

## Portfolio Holder for Corporate Governance, Housing and Public Protection

---



County Hall  
Llandrindod Wells  
Powys  
LD1 5LG

19 September 2018

For further information please contact

Stephen Boyd  
[steve.boyd@powys.gov.uk](mailto:steve.boyd@powys.gov.uk)  
01597 826374

### NOTICE OF INTENDED PORTFOLIO HOLDER DELEGATED DECISION

The Portfolio Holder has received the following report for a decision to be taken under delegated authority. The decision will be taken on **25 September 2018** (i.e. 3 clear days after the date of this note). The decision will be published on the Council's website but will not be implemented until 5 clear days after the date of publication of the decision) to comply with the call-in process set out in Rule 7.37 of the Constitution.

1.	<b>THE ADOPTION OF A LOCAL LETTINGS SCHEME FOR FAIRVIEW, TEMPLE STREET, LLANDRINDOD WELLS</b>
----	---

(Pages 3 - 26)

This page is intentionally left blank

**CYNGOR SIR POWYS COUNTY COUNCIL****PORTFOLIO HOLDER DELEGATED DECISION****by****County Councillor James Evans****Portfolio Holder for Corporate Governance, Housing & Public Protection  
September 2018****REPORT AUTHOR:** Housing Policy and Strategy Officer**SUBJECT:** The adoption of a local lettings scheme for Fairview, Temple Street, Llandrindod Wells

---

**REPORT FOR:** Decision

---

**1. Summary**

- 1.1. This report sets out the proposed policy regarding the allocation of accommodation at Fairview, Llandrindod Wells which is being transformed to provide secure and fully accessible housing in the form of one and two bedroom apartments for vulnerable individuals or those with physical or learning disabilities.
- 1.2. Please refer to Appendices 1 and 2 Fairview Allocation Policy and Fairview Impact Assessment for further information.

**2. Proposal**

- 2.1. In 2015, approval was given by the Integrated Care Programme for Older Persons (ICPOP) for Housing, Adult Social Care and Powys teaching Health Board to review and agree amendments to the proposed design of Fairview to provide fit for purpose accommodation that is not currently available in the Llandrindod Wells area.
- 2.2. It is the aim for the Housing Service to work alongside Adult Social Care and the Powys Teaching Health Board to allocate the flats according to a specific local lettings scheme for the block.
- 2.3. Although the scheme sits outside of the Common Housing Allocations policy, in order to achieve consistency there are certain parallels between the two policies with housing need and local connection being key criteria.
- 2.4. In addition to being in housing need, an applicant must have either a physical disability, learning disability or be a “vulnerable” individual.

- 2.5. When determining whether an applicant is vulnerable, consideration will be given to the priority need criteria contained within s70 of the Housing Wales Act 2014 which states “a person who is vulnerable as a result of some special reason” and the corresponding guidance within Chapter 16 of the “Code of Guidance for Local Authorities on Allocation of Accommodation and Homelessness”
- 2.6. A unit of accommodation will be allocated by a panel which will consist of officers from within housing and adult social care as well as any other professionals where deemed necessary.
- 2.7. When allocating, consideration will be given to the need to maintain a balanced community within Fairview.
- 2.8. Consultation took place with:
  - Working group of Housing, Adult Social Care, Autism Awareness staff
  - Tenant Liaison Forum
  - Housing Group 100
  - Legal Services
- 2.9. The report is supported by the following appendices:
  - 1: Fairview Allocation Policy
  - 2: Single Integrated Impact Assessment

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

- 3.1. Approve the policy and procedure. This will ensure appropriate allocations are made to address and sustain the currently unmet need of vulnerable individuals in Llandrindod Wells and Powys and provide clarity and consistency across the County in doing so.
- 3.2. Do not approve the policy. This will result in the accommodation remaining empty and potentially falling into disrepair.

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

- 4.1 The preferred choice is to approve the policy for the reasons provided above.

