

Cambridge City Council Equality Impact Assessment (EqIA)

This tool helps the Council ensure that we fulfil legal obligations of the [Public Sector Equality Duty](#) to have due regard to the need to –

- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010;
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Guidance on how to complete this tool can be found on the Cambridge City Council intranet. For specific questions on the tool email Helen Crowther, Equality and Anti-Poverty Officer at equalities@cambridge.gov.uk or phone 01223 457046.

Once you have drafted the EqIA please send this to equalities@cambridge.gov.uk for checking. For advice on consulting on equality impacts, please contact Graham Saint, Strategy Officer, (graham.saint@cambridge.gov.uk or 01223 457044).

1. Title of strategy, policy, plan, project, contract or major change to your service
CAMBRIDGE CITY MINIMUM ENERGY EFFICIENCY STANDARDS (MEES) ENFORCEMENT & FEE POLICY

2. Webpage link to full details of the strategy, policy, plan, project, contract or major change to your service (if available)
Click here to enter text.

3. What is the objective or purpose of your strategy, policy, plan, project, contract or major change to your service?
The Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015 (“the Regulations”) are designed to tackle the least energy-efficient properties in England and Wales, those rated F or G on their Energy Performance Certificate (EPC).

The Regulations establish a minimum acceptable energy efficiency standard for domestic privately rented properties. This is applicable to all relevant tenancies (assured, regulated or domestic agricultural) as of 1st April 2020.

F and G rated properties are the most energy inefficient housing. They impose unnecessary energy costs on tenants and the wider community and can lead to poor health outcomes with resulting resource pressure on health services. These properties also contribute to unavoidable greenhouse gas emissions.

The above has created a need for an encompassing policy setting out how the Council will carry out its statutory responsibilities for ensuring minimum energy efficiency standards in the private rented sector including enforcement of the regulations and fee setting in relation to financial penalties.

4. Responsible service

Environmental Services

5. Who will be affected by this strategy, policy, plan, project, contract or major change to your service?

(Please tick all that apply)

- Residents
- Visitors
- Staff

Tenants who occupy private rented domestic properties as their home within the City.
Landlords and property managers of private rented domestic properties within the City.

6. What type of strategy, policy, plan, project, contract or major change to your service is this?

- New
- Major change
- Minor change

7. Are other departments or partners involved in delivering this strategy, policy, plan, project, contract or major change to your service? (Please tick)

- Yes
- No

N/A

[Click here to enter text.](#)

8. Has the report on your strategy, policy, plan, project, contract or major change to your service gone to Committee? If so, which one?

Non key agenda item at Housing Scrutiny Committee on 22nd September 2022.

9. What research methods/ evidence have you used in order to identify equality impacts of your strategy, policy, plan, project, contract or major change to your service?

Reference to relevant government guidance including:

- <https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>

<https://www.gov.uk/government/publications/hhsrs-operating-guidance-housing-act-2004-guidance-about-inspections-and-assessment-of-hazards-given-under-section-9>

The Council's 'Our Vision' - [Our vision - Cambridge City Council](#)

10. Potential impacts

For each category below, please explain if the strategy, policy, plan, project, contract or major change to your service could have a positive/ negative impact or no impact. Where an impact has been identified, please explain what it is. Consider impacts on service users, visitors and staff members separately.

(a) Age - Please also consider any safeguarding issues for children and adults at risk

In terms of the hazard of 'excess cold' as included within the Housing Health and Safety Rating System contained within Part 1 of the Housing Act 2004 the vulnerable group said to be more susceptible to harm from this hazard are the over 65's within communities. There is deemed to be a continuous relationship between indoor temperature and vulnerability to cold related death.

Young children are also said to be more at risk from the health issues related to cold homes. For young people cold homes can reduce educational attainment.

Energy efficiency improvements can maximise income, reduce health issues, and improve conditions at home including:

- Improve health outcomes (heart attack, respiratory disease, flu, anxiety, stress) through warmer home and reduction in damp and mould issues.
- Increase in wellbeing, pride and aspirations through a warmer home, reducing social isolation, stress and anxiety.

(b) Disability

There is no specific impact from this policy regarding disability.

The policy encompasses enforcement of MEES Regulations which currently ensure that private rented domestic properties meet with minimum energy ratings to ensure improved suitability standards for tenants which in turn can help prevent disability or long-term health issues.

