

Associated guidance for this document can be found [here](#). Each section has a link to the relevant section within the guidance document.

### Details of the activity (i.e. the policy, strategy, service, project or function)

<b>Directorate</b>	Health, Housing & Communities
<b>Service</b>	Housing Service

<b>Title of the activity (i.e. the policy, strategy, service, project or function):</b>
Rent Increase 2024/25 to Council House tenants

<b>Brief description of the activity:</b>
Council House tenants are subject to a rent review in line with the Rent Standard on an annual basis , rent rises are considered in line with Government Policy.

<b>If the activity involves working with other directorates, partners or joint commissioning please state who is involved:</b>
n/a

<b>Will all or part of the activity be delivered through a provider external to the Council?</b> <b>If Yes, please refer to the <a href="#">Corporate Procurement</a> Processes</b>
No

<b>If Yes, please explain what element(s) of the activity will be delivered through an external provider:</b>

<b>Which areas of the city will be impacted?</b>	
Whole City	<input checked="" type="checkbox"/>
Coalfield	<input type="checkbox"/>
East	<input type="checkbox"/>
North	<input type="checkbox"/>
Washington	<input type="checkbox"/>
West	<input type="checkbox"/>
Internal Council Activity – Impact on employees	<input type="checkbox"/>

Is the activity targeted at protected characteristics or any other key groups?	
All of the below	<input type="checkbox"/>
Age (e.g. older people, younger people/children, a specific age group)	<input type="checkbox"/>
Disability (e.g. mobility, long term health conditions, sensory impairment or loss, learning disability, neurological diversity or mental health)	<input type="checkbox"/>
Marriage and civil partnership	<input type="checkbox"/>
Pregnancy and maternity (including breastfeeding)	<input type="checkbox"/>
Race	<input type="checkbox"/>
Religion or belief (including no belief)	<input type="checkbox"/>
Sex	<input type="checkbox"/>
Gender reassignment	<input type="checkbox"/>
Sexual orientation	<input type="checkbox"/>
Human Rights	<input type="checkbox"/>
Care Experienced People	<input type="checkbox"/>
Other vulnerable groups and people with complex needs (e.g. veterans, children and young people who are cared for or care experienced, carers, domestic abuse victims and survivors, ex-offenders etc.)	<input type="checkbox"/>
People vulnerable to socio-economic deprivation (e.g. unemployed, low income, living in deprived areas, poor/no accommodation, low skills, low literacy etc.)	<input type="checkbox"/>

**Completed by:** Graham Scanlon

Version	Status	Author	Comments	Date Issued
1	Complete	Graham Scanlon		23/11/2023

## Data and Intelligence

[Guidance for this section](#)

<b>What data and intelligence has informed the activity?</b>
The Government’s Rent Policy and Rent Standard outlines that RPs can increase rents by September’s Consumer Price Index (CPI) plus 1% per annum. There is also the need to ensure the future financial arrangements from rental income is able to sustain the housing service and its associated functions

<b>Summary of data / intelligence / consultation outcomes to inform understanding of differences in:</b>
<ul style="list-style-type: none"> <li>the way people use, access or experience your activity;</li> <li>how the activity may impact; and/or</li> <li>outcomes for different groups?</li> </ul>
For 2024/25 Government has reverted back to the policy position of rent increases to be made at a maximum of CPI + 1%. CPI in September 2023 was 6.7% meaning that the maximum rent increase is 7.7%.

## Equality and Human Rights

[Guidance for this section](#)

<b>Eliminate discrimination, harassment and victimisation</b>
<b>What impact will the activity have?</b>
Not Applicable
<b>Explain how/why:</b>

<b>Advance equality of opportunity between people who share a protected characteristic and those who do not</b>
<b>What impact will the activity have?</b>
Not Applicable
<b>Explain how/why:</b>

<b>Foster good relations between people who share a protected characteristic and those who do not</b>
<b>What impact will the activity have?</b>
Not Applicable
<b>Explain how/why:</b>

<b>Age (older ages, children and young people, middle ages, an age range or a specific age)</b>
<b>What impact will the activity have?</b>
Positive and Negative
<b>Explain how/why:</b>
A range of homes are delivered for Older People and a rent increase will have an impact upon them from a financial perspective, but the rent rise will ensure that future housing services can be delivered and their homes maintained and improved to a good standard

<b>Disability (mobility, long-term health conditions, sensory, learning disability, neurological diversity or mental health)</b>
<b>What impact will the activity have?</b>
Positive and Negative
<b>Explain how/why:</b>
A range of council homes are delivered for those with support needs, such as Learning Difficulties, autism, physical disabilities and those who are homeless, a rent increase will have an impact upon them from a financial perspective, but the rent rise will ensure that future housing services can be delivered and their homes maintained and improved to a good standard

<b>Gender reassignment (the process of transitioning from one sex to another)</b>
<b>What impact will the activity have?</b>
Not Applicable
<b>Explain how/why:</b>

<b>Marriage and Civil Partnership</b>
<b>What impact will the activity have?</b>
Not Applicable
<b>Explain how/why:</b>

<b>Pregnancy and maternity (including breastfeeding)</b>
<b>What impact will the activity have?</b>
Not Applicable
<b>Explain how/why:</b>

<b>Race (colour, ethnicity, country of origin, culture, etc.)</b>
<b>What impact will the activity have?</b>
Not Applicable
<b>Explain how/why:</b>

