

# Aelod Portffolio – Llywodraethu Corfforaethol, Tai a Gwarchod y Cyhoedd

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Man Cyfarfod

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Dyddiad y Cyfarfod  
**Dydd Mawrth, 19 Mehefin 2018**

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Amser y Cyfarfod  
**Heb nodi'r amser**

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I gael rhagor o wybodaeth cysylltwch â



Neuadd Y Sir  
Llandrindod  
Powys  
LD1 5LG

Dyddiad Cyhoeddi

## AGENDA

1.	<b>CYNNIG I AILDDYNODI EIDDO O RAI I BOBL HŶN I ANGHENION CYFFREDINOL / RHENTU HYBLYG</b>
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(Tudalennau 1 - 80)

Mae'r dudalen hon wedi'i gadael yn wag yn fwriadol

**CYNGOR SIR POWYS COUNTY COUNCIL**  
**PORTFOLIO HOLDER DELEGATED DECISION**  
**by**  
**COUNTY COUNCILLOR JAMES EVANS**  
**(PORTFOLIO HOLDER FOR CORPORATE GOVERNANCE, HOUSING & PUBLIC PROTECTION)**  
**June 2018**

**REPORT AUTHOR:** Alan Corbett & Rebecca Mills (Project Officers, Housing)

**SUBJECT:** Proposed Re-designation of properties from Older Persons to General Needs / Flexible Letting

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**REPORT FOR:** Information and Decision

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**1. Summary**

- 1.1. The purpose of this report is to advise about the methodology adopted by the Housing Service to assess the suitability of its older persons accommodation and proposals to re-designate some older persons properties as general needs housing, to ensure that the council's older persons accommodation is suitable for the next generation of older residents and investment under the level access project is allocated appropriately.
- 1.2. According to the Powys County Council Housing 'Fit for Purpose' report, "All bungalows and almost all ground floor flats are designated for older people. In total 618 out of 994 Council flats are designated 'Older Person's Accommodation' to be let to over 60 years old tenants only. Location or suitability for older people seems not to be taken into account for each individual property. The figures show there is a large quantity of properties designated for older people, but we question how suitable these properties really are for older people who have difficulties with mobility, long term illness restricting day to day activities, visual impairments or no own means of transport." (Powys County Council, Fit For Purpose Report 2015).
- 1.3. The Council currently have 2,000 bungalows and flats designated for older people. The 'Fit for Purpose' project analysed the benefits of improving standards of older person's accommodation. It identified that some of the council's older persons' accommodation was not suitable for older people, no matter how much investment was made. The stock is at least 30 years old and since they were built life expectancy has increased significantly. In addition the older person's designation given to such a high proportion of the stock reflected the intention to protect the stock from the "Right to Buy", rather than reflecting its location, facilities or accessibility.

1.4. The Housing Department proposes re-designation of these properties to general needs / flexible letting to allow them to be sensitively let to a wider demographic.

## 2. Proposal

2.1 The Housing Service has recently commenced a level access project, whose purpose is to upgrade existing older persons' accommodation. Investment to date has focused on ground floor flatted accommodation or bungalows, as these offer easier access for older people who may have reduced mobility and enables even those with poorer mobility to easily maintain their independence. However, some of our existing older persons designated accommodation may not be fit for older people in the 21st century, for reasons such as a lack of level access and that the properties are in very rural locations with poor transport links which can make it difficult for older people to get access to good health care, amenities and social events. As part of the level access programme the two Housing Project Officers have worked alongside other housing staff and Occupational Therapists to assess the suitability of our older persons housing stock. Each property has been placed into one of three bands, based on their location, proximity to services and accessibility.

- Band 1 is for high quality accommodation that is close to town centres, doctors and/or residential care schemes. Assessment will be made of these properties around suitability for adaptation for those with more serious mobility needs and prioritised for investment under our level access improvement programme. It is anticipated that approximately 10% of older persons' accommodation would be placed into this band. Details are included in appendix A highlighted in orange and categorised in column G as "Let By Panel".
- Band 2, approximately 80% of our older persons stock meets the majority of our older persons' needs, some work will be undertaken on these properties through the level access programme where improvements have been identified. These are the properties shaded blue in appendix A.
- Band 3 approximately 10% of older persons stock is accommodation that is considered not to be capable of adequately supporting older people because of its location and accessibility. The proposal is to lower the age limit in the majority of cases and to let the properties sensitively, to prevent clashes of lifestyle. Improvement works will still be undertaken to ensure that properties achieve the Welsh Housing Quality Standard and properties will be adapted where a personal need is identified and the adaptation is appropriate. These properties are shaded red in appendix A and classed as "Sensitive" in column G.

