

Housing Services

Equality & Health Impact Assessment (EqHIA)

Document control

Title of activity:	Tenancy policy (2024)
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Lead officer:	Katri Wilson - Assistant Director, Housing Operations
Approved by:	Paul Walker, Director of Housing Services
Date completed:	30/08/24

Did you seek advice from the Corporate Policy & Diversity team?	No
Does the EqHIA contain any confidential or exempt information that would prevent you publishing it on the Council's website? (Yes/No)	No

About your activity

1	Title of activity	Tenancy policy (2024)		
2	Type of activity	Policy		
3	Scope of activity	Applies to all internal and external customers		
4a	Does the activity constitute a new document, or does it change an existing one?	New	If the answer to ANY of these questions is YES: Please continue to 5 below.	If the answer to ALL of these questions is NO: Please continue to 6 below.
4b	Does this activity have the potential to impact upon people with any of the following 9 protected characteristics listed in the EqHIA form?	Yes		
4c	Does the activity have the potential to impact upon any factors which determine people's health and wellbeing?	Yes		

If answered YES to any of the questions in 4 (b) or (c) above, please continue to Section 2 and complete the EqHIA form.

Completed by:	Joe Agius, Policy and Strategy officer - Housing Services
Date:	30/08/24

PART 1 – Overview

Background

This policy outlines our approach to providing a fair and transparent tenancy management service, reflecting our commitment to provide secure, high-quality housing and ensure that our residents have a safe and comfortable home.

The need for a Tenancy Policy is a requirement of social housing reforms set out in the Localism Act 2011 and is a requirement of the Regulatory Framework for Social Housing.

This policy reforms include the introduction of the right to issue tenancies for a fixed length of time and changes to the rights of succession.

It aims to give social housing providers greater flexibility in making best use of their stock and Affordable Rent Tenure Options (affordable rent means up to 80% of the local market rent) to increase rental income and in turn maximise the supply of homes.

This policy sets out how Havering Council ('the landlord') use the range of options available in the Localism Act to assist in meeting its strategic aims, outlining the Council's approach to:

- the use of different tenancy types to ensure the best use of valuable social housing stock
- explaining the circumstances under which tenancies will be offered, and
- the ways in which tenancies will be managed.

PART 2 – Equalities Impact Assessment (EIA)

Protected Characteristic: AGE

OVERALL IMPACT

Positive	
Neutral	✓
Negative	

ASSESEMENT SUMMARY

This policy applies across all levels of age.

Supporting evidence:

Havering:

Age 0-14: 49,400 (18.9%)
Age 15-64: 166,700 (63.6%)
Age 65+: 46,200 (17.6%)

Source: Havering Data Hub/ONS/Census 2021

Protected Characteristic: DISABILITY

OVERALL IMPACT

Positive	
Neutral	✓
Negative	

ASSESEMENT SUMMARY

This policy applies across all levels of disability.

Supporting evidence:

- 15.3% of Havering residents have disabilities, similar to London (15.6%) but lower than England (17.7%)

There were disparities in disability prevalence within Havering.

There were nearly three times more households with a disabled person in Harold Hill East (1,605 households) compared to Emerson Park (596 households).

Source: Havering Data Hub/ONS/Census 2021

Protected Characteristic: **SEX/GENDER**

OVERALL IMPACT

ASSESSMENT SUMMARY

This policy applies across all forms of sex/gender.

Positive

Neutral

Negative

Supporting evidence:

Havering:

Identifying as male: 126,384 (48.2%)

Identifying as female: 135,688 (51.8%)

Source: Havering Data Hub/ONS/Census 2021

Protected Characteristic: ETHNICITY/RACE

OVERALL IMPACT

ASSESSMENT SUMMARY

Positive

Neutral

Negative

This policy applies across all categories of ethnicity/race.

Supporting evidence:

Having:

Asian, Asian British or Asian Welsh: 28,150 (10.7%)

Black, Black British, Black Welsh, Caribbean or African: 21,567 (8.2%)

Mixed or Multiple ethnic groups: 9,747 (3.7%)

White: 197,314 (75.3%)

Other: 5,274 (2.0%)

Source: Havering Data Hub/ONS/Census 2021

Protected Characteristic: RELIGION/FAITH

OVERALL IMPACT

ASSESSMENT SUMMARY

Positive

Neutral

Negative

This policy applies across all categories of religion/faith.

However, there is always the possibility that an individual may be discriminated on the basis of faith/faith appearance. This policy aims to help minimise such possibilities.

Supporting evidence:

Christian: 136,765 (52.2%)

Buddhist: 1,092 (0.4%)

Hindu: 6,454 (2.5%)

Jewish: 1,305 (0.5%)

Muslim: 16,135 (6.2%)

Sikh: 4,498 (1.7%)

Other: 1,056 (0.4%)

Source: Havering Data Hub/ONS/Census 2021

Protected Characteristic: **SEXUAL ORIENTATION**

OVERALL IMPACT

Positive

Neutral

Negative

ASSESSMENT SUMMARY

This policy applies across all forms of sexual orientation.

However, there is always the possibility that an individual may be discriminated on the basis of sexual orientation/appearance. This policy aims to help minimise such possibilities.

Supporting evidence:

No supporting evidence currently available.

Protected Characteristic: **GENDER REASSIGNMENT**

OVERALL IMPACT

Positive

Neutral

Negative

ASSESSMENT SUMMARY

This policy across all categories of gender reassignment.

However, there is always the possibility that an individual may be discriminated on the basis of appearance. This policy aims to help minimise such possibilities.

Supporting evidence:

No supporting evidence currently available.

Protected Characteristic: MARRIAGE/CIVIL PARTNERSHIPS

OVERALL IMPACT

Positive

Neutral

Negative

ASSESSMENT SUMMARY

This policy applies across all categories of marriage/civil partnerships.

However, there is always the possibility that an individual may be discriminated on the basis of their co-habital arrangement. This policy aims to help minimise such possibilities.

Supporting evidence:

Havering:

Married/in a registered civil partnership: 98,547 (47.0%)

Never married/been in a registered or civil partnership: 77,340 (36.9%)

Separated, but still legally married or still legally in a civil partnership: 4,081 (1.9%)

Divorced or civil partnership dissolved: 16,411 (7.8%)

Widowed or surviving civil partnership partner: 13,414 (6.4%)

Source: Havering Data Hub/ONS/Census 2021

Protected Characteristic: PREGNANCY, MATERNITY & PATERNITY

OVERALL IMPACT

Positive

Neutral

Negative

ASSESSMENT SUMMARY

This policy applies across all pregnancy, maternity and paternity status.

Supporting evidence:

No supporting evidence currently available.

PART 3 – Health & Wellbeing Impact Assessment

SOCIO-ECONOMIC STATUS

OVERALL IMPACT

ASSESSMENT SUMMARY

Positive

Neutral

Negative

This policy applies to all socio-economic levels and, through its implementation, is likely to further protect individuals regardless of their socio-economic status.

Supporting evidence:

As part of the 2021 Census, households were classified in terms of dimensions of deprivation based on selected household characteristics. Specifically, households were considered to be deprived if they met one or more of the following four dimensions of deprivation:

- Employment: where any member of a household, who is not a full-time student, is either unemployed or long-term sick;
- Education: where no person in the household has 5+ GCSE passes or equivalent, and nobody aged 16-18 years is a full-time student;
- Health and disability: where any person in the household has general health that is “bad” or “very bad” or is identified as disabled, and
- Housing: where the household’s accommodation is either overcrowded, or is in a shared dwelling, or has no central heating

From 2011 to 2021, the proportion of households in Havering experiencing at least one dimension of deprivation has increased by 4% (1250 households).

However the proportion of households experiencing multiple dimensions of deprivation has decreased (source: Office for National Statistics (ONS), Census 2011 & 2021).

According to the Census, compared to the London (51.9%) and England (51.6%) average Havering has a marginally higher proportion of households living in deprivation (52.7%).

Households deprived in one dimension are located in Harold Hill East, Hornchurch, South Hornchurch, Rainham West and Rainham East & Wennington.

HEALTH & WELLBEING

OVERALL IMPACT

ASSESSMENT SUMMARY

Positive

Neutral

Negative

This policy applies universally and, through its implementation, is likely to protect/improve the health and wellbeing of the community.

Supporting evidence:

83.0% of residents (219,777) reported having 'very good' or 'good' health, which is higher than 81.9% in London and 81.7% in England.

There were disparities in self-reported health status across neighbourhoods in Havering.

Communities located towards the North of the borough (Harold Hill East, Dagnam Park & Noak Hill and Havering-atte-Bower & Chase Cross) reported poorer health, with Ardleigh Green and Upminster areas reporting better health.

Source: ONS/Census 2021

4. Review

This EqHIA will be reviewed in line with this policy's review date, unless significant changes to this policy which affect the validity of this EqHIA take place in the meantime.

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DATE: 30/08/24