

Appendix C

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.**

Service Area	Housing	Head of Service	Simon Inkson	Strategic Director	Paul Griffiths	Portfolio Holder	Cllr Rosemarie Harris
Policy / Change Objective / Budget Saving	Council Housing Estate Management Policy						
Outline Summary							
<p>The Council's Housing Service (the Council) is landlord of approximately 5,400 Council homes, 110 leasehold flats and 2,000 garages. This policy describes how the Council will manage its estates, including hardscaped and landscaped areas, as well as the communal areas in buildings in mainly blocks of flats.</p> <p>The policy also describes how the Service maintains and improves the living environment on estates.</p> <p>The policy confirms existing policies, procedures and practice, which have not been brought together in one document before. It covers:</p> <ol style="list-style-type: none"> 1. Estate environment 2. Property visits 3. Improvements, maintenance and cleaning 4. Fire safety 5. Resident involvement 6. Litter and waste 7. Vehicles 8. Pest control 9. Pets and animals 10. Emergency access to homes 11. Items left behind in vacant property 12. Rented garages 13. Lease and disposal of housing land 14. Encroachment on housing land 15. Unauthorised occupation 							

1. 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	Service Improvement Officer	12-12-2016
2	Henk Jan Kuipers	Service Improvement Officer	05-01-2017

Appendix C
Cyngor Sir Powys County Council
Impact Assessment (IA)

The integrated approach to support effective decision making



3	Henk Jan Kuipers	Service Improvement Officer	10-01-2017
---	------------------	-----------------------------	------------

2. How does your policy / change objective / budget saving impact on the council's strategic vision?

Council Priority	How does the policy / change objective 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	Source of Outline Evidence to support judgement
Services delivered for less	The policy will not lead to any saving in the short term. It is expected that when the policy is implemented, at the start more resources will be needed, to achieve savings later on, due to more preventative ways of working.	Neutral		Choose an item.	
Supporting people in the community	The policy aims to achieve Council Estates that are a pleasant environment to live in. Although we don't have hard evidence, it is likely older people spend a considerable amount of time in and around their home. It is important they feel happy and safe. The policy introduces a change in allocating garages. Priority will be given to people living on the estate and people will be asked to give up the tenancy when moving of the estate. A clause will be introduced in new tenancies. Where garage sites are reconfigured as part of the garage modernisation programme, people might be asked to give up their tenancy if they are not living on the estate. Stakeholders will be invited to estate inspections. Estate inspections are not carried out in the whole County on a consistent basis and do currently not include residents and other stakeholders.	Good		Choose an item.	

Appendix C
Cyngor Sir Powys County Council
Impact Assessment (IA)

The integrated approach to support effective decision making



Council Priority	How does the policy / change objective 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	Source of Outline Evidence to support judgement
Developing the economy	No expected impact.	Choose an item.		Choose an item.	
Learning	No expected impact.	Choose an item.		Choose an item.	

Appendix C
Cyngor Sir Powys County Council
Impact Assessment (IA)

The integrated approach to support effective decision making



3. How does your policy / change objective / budget saving impact on the Welsh Assembly's well-being goals?

Well-being Goal	How does the policy / change objective contribute 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	Source of Outline Evidence to support judgement
<p>A prosperous Wales: 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.</p>	<p>No expected impact.</p>	<p>Choose an item.</p>		<p>Choose an item.</p>	
<p>A resilient Wales: 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).</p>	<p>Stakeholders will be invited to estate inspections. Estate inspections did take place in the past, but are not carried out anymore in the whole County. This policy also aims to include resident and other stakeholders.</p>	<p>Good</p>	<p>Explore the option to receive specialist advice on how estates can contribute to biodiversity, maximise use of green spaces, reduce car emissions, increase use of green energy and increase recycling.</p>	<p>Good</p>	
<p>A healthier Wales: 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.</p>	<p>One aim of the policy is to maintain/create safe and pleasant environments that people are making actively use of. This includes footpaths, play and green areas.</p>	<p>Good</p>		<p>Choose an item.</p>	
<p>A Wales of cohesive communities: Attractive, viable, safe and well-connected Communities.</p>	<p>Another aim is to involve the residents in estate inspections to contribute to improve the estate's environment.</p>	<p>Good</p>		<p>Choose an item.</p>	