<b>Religion / Belief (including no belief)</b>
<b>What impact will the activity have?</b>
Not Applicable
<b>Explain how/why:</b>

<b>Sex (male or female)</b>
<b>What impact will the activity have?</b>
Not Applicable
<b>Explain how/why:</b>

<b>Sexual orientation</b>
<b>What impact will the activity have?</b>
Not Applicable
<b>Explain how/why:</b>

<b>Will the activity impact on an individual's Human Rights as enshrined in UK law?</b>
<b>What impact will the activity have?</b>
Not Applicable
<b>Explain how/why:</b>

<b>Other vulnerable groups and people with complex needs (e.g. veterans, children and young people cared for and care experienced, carers, domestic abuse victims and survivors, ex-offenders, homeless or multiple complexities/characteristics)</b>
<b>What impact will the activity have?</b>
Negative
<b>Explain how/why:</b>
A range of council homes are delivered for those with support needs, such as Learning Difficulties, autism, physical disabilities and those who are homeless, a rent increase will have an impact upon them from a financial perspective, but the rent rise will ensure that future housing services can be delivered and their homes maintained and improved to a good standard

## Reducing socio-economic and digital inequalities

### [Guidance for this section](#)

Will the activity:

<b>Impact on residents' financial circumstances</b>	Negative
<b>Impact on housing, including type, range, affordability, quality and/or condition</b>	Negative
<b>Impact on digital inclusion or access</b>	Not Applicable
<b>Impact on education, skills and lifelong learning</b>	Not Applicable
<b>Impact on employment, including quality and access</b>	Not Applicable

<b>Outline the impact your activity will have, including how you propose to mitigate any negative impacts and maximise positive outcomes</b>
The rent increase will ensure that council tenants can receive repairs to their home, future capital improvement works and wider landlord functions and support. The Housing Operations Team will provide advice and support to any council tenant that may need any debt or financial advice and this includes the impact of the rent increase
<b>Outline how you will measure the anticipated impact(s)</b>
Impacts on the rent increase will be monitored via the service requests for assistance with financial matters and rent as well as wider service KPIs on the number of rent arrears cases and levels of rent arrears

## Improving population health and reducing health inequalities

### [Guidance for this section](#)

Will the activity:

<b>Help promote healthy living</b>	Positive and Negative
<b>Help promote safe and inclusive environments</b>	Positive and Negative
<b>Impact on children, young people and families</b>	Positive and Negative
<b>Impact on natural and built surroundings</b>	Not Applicable
<b>Impact on accessibility and active travel encouraging active behaviours</b>	Not Applicable
<b>Impact on living independently</b>	Positive and Negative

<b>Outline the impact your activity will have, including how you propose to mitigate any negative impacts and maximise positive outcomes</b>
The rent increase will add to the already significant financial pressures tenants are facing, the Housing Operations

Team will be available to discuss any tenants’ concerns and provide any Housing Benefit or wider welfare and debt assistance. The rent rise will ensure that future housing services can be delivered and homes maintained and improved to a good standard

**Outline how you will measure the anticipated impact(s)**

Impacts on the rent increase will be monitored via the service requests for assistance with financial matters and rent as well as wider service KPIs on the number of rent arrears cases and levels of rent arrears

## Carbon reduction and sustainability

[Guidance for this section](#)

Will the activity:

<b>Adapting our behaviour (environmentally significant)</b>	Not Applicable
<b>Impact on biodiversity and natural environment</b>	Not Applicable
<b>Impact on energy efficient built environment</b>	Not Applicable
<b>Impact on renewable energy generation and storage</b>	Not Applicable
<b>Impact on travel and active transport</b>	Not Applicable
<b>Impact on the green economy</b>	Not Applicable
<b>Impact on waste, recycling and consumption</b>	Not Applicable

**Outline the impact your activity will have, including how you propose to mitigate any negative impacts and maximise positive outcomes**

**Outline how you will measure the anticipated impact(s)**

## Community wealth building

[Guidance for this section](#)

Will the activity:

<b>Impact on community wealth and social value</b>	Not Applicable
<b>Impact on social inclusion, integration, and fostering good relations</b>	Not Applicable
<b>Impact on crime reduction, anti-social behaviour and community safety</b>	Not Applicable
<b>Impact on access to services</b>	Not Applicable

**Outline the impact your activity will have, including how you propose to mitigate any negative impacts and maximise positive outcomes**

**Outline how you will measure the anticipated impact(s)**

## Key Actions

Any key actions identified throughout the IIA should be recorded here. This will be the action plan linked to your activity and should be implemented to ensure all inequalities or negative impacts are mitigated.

Key Actions	Timescale	Responsible Officer	Review Date
Monitor the impact of any future rent rise	From 1st April 2024	Phil Auton	Quarterly HSMG meetings with KPI data
Housing Operations Team to support all tenants affected and requiring financial support and advice with their rent and other financial matters	From 1st April 2024	Phil Auton	Monthly operational service review meetings

**Responsible officer sign off:**

<b>Name</b>	Graham Scanlon
<b>Job Title</b>	Assistant Director of Housing & Communities

**Responsible officer for reviewing actions:**

<b>Name</b>	Martin Bewick
<b>Job Title</b>	Senior Housing Manager

Once the Integrated Impact Assessment is complete, please send to [IIA@sunderland.gov.uk](mailto:IIA@sunderland.gov.uk).