

EQUALITY IMPACT ASSESSMENT (EIA)

Title of EIA		Increasing number of Temporary Accommodation properties owned by the City Council
EIA Author	Name	Jim Crawshaw
	Position	Head of Housing and Homelessness
	Date of completion	28/01/26
Director	Name	Pete Fahy
	Position	Director of Care, Health and Housing
Cabinet Member	Name	Cllr Naeem Akhtar
	Portfolio	Housing & Communities

PLEASE REFER TO [EIA GUIDANCE](#) FOR ADVICE ON COMPLETING THIS FORM

SECTION 1 – Context & Background

1.1 Please tick one of the following options:

This EIA is being carried out on:

- ☐ New policy / strategy
☐ New service
☐ Review of policy / strategy
☒ Review of service
☐ Commissioning
☐ Other project (*please give details*)

1.2 In summary, what is the background to this EIA?

This proposal is a three year investment of £3.187m aimed at improving support to help people remain in their own homes.

Increasing council owned temporary accommodation by a further 20 properties will enhance the Council's ability to control property standards and suitability, ensuring families are placed in safe, well-maintained homes. This will help reduce the council's reliance on insecure nightly let accommodation the frequency of household moves and have a positive impact of the councils revenue budget.

Keeping families within their local communities will support continued access to schools, healthcare, employment, and support networks, helping to promote greater stability and improved outcomes for families, particularly children.

The City Council has accumulated a stock of 83 family homes which are used for TA, 51 of which have been part funded by MHCLG through their Local Authority Housing Fund (LAHF) programme. Each property saves approximately £12k-£18k per annum and provides a Council owned asset.

EQUALITY IMPACT ASSESSMENT (EIA)

LAHF4 (round 4) was announced in Nov25 and provides grant funding of £2,616k (based on 40% of estimated costs) for delivering 24 TA units over four years. With previous rounds of LAHF the City Council has put in the additional 60% from borrowing (interest funded via rents) but additional resource through an improved settlement could provide a means to bridge the gap (or part of the gap) without borrowing.

Year 4: £637k; 60% match funding vs grant for 4 additional TA properties

1.3 List organisations and people who are involved in this area of work

Coventry's Residents
CCC

1.4 Who will be responsible for implementing the findings of this EIA?

Jim Crawshaw – Head of Housing and Homelessness

SECTION 2 – Consideration of Impact

Refer to guidance note for more detailed advice on completing this section.

In order to ensure that we do not discriminate in the way our activities are designed, developed and delivered, we must look at our duty to:

- Eliminate discrimination, harassment, victimisation and any other conflict that is prohibited by the Equality Act 2010
- Advance equality of opportunity between two persons who share a relevant protected characteristic and those who do not
- Foster good relations between persons who share a relevant protected characteristic and those who do not

To find out more about local data, please visit the below links:

[Facts about Coventry](#)

[Census 2021](#)

[Joint Strategic Needs Assessment \(JSNA\)](#)

2.1 Baseline data and information to include data on Protected Characteristics, Health Inequalities and Digital Inclusion

Please include a summary of data analysis below, using both your own service level management information and also drawing comparisons with local data where necessary. Where possible, compare your data to local data using: Facts about Coventry; Census 2021; JSNA.

Please see the attached spreadsheet that captures data for all of the protected characteristics apart from religion. Most of the information collected is in relation to the main applicant although some information is captured for all members of the household.

Commented [MK1]: Provide details of all people in TA by protected characteristic
Provide details of all people on waiting list for 5 bed accommodation by protected characteristic

EQUALITY IMPACT ASSESSMENT (EIA)

Nationally and locally people from the Global majority are over represented in statutory homeless applications

The latest data from the Regulator of Social Housing shows the RP rented stock in Coventry has only 35 x 5-bed properties in total. Therefore, households requiring larger family homes will be in TA for a significant period so securing quality accommodation is paramount and will have a positive outcome.

25% of main applicants have a history of Mental Health issues and 27% have a physical disability both of which quality accommodation can have a positive impact on.

