

PRIVATE SECTOR HOUSING ENFORCEMENT

| Project Information | |
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| Project Name <i>This should clearly explain what service / policy / strategy / change you are assessing</i> | <i>Private Sector Housing Enforcement Policy</i> |
| Service Area <i>Main team responsible for the policy, practice, service or function being assessed</i> | <i>Housing Services</i> |
| EIA Author <i>Name and Job Title</i> | <i>Jason Hagland – Strategic Housing Manager</i> |
| Date EIA drafted | <i>12/03/2026</i> |
| ID number <i>This will be added by the Strategy and Partnerships Team</i> | <i>HS006</i> |

| Executive summary | |
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| <p>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></p> <p><i>Please use plain English and write any acronyms in full first time - eg: 'Equality Impact Assessment (EIA)'</i></p> <p><i>This section should explain what you are assessing:</i></p> <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 Renters Rights Act achieved Royal Assent in late 2025. The Act will see the biggest reform to the private sector for a significant period.</p> <p>Some key changes will include the abolishment of Section 21 'no fault' eviction, assured shorthold tenancies will be abolished and replaced with periodic tenancies and the legislation will strengthen council enforcement by increasing civil penalties for breaches of landlord legislation.</p> <p>The adoption of this Policy, that has been created from a template by the Association of Chief Environmental Health Officers (ACEHO), that has been shared with all local authorities in England, will enable the council to ensure our adherence to our statutory obligations that will be introduced by the Renters Right Act on 1 May 2026 and ensure any enforcement action is fair, consistent and proportionate.</p> <p>Importantly, the use of the template Policy will ensure greater consistency across local authority borders, transparency and robustness in local authority enforcement approaches, while allowing for appropriate local discretion where appropriate.</p> |

| Mitigations | | |
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| 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 identified | |
| Disability | Potential impact on tenants/landlords with a disability or learning disability, being unable to fully understand the legislation and the Policy. | Sharing information with local community organisations and partnerships to cascade |
| Gender reassignment (or affirmation) | Nil negative impact identified | |
| Pregnancy or maternity | Nil negative impact identified | |
| Race | Potential impact on tenants/landlords who have English as a second language, therefore, being unable to fully understand the legislation and the Policy. | Promotion of accessibility tool on website. Sharing information with local community organisations and partnerships to cascade. |
| Religion or belief | Nil negative impact identified | |

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| Sex | Nil negative impact identified | |
| Sexual Orientation | Nil negative impact identified | |
| Marriage and Civil Partnership | Nil negative impact identified | |
| 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. | Potential impact of tenants/landlords who have low literary skills being unable to understand the legislation and the Policy. | Sharing information with local community organisations and partnerships to cascade |

| Actions Planned |
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| <i>Nil</i> |

| Additional Information |
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| <i>Nil</i> |

Sign off:

| Equalities Lead Officer | Date |
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| Shivani Davé | 17/03/2026 |