Appendix C
Cyngor Sir Powys County Council
Impact Assessment (IA)

The integrated approach to support effective decision making



<p>A globally responsible Wales: 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.</p>	<p>The following articles in the Human Rights Act are most relevant to Council Housing Article 6: Right to a fair trial Article 8: Right to respect for private life, family life and the home Article 14: Prohibition of Discrimination</p> <p>The policy is not expected to breach any of the articles.</p> <p>Discrimination is assessed as part of “a more equal Wales”.</p>	<p>Neutral</p>		<p>Choose an item.</p>	
<p>A Wales of vibrant culture and thriving Welsh language: 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.</p>					
<p><i>Opportunities for persons to use the Welsh language</i></p>	<p>No expected impact.</p>	<p>Choose an item.</p>		<p>Choose an item.</p>	
<p><i>Treating the Welsh language no less favourable than the English language</i></p>	<p>No expected impact.</p>	<p>Choose an item.</p>		<p>Choose an item.</p>	
<p><i>Opportunities to promote the Welsh language</i></p>	<p>No expected impact.</p>	<p>Choose an item.</p>		<p>Choose an item.</p>	
<p><i>Welsh Language impact on staff</i></p>	<p>No expected impact.</p>	<p>Choose an item.</p>		<p>Choose an item.</p>	
<p><i>People are encouraged to do sport, art and recreation.</i></p>	<p>No expected impact.</p>	<p>Choose an item.</p>		<p>Choose an item.</p>	
<p>A more equal Wales: A society that enables people to fulfil their potential no matter what their background or circumstances (including their socio economic background and circumstances).</p>					
<p>The public consultation has not indicated the policy discriminate against the protected characteristics.</p>					
<p>It is likely certain groups of people spend more time at home and on the estate. They are likely to value a well maintained and safe environment more than people that spend less time at home and estate. We don't have data how people spend their time. It is likely older people spend more time at home, but they become increasingly mobile. It is likely children play more outside, but the trend is they do this less than before. It is likely that women spend more time at home during maternity. It is likely mothers in general spend more time at home and estate.</p>					

Appendix C
Cyngor Sir Powys County Council
Impact Assessment (IA)

The integrated approach to support effective decision making



<i>Age</i>	Please see general comment above.	Good		Choose an item.	
<i>Disability</i>	People with a mobility impairment will benefit from easy accessible estates. People with a visual impairment will benefit from improvement works. Where feasible there will be a difference in light reflectance value that is greater than 30 points.	Good		Choose an item.	
<i>Gender reassignment</i>	No expected impact.	Choose an item.		Choose an item.	
<i>Marriage or civil partnership</i>	No expected impact.	Choose an item.		Choose an item.	
<i>Race</i>	No expected impact.	Choose an item.		Choose an item.	
<i>Religion or belief</i>	No expected impact.	Choose an item.		Choose an item.	
<i>Sex</i>	Please see general comment above.	Good		Choose an item.	
<i>Sexual Orientation</i>	No expected impact.	Choose an item.		Choose an item.	
<i>Pregnancy and Maternity</i>	Please see general comment above.	Good		Choose an item.	

Appendix C
Cyngor Sir Powys County Council
Impact Assessment (IA)

