



***Cherwell***  
DISTRICT COUNCIL  
NORTH OXFORDSHIRE

## Appendix 4a

# **Cherwell District Council Equality and Climate Impact Assessment Housing assets - Savings proposals 2023/24**

November 2022

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## Section 1: Summary details

<b>Directorate and Service Area</b>	Housing
<b>What is being assessed</b> (e.g. name of policy, procedure, project, service or proposed service change).	Rent increase for Affordable Rent and Shared Ownership properties
<b>Is this a new or existing function or policy?</b>	Existing service
<b>Summary of assessment</b> Briefly summarise the policy or proposed service change. Summarise possible impacts. Does the proposal bias, discriminate or unfairly disadvantage individuals or groups within the community? (following completion of the assessment).	<p>The Council's rent policy for Affordable Rent and Shared Ownership says we will follow Government guidance on rent increases. This is currently CPI plus 1% for Affordable Rent, and RPI plus 0.5% for Shared Ownership, which would mean an increase of around 13% next year. However, because of high inflation, the Government recently consulted on a new rent cap of up to 7% for 2023/24, which would apply to our affordable rent tenants only. The rent cap will not apply to Shared Ownership properties, which would mean around 13% increase for all properties. However, we are proposing to cap that at a maximum of £30 per month.</p> <p>Although the proposal could have a negative impact on a proportion of residents within areas of deprivation, there are mitigating actions in place to minimise this impact, such as increase on housing benefits and cost-of-living crisis support for Universal credit and other benefits' claimants.</p>
<b>Completed By</b>	David Padfield
<b>Authorised By</b>	Celia Prado-Teeling
<b>Date of Assessment</b>	21 <sup>st</sup> November 2022

## Section 2: Detail of proposal

<p><b>Context / Background</b></p> <p>Briefly summarise the background to the policy or proposed service change, including reasons for any changes from previous versions.</p>	<p>The Council has a rent policy and this needs to be implemented each year to protect the Council's income stream and the value of the assets. This policy follows on the Government guidelines on rent increases. The Council could choose to depart from policy and raise rents by less than Government guidance. However, this would have financial consequences in 23/24 and beyond, because it would reduce the rental base of the stock.</p>
<p><b>Proposals</b></p> <p>Explain the detail of the proposals, including why this has been decided as the best course of action.</p>	<p>It is proposed that the Council implements its rent policy and follows Government guidance on rent setting. Departing from this policy because of the current cost of living crisis has been considered and rejected. Implementing the rent policy is a prudent action and ensures rental base and value of the Council's assets are maintained.</p>
<p><b>Evidence / Intelligence</b></p> <p>List and explain any data, consultation outcomes, research</p>	<p>The policy complies with all Government guidance and requirements. The Government has consulted on amending its rent increase guidance up to 7% increase. The Council will be bound by the Government's final decision on this issue.</p> <p>Affordable Rent is paid by the Council's tenants. Many are vulnerable. However, for those tenants on full Housing</p>

<p>findings, feedback from service users and stakeholders etc, that supports your proposals and can help to inform the judgements you make about potential impact on different individuals, communities or groups and our ability to deliver our climate commitments.</p>	<p>Benefit or Universal Credit, the cost of any rent increase will be met by increased benefits.</p>
<p><b>Alternatives considered / rejected</b></p> <p>Summarise any other approaches that have been considered in developing the policy or proposed service change, and the reasons why these were not adopted. This could include reasons why doing nothing is not an option.</p>	<p>An option was considered not to implement the rent policy. This option was rejected for a number of reasons including the need for prudent management of the Council's assets.</p>

### Section 3: Impact Assessment - Protected Characteristics

Protected Characteristic	No Impact	Positive	Negative	Description of Impact	Any actions or mitigation to reduce negative impacts	Timescale and monitoring arrangements
Age	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Disability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Gender Reassignment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Marriage & Civil Partnership	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Pregnancy & Maternity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Race	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Sex	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Sexual Orientation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Religion or Belief	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			

### Section 3: Impact Assessment - Additional Community Impacts

Additional community impacts	No Impact	Positive	Negative	Description of impact	Any actions or mitigation to reduce negative impacts	Timescale and monitoring arrangements
Rural communities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Armed Forces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Carers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Areas of deprivation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Potential financial impact on residents.	Tenants on full Housing Benefit or Universal Credit, the cost of any rent increase will be met by increased benefits. A variety of cost-of-living crisis support measures for Universal credit and other benefits' claimants have been announced.	Frequent consultation and monitoring will be arranged, via different outreach services such as housing and wellbeing

### Section 3: Impact Assessment - Additional Wider Impacts

Additional Wider Impacts	No Impact	Positive	Negative	Description of Impact	Any actions or mitigation to reduce negative impacts	Timescale and monitoring arrangements
Other Council Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Providers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Social Value <sup>1</sup>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			

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<sup>1</sup> If the Public Services (Social Value) Act 2012 applies to this proposal, please summarise here how you have considered how the contract might improve the economic, social, and environmental well-being of the relevant area



## Section 4: Review

Where bias, negative impact or disadvantage is identified, the proposal and/or implementation can be adapted or changed; meaning there is a need for regular review. This review may also be needed to reflect additional data and evidence for a fuller assessment (proportionate to the decision in question). Please state the agreed review timescale for the identified impacts of the policy implementation or service change.

<b>Review Date</b>	<b>21/11/2022</b>
<b>Person Responsible for Review</b>	<b>David Padfield</b>
<b>Authorised By</b>	<b>Celia Prado-Teeling</b>