2.2 Please highlight which Marmot Principles does this EIA Support.

1. Give every child the best start in life
2. Enable all children, young people and adults to maximise their capabilities and have control over their lives
3. Ensure a healthy standard of living for all
4. Create fair employment and good work for all
5. Create and develop healthy and sustainable places and communities
6. Strengthen the role and impact of ill health prevention
7. Tackle racism, discrimination and their outcomes
8. Pursue environmental sustainability and health equity

SECTION 3 – Protected Groups

3.1 On the basis of evidence, complete the table below to show what the potential impact is for each of the protected groups.

- Positive impact (P),
- Negative impact (N)
- Both positive and negative impacts (PN)
- No impact (NI)

Protected Characteristic	Impact type P, N, PN, NI	Nature of impact and any mitigations required
Age 0-18	P	Stable, suitable accommodation reduces the risk of frequent moves and disruption to schooling, health services, and social networks, which can particularly affect younger households.
Age 19-64	P	Stable, suitable accommodation reduces the risk of frequent moves. Access to appropriate accommodation also helps families maintain links to employment, education, healthcare, and local support networks, contributing to reduced inequality and a lower risk of social exclusion
Age 65+	P	Stable, suitable accommodation reduces the risk of frequent moves and disruption to schooling, health services, and social networks.

EQUALITY IMPACT ASSESSMENT (EIA)

Disability	P	Council ownership provides greater ability to ensure properties are suitable and, where necessary, adapted to meet the needs of disabled household members. Reduced moves also benefit households where disability makes relocation especially disruptive.
Gender reassignment	NI	
Marriage and Civil Partnership	NI	
Pregnancy and maternity	P	Secure and suitable accommodation supports households during pregnancy and early years, reducing health risks linked to overcrowding or poor housing condition
Race (Including: colour, nationality, citizenship ethnic or national origins)	P	Some ethnic minority households and white households are overrepresented in temporary accommodation. Increasing council owned supply helps reduce overcrowding and limits the need for out of area placements,
Religion and belief	NI	
Sex	NI	
Sexual orientation	NI	

3.2 On the basis of evidence, complete the table below to show any impact on the following characteristics which are not specified as protected characteristics but should be considered.

Group	Impact type P, N, PN, NI	Nature of impact and any mitigations required
Care Experienced	NI	
Armed Forces	P	Armed Forces families may experience housing instability when transitioning from service accommodation to civilian housing, or following discharge. Increasing the availability of council owned temporary accommodation may support Armed Forces families who present as homeless or at risk of homelessness, particularly those with multiple children or complex needs.
Social Economic Groups (low income, poverty, education, unemployment, community safety and social support)	P	<p>Families in temporary accommodation often face financial hardship, overcrowding, and housing insecurity. Increasing the supply of large, council owned properties will help ensure families are accommodated together in suitable homes, reducing overcrowding, stress, and the need for frequent moves.</p> <p>This stable housing environment can support improved health, wellbeing, and educational outcomes for children. Access to appropriate accommodation also helps families maintain links to employment, education, healthcare, and local support networks, contributing to reduced inequality and a lower risk of social exclusion</p>

EQUALITY IMPACT ASSESSMENT (EIA)

Appendix 25

SECTION 4 – Next steps

Planned Action	Owner	Timescale

4.2 How will you monitor and evaluate the effect of this work?

Comments, compliment and complaints and analysing service data

SECTION 5 – Impact on Council Staff

5.1 Will this area of work potentially have an impact on Council staff? Yes/No

If yes

Nature of impact and any mitigation required

N/A

SECTION 6 – Completion Statement

As the appropriate Head of Service for this area, I confirm that the potential equality impact is as follows:

- No impact has been identified for one or more protected groups ☐
- Positive impact has been identified for one or more protected groups ☒
- Negative impact has been identified for one or more protected groups ☐
- Both positive and negative impact has been identified for one or more protected groups ☐
- The potential impact of this proposal on protected groups is not yet known ☐

Before you submit this form - please save your progress and forward the email you receive with any questions to equality@coventry.gov.uk. The team will review your Equality Impact Assessment and provide you with feedback.

Only click submit if the Equality Impact Assessment has been reviewed and you have been advised to by the equality team.

7.0 Approval

Name of Head of Service: Jim Crawshaw	Date approved by Head of Service: 28/01/26
Name of Director: Pete Fahy	Date sent to Director: 29/01/26

