

Appendix 7

EQUALITY, DIVERSITY AND INCLUSION

DONCASTER METROPOLITAN BOROUGH COUNCIL

Due Regard Statement Template

How to show due regard to the equality duty in how we develop our work and in our decision making.

Due Regard Statement

A **Due Regard Statement** (DRS) is the tool for capturing the evidence to demonstrate that due regard has been shown when the council plans and delivers its functions. A Due Regard Statement must be completed for all programmes, projects and changes to service delivery.

- A DRS should be initiated at the beginning of the programme, project or change to inform project planning
- The DRS runs adjacent to the programme, project or change and is reviewed and completed at the relevant points
- Any reports produced needs to reference “Due Regard” in the main body of the report and the DRS should be attached as an appendix
- The DRS cannot be fully completed until the programme, project or change is delivered.

<p>1</p>	<p>Name of the ‘policy’ and briefly describe the activity being considered including aims and expected outcomes. This will help to determine how relevant the ‘policy’ is to equality.</p>	<p>Additional Licensing and Article 4 Direction for HMOs</p> <p>The proposal is to introduce an additional licensing scheme for private sector landlords letting houses in multiple occupation in parts of central Doncaster, to reduce anti-social behaviour (ASB) emanating from the private rented sector (PRS) and to improve tenancy management in that sector.</p> <p>Additional licensing provides the authority with additional tools to help combat anti-social behaviour and, can legally require landlords to take responsibility for tenancy management.</p> <p>The second part of the proposal is to introduce an Article 4 Direction. This would safeguard the amenities of the area from over concentration of poor quality conversion and make sure continued access to family housing in this area.</p>
<p>2</p>	<p>Service area responsible for completing this statement.</p>	<p>Regeneration & Environment: -Regulation & Enforcement -Development Control</p>
<p>3</p>	<p>Summary of the information considered across the protected groups.</p> <p>Service users/residents</p>	<p>The relevant protected characteristics under the Equality Act are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.</p> <p>At Doncaster Council, promoting equality of opportunity, eliminating discrimination and building cohesive and inclusive communities is about making life better for our residents, service users, customers and employees.</p> <p>The additional licensing scheme and the Article 4 Direction is aimed at private sector</p>

Doncaster Workforce	<p>landlords and property owners, irrespective of their personal, including any protected, characteristics.</p> <p>The standards and licence conditions will apply to all properties and tenants in the designated area of central Doncaster irrespective of their personal, including any protected, characteristics.</p> <p>Similarly, the improved standards of property and tenancy management, through compliance with licence conditions and requirement to apply for planning permission prior to any future conversions, apply to all properties and tenants in the designated areas, irrespective of their personal characteristics.</p> <p>It is the intention that the improved standards of property and tenancy management and the aim to reduce ASB, will improve the quality of life for all tenants and residents living in central Doncaster. This type of housing is often the only housing available to new arrivals in Doncaster and house a large proportion of asylum seekers and recently arrived migrants. Ensuring good standard of accommodation in this sector will assist in safeguarding these vulnerable groups from living in sub standard accommodation or be exposed to unfair letting terms by unscrupulous landlords.</p> <p>One potential gap identified in the delivery of these proposals is linked to language barriers during consultation and implementation for those residents and landlords who do not speak English as a first language. This has been considered and guidance in different languages of how to access the information in the consultation document in another language was provided in the consultation report.</p> <p>The translations provided were based on information gained of minority languages existing in the local primary schools. During consultation events officers also had access to telephone translation to ensure any questions could be made and answered in any language.</p> <p>The consultation letter that was delivered to all properties provided the online details of the</p>
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		<p>consultation documents. However, a hard copy could be provided on request, thus allowing residents who were unable to attend the consultation meetings to provide feedback on the proposals. The consultation meetings were held in community locations in Wheatley, Wheatley Hills, Hyde Park and Balby to allow local residents to easily attend. Landlords events were held in Doncaster council offices and were well attended.</p>
<p>4</p>	<p>Summary of the consultation/engagement activities</p>	<p>Consultation has taken place with residents and landlords at several events during the consultation period. 5 resident consultation events were held in community venues in Wheatley Hills, Wheatley, Hyde Park and Balby. Officers also attended PACT meetings in these areas as well as Hexthorpe to provide more information on the proposals. Two further events targeted to landlords were also held in the Civic Office, which were very well attended.</p> <ul style="list-style-type: none"> • 8th November 2017 – Residents Information Day, Community Centre, Sandall Wood Close, Wheatley Hills • 16th November 2017- Residents information session, Balby Community Centre. • 21st November 2017– Landlord Consultation Event, Civic offices • 12th December 2017- Residents Information Day, Community Centre DEMPR, Hyde Park • 14th December 2017 – Residents Information Day, Town Field Pavillion, Wheatley • 16th January 2018- Residents Information Day, Balby Library • 18th January 2018- Landlord Consultation Event Civic Offices <p>Regular meetings have taken place with local Ward Members where the proposals to implement. Discussions have also taken place with partners and stakeholders at the Urban Joint Action Group meeting and the Neighbourhood Action Group meeting.</p> <p>The following agencies were consulted:</p> <ul style="list-style-type: none"> • Local elected members • South Yorkshire Police • South Yorkshire Fire & Rescue Service

		<ul style="list-style-type: none"> • St Leger Homes of Doncaster • Parish and Town councils • The Residential Landlords Association • National Landlords Association • Planning Committee
<p>5</p>	<p>Real Consideration:</p> <p>Summary of what the evidence shows and how has it been used</p>	<p>The framework to accommodate the process of implementing an additional licensing scheme will operate within existing, multi-agency mechanisms.</p> <p>The mutli agency meetings attended by the Enforcement Team include the local Case Identification Meeting (CIM); Neighbourhood Action Group (NAG); Joint Action Group (JAG) which already take into account the individual requirements of vulnerable members of the community. These meetings allow the opportunity to discuss individual cases as well as target those residents who are causing ASB for vulnerable residents.</p> <p>The introduction of an additional licensing scheme should allow greater use of enforcement powers to deal with ASB and require landlords to assist in dealing with ASB emanating from tenants living in their properties.</p> <p>The consultation responses indicate strong support for the proposals as another tool to combat the ASB issues affecting the residential amenity of all parts of the local community.</p> <p>The Article 4 Direction will be implemented in accordance with national planning policy and guidance.</p>
<p>6</p>	<p>Decision Making</p>	<p>The portfolio holder and Mayor has been made aware of the additional licensing scheme and the Article 4 Direction throughout the consultation process through regular meetings and email updates.</p>

7	Monitoring and Review	<p>The Additional licensing scheme runs for a maximum of 5 years and there will be a review of the scheme after the first year. The scheme will also be reviewed on an annual basis thereafter to assess whether the objectives of the scheme are being met.</p> <p>The multi-agency meetings detailed in Section 5 will provide a robust challenge for the scheme as partners assess what effect the implementation of the scheme has done to address ASB in the private rented sector.</p>
8	Sign off and approval for publication	<p>To be completed following the implementation of the Additional Licensing scheme and Approval of an Article 4 Direction.</p>