2.2 Where a property is placed into Band 3, it will be designated as general needs and will be let in accordance with a local lettings policy which will take into consideration existing residents and the housing needs of the

community. The Housing Service will also take into consideration the re-designation of properties in its new build programme.

- 2.3 In areas where properties are re-designated reducing the supply of older persons' accommodation, priority will be given where it is appropriate, for the development of additional purpose built older persons' housing.
- 2.4 This proposal to re-designate older persons' accommodation will not affect existing tenants or the services offered to them in their homes. Where older persons' accommodation is re-designated, the re-designation will take effect when the property next becomes vacant and is available for re-letting. There is nothing to prevent older people from applying for re-designated accommodation.
- 2.5 The proposal aims to ensure that moving forward:
  - our designated older person's accommodation is fit for current and future generations of older people.
  - property re-designated as general needs accommodation is available to let to a wider group of applicants.
  - re-designating difficult to let older person's accommodation will reduce void times.

### **3. Options Considered / Available**

- 3.1 Option 1 -continue with older persons' designation as it remains currently. Housing officers have highlighted difficulty in letting above floor accommodation to older people who have concerns over their mobility, as well as very rural locations. There are also concerns surrounding the ability of people with poorer mobility to evacuate blocks of flats in case of emergency. We are required under recent legislation to consider the suitability of accommodation for intended occupants and their future wellbeing. Investment via the Fit for Purpose scheme is not economically viable for some properties.
- 3.2 Option 2 is to re-designate Band 3 properties to general needs or flexible letting to allow them to be sensitively let to a wider demographic. This proposal will not affect existing tenants and in all cases re-designated accommodation is not barred to people over 60. The proposal aims to let accommodation to those who are best suited to it, as well as prioritising investment to more suitable properties for older people, either existing or new build.

### **4. Preferred Choice and Reasons**

- 4.1 Option 2 – this will enable investment in appropriate property, aligned with the new build programme the Council will have fit for purpose accommodation for older persons and a choice of accommodation for a

wider demographic across the County. The service provided will also benefit from efficiencies in reducing void times for unsuitable older persons designated properties.

## **5. Impact Assessment**

- 5.1 Is an impact assessment required? Yes
- 5.2 If yes is it attached? Yes

## **6. Corporate Improvement Plan**

- 6.1 Recent legislation changes such as the Housing (Wales) Act 2014, Well-being of Future Generations (Wales) Act 2015 and Social Services and Wellbeing (Wales) Act 2014 all place emphasis on preventative measures to aid vulnerable people, rather than reactive measures for when people have already reached crisis. Landlords are obliged to consider the suitability of accommodation for the intended occupant(s). The legislation also requires landlords to consider the impact of their actions on future generations as well as current needs. There has been a significant increase in efforts to integrate Housing, Health and Social Care, as the benefits of good quality housing is reflected in improved health of tenants.
- 6.2 By removing the Older Persons designation from property that is not suitable we are able to allocate homes to those most in need and most suited to this type of accommodation. This will have a positive impact on waiting lists. Many of this accommodation is difficult to let already. The proposal will therefore also have the added benefit of reducing void times on hard to let properties by opening up to a wider market, maximising revenue and utilising resources to their full benefit.
- 6.3 Where designation has been removed, future resources can be dedicated to providing new or improved older persons' accommodation to where it is most needed.

## **7. Local Member(s)**

- 7.1 This proposal is countywide.
- 7.2 It is proposed that local members are advised of the properties that maybe be re-designated in accordance with appendix A "sensitive" and that they will be advised of the re-designation of properties in their wards as they arise.

