

Equality Impact Assessment Screening Tool

Equality Impact Assessments help the Council to comply with its public sector duty under the Equality Act 2010 to have due regard to equality implications. EIAs also help services to be customer focussed, leading to improved service delivery and customer satisfaction.

The Council understands that whilst its equalities duty applies to all services, it is going to be more relevant to some decisions than others. We need to ensure that the detail of Equality Impact Assessments (EIAs) are proportionate to the impact of decisions on the equality duty, and that in some cases a full EIA is not necessary.

This tool assists services in determining whether plans and decisions will require a full EIA. It should be used on all new policies, projects, functions, staff restructuring, major development or planning applications, or when revising them.

Full guidance on the Council's duties and EIAs and the full EIA template is available at [Equality Impact Assessments](#).

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| Proposal/Project/Policy Title | Leasehold Charging Policy (Fire Doors) |
| Service Area | My Place |
| Officer completing the EIA Screening Tool | Jane Shaw Home Ownership Manager |
| Head of Service | Joe Joseph Interim Director of Homes and Assets, My Place |
| Date | 01/12/2022 |
| Consultation Brief Summary of the Proposal/Project/Policy Include main aims, proposed outcomes, recommendations/decisions sought. | The Fire Safety Act 2021 (FSA 2021) which began as the Fire Safety Bill, introduced on 19 March 2020 by the Home Office in the wake of the Grenfell Tower fire and several other related tragedies, is a significant piece of legislation that supports the work being undertaken with regards fire safety within blocks. The programme includes replacing front fire doors, communal corridor fire doors (and side panels), doors to stairwells, riser cupboards, bin chute doors and all associated work to the housing blocks, which includes both Council tenanted properties as well as leaseholders. The HRA Stock Investment Programme capital funding allocated to the replacement of fire doors has already delivered several schemes within its blocks that replaced front entrance doors (FED's), communal corridor fire doors (and side panels), doors to stairwells, riser cupboards, bin chute doors and all associated work, which benefit all residents within the blocks, including both tenanted properties as well as leaseholders. We are proposing to supply and install FED's to leasehold |

| | <p>properties in all the high rise blocks as part of the programme but do not recharge for their FED (but still recharge leaseholders a fair proportion of the works to the communal doors etc) and ensure that leaseholders are aware of their responsibilities going forward and ensure they comply. By undertaking this work allows the FED's to be replaced throughout the high-rise blocks at the same time through a competent manufacturer and accredited installer whilst, at the same time, not recharging the leaseholder (e.g., effectively 'gifting' the FED to leaseholders). This removes the need for leaseholders to replace their own front door and ensures fire compliance across the whole block. If this proposal is agreed, its implementation would cost the Council around £2,500 per leaseholder dwelling that requires a new Front Entrance Door (supply and installation) and there are currently as at (January 2023) 255 leaseholders across the Council's high-rise blocks. Subject to survey not all doors may need renewing.</p> | |
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| Protected characteristic | Impact | Description |
| Age | Positive impact (L) | No negative impact on age, the service has considered elderly vulnerable resident and have relevant Personal Evacuation Emergency Plans (PEEPS) in place |
| Disability | Positive impact (L) | No negative impact on age, the service has considered those residents with a disability and have relevant PEEPs in place. |
| Gender re-assignment | Positive impact (L) | All residents in the high-rise blocks will be included in the door programme scheme which will have a positive impact. |
| Marriage and civil partnership | Positive impact (L) | All residents in the high-rise blocks will be included in the door programme scheme which will have a positive impact. |
| Pregnancy and maternity | Positive impact (L) | All residents in the high-rise blocks will be included in the door programme scheme which will have a positive impact. |
| Race | Positive impact (L) | All residents in the high-rise blocks will be included in the door programme scheme which will have a positive impact. |

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| Religion | Positive impact (L) | All residents in the high-rise blocks will be included in the door programme scheme which will have a positive impact. |
| Sex | Positive impact (L) | All residents in the high-rise blocks will be included in the door programme scheme which will have a positive impact. |
| Sexual orientation | Positive impact (L) | All residents in the high-rise blocks will be included in the door programme scheme which will have a positive impact. |
| Socio-Economic Disadvantage¹ | Positive impact (L) | The recommendation is to gift the front doors and will ensure that all doors are compliant with current regulations and will ensure our resident are not disadvantaged by their socio-economic status and remain safe in their homes. |
| How visible is this service/policy/project/proposal to the general public? | | High visibility to the general public (H) |
| What is the potential risk to the Council's reputation? Consider the following impacts – legal, financial, political, media, public perception etc | | High risk to reputation (H) |

If your answers are mostly H and/or M = **Full EIA to be completed**

If after completing the EIA screening process you determine that a full EIA is not relevant for this service/function/policy/project you must provide explanation and evidence below.

Completion of the EIA screening process has determined a full EIA is not required as this programme will only have a positive impact on all residents. If there are any significant changes to the programme in the future, then the EIA screening tool will be reviewed.

As this has been identified as high visibility to the general public, to protect the council's reputation, the service will ensure that the policy and associated programme of work is communicated to residents in advance by the S20 Consultation requirements under Commonhold Leasehold and Reform Act 2005

¹ Socio-Economic Disadvantage is not a protected characteristic under the Equality Act. London Borough of Barking and Dagenham has chosen to include Socio-Economic Disadvantage as best practice.

The gifting of the Front Entrance Door's will ensure the Council continues its proactive approach to fire safety compliance and the wellbeing of its residents and the ongoing fire compliance of the Council's stock with regards to replacement fire doors.

Please submit the form to CE-strategy@lbbd.gov.uk and include the above explanation as part of the equalities comments on any subsequent related report.