

Equality Impact Assessments Toolkit

EqlA Template



You must consider the [Equality Impact Assessment Guidance](#) when completing this template.

The EDI team can provide help and advice on undertaking an EqIA and also provide overview quality assurance checks on completed EqIA documents.

EDI team contact email: edi_team@sandwell.gov.uk

Quality Control	
Title of proposal	Tenant Engagement Strategy
Directorate and Service Area	Place (Housing)
Officer completing EqIA	Louis Bebb
Contact Details	Louis_bebb@sandwell.gov.uk
Other officers involved in completing this EqIA	Manny Sehmbi
Date EqIA completed	18.12.2025
Date EqIA signed off or agreed by Director or Executive Director	18.12.2025
Name of Director or Executive Director signing off EqIA	Alan Lunt
Date EqIA considered by Cabinet	04.02.2026
Where the EqIA is Published (please include a link to the EqIA and send a copy of the final EqIA to the EDI team)	Modern Gov

Section 1.

The purpose of the project, proposal or decision required

The proposal is for Cabinet approval in relation to the Tenant Engagement Strategy.

Section 2.

Evidence used and considered. Include analysis of any missing data

The policy outputs outlined in the document have been formulated around a considerable amount of research and associated data. Sources include:

- [Sandwell Council Housing Strategy 2023-2028](#)
- [Sandwell 2030 Vision: Corporate Plan 2021-2025](#)
- [Regulatory Standards for Landlords](#)
- [Reasonable Adjustments Policy](#)
- [Tenant Handbook](#)
- [Tenancy Conditions](#)
- [Housing Repairs and Maintenance Policy](#)

Section 3.

Consultation

The public consultation ran from 17 October to 28 November 2025, during which the Strategy was discussed and feedback gathered through a wide range of forums:

- Tenant and Leaseholder Scrutiny Group (TLSG)
- Tenant and Resident Association (TRA) meetings
- Pop-up events at Rowley, West Bromwich, and Dorothy Parkes
- Youth engagement sessions through the Forum Independent Young Adults (FIYA)
- Workshops at the Council House
- SCIPS General Meetings
- Email submissions from tenants and officers

Additional outreach included:

- Engagement with Voluntary and Community Sector (VCS) and faith partners
- Liaison with regional housing officers
- Promotion through the Tenant Engagement webpage, newsletters, and partner networks

Key Engagement Activities Timeline

- Early October 2025 – Draft TES shared with senior officers and councillors for review
- 17 October 2025 – TES consultation launched online and in-person
- 18 October 2025 – TLSG meeting to provide feedback on goals and KPIs
- 25 October 2025 – TRA Network Meeting, with paper surveys issued to five TRAs
- 7 November 2025 – In-person workshop at the Council House, attended by tenants
- 12, 19, 21 November 2025 – Pop-up events sharing the TES with tenants
- 25 November 2025 – SCIPS General Meeting, engaging tenant members

- 26 November 2025 – FIYA Young Adults Drop-In, promoting the TES and online consultation
- 27 November 2025 – Lancaster House TRA Meeting, where tenants raised concerns about trust, digital exclusion, and paper communication options
- 28 November 2025 – Consultation closed; findings reviewed to update the TES
- December 2025 – Final draft submitted to senior management for sign-off
- 9 December 2025 – TES report uploaded to mod.gov
- 8 January 2026 – TES presented to the Safer Neighbourhoods and Communities (SNAC) Board

Summary of Consultation Findings

The consultation shows strong support for the council's Tenant Engagement Strategy, with most respondents agreeing that the strategy is clear, well-structured, and addresses key priorities for tenant involvement. However, feedback consistently highlights the need for effective implementation, clear accountability, and visible delivery to build trust and confidence.

Key themes across responses included:

- **Positive Reception:** Many respondents welcomed the strategy as long overdue, praising its clarity, structure, and focus on transparency, accessibility, and shared decision-making.
- **Concerns About Delivery:** Scepticism remains about whether commitments will be upheld, with respondents citing past failures to act on tenant input and unresolved repairs.
- **Accessibility and Inclusion:** Feedback highlighted the importance of accessible and inclusive engagement, suggesting consideration of alternative formats and approaches to support participation from all communities.
- **Communication and Feedback:** Strong emphasis on improving communication, creating feedback loops, and publishing clear evidence of how tenant input influences decisions.
- **Cultural Change:** Respondents stressed that staff attitudes and organisational culture must align with the strategy's aims for it to succeed.
- **Practical Suggestions:** Ideas included pop-up events, tenant ambassadors, welcome sessions for new tenants, and training opportunities to empower participation.

Changes made to the Tenant Engagement Strategy following consultation

Following feedback from the consultation, the Tenant Engagement Strategy has been updated to reflect the views and suggestions received. The key changes made are as follows:

- An executive summary has been included to provide a concise, plain-English overview of the strategy.
- The strategy now confirms that an accompanying action plan will be developed in partnership with tenants, responding to feedback requesting clearer performance measurement.
- Additional performance measures have been incorporated to demonstrate how progress against the strategy will be monitored and reviewed.