## **8. Other Front Line Services**

- 8.1 Does the recommendation impact on other services run by the Council or on behalf of the Council?                      Yes
- 8.2 It has been recognised that re-designation of properties may affect the warden service provided to some properties.
- 8.3 “The warden is a person centred service, but at present they offer the service to people living in the designated properties. Any redesign which means that the schemes will not be allocated to older people may result in no one taking up the service and therefore we will need to consider the future of any warden service affected by low take up”.  
(Mair Preece, Older People Services Provider Manager, 28/12/17).

## **9. Communications**

- 9.1 Have Communications seen a copy of this report?    No

## **10. Support Services (Legal, Finance, Corporate Property, HR, ICT, Business Services)**

- 10.1 Legal: the recommendations can be supported from a legal point of view.
- 10.2 Finance – the Finance Business Partner notes the content of the report and the proposal to re-designate some older person’s properties as general needs housing, as not suitable for older people, no matter how much investment is made. There will be efficiencies in reducing void times.

In areas where properties are re-designated reducing the supply of older persons’ accommodation, priority will be given where it is appropriate, for the development of additional purpose built older persons’ housing. This expenditure is budgeted for in the Housing Business Plan.

## **11. Scrutiny**

- 11.1 Has this report been scrutinised?                      / No

## **12. Statutory Officers**

- 13.1 The Solicitor to the Council (Monitoring Officer) commented as follows : “ I note the legal comments and have nothing to add to the report.”
- 13.2 The Head of Financial Services (Deputy Section 151 Officer) notes the comment from the Finance Business Partner.

### **13. Members' Interests**

14.1 The Monitoring Officer is not aware of any specific interests that may arise in relation to this report. If the Portfolio Holder has an interest, he/ she should declare it, complete the relevant notification for and refer the matter to Cabinet for decision.

<b>Recommendation:</b>	<b>Reason for Recommendation:</b>
The re-designation of Band 3 older person's properties in accordance with appendix A to general needs / flexible letting.	- the Housing Service meets its commitment to ensure Older Persons are housed appropriately and that suitable accommodation is available for a wider demographic. -To make best use of current resources and prioritise investment where needed.

<b>Relevant Policy (ies):</b>			
<b>Within Policy:</b>	Y	<b>Within Budget:</b>	Y

<b>Relevant Local Member(s):</b>	
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<b>Person(s) To Implement Decision:</b>	Alan Corbett / Rebecca Mills
<b>Date By When Decision To Be Implemented:</b>	

Contact Officer: Alan Corbett / Rebecca Mills Tel: 01597 827464 Email: <a href="mailto:alan.corbett@powys.gov.uk">alan.corbett@powys.gov.uk</a> / <a href="mailto:Rebecca.mills@powys.gov.uk">Rebecca.mills@powys.gov.uk</a>
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### **Background Papers used to prepare Report:**

Powys County Council. (2015). 'Fit for Purpose Older Persons Accommodation'. Powys County Council.

Powys County Council. (2016). 'A Local Housing Strategy for Powys'. Powys County Council.

Institute of Public Care. (2017). *Planning for the future of older people accommodation in Powys - a case study.*  
Oxford Brookes University.

### **Appendix 1: List of Older Persons properties for Redesignation**



# Cyngor Sir Powys County Council

## Impact Assessment (IA)

*The integrated approach to support effective decision making*



This **Impact Assessment (IA)** toolkit, incorporating Welsh Language, Equalities, Well-being of Future Generations Act, Sustainable Development Principles, Communication and Engagement, Safeguarding, Corporate Parenting, Community Cohesion and Risk Management, supporting effective decision making and ensuring compliance with respective legislation.

**Please read the accompanying guidance before completing the form.**

**Draft versions of the assessment should be watermarked as “Draft” and retained for completeness. However, only the final version will be made publicly available. Draft versions may be provided to regulators if appropriate. In line with Council policy IAs should be retained for 7 years.**

<b>Service Area</b>	Housing	<b>Head of Service</b>	Simon Inkson	<b>Strategic Director</b>	Nigel Brinn	<b>Portfolio Holder</b>	Cllr James Evans
<b>Proposal</b>	To change designation of certain properties which are currently designated for the occupation of people over the age of 60, to general needs housing.						
<b>Outline Summary / Description of Proposal</b>							
To change the designation for certain dwellings that are currently allocated to people over the age of 60. There are currently 2,000 dwellings which are designated for people over the age of 60, out of a total of 5,400 Council dwellings. The dwellings affected are considered either hard to let to people over 60, difficult to adapt to level access or in an unsustainable location.							
The affected dwellings will in future be allocated to any household in line with the Common Housing Allocations Scheme or in line with an agreed local lettings policy. There will be no investment from the “level access programme”, but tenants can request adaptations in line with the Council Housing Adaptation Policy.							
The final list will be decided upon after consultation with all stakeholders.							
The proposal will enable better use of the Council’s housing stock.							
It is estimated the number of dwellings potentially affected is around 10%, or 200 dwellings.							

