

Hackney Council: Private rented property licensing scheme - Consultation equality review

15th May 2025

Introduction

The council is consulting on introducing an Additional HMO licensing scheme and Selective Licensing scheme for non-HMO private rented properties.

This equality review aims to identify the groups most likely to be affected by the proposals and therefore requiring specific targeting in the consultation to encourage response.

The equality review builds on the full equality impact assessment of the licensing proposals (included as part of the Cabinet papers seeking approval to consult): <https://hackney.moderngov.co.uk/documents/s92988/10-4-%20-%20Appendix%204%20-%20Equality%20Impact%20Assessment.pdf>

It also builds on and complements the consultation strategy plan that sits around the consultation.

This paper has been prepared by Public Perspectives, the independent organisation supporting Hackney Council to design, manage and report the consultation.

Equality and consultation method review

Alongside the following, there is a detailed communications programme through the consultation period promoting the consultation to Hackney residents and stakeholders, and those in neighbouring boroughs. This includes: briefing council members and relevant key/front-line staff; presence on the council website; social media campaigns; promotion through council e-newsletter, Love Hackney magazine and other council communication channels; press releases and adverts in local and neighbouring borough publications, and direct stakeholder engagement.

Group	Consultation methods planned
<p>Landlords and letting agents:</p> <p>Directly affected by the proposals, given ownership and management of properties included within the licensing proposals.</p>	<ul style="list-style-type: none">• Compiling list of available known landlords and letting agents operating in Hackney and surrounding areas directly inviting to take part in the consultation.• Direct invite to participate in the consultation to known landlord / property advocacy groups.• Offer of direct interview with a selection of landlord representative groups.• At least one specific landlord/letting agent on-line consultation session.

<p>Age:</p> <p>Hackney has a lower average age than England and the second lowest in London, with a median age of 32. Private renting tenants tend to be aged under 40. This said, older residents are increasingly likely to live in rented properties given Hackney's relatively high housing costs and also more likely to live in properties with poor conditions and hazards.</p>	<ul style="list-style-type: none"> • Direct invite to participate in the consultation to local VCSE groups, including groups supporting older people. • Direct invite to participate in the consultation to tenant support groups. • Street pop-ups/drop-in sessions and other leafleting could target older people, including at luncheon clubs. • Representative telephone survey will target all age groups with quotas set for age and will also target specifically private renting tenants. • Focus groups will target private renting tenants and could also target specifically different age groups, including older people. • Social media and other communications will promote the consultation to specific age and community groups. • The consultation will be made available, on request, in different formats including in paper copy on request.
<p>Race / Ethnicity:</p> <p>According to the 2022 Census, around 47% of the population come from Black and Global Majority groups. Hackney has one of the largest group of Charedi Jewish people in Europe. They predominantly live in the north east of the borough and represent almost 7% of the borough's overall population. People from the Orthodox Jewish community in particular experience high levels of overcrowding. Alongside this, there is a range of language diversity.</p> <p>Typically, higher proportions of people from black and global majority groups live in private rented accommodation, including HMOs, and are more vulnerable to poor conditions in such properties.</p>	<ul style="list-style-type: none"> • Direct invite to participate in the consultation to local VCSE groups, including groups supporting people from Black and Global Majority communities. • Direct invite to participate in the consultation to tenant support groups. • Street pop-ups/drop-in sessions and other leafleting could target specific communities and areas. • Representative telephone survey will target all community groups with quotas set for ethnicity and will also target specifically private renting tenants. • Focus groups will target private renting tenants and could also target specifically different ethnicity groups. • Social media and other communications will promote the consultation to specific community groups. • The consultation will be made available, on request, in different formats with translation/interpretation available on request.
<p>Disability:</p> <p>The proportion of Hackney's population with a disability that limits their day-to-day activities is slightly higher than the national average (19.2% compared with 17.8%). People with disabilities may face greater barriers to accessing suitable housing in the PRS and are more likely to be affected by poor housing conditions.</p>	<ul style="list-style-type: none"> • Direct invite to participate in the consultation to local VCSE groups, including groups supporting disabled people. • Representative telephone survey will target all community groups with quotas set for disability and will also target specifically private renting tenants. • Focus groups will target private renting tenants and can include people living with disabilities. • The consultation will be made available, on request, in different formats on request to help with accessibility.

<p>Deprivation and disadvantage:</p> <p>Residents on low-incomes tend to be more highly represented in the PRS, especially in HMOs. Likewise, areas of greater deprivation tend to have a higher proportion of PRS and/or poorer housing conditions. Similarly, some of the aforementioned community groups tend to have higher rates of deprivation or low income.</p>	<ul style="list-style-type: none"> • Direct invite to participate in the consultation to local VCSE groups, including groups supporting disadvantaged groups. • Direct invite to participate in the consultation to tenant support groups. • Street pop-ups/drop-in sessions and other leafleting could target specific communities and areas. • Representative telephone survey will target all community groups with monitoring of social grade and employment status, and will also target specifically private renting tenants. • Focus groups will target private renting tenants and could also target specifically low income/low social grade groups.
<p>Other:</p> <p>The evidence is mixed regarding both prevalence and impact of other equality and community groups within the PRS.</p>	<p>Alongside the above approaches, the consultation questionnaire and other consultation activity will capture the demographics and backgrounds of respondents. This will allow the representativeness of the consultation to be monitored and action taken to address any issues. It will also allow the consultation responses to be analysed by different groups to identify differences/similarities in opinion and impact relating to the proposals.</p>

Conclusion

In conclusion, the combination of stakeholder engagement (including through the VCSE and representative groups), communications, representative telephone survey, targeted focus groups and street pop-ups / drop-in sessions, alongside monitoring the demography of respondents and adjusting accordingly, will ensure the views of key groups are sought and included in the consultation.