

## Equality Impact Assessment Form (Page 1 of 2)

**Title of EIA/ DDM: Furnished Council Tenancies**  
**Department: Development and Growth**  
**Service Area: Housing**  
**Author (assigned to Covalent):**

**Name of Author: Mark Lawson (NCH)**  
**Director: David Bishop**  
**Strategic Budget EIA Y/N (please underline)**

**Brief description of proposal / policy / service being assessed:**

The provision of furnished tenancies will be a mainstream offer to all new Council house applicants. Nottingham City Council, as landlord, will own the furniture and Nottingham City Homes will manage the scheme on the Council's behalf. A management fee will be applied to cover Nottingham City Homes' costs and any surpluses will be re-invested in more furnished tenancies.

**Information used to analyse the effects on equality:**

Information and customer satisfaction surveys gained from the pilot undertaken by Nottingham City Homes. Discussions with the voluntary and third sector that support vulnerable people to live independently in the community.

	<b>Could particularly benefit X</b>	<b>May adversely impact X</b>	<b>How different groups could be affected (Summary of impacts)</b>	<b>Details of actions to reduce negative or increase positive impact (or why action isn't possible)</b>
People from different ethnic groups.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The mainstream provision of furnished Council tenancies is of benefit to all citizen groups, particularly those that are vulnerable or in financial hardship.</p> <p>An NCH run pilot demonstrated that tenants of all ages (18 to 84) value the option of a furnished tenancy. Whilst take up was mainly from single people, some furnished tenancies were granted to family groups. Cuts in benefits and other grant funding mean that family group take-up is likely to increase.</p> <p>Furnished tenancies are of particular benefit to housing applicants who are new to living independently in the community.</p> <p>Welfare Reforms mean that help with housing costs will be limited for young people (under 35) and non-existent for under 22's. As a result,</p>	<p><u>Positive Impact:</u></p> <p>Furnished tenancies will be advertised as a mainstream tenancy option for all Council housing applicants. It will be the choice of the prospective tenant whether they choose a furnished tenancy or unfurnished, subject to an affordability assessment. This provision could positively benefit all groups bar some younger people.</p> <p><u>Negative Impact</u></p> <p>There are no specific adverse impacts of this policy, but some younger applicants may not be able to afford a furnished tenancy due to limitations on welfare benefits imposed in April 2017 and April 2018.</p>
Men	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Women	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Trans	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Disabled people or carers.	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Pregnancy/ Maternity	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
People of different faiths/ beliefs and those with none.	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Lesbian, gay or bisexual people.	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Older	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Younger	<input type="checkbox"/>	<input type="checkbox"/>		
Other (e.g. marriage/ civil partnership, looked after children, cohesion/ good relations, vulnerable children/ adults).	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
<b><i>Please underline the group(s) /issue more adversely affected</i></b>				

<i>or which benefits.</i>			a furnished tenancy, with an additional service charge, may prove unaffordable or make a tenancy even more unaffordable for younger single people. Advice on alternative furnishing options is given.	
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**Outcome(s) of equality impact assessment:**

- No major change needed
- Adjust the policy/proposal
- Adverse impact but continue
- Stop and remove the policy/proposal

**Arrangements for future monitoring of equality impact of this proposal / policy / service:**  
 Furnished Tenancy take up will be monitored under all known equality indicators and reviewed annually. The policy will be reviewed and changes made where necessary in light of the lessons learned.

<p><b>Approved by (manager signature):</b></p> <p>Mark Lawson          Executive Assistant, Nottingham City Homes          Email; <a href="mailto:mark.lawson@nottinghamcityhomes.org.uk">mark.lawson@nottinghamcityhomes.org.uk</a>          Telephone; 0115 7469411</p>	<p><b>Date sent to equality team for publishing:</b></p> <p>Send document or link to:  <a href="mailto:equalityanddiversityteam@nottinghamcity.gov.uk">equalityanddiversityteam@nottinghamcity.gov.uk</a></p> <p><b>30<sup>th</sup> March 2017</b></p>
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**Before you send your EIA to the Equality and Community Relations Team for scrutiny, have you:**

1. Read the guidance and good practice EIA's  
<http://www.nottinghamcity.gov.uk/article/25573/Equality-Impact-Assessment>
2. Clearly summarised your proposal/ policy/ service to be assessed.
3. Hyperlinked to the appropriate documents.
4. Written in clear user friendly language, free from all jargon (spelling out acronyms).
5. Included appropriate data.
6. Consulted the relevant groups or citizens or stated clearly when this is going to happen.
7. Clearly cross referenced your impacts with SMART actions.