? – You might find more than one applies. Please also tell us why you have come to this decision?**

<b>Outcome 1</b>	√	<b>No major change needed</b> – the EIA hasn't identified any potential for discrimination or negative impact and all opportunities to advance equality have been taken
<b>Outcome 2</b>		<b>Adjust the policy</b> to remove barriers identified by the EIA or better advance equality. Are you satisfied that the proposed adjustments will remove the barriers you identified?
<b>Outcome 3</b>		<b>Continue the policy</b> despite potential for negative impact or missed opportunities to advance equality identified. You will need to make sure the EIA clearly sets out the justifications for continuing with it. You need to consider whether there are: <ul style="list-style-type: none"> <li>• sufficient plans to stop or minimise the negative impact</li> <li>• mitigating actions for any remaining negative impacts</li> <li>• plans to monitor the actual impact.</li> </ul>
<b>Outcome 4</b>		<b>Stop and rethink</b> the policy when the EIA shows actual or potential unlawful discrimination

Our Assessment team has agreed Outcome number(s)

Why did you come to this decision?

If you have decided on **Outcome 3**, then please tell us here the justification for continuing with the policy. You also need to make sure that there are actions in the Equality Action Plan to lessen the effect of the negative impact. This is really important and may face a legal challenge in the future.

If you have decided on **Outcome 4** then if the proposal continues, without any mitigating actions, it may be likely that we will face a legal challenge and possibly a Judicial Review on the process - it is really important that the equality impact assessment is done thoroughly, as this is what the Judge will consider.

#### Step 4 – equality action plan – setting targets and monitoring

**8** Fill in this table with the equality actions you have come up with during the assessment. Indicate how you plan to monitor the equality impact of the proposals, once they have been implemented.

#### Equality Action Plan –setting targets and monitoring

##### Age

What are we going to do to advance equality	What difference will it make	When will we do it and who will lead	Monitoring arrangements

##### Disability

What are we going to do to advance equality	What difference will it make	When will we do it and who will lead	Monitoring arrangements

<b>What are we going to do to advance equality</b>	<b>What difference will it make</b>	<b>When will we do it and who will lead</b>	<b>Monitoring arrangements</b>

**Gender identity - trans**

<b>What are we going to do to advance equality</b>	<b>What difference will it make</b>	<b>When will we do it and who will lead</b>	<b>Monitoring arrangements</b>

**Marriage and Civil Partnership**

<b>What are we going to do to advance equality</b>	<b>What difference will it make</b>	<b>When will we do it and who will lead</b>	<b>Monitoring arrangements</b>

**Pregnancy and maternity**

<b>What are we going to do to advance equality</b>	<b>What difference will it make</b>	<b>When will we do it and who will lead</b>	<b>Monitoring arrangements</b>

## Race

<b>What are we going to do to advance equality</b>	<b>What difference will it make</b>	<b>When will we do it and who will lead</b>	<b>Monitoring arrangements</b>

## Religion or belief or none

<b>What are we going to do to advance equality</b>	<b>What difference will it make</b>	<b>When will we do it and who will lead</b>	<b>Monitoring arrangements</b>

## Sex

<b>What are we going to do to advance equality</b>	<b>What difference will it make</b>	<b>When will we do it and who will lead</b>	<b>Monitoring arrangements</b>

## Sexual orientation

<b>What are we going to do to advance equality</b>	<b>What difference will it make</b>	<b>When will we do it and who will lead</b>	<b>Monitoring arrangements</b>

We can give you this information in any other way, style or language that will help you access it. Please contact us on: 01332 643722  
Minicom: 01332 640666

### Polish

Aby ułatwić Państwu dostęp do tych informacji, możemy je Państwu przekazać w innym formacie, stylu lub języku.

Prosimy o kontakt: **01332 643722** Tel. tekstowy: 01332 640666

### Punjabi

ਇਹ ਜਾਣਕਾਰੀ ਅਸੀਂ ਤੁਹਾਨੂੰ ਕਿਸੇ ਵੀ ਹੋਰ ਤਰੀਕੇ ਨਾਲ, ਕਿਸੇ ਵੀ ਹੋਰ ਰੂਪ ਜਾਂ ਬੋਲੀ ਵਿੱਚ ਦੇ ਸਕਦੇ ਹਾਂ, ਜਿਹੜੀ ਇਸ ਤੱਕ ਪਹੁੰਚ ਕਰਨ ਵਿੱਚ ਤੁਹਾਡੀ ਸਹਾਇਤਾ ਕਰ ਸਕਦੀ ਹੋਵੇ। ਕਿਰਪਾ ਕਰਕੇ ਸਾਡੇ ਨਾਲ ਟੈਲੀਫੋਨ

**01332 643722** ਮਿਨੀਕਮ 01332 640666 ਤੇ ਸੰਪਰਕ ਕਰੋ।

### Slovakian

Túto informáciu vám môžeme poskytnúť iným spôsobom, štýlom alebo v inom jazyku, ktorý vám pomôže k jej sprístupneniu. Skontaktujte nás prosím na tel.č: 01332 643722 Minicom 01332 640666

### Urdu

یہ معلومات ہم آپ کو کسی دیگر ایسے طریقے، انداز اور زبان میں مہیا کر سکتے ہیں جو اس تک رسائی میں آپ کی مدد کرے۔ براہ کرم  
01332 643722 پر ہم سے رابطہ کریں۔  
01332 640666



Derby City Council