

Equality Impact Assessment

Service Area: Licensing, Environmental Health and Housing

Head of Service: Jeremy Mann

Lead Officer: Katy Nicholls

Date of Assessment: 07/06/2021

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Name of policy/function/project/service area to be assessed:

Houses in Multiple Occupation: Amenity Standards, Minimum Room Sizing and Licence Conditions

Brief description of proposal to be assessed:

The report and associated documents follow a six week consultation exercise undertaken in respect of the proposed 'Amenity, Minimum Room Sizing and Management Standards Document' and HMO Licence Conditions, previously presented at the Strategy and Resources committee on 12 April 2021.

The main findings from the consultation feedback were addressed, and comments were provided to offer additional clarity on some of the key themes highlighted. Changes were also made to the original documents where necessary (e.g. the addition of recommended standards pertaining to washing and drying facilities).

Proposed implementation date of project/proposal: Estimated July 2021

Brief description of the anticipated outcomes of the proposal:

Provision	Current Arrangement	Proposed Arrangement	Comment
Amenity standards	Devon Wide Amenity Standards 2011	Revised Amenity Standards, Minimum Room Sizing and Management Document	The document sets out the amenity standards, minimum room sizes and management standards for landlords, licence holders and managers operating licensable HMOs in North Devon. The document includes prescribed, locally adopted and recommended standards, which aim to improve properties for both tenants and landlords.
Licence conditions	Licence conditions updated 2011	Updated licence conditions	The document outlines the conditions local authorities must impose on licence holders as part of the mandatory HMO licensing regime. Moreover, it encompasses additional conditions which fall under the scope of mandatory licensing, but have not previously been implemented.

Impact:

Summarise any positive impacts or benefits, any negative impacts (i.e. potential for discrimination, disadvantage or disproportionate treatment) and any neutral impacts and the evidence you have taken into account to reach this conclusion. Be aware that there may be positive, negative and neutral impacts within each characteristic. (NOTE: please refer to the Equality Strategy for the characteristics) Where an impact is unknown, state so, and identify what steps will be taken to address any gaps in data.

Characteristic	Impact	Comments
Age	Positive	The elderly and young are positively impacted due to the nature of the client group referenced in the HHSRS operating guidance.
Disability	Positive	The improved space standards provide additional space for wheelchair users to move around safely.
Gender reassignment	Neutral	Standards are a requirement and remain the same for everyone, so the action will have no effect the equality group.
Marriage or civil partnership	Neutral	Standards are a requirement and remain the same for everyone, so the action will have no effect the equality group.
Pregnancy and maternity	Neutral	Standards are a requirement and remain the same for everyone, so the action will have no effect the equality group.
Race	Neutral	Standards are a requirement and remain the same for everyone, so the action will have no effect the equality group.
Religion	Neutral	Standards are a requirement and remain the same for everyone, so the action will have no effect the equality group.
Sex	Neutral	Standards are a requirement and remain the same for everyone, so the action will have no effect the equality group.
Sexual orientation	Neutral	Standards are a requirement and remain the same for everyone, so the action will have no effect the equality group.

Consideration of Alternatives:

Describe what alternatives have been considered and/or what actions will be taken to remove or minimise any potential negative effect identified above (attach evidence or provide link to appropriate data, reports, etc):

There are no negative impacts identified.

Consultation:

Brief description of any consultation with stakeholders and summarise how it has influenced the proposal. Please attach evidence or provide link to appropriate data or reports:

A six week consultation period ran in respect of the proposed revisions, between 25th April 2021 and 6th June 2021. This was directly distributed to key stakeholders including estate agents, management companies and landlords of HMOs. The consultation was also publicised on the Council's website.

Five individuals (including a response from Ilfracombe Town Council) completed the consultation questions that were posed. For the most part the responses were broadly positive, with respondents welcoming improved standards. Comments were addressed, and recommendations were also implemented to the Amenity, Minimum

Room Sizing and Management Standards Document where necessary (e.g. the recommended addition of washing and drying provisions).

Funding Considerations:

N/A

Date approved by Head of Service: 11/06/2021

Reporting and Publication:

Equality Impact Assessments will be published on North Devon Council's website.

The completion of an Equality Impact Assessment is an ongoing process. Impacts will be continually reviewed during projects and the decision making process and the Assessment will be updated accordingly and published.

A further assessment will also be undertaken between 6 to 12 months following the implementation of the policy, project, decision or service change has been implemented.

Please also confirm the date on which you will be re-considering the project/report and submitting a further EIA if applicable.

6 months after implementation (estimated January 2022)

Monitoring Arrangements:

Briefly describe the monitoring arrangements/systems that will be put in place to monitor the effects of this proposal.

Following the implementation of the changes proposed in the document, a monitoring exercise will be carried out in 6 to 12 months.

Date approved by Head of Service: 11/06/2021

Corporate and Community Services Use Only: Date of publication to NDC Website: 15/06/2021