

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.

Service Area	Housing	Head of Service	Simon Inkson	Strategic Director	Nigel Brinn	Portfolio Holder	Cllr James Evans
Proposal	To change designation of certain properties which are currently designated for the occupation of people over the age of 60, to general needs housing.						
Outline Summary / Description of Proposal							
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

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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

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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			
<p>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.</p>			
Service Area informed:	Warden Service Careline	Contact Officer liaised with:	Mair Price
Mitigation			
None			

5. 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
The Economy We will develop a vibrant economy	No impact expected	Neutral		Neutral
Health and Care 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
Learning and skills We will strengthen learning and skills	No impact expected	Neutral		Neutral

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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
Residents and Communities 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
	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
<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>	No impact expected	Neutral		Neutral
<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>	No impact expected	Neutral		Neutral
<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>	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

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A Wales of cohesive communities: 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
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.	No impact expected	Neutral		Neutral
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.				
Opportunities for persons to use the Welsh language, and treating the Welsh language no less favourable than the English language	No impact expected	Neutral		Neutral
Opportunities to promote the Welsh language	No impact expected	Neutral		Neutral
Welsh Language impact on staff	No impact expected	Neutral		Neutral
People are encouraged to do sport, art and recreation.	No impact expected	Neutral		Neutral
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).				
Age	The proposal will contribute to vulnerable people over the age of 60 being accommodated in more appropriate housing.	Good		Good
Disability	The proposal will contribute to vulnerable people over the age of 60 being accommodated in more appropriate housing.	Good		Good
Gender reassignment	No impact expected	Neutral		Neutral
Marriage or civil partnership	No impact expected	Neutral		Neutral
Race	No impact expected	Neutral		Neutral
Religion or belief	No impact expected	Neutral		Neutral

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<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

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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
Sustainable Development Principle (5 ways of working)				
Long Term: 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
Collaboration: Working with others in a collaborative way to find shared sustainable solutions.	No impact expected	Neutral		Neutral
Involvement (including Communication and Engagement): Involving a diversity of the population in the decisions that affect them.	Stakeholders will be consulted about this proposal if approved	Good		Good
Prevention: 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
Integration: 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
Preventing Poverty: Prevention, including helping people into work and mitigating the impact of poverty.	No impact expected	Neutral		Neutral

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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
Unpaid Carers: Ensuring that unpaid carers views are sought and taken into account	No impact expected	Neutral		Neutral
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 impact expected	Neutral		Neutral
Impact on Powys County Council Workforce	No impact expected	Neutral		Neutral
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		

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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
Overall judgement (to be included in project risk register)			
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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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
Portfolio Holder decision required	Yes	Date required	10-06-2018
Cabinet decision required	No	Date required	
Council decision required	No	Date required	

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?

Outline Assessment (to be inserted in cabinet report)	Cabinet Report Reference:
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)?

What additional evidence and data has informed the development of your proposal?
No

14. On-going monitoring arrangements?

What arrangements will be put in place to monitor the impact over time?
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.
Please state when this Impact Assessment will be reviewed.
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

Position	Name	Signature	Date
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Impact Assessment Lead:	Henk Jan Kuipers		
Head of Service:	Simon Inkson		
Strategic Director:	Nigel Brinn		
Portfolio Holder:	Cllr James Evans		

16. Governance

Decision to be made by	Portfolio Holder	Date required	
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FORM ENDS