



# EQUALITY ASSESSMENT

## PART 1 - INITIAL SCREENING

<b>Name of Policy/Function:</b>	X	This is <b>new</b>
Repairs & Maintenance Policy		This is a <b>change</b> to an existing policy
		This is an <b>existing</b> policy, Function, not previously assessed
		This is an existing policy/function for <b>review</b>

<b>Date of screening</b>	16 <sup>th</sup> November 2022
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### 1. Briefly describe its aims & objectives

The Repairs & Maintenance Policy outlines Oadby & Wigston Borough Council's responsibilities for carrying out various works to the Council's owned housing through responsive repairs and asset management.

The Repairs & Maintenance Policy aims are to:

- Meet high standards of customer service
- Ensure properties are repaired to a reasonable standard
- Ensure that planned works programmes are scheduled appropriately and within budget
- Ensure that cyclical and compliancy works are completed within time
- Fulfils its statutory duties and complies with the laws regarding repairs and maintenance
- Gives value for money and is sustainable

### 2. Are there external considerations?

*e.g. Legislation/government directive etc*

Landlord & Tenant Act 1985

Environmental Protection Act 1990

Environment Act 2021

The Secure Tenant or leaseholders of Local Authorities (Right to Repair) Regulations 1994

Leasehold Reform, Housing and Urban Development Act 1993

The Regulatory Reform (Fire Safety) Order 2005

Control of Legionella – Health and Safety Executive (HSE) Approved Code of Practice (ACOP) L8

Control of Asbestos at Work Regulations 2012

The Lifting Operations and Lifting Equipment Regulations 1998

Electrical Safety at Work Regulations 1989

Gas Safety (Management) Regulations 1996

The Construction (Design and Management) Regulations 2015

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

The Council;

- Meet high standards of customer service
- Ensure properties are repaired to a reasonable standard
- Ensure that planned works programmes are scheduled appropriately and within budget
- Ensure that cyclical and compliancy works are completed within time
- Fulfils its statutory duties and complies with the laws regarding repairs and maintenance
- Gives value for money and is sustainable

Tenants;

- To have an awareness of this policy
- To understand their responsibilities for repairs and maintenance as a tenant
- To understand the Council's repairs and maintenance responsibilities

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

The Council will want:

- to avoid liability for discrimination against tenants in their repairs and maintenance service
- to ensure that repairs & maintenance are carried out fairly and transparently

- to ensure that its owned stock is repaired and maintained to a reasonable standard
- to ensure that it remains compliant with legislation and regulations

**5. Has any consultation/research been carried out?**

Yes

- research into Repairs & Maintenance Policies adopted 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?*

No

**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 tenants, local residents, members and relevant agencies are aware of the Repairs & Maintenance Policy
- through creating an awareness of the introduction of a Repairs & Maintenance Policy 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: 16<sup>th</sup> 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](mailto: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.