

## Housing Executive: Policy Screening

### Part 1 - Policy Scoping

The first stage of the screening process involves scoping the policy under consideration. The purpose of policy scoping is to help prepare the background and context and set out the aims and objectives for the policy, being screened. At this stage, scoping the policy will help identify potential constraints as well as opportunities and will help the policy writer work through the screening process on a step by step basis.

#### Name of the policy

Energy Performance Certificates for House Sales

#### Information about the policy (General Context Statement)

Tenants, with limited exceptions, are entitled to apply to purchase their Housing Executive home under the statutory House Sales Scheme, in accordance with Article 3 (4) of the Housing (NI) Order 1983. Further where the Housing Executive has acquired a property under SPED or has a vacant property for which there is no housing need, or which it is economically unviable to retain, it will sell it those properties on the open market.

When a property is sold, the Energy Performance of Buildings (Certificates and Inspections) Regulations (Northern Ireland) 2008 (As Amended) require that an EPC is provided to the prospective buyer. An EPC records the energy efficiency of a property, providing a rating of the energy efficiency and carbon emissions of a building on a scale from A to G, where A is very efficient and G is very inefficient.

This policy sets out the legislation, policy, procedures, and controls regarding the provision of Energy Performance Certificates for Tenanted House Sales, Vacant House Sales and SPED disposals.

#### Is this an existing, revised or a new policy?

(Please mark an 'X' where appropriate)

Existing	Revised	New
	X	

#### What is it trying to achieve? (Intended Aims/Outcomes)

The aim of this policy and procedure is to provide all staff with effective guidance on how to provide Energy Performance Certificates to tenants applying to buy their home or to potential purchasers of vacant house sales or SPED disposals, as required by legislation.

#### Are there any Section 75 categories which might be expected to benefit from the intended policy?

If so, explain how.

All section 75 categories of tenants applying to the Housing Executive to purchase their home under the House Sales Scheme, purchasers of vacant properties or purchasers of SPED properties might be expected to benefit from the policy as it will ensure that they are provided with a current EPC when

they apply to purchase. This will enable them to make an informed decision regarding the purchase. However no Section 75 groups are expected to benefit any more greatly than the total tenant population as a result of this policy.

Who initiated or wrote the policy?

The Land Asset and Policy Unit in Regional Services.

Who owns and who implements the policy?

The Land Asset and Policy Unit owns the policy. It is implemented by the Place Shaping Teams and Local Offices.

Implementation factors

<b>Are there any factors which could contribute to/detract from the intended aim/outcome of the policy/decision?</b>	
<b>If yes, are they:</b>	
<b>(Please mark an 'X' where appropriate)</b>	
	Financial
	Legislative
X	Other (Please Specify) : The implementation of the EPC Policy is driven by sales of properties occurring under other policies, namely the House Sales Policy, Sale of Vacant Dwellings Policy and SPED Disposals Policy.

Main stakeholders affected

<b>Who are the internal and external stakeholders (actual or potential) that the policy will impact upon?</b>	
<b>(Please mark an 'X' where appropriate and detail as necessary)</b>	
	Staff
X	Service Users, Customers
	Other Public Sector Organisations
	Voluntary/Community/Trade Unions
	Other (Please Specify) :

### Other policies with a bearing on this policy

What are they?

The Housing Sales Incorporating Equity Sharing Policy and Procedures.

The Sale of Vacant Dwellings Policy

The SPED Disposals Policy

Who owns them?

The Land Asset and Policy Unit owns all 3 policies

### Available evidence

Evidence to help inform the screening process may take many forms. Policy Writers should ensure that their screening decision is informed by relevant data.

What evidence/information (both qualitative and quantitative) have you gathered to inform this policy? Specify details for each of the Section 75 categories that evidence is required for.

Section 75 category	Details of evidence/information
Religious belief	From 2017/18 - 2019/20 2,951 applications were received under the House Sales scheme from Housing Executive tenants across Northern Ireland.
Political opinion	
Racial group	2020/21 965
Age	2021/22 1,342
Marital status	2022/23 972
Sexual orientation	For each valid application the tenant has the statutory right to be provided with an EPC in accordance with the provisions of this policy, including those that fall within all Section 75 groups.
Men and women	
Disability	The uptake of the House Sales Scheme itself by Section 75 groups is outside the scope of this screening as it is only one administrative aspect of the application of the Scheme that is currently under review, rather than the Scheme itself.  Sales of vacant properties and SPED disposals on the open market are in single digits annually. Section 75 characteristics of purchasers of open market sales are not recorded.
Dependants	

### Needs, experiences and priorities

Taking into account the information referred to above, what are the different needs, experiences and priorities of each of the following categories, in relation to the particular policy/decision? Specify details for each of the Section 75 categories that are affected.