### **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 The policy feeds into the Council's priority of "Health and care: We will lead the way in providing effective, integrated health and care in a rural environment", as it will help to ensure that suitable housing for everyone, including those with disabilities and vulnerable individuals, is provided.
- 6.2 It also helps to meet the wellbeing goal of "A more Equal Wales" as the policy recognises that everyone's needs are met in different ways and this accommodation will provide a safe and secure home for people who want to live independent and healthy lives within their community, but need a little more support to do so.
- 6.3 The policy also helps to ensure the wellbeing goal "A Wales of Cohesive Communities" as it allows the Council to maintain a stable situation on site by giving consideration to having a mixed community based on people's needs and vulnerability and ensuring that potential households will be compatible with other existing household groups so as not to destabilise the harmony of life for existing occupants.

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

- 7.1 At the current moment the policy and procedure may have significance for those local members covering the Llandrindod Wells area due to the location of Fairview, however ultimately the policy will apply county wide.

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

Does the recommendation impact on other services run by the Council or on behalf of the Council? Yes

The availability of accommodation is a priority for people experiencing disabilities in Powys as it provides the opportunity for people to optimise their ability to live independent lives. Access to good quality housing will enable people to step down from more intensive levels of support as well as enabling people to return to Powys where they may be accommodated away from their families and communities.

## **9. Communications**

Have Communications seen a copy of this report? Yes

Have they made a comment? If Yes.

No proactive communication action required, service specific consultation has been undertaken.

## **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 approves the policy and procedure which will not have any budgetary implications.

## **11. Scrutiny**

- 11.1 Has this report been scrutinised? No

## **12. Statutory Officers**

- 12.1 The Solicitor to the Council (Monitoring Officer) commented as follows: "I note the legal comments and have nothing to add to the report."
- 12.2 The Head of Financial Services (Deputy Section 151 Officer) notes the comments of the Finance Business Partner.

## **13. Members' Interests**

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 form and refer the matter to Cabinet for decision.

<b>Recommendation:</b> To approve the Fairview Allocation Policy in Appendix 1 to the report	<b>Reason for Recommendation:</b> This will ensure appropriate allocations are made to address and sustain the currently unmet needs of vulnerable individuals in Llandrindod Wells and Powys and provide clarity and consistency across the County in doing so.
--	---

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

<b>Relevant Local Member(s):</b>	All members
----------------------------------	-------------

<b>Person(s) To Implement Decision:</b>	Simon Inkson
---	--------------

<b>Date By When Decision To Be Implemented:</b>	October 2018
---	--------------

Contact Officer: Kelly Jones Tel: 07795 238631 Email: Kelly.jones@powys.gov.uk
--

**Background Papers used to prepare Report:**

DELEGATED DECISION REPORT TEMPLATE VERSION 5

This page is intentionally left blank

**Powys County Council**  
**Allocation Policy re Fit for Purpose Accommodation**  
**Fairview, Llandrindod Wells**

### **Background**

In 2015, approval was given by the Integrated Care Programme for Older Persons (ICPOP) for Housing, Adult Social Care and Powys teaching Health Board to review and agree amendments to the proposed design of Fairview to provide Fit for Purpose Accommodation that is not currently available in the Llandrindod Wells area.

The property consists of the following:

Ground floor: fully accessible 2 x 1 bed flats, 1 x 2 bed flat

First floor: 1 x 2 bed flat, 2 x 1 bed flats

Second floor: 1 x 2 bed flat, 2 x 1 bed flat

Third floor: 3 x 1 bed flats, 1 x staff room

All flats above ground floor are accessible via a lift.

It is the aim for the Housing Service to work alongside Adult Social Care and the Powys teaching Health Board to allocate the flats according to the policy outlined below:

### **Assessment**

- To apply for a tenancy an applicant must register their interest by contacting Powys County Council's Housing Service. Applicant's details will be entered onto a housing register by a First Contact Officer
- In order to apply an applicant must:
  - Be 16 years or over and
  - Be a resident of the United Kingdom or a returning UK national or
  - Be a British National and a European Economic Area National (European Union countries plus Iceland, Norway and Liechtenstein) who has been habitually resident in the United Kingdom, Channel Islands, Isle of Man or the Republic of Ireland (Common Travel Area). Any period of residence less than two

years may have to be tested by us or

- Be a refugee or other person granted permission to remain in the United Kingdom and
- Have a local connection to Powys