The integrated approach to support effective decision making



4. How does your policy / change objective / budget saving impact on the council's other key guiding principles?

Principle	How does the policy / change objective 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	Source of Outline Evidence to support judgement
Sustainable Development Principle (5 ways of working)					
Long Term: <i>Looking to the long term so that we do not compromise the ability of future generations to meet their own needs.</i>	No negative impact expected. Well maintained estates and a pleasant environment might increase property value and decrease inclination to move.	Good		Choose an item.	
Collaboration: <i>Working with others in a collaborative way to find shared sustainable solutions.</i>	Stakeholders will be invited to take part in estate inspections and contribute to solutions to address identified issues or implement suggestions to improve.	Good		Choose an item.	
Involvement (including Communication and Engagement): <i>Involving a diversity of the population in the decisions that affect them.</i>	A public consultation took place regarding this policy. Staff and relevant external stakeholders have been asked to comment on the draft policy. Tenant representatives have discussed the draft policy.	Good		Choose an item.	
Prevention: <i>Understanding the root causes of issues to prevent them from occurring.</i>	The policy aims to enable identifying potential issues at an early stage before they escalate.	Good		Choose an item.	
Integration: <i>Taking an integrated approach so that public bodies look at all the well-being goals in deciding on their well-being objectives.</i>	No expected impact.	Choose an item.		Choose an item.	
Preventing Poverty: Prevention, including helping people into work and mitigating the impact of poverty.	No expected impact.	Choose an item.		Choose an item.	

Appendix C
Cyngor Sir Powys County Council
Impact Assessment (IA)

The integrated approach to support effective decision making



Principle	How does the policy / change objective 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	Source of Outline Evidence to support judgement
Safeguarding: 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 expected impact.	Choose an item.		Choose an item.	
Corporate Parenting: Enabling our looked after children to fulfil their potential.	No expected impact.	Choose an item.		Choose an item.	
Impact on PCC Workforce	The policy provides clarity about all issues regarding managing estates. This will assist staff to refer to the policy when taking decisions.	Very Good		Choose an item.	

5. Achievability of Policy / Change Objective / Budget Saving?

Impact on Service / Council	Risk to delivery of Policy / Change Objective / Budget Saving	Inherent Risk
Low	Medium	Low

6. What are the risks to service delivery or the council following implementation of this Policy / Change Objective / Budget Saving?

Description of risks			
There is a risk that insufficient resources are available to implement the policy across all the estates to follow up from estate inspections. This includes maintenance, repairs and improvements as well as other actions following up actions from the inspections.			
Judgement (to be included in project risk register)			
Very High Risk	High Risk	Medium Risk	Low Risk
			Low

Appendix C
Cyngor Sir Powys County Council

Impact Assessment (IA)

The integrated approach to support effective decision making



Mitigating Actions	Residual Risk (after mitigation)
Implement estate inspections gradually to ensure any actions can be followed up.	Low
	Choose an item.
	Choose an item.
<p>Does the Policy / Change Objective / Budget Saving have potential to impact on another service area? PLEASE ENSURE YOU INFORM / ENGAGE ANY AFFECTED SERVICE AREAS AT THE EARLIEST OPPORTUNITY</p>	
<p>The chapter describing vehicles on estates has been agreed with Highways' Civil Enforcement Officer, Parking Officer and Area Traffic Officer. The chapter dealing with waste and fly tipping has been agreed with Senior Waste Awareness Officer. The chapter dealing with leasing or disposing assets is in line with the Corporate Asset Management Policy and agreed by Commercial Property Manager in Regeneration and Corporate Property section.</p>	

Appendix C
Cyngor Sir Powys County Council
Impact Assessment (IA)

The integrated approach to support effective decision making



7. Overall Summary and Judgement of this Impact Assessment?

Outline Assessment (to be inserted in cabinet report)	Cabinet Report Reference:	
The proposed policy bundles many issues relating to estate management and increases accountability and transparency. It provides a document for officers on which they can base decisions. It provides tenants with a written document explaining their rights and obligations. The policy introduces annual estate inspection with resident and stakeholders.		

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

What additional evidence and data has informed the development of your proposal?
None.

9. On-going monitoring arrangements?

What arrangements will be put in place to monitor the impact over time?
Service standards require the Service to report on % of tenants who are satisfied with the environment of their estate. The policy will be reviewed in 3 years' time or when legislation changes.
Please state when this Impact Assessment will be reviewed.
When reviewing the policy.

10. Sign Off

Position	Name	Signature	Date
Service Manager:	David Roffey		
Head of Service:	Simon Inkson		
Strategic Director:	Paul Griffiths		
Portfolio Holder:	CLlr Rosemarie Harris		

FORM ENDS

Appendix C
Cyngor Sir Powys County Council
Impact Assessment (IA)
The integrated approach to support effective decision making

