

Equality Impact Assessment: Home Adaptations Policy

The Equality Act 2010 includes a general duty which requires public authorities, in the exercise of their functions, to have due regard to the need to:

- **Eliminate discrimination**, harassment and victimisation and any other conduct that is prohibited by or under the Act.
- **Advance equality of opportunity** between people who share a relevant protected characteristic and people who do not share it.
- **Foster good relations** between people who share a relevant protected characteristic and those who do not

In order to comply with the general duty authorities must assess the impact on equality of decisions, policies and practices. These duties do not prevent the authority from reducing services where necessary, but they offer a way of developing proposals that consider the impacts on all members of the community.

Authorities which fail to carry out equality impact assessments risk making poor and unfair decisions which may discriminate against particular groups and worsen inequality.

Committee name and date:	Report Title	Decisions being recommended:	People with protected characteristics potentially impacted by the decisions to be made:
Executive 23 rd September 2025	Home Adaptations Policy 2025-2030	To agree the updated policy	This policy is specifically designed to detail how adaptations for those people with a disability can be assessed and actioned.

Factors to consider in the assessment: For each of the groups below, an assessment has been made on whether the proposed decision will have a **positive, negative or neutral impact**. This must be noted in the table below alongside brief details of why this conclusion has been reached and notes of any mitigation proposed. Where the impact is negative, a **high, medium or low assessment** is given. The assessment rates the impact of the policy based on the current situation (i.e. disregarding any actions planned to be carried out in future).

High impact – a significant potential impact, risk of exposure, history of complaints, no mitigating measures in place etc.

Medium impact – some potential impact exists, some mitigating measures are in place, poor evidence

Low impact – almost no relevancy to the process, e.g. an area that is very much legislation led and where the Council has very little discretion

Protected characteristic/ area of interest	Positive or Negative Impact	High, Medium or Low Impact	Reason
Race and ethnicity (including Gypsies and Travellers; migrant workers; asylum seekers).	Neutral	Low	This group of people are not adversely affected by this policy but where there may be language barriers if English is not the person's first language, there are mechanisms in place to provide translation services if needed.
Disability: as defined by the Equality Act – a person has a disability if they have a physical or mental impairment that has a substantial and long-term adverse impact on their ability to carry out normal day-to-day activities.	Positive	Low	<p>Legislation governs all aspects of housing services provision in respect of protected characteristics such as those tenants with a disability.</p> <p>This policy is designed to recognise that adaptations however small can improve the lives of our tenants who have a disability (usually a physical disability) to enable them to live independently and safely in their home or to stay in their current homes whenever possible.</p> <p>The policy recognises the broad nature of disability including mental health and that this can fluctuate over time.</p>
Sex/Gender	Neutral	Low	Legislation governs all aspects of housing services provision in respect of protected characteristics.
Gender reassignment	Neutral	Low	.As above

Protected characteristic/ area of interest	Positive or Negative Impact	High, Medium or Low Impact	Reason
Religion and belief (includes no belief, some philosophical beliefs such as Buddhism and sects within religions).	Neutral	Low	As above
Sexual orientation (including heterosexual, lesbian, gay, bisexual).	Neutral	Low	As above
Age (children and young people aged 0-24; adults aged 25-50; younger older people aged 51-75/80; older people 81+; frail older people; people living with age related conditions. The age categories are for illustration only as overriding consideration should be given to needs).	Positive	Low	As above
Pregnancy and maternity including new and breast-feeding mothers	Neutral	Low	As above as this is a protected characteristic
Marriage and civil partnership status	Neutral	Low	As above as this is a protected characteristic

Actions identified that will mitigate any negative impacts and/or promote inclusion

This policy has been designed to provide clarity over the aids and adaptations that can be carried out for our tenants. It provides guidance for officers including our occupational therapist. Adaptations are intended to help and enable tenants with disabilities to live independently within their home, this can also include support for the timely discharge from hospital of tenants, who require adaptations to enable them to return home. This policy also applies to new tenants with disabilities to move into their new home.

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