<b>Section 75 category</b>	<b>Details of needs/experiences/priorities</b>
Religious belief	The need of all section 75 groups are the same with regard to EPC Policy, that is to be informed about the energy efficiency of their property, through the provision of a valid EPC, when they apply to purchase the property so that they may make an informed decision about the purchase.
Political opinion	
Racial group	
Age	
Marital status	
Sexual orientation	
Men and women	
Disability	
Dependants	

## Part 2 - Screening questions

Please see guidance below for further information

### Screening questions

<b>1. What is the likely impact on equality of opportunity for those affected by this policy, for each of the Section 75 equality categories? minor/major/none</b>		
<b>Section 75 category</b>	<b>Details of policy impact</b>	<b>Level of impact? minor/major/none</b>
Religious belief	All tenants who make a valid application to purchase their property under the House Sales Scheme or purchase one on the open market are provided with a valid EPC in accordance with this policy. Therefore it is considered that this policy will not have a differential impact on persons of different religious beliefs.	None
Political opinion	All tenants who make a valid application to purchase their property under the House Sales Scheme or purchase one on the open market are provided with a valid EPC in accordance with this policy. Therefore it is considered that this policy will not have a differential impact on persons of different political opinions.	None
Racial group	All tenants who make a valid application to purchase their property under the House Sales Scheme or purchase one on the open market are provided with a valid EPC in accordance with this policy. It is noted that there may be language	None

<b>1. What is the likely impact on equality of opportunity for those affected by this policy, for each of the Section 75 equality categories? minor/major/none</b>		
	<p>barriers for some individuals of different racial groups in receiving the information on their property. Should that situation arise on a case by case basis use will be made of the Housing Executive language support services as required.</p> <p>Therefore it is considered that this policy will not have a differential impact on persons of different racial groups.</p>	
Age	All tenants who make a valid application to purchase their property under the House Sales Scheme or purchase one on the open market are provided with a valid EPC in accordance with this policy. Therefore it is considered that this policy will not have a differential impact on persons of different ages.	None
Marital status	All tenants who make a valid application to purchase their property under the House Sales Scheme or purchase one on the open market are provided with a valid EPC in accordance with this policy. Therefore it is considered that this policy will not have a differential impact on persons of different marital status.	None
Sexual orientation	All tenants who make a valid application to purchase their property under the House Sales Scheme or purchase one on the open market are provided with a valid EPC in accordance with this policy. Therefore it is considered that this policy will not have a differential impact on persons of different sexual orientations	None
Men and women	All tenants who make a valid application to purchase their property under the House Sales Scheme or purchase one on the open market are provided with a valid EPC in accordance with this policy. Therefore it is considered that this policy will not have a differential impact on persons of different genders.	None
Disability	All tenants who make a valid application to purchase their property under the House Sales Scheme or purchase one on the open market are provided with a valid EPC in accordance with this policy. It is noted that depending upon the nature of the disability the applicant may have, this	None

<b>1. What is the likely impact on equality of opportunity for those affected by this policy, for each of the Section 75 equality categories? minor/major/none</b>		
	could give rise to the need to communicate differently. Should that situation arise on a case by case basis use will be made of the Housing Executive language support services as required. Therefore it is considered that this policy will not have a differential impact on persons with a disability.	
Dependants	All tenants who make a valid application to purchase their property under the House Sales Scheme or purchase one on the open market are provided with a valid EPC in accordance with this policy. Therefore it is considered that this policy will not have a differential impact on persons with or without dependants.	None

<b>2. Are there opportunities to better promote equality of opportunity for people within the Section 75 equalities categories?</b>		
<b>Section 75 category</b>	<b>If Yes, provide details</b>	<b>If No, provide reasons</b>
Religious belief		This policy on Energy Performance Certificates has not been deemed to have any impact on equality of opportunity for Section 75 Groups  As such it is considered that the policy does not provide any opportunities to promote better equality of opportunity for any Section 75 group.
Political opinion		
Racial group		
Age		
Marital status		
Sexual orientation		
Men and women		
Disability		
Dependants		