In line with our Corporate Enforcement Policy the Council will informally assist any relevant person(s) who need to comply with MEES to do so and can offer additional support where necessary in relation to seeking compliance e.g., an appointment to meet with case officer who can support face to face / over the telephone with completion of the application. BSL interpretation/Braille translation Provision of documents in accessible / easy read formats etc.

(c) Gender reassignment

There is no specific impact from this policy for people with the protected characteristic of gender reassignment.

(d) Marriage and civil partnership

There is no specific impact from this policy regarding marriage and civil partnership.

(e) Pregnancy and maternity

There are no specific impacts to pregnancy and maternity have been identified in relation to this policy.

(f) Race – Note that the protected characteristic ‘race’ refers to a group of people defined by their race, colour, and nationality (including citizenship) ethnic or national origins.

There is no specific impact from this policy regarding race.

In line with our Corporate Enforcement Policy the Council will informally assist any relevant person(s) who need to comply with MEES to do so and can offer additional support where necessary in relation to seeking compliance e.g., an appointment to meet with case officer who can support face to face / over the telephone with completion of the application. BSL interpretation/Braille translation Provision of documents in accessible / easy read formats etc.

(g) Religion or belief

No impacts specific to religion or belief have been identified in relation to this policy.

(h) Sex

No impacts specific to men or women have been identified in relation to this policy.

(i) Sexual orientation

No impacts specific to an individual’s sexual orientation have been identified in relation to this policy.

j. **Other factors that may lead to inequality – in particular, please consider the impact of any changes on:**

- **Low-income groups or those experiencing the impacts of poverty**
- **Groups who have more than one protected characteristic that taken together create overlapping and interdependent systems of discrimination or disadvantage. (Here you are being asked to consider intersectionality, and for more information see: https://media.ed.ac.uk/media/1_159kt25q).**

Low-income groups or those experiencing the impacts of poverty:

Energy efficiency improvements can maximise income, reduce health issues, and improve conditions at home including:

- Improve health outcomes (heart attack, respiratory disease, flu, anxiety, stress) through warmer home and reduction in damp and mould issues.
- Increase in wellbeing, pride and aspirations through a warmer home, reducing social isolation, stress and anxiety.

Groups who have more than one protected characteristic that taken together create overlapping and interdependent systems of discrimination or disadvantage:

No impacts specific to such groups with more than one protected characteristic.

11. Action plan – New equality impacts will be identified in different stages throughout the planning and implementation stages of changes to your strategy, policy, plan, project, contract or major change to your service. How will you monitor these going forward? Also, how will you ensure that any potential negative impacts of the changes will be mitigated? (Please include dates where possible for when you will update this EqlA accordingly.)

Review policy annually, (there will be a review of the fee setting annually as part of the Councils wider budget setting process) / the policy will be reviewed further as necessary in between annual reviews in-line with any further legislative additions / amendments.

As part of ongoing review ensure that officers involved in enforcement of MEES within the City inc issue of financial penalties that will follow evidence gathering in relation to the circumstances of each case. If any barriers are identified that relate to being from a protected characteristic, reviewing what steps were undertaken in line with the policy and what did or didn't work. Following this, if there was a recurring issue for a protected characteristic group and it was felt that the MEES Enforcement & Fees Policy exacerbated it, immediately undertake a review this section of the policy.

12. Do you have any additional comments?

The Cambridge City Minimum Energy Efficiency Enforcement & Fees Policy aims to help the council meet our vision of Cambridge as a “great place to live” and a city which strives to ensure that all local households [of all equalities groups] can secure a “suitable, affordable local home, close to jobs and neighbourhood facilities.”

Tenants of private rented domestic properties within the City could be positively impacted by this policy encompassing as enforcing higher EPC energy ratings will secure warmer homes within the city. There is an increase in wellbeing, pride and aspirations through a warmer home, reducing social isolation, stress and anxiety. Improved health outcomes (heart attack, respiratory disease, flu, anxiety, stress) through warmer home and reduction in damp and mould issues.

13. Sign off

Name and job title of lead officer for this equality impact assessment: Claire Adelizzi, Team Manager - Residential

Names and job titles of other assessment team members and people consulted: David Kidston, Strategy and Partnerships Manager

Date of EqIA sign off: 8 September 2022

Date of next review of the equalities impact assessment: September 2023

Date to be published on Cambridge City Council website: 12 September 2022

All EqIAs need to be sent to Helen Crowther, Equality and Anti-Poverty Officer. Ctrl + click on the button below to send this (you will need to attach the form to the email):

[Send form](#)