Local Connection is when an applicant (s)

- have lived in, volunteered in or studied in the local Community for a period of at least 12 months at the time of application OR
- have previously lived in the local Community for a period of at least 3 consecutive years and wish to live there; OR
- have a firm offer of employment in the local Community or be currently employed in the local Community; OR
- wish to provide full time care to a resident/or need to receive full time care from a resident in the local Community who would otherwise be unable to because the lack of affordable housing; OR
- have close relatives who have lived in the area for the last 5 years continuously, from the date of application and both the person and the locally residing relative indicate a wish for them to be near them. Close relatives are usually defined as parents or children, however, consideration may also be given to other family members in certain circumstances;
- may be in receipt of Powys funding but live out of county

**Note: Should there be vacancies and insufficient applications from people residing in county the register will be opened to out of county applicants who meet the qualifying criteria.**

- Applications will then be referred to a Housing Management and Options Officer (HMOO) who will assess whether they are eligible for the scheme.
- The HMOO will ensure a home visit is carried out for each applicant by the appropriate officer (s) and service area. A joint assessment may be carried out depending on the individual circumstances of the applicant. The purpose of this will be to identify the applicant's housing, care and support needs, to determine how the care and support needs will be delivered within the scheme and to ensure that the applicant wishes to be considered for a vacancy.
- The HMOO or Housing Management and Options Team Leader (HMOTL) will liaise with/refer to the relevant PCC teams in relation to undertaking/updating assessments and provide support plans (if required)

for each applicant in regards to completing their application.

- Two references will be required for each applicant. The references must:
  - have known the applicant for at least 12months
  - **not** be a family member
  - be 18 years of age or older
  - agree to the applicant using their name and contact information for the application
- A risk assessment and a police check, will be carried out for each applicant.  
Note: Consideration will be given to the requirements of the European Convention on Human Rights Article 8 for respect for private and family life, home and correspondence of applicants and any decision not to house individuals with certain convictions would have to be justified to protect public safety, prevent disorder or crime or to protect the rights and freedom of other people.
- Applicants will be financially assessed to ensure they are able to meet the accommodation charges of the scheme including rent, support and service charges.
- The applicant and where applicable their Social Worker and / or representative, will be informed by PCC in writing, if they do not meet eligibility criteria and are not accepted on to the waiting list. They will be advised that they should contact PCC Housing Services should their circumstances change. Where an applicant has contacted PCC with a relevant change of circumstances, their application will be treated as a new application.

## Eligibility Criteria

- In order to be accepted onto the waiting list, the applicant must:
  - have a housing need as defined by the PCC Common Allocation Policy (see [www.powys.gov.uk/en/housing-and-land/](http://www.powys.gov.uk/en/housing-and-land/)) and
  - have either a:
    - Physical disability
    - Learning disability
    - Be a vulnerable individual
- When determining whether an applicant is vulnerable, consideration will be given to the priority need criteria contained within s70 of the Housing Wales Act 2014 which states “a person who is vulnerable as a result of

“some special reason” and the corresponding guidance within Chapter 16 of the “Code of Guidance for Local Authorities on Allocation of Accommodation and Homelessness”

## **Allocations**

- A unit of accommodation will be allocated by a panel which may consist of the following officers:
  - Housing Management and Options Team Leader
  - Housing Management and Options Officer
  - Occupational Therapist
  - Social Care Representative
  - Health Representative
  - Autism Awareness Officer
- The purpose of the panel is to determine the suitability of the accommodation for the applicant and to assess their ability to manage the tenancy either independently or with support.
- There must be a minimum of three officers on the allocation panel and it will not take place unless a housing representative and social care representative are present. Other professionals or representatives may be invited to the panel where necessary.
- The panel will meet each time a unit of accommodation becomes vacant or when it is anticipated that a unit of accommodation is due to become vacant. Meetings will be chaired by the HMOTL.
- Housing and social care will work in partnership to ensure all units are allocated in a timely manner to minimise any rental income loss. However, as the landlord of the scheme, PCC Housing Service has the final decision and responsibility for the letting of units in the scheme. This includes tenants who wish to transfer units within the scheme.
- PCC will manage the waiting list to ensure that applicants still wish to be considered for a vacancy and to ask for any relevant information should the applicant’s circumstances have changed.
- The principle of maintaining a mixed community with regard to applicants needs and vulnerability may be considered by the panel when allocating and the following aspects may be taken into consideration:

- The current profile of tenants' needs and dependency within Fairview.
  - How urgent is the need to move to Fairview in terms of losing independence.
  - Can the scheme currently meet the needs of the applicant.
  - Does the applicant meet the requirement to balance the community in the Fairview.
  - An awareness of autism
- 
- The HMOTL will ensure an audit is kept of the decision process.

## Appeals

- The appeals process can be used when an applicant disagrees with a decision both in relation to acceptance on to the waiting list and allocation of a unit. The appeals process is as follows:
  - The applicant or their representative will submit in writing the reasons why they disagree with the decision within 14 days of receiving the decision in writing.
  - The appeal will be considered by a Senior Manager of Housing and Social Care not involved in the original decision and who is of senior position to the original decision makers.
  - A panel meeting will be convened if necessary.
  - The person making the appeal will be informed in writing of the decision. A complaint may be made directly to PCC using established procedures. The HMOTL will be able to advise applicants about where to address their complaint.

This page is intentionally left blank

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		Fairview Local Lettings Policy					
<b>Outline Summary / Description of Proposal</b>							
This policy sets out the allocation process regarding the Fairview building in Llandrindod Wells which is being transformed to provide secure and fully accessible housing in the form of 12 separate one and two bedroom apartments for vulnerable individuals or those with physical or learning disabilities.							

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

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

**2. Consultation requirements**

Consultation Requirement	Consultation deadline	Feedback considered
Public and Staff consultation required	February 2018	Yes

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

Version	Author	Job Title	Date
1	Kelly Jones	Housing Policy and Strategy Officer	7/3/18
2	Kelly Jones	Housing Policy and Strategy Officer	23/5/18

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**

Due to the nature of the building and the eligibility criteria the policy has the potential to impact on a range of services. In putting the policy together, a working group was set up with representatives from each of the affected service areas.

Powys Teaching Health Board/Adult Social Services/Occupational Therapists/Integrated Autism Service/Mental Health and Disabilities

Service Area informed:	Yes	Contact Officer liaised with:	Elaine Denley – Senior Practitioner, Disabilities South Sarah Morgan – Support Worker, Integrated Autism Service Jackie Tyler – Occupational Therapist Rachel Evans – Health and Social Care Change Manager
<b>Mitigation</b>			

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	Choose an item.		Choose an item.

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>Health and Care</b> <b>We will lead the way in effective, integrated rural health and care</b>	<p>The refurbishment of Fairview and the allocation of the units therein will help to meet the needs of a variety of social care and health care clients and is a significant resource for the Council and Health Authority.</p> <p>The design of Fairview will provide accommodation not currently available in the Llandrindod area.</p> <p>The property has been transformed to provide secure and fully accessible housing in the form of 12 separate one and two bedroom apartments. The bottom three flats are fully accessible and there is a lift to all floors.</p> <p>The policy extends to young adults (16 years and over) through to adults and older persons who are vulnerable and/or have a physical or learning disability.</p> <p>With both one and two bedroom units available, the property can accommodate both singles, couples and single persons with a dependent child.</p> <p>The policy focuses on what matters to the individual and looks to ensure that an allocation to one of the units will help maintain that persons health and well-being for as long as they need it.</p> <p>The policy has been put together with colleagues from health and social care and this joined up approach will continue with joint assessments being carried out</p>	Very Good		Choose an item.

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
	where appropriate and joint decisions being made on allocations.			
<b>Learning and skills</b> <b>We will strengthen learning and skills</b>	Enabling vulnerable individuals to live in a secure and stable environment but with more independence may have the consequence of building their confidence and allow them to access learning environments or employment.	Neutral	The impact of this will only be known once the scheme is up and running.	Unknown
<b>Residents and Communities</b> <b>We will support our residents and communities</b>	The refurbishment of Fairview and the allocation of the units therein will provide accommodation not currently available in the Llandrindod area.  Allocations will only be made where they meet the needs to balance the community within Fairview.	Good	If the scheme proves a success there will be a business case for building similar schemes in other areas of Powys where there is a similar need.	Unknown

**Source of Outline Evidence to support judgements**

Business Case  
HSG 100 Consultation Responses

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

Well-being Goal	How does proposal contribute to this goal?	<b>IMPACT</b>	What will be done to better contribute to positive or mitigate any negative impacts?	<b>IMPACT</b>
		Please select from drop down box below		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	Choose an item.		Choose an item.
<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	Choose an item.		Choose an item.

<p><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.</p>	<p>The local lettings policy takes into consideration people's physical, mental and emotional health and their ability to make choices. Through joint assessments, officers will be able to develop an understanding of people's well-being, possible isolation, including their need to access support and services.</p> <p>Where a housing need is identified and where applicants have been identified as being vulnerable in some way they may be eligible to be considered for one of the apartments at Fairview. This will provide a safe and secure home for people who want to live independent and healthy lives within their community, but need a little bit more support to do so.</p>	Good		Choose an item.
<p><b>A Wales of cohesive communities:</b>  Attractive, viable, safe and well-connected Communities.</p>	<p>The refurbishment of Fairview and the allocation of the units therein will provide accommodation not currently available in the Llandrindod area.</p> <p>Allocations will only be made where they meet the needs to balance the community within Fairview.</p>	Good		Choose an item.
<p><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.</p>	No impact	Choose an item.		Choose an item.
<p><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.</p>				

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



<i>Opportunities for persons to use the Welsh language, and treating the Welsh language no less favourable than the English language</i>	No impact	Choose an item.		Choose an item.
<i>Opportunities to promote the Welsh language</i>	No impact	Choose an item.		Choose an item.
<i>Welsh Language impact on staff</i>	No impact	Choose an item.		Choose an item.
<i>People are encouraged to do sport, art and recreation.</i>	No impact	Choose an item.		Choose an item.
<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).				
<i>Age</i>	The policy allows applicants from age 16 onwards to be eligible	Neutral		Choose an item.
<i>Disability</i>	Having a physical/learning disability or being vulnerable in some other way is one of the eligibility criteria. Vulnerability also covers mental health and hidden disabilities such as autism.	Very Good		Choose an item.
<i>Gender reassignment</i>	No impact	Choose an item.		Choose an item.
<i>Marriage or civil partnership</i>	No impact	Choose an item.		Choose an item.
<i>Race</i>	No impact	Choose an item.		Choose an item.
<i>Religion or belief</i>	No impact	Choose an item.		Choose an item.
<i>Sex</i>	No impact	Choose an item.		Choose an item.
<i>Sexual Orientation</i>	No impact	Choose an item.		Choose an item.
<i>Pregnancy and Maternity</i>	Fairview has provision for 2 bed apartments so allows for singles or couples with a dependent child.	Neutral		Choose an item.

Source of Outline Evidence to support judgements

Stats re current fully accessible stock in Powys. Equality stats re disability

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>				
<i>Long Term:</i> Looking to the long term so that we do not compromise the ability of future generations to meet their own needs.	Introductory and secure tenancies will be given to tenancies to allow long-term safe and secure accommodation.	Choose an item.		Choose an item.
<i>Collaboration:</i> Working with others in a collaborative way to find shared sustainable solutions.	The policy has been put together with colleagues from health and social care and this joined up approach will continue with joint assessments being carried out where appropriate and joint decisions being made on allocations.	Choose an item.		Choose an item.
<i>Involvement (including Communication and Engagement):</i> Involving a diversity of the population in the decisions that affect them.	A working group was put together to write the policy consisting of staff from housing, health and social care. Further consultation was had with the Housing Group 100 and Tenants Liaison Forum	Good	We will learn from experience and use the feedback to improve future consultations.	Good
<i>Prevention:</i> Understanding the root causes of issues to prevent them from occurring.	A key part of the policy is understanding the applicant's full story and finding a way forward which may involve pulling in other agencies and completing joint assessments. By allocating an applicant secure accommodation and making sure the right support is in place this may have the consequence of preventing problems from occurring or getting worse.	Good		Choose an item.

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>Integration:</b> <i>Taking an integrated approach so that public bodies look at all the well-being goals in deciding on their well-being objectives.</i>	<p>The policy has been put together with colleagues from health and social care and this joined up approach will continue with joint assessments being carried out where appropriate and joint decisions being made on allocations.</p> <p>Key to partnership working succeeding is communication, collaboration and openness.</p>	Good		Choose an item.
<b>Preventing Poverty:</b> Prevention, including helping people into work and mitigating the impact of poverty.	As part of the housing options approach, a full understanding of the issues facing the applicant needs to be gained and this may involve pulling in other support agencies and support to ensure that the different types of poverty are met.	Neutral		Choose an item.
<b>Unpaid Carers:</b> Ensuring that unpaid carers views are sought and taken into account	No impact	Choose an item.		Choose an item.
<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.	The allocation policy allows allocations to be made to young adults (16+) and those who are deemed vulnerable so provides an extra resource re safeguarding	Good		Choose an item.
<b>Impact on Powys County Council Workforce</b>	No impact	Choose an item.		Choose an item.
<b>Source of Outline Evidence to support judgements</b>				

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
<p style="text-align: center;">Consultation responses</p> <p>Code of Guidance for Local Authorities on Allocation of Accommodation and Homelessness</p> <p>Census 2011 figures show that “a larger proportion Council tenants indicate their day to day activities are limited a little or a lot, compared with all tenures” – 31% compared to 21%.  <a href="https://statswales.gov.wales/Catalogue/Health-and-Social-Care/Social-Services/Disability-Registers">https://statswales.gov.wales/Catalogue/Health-and-Social-Care/Social-Services/Disability-Registers</a></p> <p>We are currently in the process of gathering the equality statistics on applicants currently registered on the waiting list but are aware that the recording of this information needs to be improved.</p> <p>Out of a total of 5218 current tenants, 95 of the primary tenants are recorded as having an impairment, 15 of which is a mental impairment. Gaps in the reporting of those with a disability in Powys has been noted</p> <p>As of July 2017, a total of 877 people in Powys were known to have autism in Powys. This is split by 523 adults and 354 children.</p>				

Page 24

6. Achievability of proposal?

Impact on Service / Council	Risk to delivery of the proposal	Inherent Risk
Low	Low	Low
<b>Mitigation</b>		

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
	Choose an item.		Choose an item.
	Choose an item.		Choose an item.
	Choose an item.		Choose an item.
<b>Overall judgement (to be included in project risk register)</b>			
Very High Risk	High Risk	Medium Risk	Low Risk
			x

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

Action	Target Date	Outcome	Decisions made
Portfolio Holder decision required	Yes	Date required	
Cabinet decision required	Choose an item.	Date required	
Council decision required	Choose an item.	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

12. Overall Summary and Judgement of this Impact Assessment?

**Outline Assessment (to be inserted in cabinet report)**

**Cabinet Report Reference:**

This policy sets out the allocation process regarding the Fairview building in Llandrindod Wells which is being transformed to provide secure and fully accessible housing in the form of 12 separate one and two bedroom apartments for vulnerable individuals or those with physical or learning disabilities.

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

**What additional evidence and data has informed the development of your proposal?**

Fairview Business Case

14. On-going monitoring arrangements?

**What arrangements will be put in place to monitor the impact over time?**

This policy will be reviewed by the Council every year unless there are circumstances that require a review, for example a change in legislation or regulation.

Where there has been a change in legislation which has an impact on the policy, the policy will be reviewed within 3 months of the legislation or regulation coming into effect.

**Please state when this Impact Assessment will be reviewed.**

The IA will be reviewed in line with the policy i.e. annually unless there are circumstances that require a review, for example a change in legislation or regulation.

15. Sign Off

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

16. Governance

Decision to be made by

Choose an item.

Date required

**FORM ENDS**