### 1. Profile of savings delivery (if applicable)

2018-19	2019-20	2020-21	2021-22	2022-23	TOTAL
£ N/A	£	£	£	£	£

### 2. Consultation requirements

Consultation Requirement	Consultation deadline	Feedback considered
Public and Staff consultation required	Current tenants after proposal approved by PFH Partner RSLs before PFH report Warden service before PFH report Careline before PFH report Relevant housing staff have been consulted Occupational Therapists have been consulted County Councillors affected before PFH report and after approval as part of formal democratic process	Yes

**Cyngor Sir Powys County Council**  
**Impact Assessment (IA)**

*The integrated approach to support effective decision making*



3. Version Control (services should consider the impact assessment early in the development process and continually evaluate)

Version	Author	Job Title	Date
1	Henk Jan Kuipers	Housing Service Improvement Officer	05-12-2017
2	Henk Jan Kuipers	Housing Service Improvement Officer	07-12-2017
3	Henk Jan Kuipers	Housing Service Improvement Officer	04-01-2018
3	Henk Jan Kuipers	Housing Service Improvement Officer	14-02-2018
4	Henk Jan Kuipers	Housing Service Improvement Officer	01-06-2018

Tudalen 8

DRAFT

# Cyngor Sir Powys County Council

## Impact Assessment (IA)

The integrated approach to support effective decision making



### 4. Impact on Other Service Areas

**Does the proposal have potential to impact on another service area? (Including implication for Health & Safety and Corporate Parenting)**  
**PLEASE ENSURE YOU INFORM / ENGAGE ANY AFFECTED SERVICE AREAS AT THE EARLIEST OPPORTUNITY**

The warden service is a person centred service but at present they offer the service to people living in the designated properties. Any re-designation may result in no one taking up the service and therefore they will need to consider the future of any warden affected by low take up. Careline service will be removed from these dwellings after the current tenant has vacated the dwelling.

<b>Service Area informed:</b>	Warden Service Careline	<b>Contact Officer liaised with:</b>	Mair Price
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**Mitigation**

None

Tudalen 9

### How does your proposal impact on the council's strategic vision?

Council Priority	How does the proposal impact on this priority?	IMPACT Please select from drop down box below	What will be done to better contribute to positive or mitigate any negative impacts?	IMPACT AFTER MITIGATION Please select from drop down box below
<b>The Economy</b> We will develop a vibrant economy	No impact expected	Neutral		Neutral
<b>Health and Care</b> We will lead the way in effective, integrated rural health and care	Reducing lettings to people over the age of 60 in less sustainable locations may reduce health and care needs in those locations. It may reduce the number of adaptations to properties that are less suitable.	Good	In areas where properties are re-designated, the Housing Service will seek to develop purpose built replacement accommodation, as part of its Housing development programme. The development of more modern, fit for purpose accommodation, will offset the loss accommodation which has been re-designated.	Good
<b>Learning and skills</b> We will strengthen learning and skills	No impact expected	Neutral		Neutral

**Cyngor Sir Powys County Council**  
**Impact Assessment (IA)**

*The integrated approach to support effective decision making*



Council Priority	How does the proposal impact on this priority?	<u>IMPACT</u> Please select from drop down box below	What will be done to better contribute to positive or mitigate any negative impacts?	<u>IMPACT AFTER MITIGATION</u> Please select from drop down box below
<b>Residents and Communities</b> We will support our residents and communities	Avoiding letting of less suitable dwellings to tenants over the age of 60, will enable tenants to live independent in their community for longer. There will be no level access project investment or automatic standard adaptations in more unsuitable accommodation.	Good	In areas where properties are re-designated, the Housing Service will seek to develop purpose built replacement accommodation, as part of its Housing development programme. The development of more modern, fit for purpose accommodation, will offset the loss accommodation which has been re-designated.	Good
Tudalen 10	Current tenants will be affected in the sense that they do not automatically qualify for a standard adaptation under the Council Housing Adaptations Policy. This includes the following adaptations costing over £500: I. replacing baths with level access showers II. ramps III. widening doors IV. door intercom V. removing older storage, solid-fuel and oil heating systems In cases where an adaptation is refused that would have been approved under current policy, the tenant will be offered more suitable accommodation if needed. This process will include advice from an Occupational Therapist.	Poor		Poor

Source of Outline Evidence to support judgements
List with individual dwelling assessments.

