

Equality and Rights Impact Assessment

2015-2018 Budget Summary Report

What budget option does this ERIA information relate to?

Ref Number SFC5

Increased income from implementation of concessionary lets policy

What are the main impacts of this option on rights?

Given the number of organisations affected and the wide range of services they provide, this proposal could potentially have an adverse impact on all ten areas of rights.

The extent of the impact in each case will depend on the terms of the lease, the property, the difference between current rent and the market rent, the organisation, its funding arrangements, the types of service users, the individual service user's circumstances and whether alternative funding is available to the group or an alternative service is available to the user.

The current situation relating to concessionary lets is inequitable and replacing it with a clear, transparent process would resolve this.

By generating additional income to the Council, there may be an enhancement of rights if the income enables the Council to meet its service outcomes. The rights enhanced will depend on how the income is allocated.

What are the main impacts of this option on equality?

Again, given the nature of the organisations involved, the proposal has the potential to adversely impact upon older people, children and young people, people with disabilities, people of a particular race, religion or belief and vulnerable women as well as people with a low income.

Replacing the current inequitable situation would advance the equality of opportunity by providing the same clear and consistent policy to all third sector organisations.

What are the main recommendations to address either the positive or negative impacts?

If an increase in rent results in the tenant potentially ceasing its operations, organisations may seek a grant from the relevant Council service area. There will be an assessment as to whether the service meets Council outcomes.

The proposal could be trialled for a set period with the impacts being monitored and revisited at the end of the pilot period.

The Council's Community Asset Transfer Policy will address disposals by sale or lease to local third sector organisations. This will provide an alternative means of providing accommodation to some groups.

Stepped rents would be offered when necessary to provide for a gradual increase in rent to market level over a few years.

Rent free periods may be available to tenants to compensate for the cost of improvement

works carried out by the tenant.

Assistance would be provided to help organisations find alternative premises or alternative sources of funding where necessary.

Organisations would be encouraged to work together and share properties where possible.

Sign Off (print name and position and contact details)

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Carbon Impact Assessment Template

BUDGET OPTION (number/title/details)		SfC5		
LEAD OFFICER (name and contact details)		Graham Tully, 0131 529 5961		
To record your assessment put an X in the appropriate columns below.				
COUNCIL CARBON EMISSIONS	IMPACTS			NOTES
	↓	↑	↔	
WASTE to landfill			x	
BUILDINGS energy usage			x	
INFRASTRUCTURE energy usage			x	
TRANSPORT fuel consumption			x	

↓ = *anticipated decrease in emissions*

↑ = *anticipated increase in emissions*

↔ = *no change anticipated*