

HMO
LICENCING
POLICY –
EQUALITIES
IMPACT
ASSESSMENT

Project Information	
Project Name <i>This should clearly explain what service / policy / strategy / change you are assessing</i>	HMO Licencing Policy
Service Area <i>Main team responsible for the policy, practice, service or function being assessed</i>	Housing Services
EIA Author <i>Name and Job Title</i>	Jason Hagland
Date EIA drafted	18/03/2026
ID number <i>This will be added by the Strategy and Partnerships Team</i>	HS007

Executive summary	
Focus of EIA <i>A member of the public should have a good understanding of the policy or service and any proposals after reading this section.</i> <i>Please use plain English and write any acronyms in full first time - eg: 'Equality Impact Assessment (EIA)'</i> <i>This section should explain what you are assessing:</i> <ul style="list-style-type: none"> • <i>If the EIA is attached to a report, summarise the report.</i> • <i>Provide information on whether any of the following communities could be affected by the policy, practice, service or function, or by how it is delivered?</i> • <i>(age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation, and marriage and civil partnership) in addition, TRDC recognises other communities may be vulnerable to disadvantage, this includes carers, people experiencing domestic abuse, substance misusers, homeless people, looked after children, (ex) armed forces personnel.</i> 	<p>The HMO Licencing Policy aims to set out the council will exercise its statutory duties and discretionary powers in relation to the licencing of Houses in Multiple Occupation (HMOs) by Officers within the council's Residential Environmental Health team.</p> <p>The Policy covers the granting of new licenses following application to the council and applications received by the council for the renewal of an HMO Licence currently held.</p> <p>The Policy will ensure that any HMO granted a licence within the district continues to be safe and suitable for occupation, properly managed and maintained, provides adequate amenities for occupants and is contributing positively to the housing options within the district.</p> <p>Furthermore, the Policy will provide transparency to current and prospective HMO licence holders, current and future tenants of HMOs in the district and residents of the district on the considerations made by Officers when deciding whether to grant/renew any HMO Licence.</p>

Mitigations		
Protected Characteristic	Potential Issue <i>Against each protected characteristics, make a frank and realistic assessment of what issues may or do occur</i>	Mitigating Actions <i>How can the negative impacts be reduced or avoided by the mitigating measures? Is further engagement with specific communities needed? Is more research or monitoring needed? Does there need to be a change in the proposal itself?</i>
Age	Nil negative impact	
Disability	Nil negative impact	
Gender reassignment (or affirmation)	Nil negative impact	
Pregnancy or maternity	Nil negative impact	
Race	Nil negative impact	
Religion or belief	Nil negative impact	
Sex	Nil negative impact	
Sexual Orientation	Nil negative impact	

Marriage and Civil Partnership	Nil negative impact	
The council recognises other communities may be vulnerable to disadvantage, this includes carers, people experiencing domestic abuse, substance misusers, homeless people, looked after children and care leavers, (ex) armed forces personnel.	Nil negative impact	

Actions Planned
<i>Nil</i>

Additional Information
<i>This Policy will have a positive impact on those residents with protected characteristics who live, or will live, in HMOs within the district.</i>

Sign off:

Shivani Dave - Equalities Lead Officer	Date – 20/04/2026
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