6. How does your proposal impact on the Welsh Government’s well-being goals?

Well-being Goal	How does proposal contribute to this goal?	IMPACT Please select from drop down box below	What will be done to better contribute to positive or mitigate any negative impacts?	IMPACT AFTER MITIGATION Please select from drop down box below
<b>A prosperous Wales:</b> An innovative, productive and low carbon society which recognises the limits of the global environment and therefore uses resources efficiently and proportionately (including acting on climate change); and which develops a skilled and well-educated population in an economy which generates wealth and provides employment opportunities, allowing people to take advantage of the wealth generated through securing decent work.	No impact expected	Neutral		Neutral
<b>A resilient Wales:</b> A nation which maintains and enhances a biodiverse natural environment with healthy functioning ecosystems that support social, economic and ecological resilience and the capacity to adapt to change (for example climate change).	No impact expected	Neutral		Neutral
<b>A healthier Wales:</b> A society in which people’s physical and mental well-being is maximised and in which choices and behaviours that benefit future health are understood.	Reducing lettings to people over the age of 60 in less sustainable locations may reduce difficulties to access health and care and increase well-being, reduce isolation and loneliness. Reducing letting of less suitable dwellings to people over the age of 60 may mean people can live independent for longer.	Good	In areas where properties are re-designated, the Housing Service will seek to develop purpose built replacement accommodation, as part of its Housing development programme. The development of more modern, fit for purpose accommodation, will offset the loss accommodation which has been re-designated.	Good

# Cyngor Sir Powys County Council

## Impact Assessment (IA)

The integrated approach to support effective decision making



	<b>A Wales of cohesive communities:</b> Attractive, viable, safe and well-connected Communities.	Reducing letting of less suitable dwellings and in less sustainable locations may contribute to more viable communities.	Good	In areas where properties are re-designated, the Housing Service will seek to develop purpose built replacement accommodation, as part of its Housing development programme. The development of more modern, fit for purpose accommodation, will offset the loss accommodation which has been re-designated.	Good
Tudalen 12	<b>A globally responsible Wales:</b> A nation which, when doing anything to improve the economic, social, environmental and cultural well-being of Wales, takes account of whether doing such a thing may make a positive contribution to global well-being.	No impact expected	Neutral		Neutral
	<b>A Wales of vibrant culture and thriving Welsh language:</b> A society that promotes and protects culture, heritage and the Welsh language, and which encourages people to participate in the arts, and sports and recreation.				
	<b>Opportunities for persons to use the Welsh language, and treating the Welsh language no less favourable than the English language</b>	No impact expected	Neutral		Neutral
	<b>Opportunities to promote the Welsh language</b>	No impact expected	Neutral		Neutral
	<b>Welsh Language impact on staff</b>	No impact expected	Neutral		Neutral
	<b>People are encouraged to do sport, art and recreation.</b>	No impact expected	Neutral		Neutral
	<b>A more equal Wales:</b> A society that enables people to fulfil their potential no matter what their background or circumstances (including their socio economic background and circumstances).				
	<b>Age</b>	The proposal will contribute to vulnerable people over the age of 60 being accommodated in more appropriate housing.	Good		Good
	<b>Disability</b>	The proposal will contribute to vulnerable people over the age of 60 being accommodated in more appropriate housing.	Good		Good
	<b>Gender reassignment</b>	No impact expected	Neutral		Neutral
	<b>Marriage or civil partnership</b>	No impact expected	Neutral		Neutral
	<b>Race</b>	No impact expected	Neutral		Neutral
<b>Religion or belief</b>	No impact expected	Neutral		Neutral	

