



EQUALITY ASSESSMENT

PART 1 - INITIAL SCREENING

Name of Policy/Function: Housing Allocations Policy (Choice Based Lettings Scheme)		This is new
	X	This is a change to an existing policy
		This is an existing policy, Function, not previously assessed
		This is an existing policy/function for review

Date of screening	4 th November 2022
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1. Briefly describe its aims & objectives

The Housing Allocations Policy describes how Oadby & Wigston Borough Council's Choice Based Lettings Scheme operates. It is designed to explain the rules, criteria and procedure that determine how the Council allocates social housing properties that become available to Qualifying Registered Persons.

The Housing Allocations Policy aims & objectives are to:

- meet the legal requirements for the allocation of affordable housing
- ensure appropriate levels are afforded to applicants
- to let properties in a fair and transparent way
- offer applicants a choice about the areas in which they wish to live
- encourage & support sustainable communities and social inclusion
- ensure applicants are treated fairly, individually and in accordance with the commitment to equality and diversity
- support and assist vulnerable applicants to enable them to actively participate in the Choice Based Lettings Scheme
- make best use of affordable housing
- let properties as quickly as possible
- give a higher priority to eligible applicants who have a local connection to the borough than those with similar housing needs who have no such connection

2. Are there external considerations?

e.g. Legislation/government directive etc

Equality Act 2010

Data Protection Act 2018

Housing Act 1996 (Part 6), as amended by the Homelessness Act 2002

Localism Act 2011

Housing Regulator Tenancy Standard

3. Who are the stakeholders and what are their interests?

The Council;

- to ensure that all Legal and Regulatory Framework is adhered to when registering applicants onto the Choice Based Lettings Scheme and when allocating affordable housing to qualifying persons
- to administer fair and transparent Housing Register
- to ensure equal opportunities are promoted within the Housing Allocations Scheme

Applicants;

- to ensure that their applications to join the Housing Register are considered and assessed fairly without any discrimination
- to ensure that they are placed into a banding category that reflects their current housing situation
- to ensure that applicants are able to view and access the Choice Based Lettings Scheme to submit their interest (by placing a bid) on available properties

Members;

- to ensure members are aware of the changes within the revised Housing Allocations Policy
- to enable members to explain the changes to their constituents and/or signpost them to the Housing Options Service appropriately

4. What outcomes do we want to achieve and for whom?

The Council will want:

- to ensure that it allocates affordable housing when it becomes available to applicant's and households in most need

- to ensure that the right property type and size is allocated in line with the applicant's requirements
- to avoid liability for discrimination against applicants in the registering and allocating process
- to ensure that housing applications to join the Housing Register are assessed in line with and considered fairly against the criteria set out within the policy
- to ensure properties that become vacant are re-let as quickly as possible

5. Has any consultation/research been carried out?

Yes

- research into Housing Allocations Policies adopted locally by other local authorities has been completed
- a consultation exercise has been completed

6. Are there any concerns at this stage which indicate the possibility of Inequalities/negative impacts?

Consider and identify any evidence you have -equality data relating to usage and satisfaction levels, complaints, comments, research, outcomes of review, issues raised at previous consultations, known inequalities) If so please provide details.

No

7. Could a particular group be affected differently in either a negative or positive way?

Positive – *It could benefit*

Negative – *It could disadvantage*

Neutral – *Neither positive nor negative impact or not sure.*

	Type of impact, reason & any evidence
Disability	Neutral
Race (including Gypsy & Traveller)	Neutral
Age	Neutral
Gender Reassignment	Neutral
Sex	Neutral
Sexual Orientation	Neutral
Religion/Belief	Neutral

Marriage and Civil Partnership	Neutral
Pregnancy and Maternity	Neutral

8. Could other socio-economic groups be affected?

e.g. carers, ex-offenders, low incomes, homeless?

There are no specific groups that would be affected by the Housing Allocations Policy.

However, it is important to note that there are whilst certain applicants that will be eligible to apply they will not qualify for an allocation of social housing under this scheme. These are those:

- without local connection to the borough
- under 18's (unless they meet the criteria for exceptional circumstances)
- applicants with the financial means to meet their own housing needs
- applicants owing more than £300 in housing related debt to any Council or landlord
- applicants that lack the capacity to sustain a tenancy
- applicants that have caused unacceptable behaviour serious enough to make them unsuitable as a tenant
- home owners
- applicants that have committed fraud offences in connection with their housing application
- applicants that have either acted unreasonably or have deliberately worsened their housing circumstances

9. Are there any human rights implications?

Yes/No (If yes, please explain)

No

10. Is there an opportunity to promote equality and/or good community relations?

Yes/No (If yes, how will this be done?)

Yes

- the consultation exercise the Council will ensure potential applicants, local residents, members and relevant agencies are aware of the revised Housing Allocations Policy
- through creating an awareness of the changes to the Housing Allocations Scheme the Council anticipates it will naturally promote equality and good community relations

11. If you have indicated a negative impact for any group is that impact legal?

i.e. not discriminatory under anti-discrimination legislation

N/A

12. Is any part of this policy/service to be carried out wholly or partly by contractors?

No

13. Is a Part 2 full Equality Assessment required?

No

14. Date by which a Part 2 full Equality Assessment is to be completed with actions.

N/A

Please note that you should proceed to a Part 2, the full Equality Impact Assessment if you have identified actual, or the potential to cause, adverse impact or discrimination against different groups in the community.

We are satisfied that an initial screening has been carried out and a full equality assessment **is not required*** (please delete as appropriate).

Completed by: Sunny Basran Date: 4th November 2022
(Policy/Function/Report written)

Countersigned by: Date:.....
(Head of Service)

Screened by:..... Date:.....

Please forward an electronic copy to: veronika.quintyne@oadby-wigston.gov.uk
(Community Engagement Officer)

Equality Assessments shall be published on the Council website with the relevant and appropriate document upon which the equality assessment has been undertaken.