- The KPI section has been revised to highlight the indicators specifically linked to delivery of the Tenant Engagement Strategy.
- Graphics are being incorporated to support presentation and improve clarity.

Section 4.

Summary assessment of the analysis at section 4a and the likely impact on each of the protected characteristics (if any)

The key equality impacts identified within this assessment are the following:

- Disability
- Age
- Race
- Religion
- Sexual orientation
- Pregnancy and maternity
- Low-income groups

To address these matters, the following measures will be implemented:

- Clear and accessible communication to ensure all residents can easily report issues and understand relevant procedures.
- Reasonable adjustments to support residents with disabilities or additional needs.
- Defined timescales and effective monitoring to ensure accountability and timely action.
- Regular policy reviews to reflect resident feedback and respond to emerging risks.

Section 4a - What are the potential/actual impacts of the proposal on the protected characteristics?

Reviewed Characteristic	Impact? (P/N/Ne)	Details of Impact	Actions to address negative impact or promote positive impact (see Section 8)	Owner of Action / Timescale
Age	P	The strategy promotes inclusion of all age groups, including opportunities for younger tenants through youth engagement and older tenants through accessible, locally based events.	Continue to offer varied engagement options suited to different age groups (e.g., digital channels and in-person sessions).	Tenant Engagement Team / Ongoing
Disability	P	Commitment to make reasonable adjustments and provide accessible engagement (e.g., alternative formats, physical access, communication support).	Review accessibility of venues, materials, and digital platforms; gather feedback from disabled tenants.	Tenant Engagement Team & SCIPS / Ongoing
Gender Reassignment	P	Engagement opportunities are inclusive and respectful of all gender identities.	Ensure inclusive language and representation in all engagement materials; include equality awareness in staff training.	Tenant Engagement Team / Ongoing
Marriage and Civil Partnership	Ne	Neutral impact – engagement is open to all tenants regardless of marital status.	Monitor inclusion to ensure equal access to engagement activities.	Tenant Engagement Team / Annual Review
Pregnancy and Maternity	P	Flexible and online engagement opportunities support participation by tenants with caring or maternity responsibilities.	Promote hybrid participation and flexible meeting times.	Tenant Engagement Team / Ongoing

Reviewed Characteristic	Impact? (P/N/Ne)	Details of Impact	Actions to address negative impact or promote positive impact (see Section 8)	Owner of Action / Timescale
Race	P	The strategy promotes diversity and aims to reach underrepresented communities across Sandwell.	Targeted outreach and culturally appropriate engagement; consider translation and interpretation as needed.	Tenant Engagement Team & SCIPS / Ongoing
Religion or Belief	P	Activities will respect religious observances, dietary needs, and cultural practices.	Schedule meetings and events sensitively; provide appropriate facilities and catering.	Tenant Engagement Team / Ongoing
Sex	P	Engagement opportunities are inclusive to all genders and seek balanced participation.	Monitor participation by gender and continue to offer a range of mechanisms for involvement.	Tenant Engagement Team / Ongoing
Sexual Orientation	P	Inclusive communication and engagement practices ensure participation is open and respectful to all.	Reinforce inclusive LGBTQ+ messaging.	Tenant Engagement Team / Ongoing
Carer	P	Recognises barriers for carers and offers flexible and digital engagement options.	Offer hybrid engagement and consider care-related expense reimbursements.	Tenant Engagement Team / Ongoing
Low Income Groups	P	The strategy reduces barriers by reimbursing travel and expenses to ensure financial circumstances do not limit involvement.	Maintain and promote travel expense.	Tenant Engagement Team / Ongoing

Reviewed Characteristic	Impact? (P/N/Ne)	Details of Impact	Actions to address negative impact or promote positive impact (see Section 8)	Owner of Action / Timescale
Veterans / Armed Forces Community	P	Equal opportunity to participate; potential for targeted engagement through veterans' networks.	Identify and engage with local veterans' organisations to encourage participation.	Tenant Engagement Team / 2026 Review
Other (e.g. refugees, neurodivergent tenants, tackling stigma)	P	The strategy helps tackle stigma often associated with being a council tenant by promoting the positive contributions of tenants within their neighbourhoods and supporting community capacity-building. It also raises awareness within SMBC to address unconscious bias and improve understanding of tenants' experiences.	Showcase tenant-led success stories and contributions through communications and events.	Tenant Engagement Team & SMBC Learning and Development / Ongoing

If there are no adverse impacts or any issues of concern or you can adequately explain or justify them, then please move to Sections 6.

5. What actions can be taken to mitigate any adverse impacts?

N/A

6. Section 6: Decision or actions proposed

Approval of the Tenant Engagement Strategy so it can be implemented across the Housing Management service.

7. Monitoring arrangements

We have a Housing Policy and Strategy Library that is updated regularly – this monitors when policies need to be reviewed and will include all the EQIA documents.

Section 8 Action planning (if required)

Question no. (ref)	Action required	Lead officer/ person responsible	Target date	Progress

If you have any suggestions for improving this process, please contact EDI_Team@Sandwell.gov.uk