**Cyngor Sir Powys County Council**  
**Impact Assessment (IA)**

*The integrated approach to support effective decision making*



<i>Sex</i>	In Powys, women aged 65 are expected to live two years longer than men and are more likely to live as a single person household as they get older. By ensuring that people over the age of 60 are let homes which are fit for purpose, women will proportionately benefit more. This does not disadvantage men.	Neutral	In areas where properties are re-designated, the Housing Service will seek to develop purpose built replacement accommodation, as part of its Housing development programme. The development of more modern, fit for purpose accommodation, will offset the loss accommodation which has been re-designated.	Neutral
<i>Sexual Orientation</i>	No impact expected	Neutral		Neutral
<i>Pregnancy and Maternity</i>	No impact expected	Neutral		Neutral

Tudalen 13

DRAFT

# Cyngor Sir Powys County Council Impact Assessment (IA)

The integrated approach to support effective decision making



## Source of Outline Evidence to support judgements

List with individual dwellings assessments.

<https://www.ons.gov.uk/peoplepopulationandcommunity/birthsdeathsandmarriages/lifeexpectancies/bulletins/lifeexpectancyatbirthandatage65bylocalareasinenglandandwales/2015-11-04>

7. How does your proposal impact on the council's other key guiding principles?

Principle	How does the proposal impact on this principle?	IMPACT Please select from drop down box below	What will be done to better contribute to positive or mitigate any negative impacts?	IMPACT AFTER MITIGATION Please select from drop down box below
<b>Sustainable Development Principle (5 ways of working)</b>				
<b>Long Term:</b> Looking to the long term so that we do not compromise the ability of future generations to meet their own needs.	The proposal aims to avoid the issue that people over the age of 60 may find themselves in less suitable accommodation	Good		Good
<b>Collaboration:</b> Working with others in a collaborative way to find shared sustainable solutions.	No impact expected	Neutral		Neutral
<b>Involvement (including Communication and Engagement):</b> Involving a diversity of the population in the decisions that affect them.	Stakeholders will be consulted about this proposal if approved	Good		Good
<b>Prevention:</b> Understanding the root causes of issues to prevent them from occurring.	The proposal aims to avoid the issue that people over the age of 60 may find themselves in less suitable accommodation	Good		Good
<b>Integration:</b> Taking an integrated approach so that public bodies look at all the well-being goals in deciding on their well-being objectives.	The proposal aims to avoid the issue that people over the age of 60 may find themselves in less suitable accommodation	Good		Good
<b>Preventing Poverty:</b> Prevention, including helping people into work and mitigating the impact of poverty.	No impact expected	Neutral		Neutral



# Cyngor Sir Powys County Council

## Impact Assessment (IA)

The integrated approach to support effective decision making



Principle	How does the proposal impact on this principle?	IMPACT Please select from drop down box below	What will be done to better contribute to positive or mitigate any negative impacts?	IMPACT AFTER MITIGATION Please select from drop down box below
<b>Unpaid Carers:</b> Ensuring that unpaid carers views are sought and taken into account	No impact expected	Neutral		Neutral
<b>Safeguarding:</b> Preventing and responding to abuse and neglect of children, young people and adults with health and social care needs who can't protect themselves.	No impact expected	Neutral		Neutral
<b>Impact on Powys County Council Workforce</b>	No impact expected	Neutral		Neutral

Tudalen 15

### Source of Outline Evidence to support judgements

List with individual dwellings assessments.

8. Achievability of proposal?

Impact on Service / Council	Risk to delivery of the proposal	Inherent Risk
Low	Low	Low
Mitigation		
None		

