



Welwyn Hatfield Borough Council

Equality Impact Assessment

Assessment completed by: Jo Smith

Name of policy/project/service to be assessed	Empty Homes Policy
At what stage of consultation has this EqIA been prepared?	Pre consultation <input checked="" type="checkbox"/> Post consultation <input type="checkbox"/> No consultation required <input type="checkbox"/>
Method of analysis undertaken and dates	Managers – desktop screening <input checked="" type="checkbox"/> Date:10/1/2023 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	None

the policy, project or service?	
What consultation has taken place in the development or review of the policy, project or service?	<p>The wording of the Policy has been discussed and agreed with by Housing Team Leaders, Legal Services and Finance.</p> <p>Public consultation will be undertaken and the EQIA reviewed and updated as needed following any feedback relating to equalities that is received.</p>

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 as against the human rights and equalities implications of private property rights and to consider whether sufficient justification exists.

For Steering Group use only:

Comments: