

Impact Assessment Level 1: Initial screening assessment

Subject of assessment:	Regulatory Services General Enforcement Policy Private Sector Housing Enforcement Policy Civil penalties under the Renters' Rights Act 2025 and other housing legislation Policy			
Coverage:	General and regulatory functions delivered by the Regeneration and Housing, and Environment, Communities and Cultures directorates			
This is a decision relating to:	<input type="checkbox"/> Strategy	<input checked="" type="checkbox"/> Policy	<input type="checkbox"/> Service	<input type="checkbox"/> Function
	<input type="checkbox"/> Process/procedure	<input type="checkbox"/> Programme	<input type="checkbox"/> Project	<input type="checkbox"/> Review
	<input type="checkbox"/> Organisational change	<input type="checkbox"/> Other (please state)		
It is a:	New approach:	<input type="checkbox"/>	Revision of an existing approach:	<input checked="" type="checkbox"/>
It is driven by:	Legislation:	<input checked="" type="checkbox"/>	Local or corporate requirements:	<input type="checkbox"/>
Description:	<p>Key aims, objectives and activities</p> <ul style="list-style-type: none"> To enable the Council to satisfy its statutory obligations in line with the provisions of the Legislative and Regulatory Reform Act 2006 and the Regulators Code made under it, and the Renters' Rights Act 2025 and associated housing legislation. <p>Statutory drivers (set out exact reference)</p> <ul style="list-style-type: none"> Legislative and Regulatory Reform Act 2006 and the Regulators Code Renters' Rights Act 2025 and associated housing legislation. Housing and Planning Act 2016 <p>Differences from any previous approach</p> <ul style="list-style-type: none"> Requirement to review existing policies and develop new polices to take into account new and amended legislation. <p>Key stakeholders and intended beneficiaries (internal and external as appropriate)</p> <ul style="list-style-type: none"> The Council – to ensure it meets its statutory obligations All persons, businesses and other organisations who are subject to regulatory functions. <p>Intended outcomes.</p> <ul style="list-style-type: none"> Compliance with statutory requirements Consistency in approach to delivery regulatory functions and enforcement decisions Publication of the policies that regulated persons, businesses and other organisation are subject to. 			
Live date:	Once approved by Executive			
Lifespan:	2026 – 2031			
Date of next review:	Policies are kept under review in line with any changes to legislation or national guidance.			

Screening questions	Response			Evidence
	No	Yes	Uncertain	
Human Rights Could the decision impact negatively on individual Human Rights as enshrined in UK legislation?*	☒	☐	☐	These policies will positively support human rights, their rights to respect for private and family life, home and correspondence. The policies support established legal processes which include a right to a fair trial. They clearly set out how legislation will be applied in a fair and proportionate matter.
Equality Could the decision result in adverse differential impacts on groups or individuals with characteristics protected in UK equality law? Could the decision impact differently on other commonly disadvantaged groups?*	☒	☐	☐	These policies will have a positive impact on this duty and the application will consider the needs of groups and individuals with protected characteristics including considering disability, language barriers, age, vulnerabilities and religion. Improving housing standards in line with the Enforcement Polices will impact positively on all age groups, in particular the elderly and families with young children who are more vulnerable.
Community cohesion Could the decision impact negatively on relationships between different groups, communities of interest or neighbourhoods within the town?*	☒	☐	☐	These policies will safeguard community cohesion by enabling legislation to be applied in a proportionate and targeted manner, with communities benefiting according to their need. The application of housing standards legislation will be focused on the areas of greater need which are generally the most deprived locations. Improving housing standards supports a developing pride in neighbourhoods and communities and reduces health inequalities.
Armed Forces Could the decision impact negatively on those who are currently members of the armed forces or former members in the areas of Council delivered healthcare, compulsory education and housing policies?*	☒	☐	☐	These policies will support the needs of the armed forces or veterans living in the private rented sectors or for the application of the wider regulatory roles governed by the General Enforcement Policy

Screening questions	Response			Evidence
Care leavers Could the decision impact negatively on those who are care experienced?*	☒	☐	☐	The policies will actively support care leavers who live in the private rented sector to enable them to occupy properties which comply with legal housing standards.
Reducing Poverty Could the decision impact negatively on the Council's ambitions to reduce poverty in the town?	☒	☐	☐	Those living in the most deprived areas are more likely to be affected by criminal behaviour and poor housing standards in the private rented sector, directly or indirectly. These policies set out how legal action will be applied in a proportionate and targeted manner and will ensure that most deprived communities do not suffer adversely and will contribute to the reducing poverty in the town.

Assessment completed by:	Wayne Flowers Public Protection Manager	Head of Service:	Judith Hedgley
Date:	13 th March 2026	Date:	14 th March 2026