# Cyngor Sir Powys County Council

## Impact Assessment (IA)

The integrated approach to support effective decision making



9. What are the risks to service delivery or the council following implementation of this proposal?

Risk Identified	Inherent Risk Rating	Mitigation	Residual Risk Rating
Fear that Careline or warden services will change	Low	Current tenants will continue to receive the same services. When the dwelling becomes vacant, it will be allocated according new arrangements.	Low
Open up the Right to Buy, as designated dwellings for people over the age of 60 are excluded from the Right to Buy.	Low	The Right to Buy has been suspended for Powys and will be abolished in the whole of Wales in 2019.	Low
Fear of disrupting the social environment when younger people or families mix with people over the age of 60. Clash of lifestyles.	Low	Mixed communities that work well are in general regarded as positive. Local letting schemes may be applied where necessary. E.g. allocating to people over the age of 40 or no households with children in flats.	Low
Local Lettings Policies need to meet the criteria set out in statutory guidance. If the re-designation is removed before a local lettings policy is agreed any household would be eligible for allocation and potentially create undesirable situations.	Medium	The timing of changing the designation of accommodation is essential. If the outcome of the consultation is that a local lettings policy is likely to improve community sustainability and is supported by clear evidence of the need for the approach, the designation will not be removed until the local lettings policy is formally adopted and published.	Low
Fear of losing the accommodation for residential care (ARC) concessionary TV Licence	Low	Current tenants will have "new preserved rights" under current tv-licensing rules. This means they continue to pay the lower fee of £7.50 and can apply for a free licence after reaching the age of 75. New tenants will have to pay the full fee of £147 until they reach the age of 75 and apply for a free licence.	Low
No investment from the "level access project", but instead adaptation through the Council Housing Adaptations Policy, will mean some expensive adaptations will not be carried out.	Low	Tenants will still be able to receive minor adaptations up to a value of £500. Major adaptations costing over £500 are considered depending on the fact if the property meets the need of the tenant in the next five years and the cost effectiveness of the adaptation.	Low
New tenants requesting a bath instead of level access shower. Many of the current accommodation have level access showers.	Low	Requests will only be considered if there is an assessed need by an Occupational Therapist or if there are small children in the new household. Otherwise a bath will not be provided.	Low
<b>Overall judgement (to be included in project risk register)</b>			
Very High Risk	High Risk	Medium Risk	Low Risk
			Low

10. Indicative timetable for actions to deliver change proposal, if approved

Action	Target Date	Outcome	Decisions made
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# Cyngor Sir Powys County Council

## Impact Assessment (IA)

The integrated approach to support effective decision making



Consult and inform tenants	21-05-2018	Tenants informed and consulted	TBC
Consult and inform County Cllrs	31-01-2018	County Cllrs informed and consulted	TBC
Consult and inform RSLs	16-02-2018	RSLs informed and consulted	TBC
Consult and inform TLF	31-01-2018	TLF informed and consulted	TBC
<b>Portfolio Holder decision required</b>	Yes	<b>Date required</b>	10-06-2018
<b>Cabinet decision required</b>	No	<b>Date required</b>	
<b>Council decision required</b>	No	<b>Date required</b>	

### 11. Indicative resource requirements (FTE) – link to Resource Delivery Plan

Support Requirements	2018-19				2019-20				2020-21			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
none												

### 12. Overall Summary and Judgement of this Impact Assessment?

<b>Outline Assessment (to be inserted in cabinet report)</b>	<b>Cabinet Report Reference:</b>
The proposal to change the designation for certain dwellings when they become vacant, will enable better use of the Council's housing stock. Current tenants will receive the same level of service as all other tenants in over the age of 60 designated dwellings.	

### 13. Is there additional evidence to support the Impact Assessment (IA)?

<b>What additional evidence and data has informed the development of your proposal?</b>
No

### 14. On-going monitoring arrangements?

<b>What arrangements will be put in place to monitor the impact over time?</b>
Housing Management & Options Officers will monitor the outcome of new allocations. If undesirable outcomes occur they will discuss this with their team leader prior to offering a vacant dwelling to an applicant. Each local lettings policy will be reviewed at least once a year.
<b>Please state when this Impact Assessment will be reviewed.</b>
After the consultations are completed the IA will be updated before final decisions will be made to change the designation of the affected dwellings.

### 15. Sign Off

<b>Position</b>	<b>Name</b>	<b>Signature</b>	<b>Date</b>
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Cyngor Sir Powys County Council  
**Impact Assessment (IA)**

*The integrated approach to support effective decision making*



Impact Assessment Lead:	Henk Jan Kuipers		
Head of Service:	Simon Inkson		
Strategic Director:	Nigel Brinn		
Portfolio Holder:	CLlr James Evans		

16. Governance

<b>Decision to be made by</b>	Portfolio Holder	<b>Date required</b>	
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**FORM ENDS**

18

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Deddf Llywodraeth Leol 1972.

Document is Restricted

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