

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

<u>Basic Details</u>	
Title and description of the policy/ decision:	Policy on Private Sector Housing Fees, Charges and the use of Financial Penalties for Housing Act Offences including the Renters' Rights Act 2026-2029
Job title of the person(s) undertaking the assessment:	Tanya Wenham
Council service:	Public Health & Housing Options
Date of assessment:	30/4/2026

What are the aims, purposes, objectives and proposed outcomes of the policy/ decision?
As a Local Housing Authority ("LHA"), Mid Devon District Council is required to have a policy or 'Statement of Principles' in place that details the scope and methodology for applying financial penalties for housing related legislation. The policy covers the areas of private sector housing work that can be charged for including fees for the mandatory licensing of houses in multiple occupation. Crucially the policy explains the scope of financial penalties that apply across a range of housing legislation and the consequences of a breach of or an offence under that legislation.

<u>Further Details</u>	
Who may be affected by the policy/ decision?	Landlords, agents and property owners responsible for adhering to all housing related legislation.
How have stakeholders been involved in the development of the policy/ decision? E.g. a consultation exercise	There has been no local consultation as this policy is required as part of the Governments wider introduction of new housing legislation.
Will there be scope for prompt, independent reviews and appeals against decisions arising from the policy/ decision?	Yes

To which part(s) of the Public Sector Equality Duties is the policy/ decision relevant:	Yes	No	Details
1. Eliminate unlawful discrimination	☐	☒	Not directly. The policy relates to the penalties associated with offences that are related to potential discrimination. It

To which part(s) of the Public Sector Equality Duties is the policy/ decision relevant:	Yes	No	Details
			therefore applies to those that have already acted unlawfully.
2. Advance equality of opportunity	☐	☒	Not directly but does aim to deter unlawful activity that could prevent equality of opportunity.
3. Foster good relations between different groups	☐	☒	The proposed policy will have little impact on this area.

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	☐	☐	☒	The policy is neutral in relation in this respect.
Age	☐	☐	☒	The policy is neutral in relation in this respect.
Disability	☐	☐	☒	The policy is neutral in relation in this respect.
Religion or Belief	☐	☐	☒	The policy is neutral in relation in this respect.
Race	☐	☐	☒	The policy is neutral in relation in this respect.
Sexual Orientation	☐	☐	☒	The policy is neutral in relation in this respect.
Gender reassignment	☐	☐	☒	The policy is neutral in relation in this respect.
Pregnancy/ maternity	☐	☐	☒	The policy is neutral in relation in this respect.
Marriage and Civil partnership*	☐	☐	☒	The policy is neutral in relation in this respect.

*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/ No

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.

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)

Protected Characteristic	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				
Age				
Disability				
Religion or Belief				
Race				
Sexual Orientation				
Gender Reassignment				

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Pregnancy/ maternity				
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:

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

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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:

Job Title:

Date: