

Title of proposed EIA	Selective Licensing – Private Rented Sector
Reference No	EQUA569
EA is in support of	New Policy
Review Frequency	Six Months
Date of first review	31/03/2021
Directorate	Neighbourhoods
Division	Housing
Service Area	Private Sector Housing
Responsible Officer(s)	 Vicki Pumphrey
Quality Control Officer(s)	 Leroy Pearce
Accountable Officer(s)	 Julie Griffin
Purpose of proposal	Cabinet approval is being sought to explore the introduction of a selective licensing scheme in six constituencies; Ladywood, Erdington, Perry Barr, Hodge Hill, Yardley and Hall Green.
Data sources	relevant reports/strategies; Statistical Database (please specify); relevant research
Please include any other sources of data	<p>Council Plan 2018 - 2022</p> <p>Birmingham Homelessness Prevention Strategy 2017+</p> <p>Empty Property Strategy 2019 to 2024</p> <p>Selective licensing in the private rented sector: a guide for local authorities</p> <p>Housing and Planning Act 2016</p> <p>Article 4 DirectionExempt Accommodation Birmingham Report</p> <p>Housing Conditions Plus</p> <p>Birmingham Child Poverty Commission Report</p>
ASSESS THE IMPACT AGAINST THE PROTECTED CHARACTERISTICS	
Protected characteristic: Age	Service Users / Stakeholders; Wider Community
Age details:	1,141,400 people live in Birmingham according to the 2018 mid-year population estimates. This is an increase of 4,300 (0.4%) people since

2017.

22.8% (259,000) are children

64.3% (731,500) are of working age

13.0% (147,900) are pensioners

Birmingham has a young population compared to England as a whole. In the 2011 census, the average age of people in Birmingham is 35, while the median age is lower at 32.

In 2016, 46% of residents in Birmingham were aged under 30.

The licensing scheme will apply to any owner of a private rented property irrespective of the age of that person (a person under the age of 18 is not permitted to own property in their own right in English Law).

This will have no effect on tenants of properties in the Selective Licensing areas other than to ensure that proper tenancy conditions are in place.

A person is not eligible to hold an assured short hold tenancy under 16 years of age.

The proposal to introduce selective licensing is intended to enhance housing management standards in the private sector, in compliance with the Housing health and safety rating system (HHSRS) and the Housing Act 2004 standards, which will have a positive impact on all age groups.

Vulnerable age groups will particularly benefit from health intervention e.g. damp and moulds, infections, reduction of trip hazards and falls as well as the requirements around excess cold which can cause or exacerbate poor health.

No negative impact of this policy has been identified. A detailed analysis upon completion of the statutory consultation of this protected characteristic will be completed.

Protected characteristic: Disability

Service Users / Stakeholders; Wider Community

Disability details:

One of the potential outcomes of licensing is that landlords will be more aware of their duties under the Equality Act 2010 and of the support that is available to disabled people including information on the availability of Disabled Facilities Grant.

Disabled people will also benefit from the need for PRS homes to comply with the Housing Health and Safety Rating System and Housing Act 2004 in terms of reasonable adaptations, reducing trip hazards and falls as well as the requirements around excess cold which can cause or exacerbate poor health.

Vulnerable age groups will particularly benefit from health intervention e.g. damp and moulds, infections, reduction of trip hazards and falls as well as the requirements around excess cold which can cause or exacerbate poor health.

No negative impact of this policy has been identified. A detailed analysis upon completion of the statutory consultation of this protected characteristic will be completed.

Protected characteristic: Sex

Service Users / Stakeholders; Wider Community

Gender details:

In the 2011 census the population of Birmingham was 1,073,045 and is made up of approximately 51% females and 49% males.

There is currently no information relating to the gender profile of landlords. This will be captured and analysed during the consultation exercise.

There is insufficient data available to measure accurately the potential impact of the proposal on gender.

One of the aims of Selective licensing is to tackle antisocial behaviour and crime which is likely to have a positive impact on both genders, particularly for women and girls. Both sexes are likely to benefit from improvement in the private rented sector.

No negative impact of this policy has been identified. A detailed analysis upon completion of the statutory consultation of this protected characteristic will be completed.

Protected characteristics: Gender Reassignment

Not Applicable

Gender reassignment details:

Protected characteristics: Marriage and Civil Partnership

Service Users/ Stakeholders; Wider Community

Marriage and civil partnership details:

In the 2011 census, 39.2% of people are married, 8.9% cohabit with a member of the opposite sex, 0.8% live with a partner of the same sex, 33.6% are single and have never married or been in a registered same sex partnership, 8.9% are separated or divorced. There are 49,544 widowed people living in Birmingham.

No negative impact of this policy has been identified. A detailed analysis upon completion of the statutory consultation of this protected characteristic will be completed.

Protected characteristics: Pregnancy and Maternity

Service Users / Stakeholders; Wider Community

Pregnancy and maternity details:

No negative impact of this policy has been identified. A detailed analysis upon completion of the statutory consultation of this protected characteristic will be completed.

Protected characteristics: Race

Race details:

Service Users / Stakeholders; Wider Community

Birmingham is even more [ethnically diverse](#) than London, the country's capital city. The 2011 census confirmed that 70.4% of the people of Birmingham were white, 19.5% were Asian, 6.1% were Black, 0.5% were Chinese, 2.5% were mixed race, and 0.6% were of another ethnic group.

Selective Licensing may tackle and impact on overcrowding and illegal conversions which may positively or negatively impact on large BME families.

No negative impact of this policy has been identified. A detailed analysis upon completion of the statutory consultation of this protected characteristic will be completed.

Protected characteristics: Religion or Beliefs

Service Users / Stakeholders; Wider Community

Religion or beliefs details:

In the 2011 census, the religious make up of Birmingham is 46.1% Christian, 21.8% Muslim, 18.9% No religion, 3.0% Sikh, 2.1% Hindu, 0.4% Buddhist, 0.2% Jewish, 0.1% Agnostic.

70,086 people did not state a religion. 2,238 people identified as a Jedi Knight and 134 people said they believe in Heavy Metal.

The majority of Christians lived in the north, east and south of Birmingham, on the outskirts of the city, with far fewer living in inner-city areas. 51.7% of Birmingham's Hindu population lived in six wards of the city; [Handsworth Wood](#) (2,461), [Springfield](#), Sparkhill, Sparkbrook, Small Heath, Alum Rock, Ward End, Saltley, Bordesley Green, Washwood Heath, Stechford (2,023), Erdington, Bromford [Lozells and East Handsworth](#) (1,761), [Soho](#) (1,699), [Hall Green](#) (1,224) and [Sparkbrook](#) (845). Almost 65% of Birmingham's Jewish population lived within five wards of Birmingham;

[Edgbaston](#) (586), [Selly Oak](#) (361), [Moseley and Kings Heath](#) (321), [Bournville](#) (131) and Erdington (104). 71.7% of Birmingham's Muslim population lived in seven wards of Birmingham; Sparkbrook, Sparkhill, Small Heath, Alum Rock, Ward End, Saltley, (19,372), [Bordesley Green](#) (18,629), [Washwood Heath](#) [Stechford](#), (16,847), Springfield (13,461), [Aston](#) (12,381), Lozells and East Handsworth (10,853) and [Nechells](#) Erdington, Bromford (8,822), all inner-city wards. The majority of Sikhs were found to live in the west and south east of the city. The ward with the highest proportion of Buddhists was [Edgbaston](#) at 1.4% (257).

There is insufficient data available to measure accurately the potential impact of the proposal on religion or belief. However, one of the aims of selective licensing is to tackle antisocial behaviour, including hate crime and incidents and this is likely to have a positive impact on this characteristic.

No negative impact of this policy has been identified. A detailed analysis upon completion of the statutory consultation of this protected characteristic will be completed.

Protected characteristics: Sexual Orientation

Service Users / Stakeholders; Wider Community

Sexual orientation details:

According figures published in 2017 by the Office for National Statistics (ONS) an estimated 50,000 adults in the West Midlands region were gay or lesbian , while a further 50,000 were bisexual.

One of the aims of Selective licensing is to tackle antisocial behaviour, hate crime and homophobic incidents and this aim is likely to have a positive impact on this protected characteristic.

No negative impact of this policy has been identified. A detailed analysis upon completion of the statutory

consultation of this protected characteristic will be completed.

Socio-economic impacts

Homelessness

One of the main causes of homelessness in Birmingham is due to the expiry or standards of private rented accommodation.

The proposal to explore and introduce selective licensing is intended to enhance housing management standards in the private sector, in compliance with the Housing health and safety rating system (HHSRS) and the Housing Act 2004 , which will have a positive impact on homelessness.

Deprivation

Deprivation in Birmingham is a key consideration in considering Selective Licensing and Birmingham has some of the most deprived areas.

Selective Licensing will contribute to alleviating fuel poverty as measures to improve standards will ensure that heating appliances are properly checked, maintained and working efficiently. Improvements in the housing standards should also make properties more secure which should assist with minimising crime, especially in relation to burglary.

Please indicate any actions arising from completing this screening exercise.

Please indicate whether a full impact assessment is recommended

NO

What data has been collected to facilitate the assessment of this policy/proposal?

Consultation analysis

Adverse impact on any people with protected characteristics.

Could the policy/proposal be modified to reduce or eliminate any adverse impact?

How will the effect(s) of this policy/proposal on equality be monitored?

What data is required in the future?

Are there any adverse impacts on any particular group(s)

No

If yes, please explain your reasons for going ahead.

Initial equality impact assessment of your proposal

No negative impact of this policy proposal has been identified.

A detailed analysis upon completion of the statutory consultation of this policy will be completed.

Consulted People or Groups

Informed People or Groups

Summary and evidence of findings from your EIA

No negative impact of this policy has been identified.

A detailed analysis upon completion of the statutory consultation of all protected characteristics will be completed.

QUALITY CONTORL SECTION

Submit to the Quality Control Officer for reviewing?

Yes

Quality Control Officer comments

Decision by Quality Control Officer

Submit draft to Accountable Officer?

No

Decision by Accountable Officer

Date approved / rejected by the Accountable Officer

Reasons for approval or rejection

Please print and save a PDF copy for your records

Yes

Julie Bach

Person or Group

Content Type: Item

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