<b>3. To what extent is the policy likely to impact on good relations between people of different religious belief, political opinion or racial group? minor/major/none</b>		
<b>Good relations category</b>	<b>Details of policy impact</b>	<b>Level of impact minor/major/none</b>

Religious belief	All tenants who make a valid application to purchase their property under the House Sales Scheme or purchase one on the open market are provided with a valid EPC in accordance with this policy. Therefore it is considered that this policy will not have a differential impact on persons of different religious beliefs.	None
Political opinion	All tenants who make a valid application to purchase their property under the House Sales Scheme or purchase one on the open market are provided with a valid EPC in accordance with this policy. Therefore it is considered that this policy will not have a differential impact on persons of different political opinions.	None
Racial group	All tenants who make a valid application to purchase their property under the House Sales Scheme or purchase one on the open market are provided with a valid EPC in accordance with this policy. It is noted that there may be language barriers for some individuals of different racial groups in receiving the information on their property. Should that situation arise on a case by case basis use will be made of the Housing Executive language support services as required.  Therefore it is considered that this policy will not have a differential impact on persons of different racial groups.	None

<b>4. Are there opportunities to better promote good relations between people of different religious belief, political opinion or racial group?</b>		
Good relations category	If Yes, provide details	If No, provide reasons
Religious belief		This policy on Energy Performance Certificates has not been deemed to have any impact on Good Relations.  As such it is considered that the policy does not provide any opportunities to promote better Good Relations
Political opinion		
Racial group		

## Additional considerations

### Multiple Identity

Generally speaking, people can fall into more than one Section 75 category. Taking this into consideration, are there any potential impacts of the policy/decision on people with multiple identities?

(For example; disabled minority ethnic people; disabled women; young Protestant men; and young lesbians, gay and bisexual people).

No. The policy has no specific impact on equality of opportunity for any of the individual Section 75 groups so it will not impact on persons with multiple identities.

Provide details of data on the impact of the policy on people with multiple identities. Specify relevant Section 75 categories concerned.

### Disability Duties:

1. Does this policy affect (or have the potential to affect) disabled people? (Please mark an 'X' where appropriate)

Yes	No
	X

2. If yes, how does this policy pay due regard to the promotion of positive attitudes towards disabled people?

N/A

3. If yes, does this policy provide any opportunity for the engagement of, or participation of any stakeholder representatives? e.g. Housing Community network. (Please mark an 'X' where appropriate)

Yes	No

4. If yes, what efforts have been made to encourage the participation of disabled people?

N/A

### Human Rights:

The Screening Team must consider the Human Rights "Convention Checklist" set out below. The Screening Team must be satisfied that the policy does not interfere (unless justified by a legitimate,



necessary and/or proportionate aim) with any of the rights listed. On occasion, the Screening Team may require legal advice to assure the Board/CXBC of adequate consideration of Human Rights.

There are no Human Rights issues with this policy.

**Additional Human Rights Conventions:**

There are many international instruments that the UK Government have made commitments to progressively realise. Some of these impact on housing policy and it is important that when we make policy that we can assure the Board that cognisance of these instruments has been observed. This is particularly important where policies affect or have the potential to affect children and young people and disabled people. The Screening Team may wish to seek additional legal advice or views of representative groups.

**Monitoring:**

How will this policy be monitored for equality impacts in accordance with the Housing Executive’s Equality Scheme?\*

This policy has no potential to impact on any Section 75 group so no monitoring arrangements are proposed.

\*Guidance available from the Equality Monitoring Officer, Equality Unit.

**Part 3 - Screening Team decision**

Does this policy require an equality impact assessment? (Please mark an ‘X’ where appropriate)

Yes	No
	X

**Reasons for the decision:**

The policy has been determined to have no potential to impact differentially on any Section 75 group.

**Part 4 - Approval and authorisation**

Screened by: (Please insert name below)	Position/Job Title	Date
Kelly Anderton	Policy Officer	22/05/23
Lee Duffin	Equality & Safeguarding Manager	21/06/23
Approved by:		
Tony Steed	EDIS Manager	21/06/23