



EQUALITY ASSESSMENT

PART 1 - INITIAL SCREENING

Name of Policy/Function: Rent Setting Policy	X	This is new
		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	11 th February 2025
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1. Briefly describe its aims & objectives

The Rent Setting Policy sets out Oadby & Wigston Borough Council's approach to setting rents and service charges in line with the Rent Standard issued by the Regulator of Social Housing in 2020.

The Rent Setting Policy aims are to ensure:

- the Council will set rents and service charges using fair and transparent calculations
- rents and service charges will be set to ensure a financially viable Housing Revenue Account (HRA), that can meet future spending obligations and capital investments needs within the stock

2. Are there external considerations?

e.g. Legislation/government directive etc

- Rent Standard 2020
- Policy Statement on Rents for Social Housing 2019

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

The Council;

- to inform tenants of its approach to setting rent and service charges
- to ensure that all Legal and Regulatory Framework is adhered to meet its statutory obligations
- to ensure rent setting is based on government guidance on the Rent Standard issued in 2020

Tenants/leaseholders;

- to have an awareness of this policy
- to understand the Council's approach to setting rent and service charges

Members;

- to ensure members are aware of the new Rent Setting Policy
- to enable members to explain the introduction of the new policy to their constituents and/or signpost them to the Income Team appropriately

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

The Council will want:

- to avoid liability in not meeting its statutory obligations in ensuring rents and service charges are set in line with the regulatory framework
- to ensure rents and service charges are set in a fair and transparent way

5. Has any consultation/research been carried out?

Yes

- research into rent setting policies adopted by local authorities has been completed
- research on government guidance on setting rents and service charges
- 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 Rent Setting Policy.

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, leaseholders, local residents, members and relevant agencies are aware of the new Rent Setting Policy
- through creating an awareness of the new 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: 11th February 2025
(Policy/Function/Report written)

Countersigned by: Adrian Thorpe Date: 17th March 2025
(Head of Service)

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

Please forward an electronic copy to: *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.