

# Resident Impact Assessment

## Financial Penalty Charging Policy- non compliant landlords

### Service Area: E&R – Public Protection Division

#### 1. What are the intended outcomes of this policy, function etc?

The Housing and Planning Act 2016 amended the Housing Act 2004 to enable councils to issue financial penalties against private sector landlords that fail to comply with legal standards relating to letting residential properties.

Financial penalties will provide an additional enforcement tool available to enforcement officers and in some cases will be used as an alternative to prosecution.

The charging policy outlines the approach to charging and reflects the seriousness of the offence, the impact on residents' health safety and welfare and the landlords knowledge and past history of compliance.

#### 2. Resident Profile

The majority of people directly impacted by this policy are landlords providing private rented accommodation that does not meet legal standards required to ensure the health, safety and welfare of their tenants.

Residents living in private rented homes will be indirectly impacted by the policy in that financial penalties will provide a further incentive for landlords to provide and maintain the accommodation that they rent out to tenants.

Up 25% residents live in private sector accommodation in Islington

Environmental Health received over 500 complaints and referrals regarding poor privately rented accommodation each year.

		Borough profile	Service User profile
		<b>Total: 206,285</b>	<b>profiles</b>
	<b>Female</b>	<b>51%</b>	

<b>Gender</b>	<b>Male</b>	<b>49%</b>	
<b>Age</b>	<b>Under 16</b>	<b>32,825</b>	
	<b>16-24</b>	<b>29,418</b>	
	<b>25-44</b>	<b>87,177</b>	
	<b>45-64</b>	<b>38,669</b>	
	<b>65+</b>	<b>18,036</b>	
<b>Disability</b>	<b>Disabled</b>	<b>16%</b>	
	<b>Non-disabled</b>	<b>84%</b>	
<b>Sexual orientation</b>	<b>LGBT</b>	<b>No data</b>	
	<b>Heterosexual/straight</b>	<b>No data</b>	
<b>Race</b>	<b>BME</b>	<b>52%</b>	
	<b>White</b>	<b>48%</b>	
<b>Religion or belief</b>	<b>Christian</b>	<b>40%</b>	
	<b>Muslim</b>	<b>10%</b>	
	<b>Other</b>	<b>4.5%</b>	
	<b>No religion</b>	<b>30%</b>	
	<b>Religion not stated</b>	<b>17%</b>	

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### 3. Equality impacts

- The Financial Penalty Charging Policy is not likely to be discriminatory in any way for people with any of the protected characteristics
- The proposal will have neutral impacts on equality of opportunity for people with protected characteristics
- The proposal will have neutral impact on good relations between communities and the rest of the population of Islington

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### 4. Safeguarding and Human Rights impacts

There are no safeguarding and human rights risks associated with this Policy.

Landlords receiving a financial penalty have the right to appeal to a First Tier Property Tribunal (FTT) and have the decision of the council quashed, amended or upheld.

FTTs follow the rules of natural justice embedded in court procedures by considering each application on its merits and issuing a written decision with reasons.

## 5. Action

How will you respond to the impacts that you have identified in sections 3 and 4, or address any gaps in data or information?

For more information on identifying actions that will limit the negative impact of the policy for protected groups see the [guidance](#).

Action	Responsible person or team	Deadline
None identified		

Please send the completed RIA to [equalites@islington.gov.uk](mailto:equalites@islington.gov.uk) and also make it publicly available online along with the relevant policy or service change.

**This Resident Impact Assessment has been completed in accordance with the guidance and using appropriate evidence.**

**Staff member completing this form:**

**Head of Service or higher:**

Signed:



Date: 28/08/2018

Signed: \_\_\_\_\_



Date: 28/08/2018