



## Equalities Impact Analysis

### Garage rent increase 2017/ 18

## 1 Aims and implementation of the policy

### Identifying aims of the policy

To increase garage rents to meet the objectives of the Medium Term Financial Strategy. To move towards market rents in order to generate additional income for the Housing Revenue Account so that this income can be used for housing investment.

### Who is affected by the policy?

Individuals who rent or who will rent Council owned garages. This will include council tenants, leaseholders and other residents of the borough.

### Policy priorities

The additional income generated will assist with the creation of homes and communities where people chose to live and are able to thrive. It will help to fund improvements in the quality of Council housing estates.

### How the policy is implemented

The Council will agree the rent increase which will be implemented and delivered by Homes for Haringey.

## 2 Consideration of information

### Identify quantitative and qualitative data available that will support the equality

**analysis**

Information relating to those who currently rent Council Garages.

Specifically those who receive a discount because of age or disability.

**Equalities profile of customers**

Equalities information is not held on garage renters other than which garage tenants receive a discount because of their age or being registered disabled.

**Barriers**

Those who rent Council garages do this voluntarily and can terminate their tenancies on one weeks notice. Information on how to rent a garage is available on the Homes for Haringey website.

**What consultation has been carried out?**

Those who rent Council garages do this voluntarily and can terminate their tenancies at one weeks notice. Provision of a rented garage is not a statutory service and only notification rather than consultation is required before an increase takes place. Disabled parking provision is widely available on Homes for Haringey Estates and on the highways. Estate Controlled Parking Schemes on Homes for Haringey estates ensure parking for estate residents is prioritised which includes elderly Council tenants and leaseholders with vehicles.

**3 Assessment of impact****Race and ethnicity**

Universal garage rent increase no specific impact

**Gender**

Universal garage rent increase no specific impact

**Transgender**

Universal garage rent increase no specific impact

**Disability**

Universal garage rent increase. Proposed that the reduced garage rent of £8.70 is maintained but increased by 20% to £10.44 for Haringey residents who are registered disabled, for the first garage that they rent.

**Age**

Universal garage rent increase. Proposed that the reduced garage rent of £8.70 is maintained but increased by 20% to £10.44 for Haringey residents who are over state pension age, for the first garage that they rent.

**Sexual orientation**

Universal garage rent increase no specific impact

**Religion and belief**

Universal garage rent increase no specific impact

**Pregnancy and maternity**

Universal garage rent increase no specific impact

**Civil partnership and marriage**

Universal garage rent increase no specific impact

**Other socio-economic groups**

Universal garage rent increase no specific impact

**Does the policy comply with equalities legislation, Equality Act 2010 and Public Sector Equality Duty?**



Yes

#### 4 Solutions

##### Identify specific actions to address disproportionate or adverse impacts you have identified

Currently a discounted standard garage rent of £8.70 per week applies for all Haringey residents who are over state pension age or registered disabled, for the first garage that they rent. Its recommended that we increase this charge by 20% to £10.44 per week to maintain the differential discount relative to the standard garage rents which are also increasing by 20%.

#### 5 Consultation on Equality Impact Assessment

##### Identify plans to verify the impact of this policy with different stakeholders

Not required

#### 6 Actions

##### Actions

Its recommended that we increase the reduced charge for Haringey residents who are registered disabled or over state retirement age, for the first garage that they rent, by 20% to £10.44 per week to maintain the differential discount relative to the standard garage rents which are also increasing by 20%.

That as part of the rent increase notification we advise elderly and disabled garage tenants who are paying the full garage rental charge of their eligibility for this reduction and maintain a record of those who are eligible on the OHMS housing database.

#### 7 Monitoring and review


##### Monitoring

Monitor the impact of the rent increase on lettings and terminations after six months to determine if there has been a change in the proportion of garages let to the elderly or disabled and if this indicates that any further changes in the level of rent reduction should be made for these groups.

**8 Sign off**

**EIA completed Peter Purdie, Head of Estates and Neighbourhood Services**

**Sign off**



**Andrew Billany**  
**Managing Director Homes for Haringey**

