



Tackle inequality so people have a fair chance

INTEGRATED IMPACT ASSESSMENT TEMPLATE

<p>Title of proposal:</p> <p>Selective Landlord Licensing (SLL) Programme, including consultation with the public and stakeholders</p>	Age	Race	Sex	Gender reassignment	Disability	Religion or Belief	Pregnancy and Maternity	Sexual Orientation	Marriage and Civil Partnership	Description of potential mitigation
<p>Equality impact: (✓ all that apply. The assessment should also consider impact on council employees and carers where applicable)</p>										
<p>Description of impact:</p> <p>It is proposed to implement Selective Landlord Licensing within 16 LSOAs, across 10 Gateshead wards. This will improve housing conditions, act on the causes of deprivation and tackle anti-social behaviour in the areas affected.</p>										
1.	✓									<p>An increasing proportion of families with children in Gateshead are living within privately rented housing, due to pressures on social housing and affordability of alternatives.</p> <p>SLL will improve the circumstances of those families with children by; requiring landlords to invest to ensure safe property standards, encouraging good management of properties, providing advice and training to landlords and tenants about their rights</p>



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										and responsibilities toward each other and their communities, and taking action to tackle anti-social behaviour so that tenants can live safely and feel supported to report crime.
2.		✓			✓	✓	✓			<p>The SLL programme will include a home visit or a 'tenant meeting' with each household renting within the area affected. This will include contact, including with those that may have reduced mobility, or spend more time in the home, and perhaps be less likely to be engaged in the community or aware of support services. The tenant meeting would include consideration of the needs of the tenant and their household from a EDI perspective e.g. cultural awareness of different community backgrounds, disability, religion. The purpose of the tenant meeting is to support the sustainability of the tenancy by linking the resident with services they may need including education, employment or health related services, identifying opportunities to maximise their income or to link them with activities within the community that support their wellbeing. This may have a positive impact for those with a disability or those where race, religion or belief or pregnant or maternity group factors may be impacting on their</p>



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										engagement in the community or ability to access services.
3.		✓		✓	✓	✓			✓	The areas have been selected for SLL as a result of certain criteria, one of which is higher than average recurrent ASB. An objective of the scheme is to identify causes, support victims, increase reporting and lower tolerance to all kinds of ASB. This will also have a positive affect on crime reporting. Hate crime, and discrimination or harrassment relating to protected characteristics will be more likely to be identified due to increased resources working withing the area, increased contact with residents including via the tenant meeting and linkages with Northumbria Police's 'Operation Vienna' an operation that seeks to detect crime associated with the private rented sector. This may have a positive impact for those with a disability or who as a result of race, gender reassignment, disability, religion or belief or sexual orientation may suffer from ASB or be a victim of a crime.
<p>Health impact: (eg physical, mental health, wellbeing, substance misuse)</p> <p>The proposed SLL areas have been selected due to certain data. Alongside recurrent ASB the areas selected are also those with highest levels of deprivation, and with higher than england average rates of poor housing conditions.</p>										<p>Positive impact: Housing improvement will reduce the likelihood of housing related accidents and ill</p>



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health, via the upgrade of heating systems, work to tackle dampness, dangerous wiring, gas installations and staircases, amongst other improvements.

The tenant meeting will identify fuel poverty and poor energy efficiency and will trigger installation of insulation, links with employment related services and benefit maximisation. Warmer homes where tenants are more able to afford heating systems will have health benefits.

Tackling dampness and unsafe wiring will have a beneficial affect on those that are most at risk of injury and ill health; the under 5 years group.

Proactive inspection will identify those that are living in squalid living conditions, those that are not managing their home and those with hoarding behaviour, and support will be provided to make homes safe and to work on the underlying causes.

ASB investigation will be carried out in such a way as to identify and resolve the root causes, linking people with support services such as debt, drug and alcohol support services.



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<p>Socio Economic impact: (eg neighbourhood, ward, area of deprivation, household group, income, wealth)</p> <p>Some of the socio economic impacts are described above. SLL areas are selected using a range of data, but are most likely to be occupied by those on low income.</p>	<p>Positive impact; Those implementing SLL will work closely with the Locality Hubs, to link wherever possible tenants with activities and community groups around them, to support their engagement in and commitment to the area.</p> <p>Wherever appropriate, residents will be linked with support services that help them to improve their income, and to move towards work. This includes support to maximise benefits and referrals to Moving On Tyne and Wear and the Council's own Economic Development Service.</p>
<p>Environmental impact: (does the proposal impact on climate change and the Council's commitment to be carbon neutral by 2030? Is the proposal in line with the Council's Environmental Policy? Does the proposal increase natural resource use? Does the proposal increase waste? Does the proposal increase pollution? Does the proposal impact on wildlife? Does the proposal increase car use? Does the proposal increase energy use?)</p>	<p>Positive impact: SLL housing inspection will trigger upgrades to more energy efficient heating systems and require the installation of energy efficiency measures such as insulation. Properties that are EPC grade F and below will be subject to enforcement action in accordance with the Minimum Energy Efficiency in the Private Rented Sector Regulations.</p> <p>Tenant meetings will support tenants to understand and use their heating</p>



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	<p>programme, thermostatic radiator valves and the importance of low level ventilation via extractor over uncontrolled heat loss via windows, something often promoted by landlords and misunderstood as a method of dampness control.</p> <p>Environmental ASB and environmental crime will be identified and tackled, and linkages with Environment Agency and Northumbria Police will be maximised to act on issues such as waste permits, unlawful burning of waste and anti-social motorcycle use.</p> <p>Tenant meetings will include advice on recycling, and how to store and use wheeled bins provided. Support will be provided to help residents to fulfil their household waste duty of care, such as by using registered waste collectors, and avoiding flytipping. Enforcement of those persistent offenders will be increased due to increased officer resource and time spent within the SLL area.</p>
<p>Cumulative impact: (consider impact based on successive budgetary decisions relating to the proposal or is the proposal part of wider budgetary considerations that may collectively have an impact on service users, and is potentially at odds with the Thrive agenda)</p>	<p>Positive impact: The proposal is critical to achieving Thrive in neighbourhoods dominated by those that are vulnerable or just coping. Without SLL the Council's offer is to respond to housing standards and ASB reports when residents</p>



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get in touch. Tenants that are in fear of retaliatory eviction or rent increases do not make complaints against their landlord, and those that are unaware of support services do not complain about neighbours ASB. The proactive nature of SLL makes those reports and complaints unnecessary, bringing those services to residents as part of a proactive and co-ordinated campaign.

Summary of consultation/data/research undertaken to inform the assessment:

(eg feedback and engagement with service users, trade unions, employees, partners, public, benchmarking, case studies)

Consultation with those affected by the proposal is planned. This will include all residents and landlords in Gateshead and with services and agencies both inside and outside of the Borough. Cabinet/Council approval on 21/23 May 2024 is being sought to undertake consultation with the public and with stakeholders.

This will assessment will be updated following the result of that consultation.

Signed: (completing officer)



Date: 07 May 2024

Service Director: (approved)



Date: 07 May 2024