

Equality Impact Assessment

Purpose of the Equality Impact Assessment process:

The Equality Act (2010) introduced the [Public Sector Equality Duty](#) (PSED) requiring public bodies to give due regard to the need to:

- Eliminate unlawful discrimination
- Advance equality of opportunity
- Foster good relations

Consideration must be given to the protected characteristics covered by the Equality Act (2010). Assessments should consider relevant evidence relating to persons with protected characteristics in relation to assessments of potential impact.

The purpose of an Equality Impact Assessment (EIA) is to ensure that policies, functions, plans or decisions (hereafter referred to as 'policy/ decision') do not create unnecessary barriers for people protected under the Act. Where negative impacts are identified these should be eliminated or minimised, and opportunities for positive impact should be maximised. An EIA is not required for a decision in relation to an individual.

Screening is a short exercise to determine whether a policy/ decision is relevant to equalities, and if so, whether a full EIA should be conducted.

Section 1: Equality Impact Assessment Screening

Title and description of the policy/ decision:	Mobility Scooter in Flats Policy
Job title of the person(s) undertaking the assessment:	MDH Policy Officer
Council service:	Mid Devon Housing
Date of assessment:	18.07.2025
What are the aims, purposes, objectives and proposed outcomes of the policy/ decision?	
This Policy sets out the conditions under which tenants and their visitors may use, store, and charge mobility scooters and powered wheelchairs within MDH flats and communal areas. The main aims of the policy are: • To provide tenants and their visitors with clear and comprehensive guidelines regarding the safe use, storage, and charging of mobility scooters and powered wheelchairs on Council-owned flats and land; • To ensure MDH fulfils its statutory obligations to protect the health, safety, and wellbeing of all residents, staff, and visitors within its housing stock; • To prevent mobility scooters from causing obstructions, trip hazards, increased fire risks, or blocking designated escape routes in the event of an emergency; • To ensure that all prospective and existing tenants are provided with appropriate information and guidance prior to acquiring (by purchase, lease, or other means) any mobility scooter or powered wheelchair, including the requirement to seek permission from MDH for storage or charging at their property; • To ensure that tenants and leaseholders in flats are fully aware of their responsibilities concerning the use, storage, and charging of mobility aids within and around buildings, particularly in communal areas; • To clarify that tenants and leaseholders bear full responsibility for any injury to individuals or damage to Council property resulting from the use, storage, or charging of mobility scooters or powered wheelchairs; and • To ensure that tenants and leaseholders obtain and maintain appropriate insurance coverage, including public and third-party liability, to protect against potential claims arising from damage to buildings, property, or communal grounds, or injury to residents, visitors, or staff.	
Who may be affected by the policy/ decision?	Persons with a protected characteristic and or medical condition/need that requires use of a mobility scooter or powered wheelchair. The Council remains committed to promoting the rights of those with protected characteristics and the independence of our tenants through supporting their use of mobility aids such as mobility scooters or powered wheelchairs, but this must be balanced with our duty to ensure that shared areas are safe places for other residents, staff, and visitors to access, and remain clear of obstructions in the event of a fire which mobility scooters or powered wheelchairs can pose if stored and charged

	there.
How have stakeholders been involved in the development of the policy/ decision? E.g. a consultation exercise	All Council tenants and Members were consulted about the Policy between 21 st July 2025 and 18 th August 2025.
Will there be scope for prompt, independent reviews and appeals against decisions arising from the policy/ decision?	MDH will review this Policy every 5 years and as required to address legislative, regulatory, best practice or operational issues. However the Head of Housing and Health is given delegated authority to make minor amendments to the Policy as required by legislative changes, formal guidance or local operational considerations.
To which part(s) of the Public Sector Equality Duties is the policy/ decision relevant:	
	Yes No Details
1. Eliminate unlawful discrimination	☒ ☐
2. Advance equality of opportunity	☐ ☒
3. Foster good relations between different groups	☐ ☒

Which of the protected characteristics is the policy/ decision relevant to?

Tick and briefly describe any likely equalities impact (positive, negative, or neutral)

Characteristic	Positive	Negative	Neutral	Comments
Sex	☐	☐	☒	
Age	☒	☐	☐	Mobility scooters or powered wheelchairs are generally utilised by elderly people to aid their mobility. The Policy provides guidelines to tenants to help them facilitate mobility scooter or powered wheelchair ownership in a way which reduces any risk to the tenant and other tenants in the building.
Disability	☒	☐	☐	Although MDH will not be able to grant permission for mobility scooters or powered wheelchairs in all instances, the Policy requires MDH to seek alternative solutions for tenants where owning and storing of a mobility scooter in their current

Characteristic	Positive	Negative	Neutral	Comments
				accommodation is not possible.
Religion or Belief	☐	☐	☒	No specific impacts
Race	☐	☐	☒	
Sexual Orientation	☐	☐	☒	No specific impacts
Gender reassignment	☐	☐	☒	No specific impacts
Pregnancy/ maternity	☐	☐	☒	No specific impacts
Marriage and Civil partnership*	☐	☐	☒	No specific impacts

*Applies only to Employment and the duty to give regard to the elimination of discrimination.

Decision by Corporate Manager to recommend this policy/ decision for an Equality Impact Assessment?

Yes

If the answer is “Yes”, please continue to the Section 2 and complete the Equality Impact Assessment. If the answer is “No”, please give a brief reason here.

EIA Screening Complete Section 2: Equality Impact Assessment

Evidence and Consultation
What existing sources of information have you gathered to help identify how people covered by the protected characteristics may be affected by this policy/ decision? E.g. consultations, national or local data and/or research, complaints or customer feedback. Please identify any gaps in the available information that might make it difficult to form an opinion about the effect of the policy on different groups.
The Policy is likely to impact on residents who currently use mobility scooters or powered wheelchairs to support their mobility and also those who are considering using them. Residents who may use mobility scooters or powered wheelchairs include, but are not limited to: • Older persons who have restricted mobility • Individuals who have a disability as defined in the Equality Act 2010 Mobility scooters or powered wheelchairs are recognised as mobility aids which can enhance the quality of life and help maintain a standard of independence for many older or less mobile residents, who otherwise may be limited in their ability to access common facilities where they live or access those in the wider community. The National Fire Chiefs Council (NFCC) has issued guidance (Fire Safety in Specialised Housing [2017] and Mobility Scooter Guidance for Residential Buildings [2018]) recognising that while mobility scooters or powered wheelchairs enhance residents' quality

of life, they also pose fire risks. The guidance outlines considerations for the safe use, storage, and charging of mobility scooters in residential buildings.

This Policy will be sent to current Council tenants and Members for consultation between 21st July 2025 and 18th August 2025. The results of the consultation will be reviewed and any necessary changes made to the Policy.

Please complete this table for all the Protected Characteristics. If you have identified any negative impacts you will need to consider how these can be justified or where possible mitigated either to reduce or remove them. (Please add rows where needed)

Potential Impacts/ Issues Identified/ Opportunities identified	Mitigation required (action) or Justification	Lead Officer and target completion date	What is the expected outcome from the action?
Sex			
No impacts have been identified in the completion of the assessment.			
Age			
- The Policy may have an impact on elderly residents who are considering using a mobility scooter or powered wheelchair to support their mobility, in buildings with shared spaces - Designated sheds or areas where users are permitted to store and charge their mobility scooters or powered wheelchairs may not be available and may be inaccessible. - The potential use of enforcement against mobility scooter or powered wheelchair users where there is a breach of the tenancy agreement, the Neighbourhood Management policy, and any permissions to use, store or charge their mobility scooter.	- We will engage with residents where they are in breach of the Policy and their tenancy agreement. - Before any enforcement action is taken, we will work with the owner to find an alternative solution. - The Policy clearly defines what mobility scooter or powered wheelchair users can and cannot do regarding storage and charging. - Where the Council is unable to accommodate persons who use a mobility scooter or powered wheelchair alternative accommodation will be discussed and arranged.		

Disability			
- The provisions in the Policy may potentially have a negative impact on persons with disabilities that impede or affect their mobility, who currently use mobility scooters or powered wheelchairs. - The Policy may also have an impact on residents who are considering using a mobility scooter or powered wheelchair to support their mobility in buildings with shared spaces - Designated sheds or areas where mobility scooter users are permitted to store and charge their mobility scooters or powered wheelchairs may not be available and may be inaccessible. - The potential use of enforcement against mobility scooter or powered wheelchair users where there is a breach of the tenancy agreement, the Neighbourhood Management policy, and any permissions to use, store or charge their mobility scooter.	- We will engage with residents where they are in breach of the policy and their tenancy agreement. - Before any enforcement action is taken, we will work with the owner to find an alternative solution. - The Policy clearly defines what mobility scooter or powered wheelchair users can and cannot do regarding storage and charging. - Where the Council is unable to accommodate persons who use a mobility scooter or powered wheelchair alternative accommodation will be discussed and arranged.		
Religion or Belief			
No impacts have been identified in the completion of the assessment.			
Race			
No impacts have been identified in the completion of the assessment.			
Sexual Orientation			

No impacts have been identified in the completion of the assessment.			
Gender Reassignment			
No impacts have been identified in the completion of the assessment.			
Pregnancy/ maternity			
No impacts have been identified in the completion of the assessment.			
Marriage and Civil partnership (Applies only to Employment and the duty to give regard to the elimination of discrimination)			

Please provide details of arrangements to monitor and review the policy/ decision and any mitigating actions or actions to promote equality:

Following consultation with tenants and members, the Policy will be reviewed in the light of any feedback.

MDH will review this Policy every 5 years and as required to address legislative, regulatory, best practice or operational issues. However the Head of Housing and Health is given delegated authority to make minor amendments to the Policy as required by legislative changes, formal guidance or local operational considerations.

Please state where the EIA will be published (e.g. on the Mid Devon District Council website):

Mid Devon Housing Website

=====

Equality Impact Assessment Sign off

For completion by Corporate Manager

Are you prepared to agree and sign off the EIA?

☐ **Yes**

☐ **No**

If "No", provide details of why and next steps:

Name: Simon Newcombe

Job Title: Head of Housing and Health

Date: