



Welwyn Hatfield Borough Council

Equality Impact Assessment

Assessment completed by: Jo Smith

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| Name of policy/project/service to be assessed | Empty Homes Policy |
| At what stage of consultation has this EqIA been prepared? | Pre consultation <input type="checkbox"/> Post consultation <input checked="" type="checkbox"/> No consultation required <input type="checkbox"/> |
| Method of analysis undertaken and dates | Managers – desktop screening <input checked="" type="checkbox"/> Date:10/2/2024 Employee Forum <input type="checkbox"/> Date: Stakeholder review <input type="checkbox"/> Date: |
| Who does the policy or service affect? | Customers (public) <input checked="" type="checkbox"/> Internal (staff/Members) <input checked="" type="checkbox"/> External (partners/contractors/agencies) <input checked="" type="checkbox"/> Other <input type="checkbox"/> |
| What are the aims/objectives/purpose or outcome or intended effects of the policy, project or service? | <p>The Housing Act 2004 brought about additional powers for Local Authorities to bring empty properties into use through the promotion of Empty Dwelling Management Orders. Used as an alternative to compulsory purchase, it enables the local authority to:</p> <ul style="list-style-type: none">• Raise public awareness of Empty Homes and the importance of reporting them to the Council.• Be proactive through enforcement action where owners are unable or unwilling to return property to use, in line with the Councils enforcement policy• Maximise the potential of empty homes.• Increasing the availability of affordable housing. |
| What equality data is available relating to the use or implementation of the policy, project or | None |

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| service? | |
| What consultation has taken place in the development or review of the policy, project or service? | Public consultation was undertaken and no amends were needed to the EQIA relating to equalities as a result of the consultation. |

Does the policy have a positive or negative impact on any of the following Protected Characteristic groups covered by the Equality Act 2010?

| | Positive | Negative | Neutral | Evidence & Comments |
|----------------------------|-------------------------------------|--------------------------|-------------------------------------|---|
| Age | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | minor positive impacts across all age ranges as improvements in housing stock and using empty homes are of a benefit to all ages. |
| Disability | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Ethnicity | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Gender re-assignment | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Marriage/Civil partnership | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Pregnancy & Maternity | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| | Positive | Negative | Neutral | Evidence & Comments |

| | | | | |
|--------------------|--------------------------|--------------------------|-------------------------------------|--|
| | | | | |
| Religion or belief | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Sex | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Sexual orientation | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |

Equality Impact Assessment Outcome:

Low risk

Medium risk

High risk

Any other comments:

The Policy will provide the council with additional enforcement powers to deal with home owners whose empty properties are causing a detrimental effect on the residents nearby. It is not envisaged that implementation of the Policy will discriminate against any disadvantaged or vulnerable people and is likely to have a positive impact on making empty homes available again. There may be impacts on the owners of empty homes whom might have protected characteristics if enforcement action is taken. However, the

Council has to weigh up the overall interests of public need with the human rights and equalities implications of private property rights and to consider whether sufficient justification exists.

For Steering Group use only:

Comments: