

Cyngor Sir Powys County Council

Impact Assessment (IA)

The integrated approach to support effective decision making



Please read the accompanying guidance before completing the form.

This **Impact Assessment (IA)** toolkit, incorporates a range of legislative requirements that support effective decision making and ensure compliance with all relevant legislation. **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	Nina Davies	Portfolio Holder	Clr Iain McIntosh
Proposal	Affordable Housing Programme Delivery Plan Guide				
Outline Summary / Description of Proposal					
Introduce the “Powys Affordable Housing Programme Delivery Plan Guide” to provide a transparent process how the strategic housing authority will prioritise affordable housing schemes that will be eligible for Social Housing Grant and other grants. This aims to enable eligible housing providers to plan future schemes of affordable housing, in line with the Council’s priorities.					

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	Housing Service Improvement Officer	9 February 2021

2. Profile of savings delivery (if applicable)

2019-20	2020-21	2021-22	2022-23	2023-24	TOTAL
£N.A.	£ N.A.	£ N.A.	£ N.A.	£ N.A.	£ N.A.

3. Consultation requirements

Consultation Requirement	Consultation deadline/or justification for no consultation
Choose an item.	The Council’s own Housing Development Team and representatives from developing housing associations in Powys have been consulted.

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4. Impact on Other Service Areas

Does the proposal have potential to impact on another service area? (Have you considered the implications on Health & Safety and Corporate Parenting?) PLEASE ENSURE YOU INFORM / ENGAGE ANY AFFECTED SERVICE AREAS AT THE EARLIEST OPPORTUNITY					
Adult Services	<input type="checkbox"/>	Education	<input type="checkbox"/>	Legal and Democratic Services	<input type="checkbox"/>
Children's Services	<input type="checkbox"/>	Finance	<input type="checkbox"/>	Property, Planning and Public Protection	<input type="checkbox"/>
Commissioning	<input type="checkbox"/>	Highways, Transportation and Recycling	<input type="checkbox"/>	Transformation and Communications	<input type="checkbox"/>
Digital Services	<input type="checkbox"/>	Housing and Community Development	<input checked="" type="checkbox"/>	Workforce and OD	<input type="checkbox"/>
Data Protection Impact Assessment					
Will the proposal involve processing the personal details of individuals? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Is Powys County Council the data controller? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
If you have answered yes to either of the above you will be required to complete, as a minimum, the screening questions on the data protection impact assessment. For further advice please contact the Data Compliance Team.					

4a Geographical Locations

What geographical area(s) will be impacted by the proposal? (Chose all those applicable)							
Powys	<input checked="" type="checkbox"/>	Brecon	<input type="checkbox"/>	Llandrindod and Rhayader	<input type="checkbox"/>	Machynlleth	<input type="checkbox"/>
		Builth and Llanwrtyd	<input type="checkbox"/>	Llanfair Caereinion	<input type="checkbox"/>	Newtown	<input type="checkbox"/>
North	<input type="checkbox"/>	Crickhowell	<input type="checkbox"/>	Llanfyllin	<input type="checkbox"/>	Welshpool and Montgomery	<input type="checkbox"/>
Mid	<input type="checkbox"/>	Hay and Talgarth	<input type="checkbox"/>	Llanidloes	<input type="checkbox"/>	Ystradgynlais	<input type="checkbox"/>
South	<input type="checkbox"/>	Knighton and Presteigne	<input type="checkbox"/>				

5. How does your proposal impact on Vision 2025?

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Council's Well-being Objective	How does the proposal impact on this Well-being Objective?	IMPACT Please select from drop down box below	What will be done to better contribute to a more positive impact or to mitigate any negative impacts?	IMPACT AFTER MITIGATION Please select from drop down box below
The Economy We will develop a vibrant economy	The Guide aims to maximise the use of grants made available. The building of new homes provides employment and apprentice opportunities, both for the housing providers, as well as the construction sector; local builders, suppliers and professionals may be contracted; it provides increase of number lifetime homes and a proportion will provide a home to economically active people.	Very Good		Choose an item.
Health and Care We will lead the way in providing effective, integrated health and care in a rural environment	The Guide confirms the Council's priority to develop extra care schemes, which will enable people to live independent.	Very Good		Choose an item.
Learning and skills We will strengthen learning and skills	No direct impact expected.	Neutral		Choose an item.
Residents and Communities We will support our residents and communities	The Guide aims to provide affordable housing in communities with the largest need. A proportion of people that will move into new homes will leave a private sector home vacant for a different household to move into.	Very Good		Choose an item.

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Source of Outline Evidence to support judgements

The indicative amount of Social Housing Grant and Recycled Capital Grant available between 2020 and 2024 is £13,570,000 and Rent to Own Grant is £1,060,000. Together with £3,410,000 and an investment of £13,060,000, the total investment is £31,100,000. It is planned that development of 188 new homes will start between 2020 and 2024. Of this 188, 138 are destined for extra care. More housing schemes are in the planning.

There is much evidence of the benefits of extra care in keeping older people healthy and independent, and reducing levels of health and care support needed. Evidence can be accessed here: <https://www.housinglin.org.uk/Topics/browse/HousingExtraCare/Evaluation/>

Community Housing Cymru states that for every £1 received from Welsh Government, housing associations invest £5.73 back into the economy.

https://chcymru.org.uk/uploads/general/2439_CHC_Global_Accounts_2019_v4.pdf

There is much evidence of the positive impact of social housing besides an economic impact. It also tackles inequalities by reducing child poverty and homelessness and by providing inclusive, sustainable housing options health and wellbeing. It contributes to successful placemaking and community resilience (including rural community resilience). Social housing can be preventative if they offer savings in non-housing budgets (for example health, care, justice, social security), but this is difficult to evidence.

<https://www.sfha.co.uk/mediaLibrary/other/english/66628.pdf>

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 a more positive impact or to 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>	<p>The Guide provides a transparent way of prioritising housing schemes, to enable investment in Powys. However, the grant conditions and quality of building are set by Welsh Government. In general terms additional affordable housing will have a positive impact on the economy, employment and apprenticeships. There is an increasing emphasis from Welsh Government on building using "modern methods of construction" provided by Welsh companies.</p>	<p>Very Good</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>No direct impact expected, although new build homes need to meet Welsh Government quality requirements. The planning process will take account of environmental impact and sustainability.</p>	<p>Neutral</p>		<p>Choose an item.</p>

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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 a more positive impact or to mitigate any negative impacts?	IMPACT AFTER MITIGATION Please select from drop down box below
<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>Public Health (Wales) Act, 2017: Part 6 of the Act requires for public bodies to undertake a health impact assessment to assess the likely effect of a proposed action or decision on the physical or mental health of the people of Wales.</p>	<p>The strategic priorities in the Guide have been drawn up between the Housing and Social Services, and approved by the Council's Executive Management Team. By making extra care a priority, this is expected to have a positive impact on the independence, health and well-being of those that need housing with care and their carers.</p>	<p>Very Good</p>		<p>Choose an item.</p>
<p>A Wales of cohesive communities: Attractive, viable, safe and well-connected Communities.</p>	<p>The Guide itself does not contain any requirements, but this is ensured by grant conditions and the planning process.</p>	<p>Good</p>		<p>Choose an item.</p>
<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>Human Rights - is about being proactive (see guidance)</p> <p>UN Convention on the Rights of the Child: The Convention gives rights to everyone under the age of 18, which include the right to be treated fairly and to be protected from discrimination; that organisations act for the best interest of the child; the right to life, survival and development; and the right to be heard.</p>	<p>No direct impact expected.</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. <i>Incorporating requirements under the Welsh Language (Wales) Measure 2011 and the Welsh Language Standards</i></p>				
<p>Opportunities for persons to use the Welsh language, and treating the Welsh language no less favourable than the English language</p>	<p>No direct impact expected.</p>	<p>Neutral</p>		<p>Choose an item.</p>

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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 a more positive impact or to mitigate any negative impacts?	IMPACT AFTER MITIGATION Please select from drop down box below
<i>Opportunities to promote the Welsh language</i>	No direct impact expected.	Neutral		Choose an item.
<i>People are encouraged to do sport, art and recreation.</i>	No direct impact expected.	Neutral		Choose an item.
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). Incorporating requirements under the <i>Equality Act 2010 (Statutory Duties) (Wales) Regulations 2011 and the Social Economic duty (2020)</i> .				
<i>Age</i>	Especially extra care schemes will have a positive impact on well-being health and independence of people over the age of 60 and their carers. All new homes need to meet the Welsh Government development quality standards and Welsh Housing Quality Standard.	Very Good		Choose an item.
<i>Disability</i>	All new homes need to meet the Welsh Government development quality standards and Welsh Housing Quality Standard and building regulations. Extra care schemes will be level access and dementia friendly with care on site to enable independent living. A proportion of other new build homes will be suitable for wheelchairs. In general, people with disabilities are more likely to be out of paid work and to be in poverty. A larger proportion of people with a disability than people without a disability is reliant on an affordable home.	Very Good		Choose an item.
<i>Gender reassignment</i>	No direct impact expected.	Neutral		Choose an item.
<i>Marriage or civil partnership</i>	No direct impact expected.	Neutral		Choose an item.
<i>Race</i>	No direct impact expected, due to the relatively small numbers. In general Black people in Wales are far more likely to live in social housing than White, Asian, Mixed or Other race.	Neutral		Choose an item.
<i>Religion or belief</i>	No direct impact expected.	Neutral		Choose an item.

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Well-being Goal	How does proposal contribute to this goal?	<u>IMPACT</u> Please select from drop down box below	What will be done to better contribute to a more positive impact or to mitigate any negative impacts?	<u>IMPACT AFTER MITIGATION</u> Please select from drop down box below
<i>Sex</i>	No direct impact expected. Although, 62 % of current Council tenants and 62% of people registered on the common housing register "Homes in Powys" is female.	Neutral		Choose an item.
<i>Sexual Orientation</i>	No direct impact expected.	Neutral		Choose an item.
<i>Pregnancy and Maternity</i>	No direct impact expected.	Neutral		Choose an item.
<i>Socio-economic duty</i>	The Guide itself does not have an impact, but building new affordable homes does reduce inequalities that result from socio-economic disadvantage	Very Good		Choose an item.

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Source of Outline Evidence to support judgements

Development quality requirements for housing providers: <https://gov.wales/development-quality-requirements-housing-associations>
 Welsh Housing Quality Standard: <https://gov.wales/welsh-housing-quality-standard-guidance>

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 a more positive impact or to 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 Guide aims to ensure homes are build where there is an evidenced need for them.	Very Good		Choose an item.
Collaboration: Working with others in a collaborative way to find shared sustainable solutions.	The Housing and Social Services work collaborative with developing housing providers to develop as many homes as possible to address need and maximise grant opportunities to achieve this.	Very Good		Choose an item.
Involvement (including Communication and Engagement): Involving a diversity of the population in the decisions that affect them including: Unpaid Carers: Ensuring that unpaid carers views are sought and taken into account	The views of communities and unpaid carers are nor directly sought when deciding to prioritise schemes. However, housing providers consult formally with communities through the pre-planning-application process and often informally through community events.	Poor		Choose an item.
Prevention: Understanding the root causes of issues to prevent them from occurring including: 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.	Social housing can be preventative if they offer savings in non-housing budgets (for example health, care, justice, social security), but this is difficult to evidence.	Good		Choose an item.

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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 a more positive impact or to mitigate any negative impacts?	IMPACT AFTER MITIGATION Please select from drop down box below
Integration: Taking an integrated approach so that public bodies look at all the well-being goals in deciding on their well-being objectives.	Council and housing providers work collaborative to met housing need.	Good		Choose an item.
Powys County Council Workforce: What Impact will this change have on the Workforce?	No direct impact expected. No new tasks are proposed. Demands can be met within existing workforce.	Neutral		Choose an item.
Payroll: How will this impact salary, any overtime/enhanced payments etc? Does this affect any particular group of employees? E.g. Male/Female dominated workforce. Does this proposal comply with the Councils Single Status Terms and Conditions?	No direct impact expected. No new tasks are proposed. Demands can be met within existing workforce.	Neutral		Choose an item.
Welsh Language impact on staff	No direct impact expected.	Neutral		Choose an item.
Apprenticeships: Has consideration been given to whether this change impacts negatively, or positively on Apprenticeships within the service?	No direct impact expected.	Neutral		Choose an item.
Source of Outline Evidence to support judgements				
Empty space for source of evidence				

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8. What is the impact of this proposal on our communities?

Communities	How does the proposal impact on residents and community?	<u>IMPACT</u> See impact definitions in guidance document	What will be done to better contribute to a more positive impact or to mitigate any negative impacts?	<u>IMPACT AFTER MITIGATION</u> See impact definitions in guidance document	Source of Outline Evidence to support judgement
<i>Towns and larger settlements</i>	<p>The Guide gives greater priority to communities with higher numbers of evidenced need. While smaller rural settlements are not ruled out, all, or most new affordable housing is expected to be in towns and large villages and not in small villages. The positive impact is that areas with highest need are prioritised; the negative impact is that in smaller settlements with a lower number of housing needs are not prioritised. Those rural areas may have already little provision of social housing. There may be other options like homebuy or self-build available. It needs to be noted that housing providers will only build where they are confident there is demand for the next few decades. In addition, small schemes consisting of a few homes are often not financially viable on its own. It is not expected that the housing need in towns and larger villages will be addressed soon, so it is unlikely affordable housing will be build in smaller rural settlements soon.</p> <p>The Guide contains an appendix which shows the settlements with the number of households that are in housing need for a social rented home.</p> <p>The impact categories do not match the impact, which is “A more severe but manageable impact (positive or negative) on a significant number of vulnerable groups/individuals which is not likely to last more than twelve months.”</p>	Major		Choose an item.	

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Smaller rural settlements	See above. "Noticeable (positive or negative) impact on the community or a more manageable impact on a smaller number of vulnerable groups/individuals which is not likely to last more than six months.	Moderate			
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9. What are the risks to service delivery or the council following implementation of this proposal?

Description of risks			
Risk Identified	Inherent Risk Rating Impact X Likelihood (See Risk Matrix in guidance document)	Mitigation	Residual Risk Rating Impact X Likelihood (See Risk Matrix in guidance document)
<p>No new social housing by housing providers in smaller rural settlements with a need for them.</p> <p>It is likely to occur on many occasions, a persistent issue and the impact is more severe but manageable on a significant number of vulnerable groups/individuals which is likely to last more than twelve months.</p> <p>It needs to be noted that if grant would be prioritised differently, the risk would be transferred to other communities.</p>	20	<p>It is difficult to mitigate against insufficient grant, economy of scale and uncertainty about future housing demand. Homebuy is available in rural areas, although update has been one or two purchases per year. Households that want or need to live in more rural areas will mainly rely on existing social housing provision. Local connection in the allocation process gives the priority above households with no local connection. Planning conditions may secure affordability, but unlikely as social rent. Housing providers may still choose to build and finance from other sources. The Council's Housing Revenue Account, for example, has self-financed a scheme in Sarn and other rural developments may be delivered.</p>	20

10. Overall Summary and Judgement of this Impact Assessment?

Outline Assessment (to be inserted in cabinet report)	Cabinet Report Reference:
<p>The introduction of the "Powys Affordable Housing Programme Delivery Plan Guide" provides a transparent process how the strategic housing authority will prioritise affordable housing schemes that will be eligible for Social Housing Grant and other grants. This aims to enable eligible housing providers to plan future schemes of affordable housing, in line with the Council's priorities. The Guide aims to prioritise extra care schemes. It also aims to prioritise new building in areas with highest evidenced need for it.</p>	

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

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

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None.

12. On-going monitoring arrangements?

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

Annual statistical return to Welsh Government.

Please state when this Impact Assessment will be reviewed.

The Guide and its impact will be reviewed a year after implementation.

13. Sign Off

Position	Name	Signature	Date
Impact Assessment Lead:	Henk Jan Kuipers		15-02-2021
Head of Service:	Nina Davies		
Portfolio Holder:	CLlr Iain McIntosh		

14. Governance

Decision to be made by	Cabinet	Date required	13 April 2021
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FORM ENDS