



Integrated Impact Assessment (IIA)

Integrated impact assessment (IIA) form December 2019

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The integrated impact assessment is a quick and easy screening process. It should:

- identify those policies, projects, services, functions or strategies that could impact positively or negatively on the following areas:
 - Communities and safety
 - Regeneration and culture
 - Environment and public space
 - Equality & - Diversity This can be found in Section A5

Directorate:

Housing, Neighbourhoods and Building Services

Service, function:

Private Sector Housing

Title of policy, service, function, project or strategy (new or old) :

Private Rental Sector Strategy

Type of policy, service, function, project or strategy:

- Existing
- New / proposed
- Changed

What is the aim of your policy, service, function, project or strategy?

To achieve an active and well-functioning Private Rental Sector which works fairly for all.
For the Private Rental Sector to be seen as a desirable type of tenure which meets the needs of those

who use it, with support being focused on those who need it most.

Has any consultation been undertaken for this proposal? What were the outcomes of the consultations? Has anything changed because of the consultation? Did this inform your proposal?

Research has been undertaken to understand the PRS market in Portsmouth, the needs and circumstances of both tenants and landlords in the city. A survey was conducted in December 2019 to January 2020. There were 849 respondents, of which 324 were from landlords, and 525 were from tenants. A further consultation on the final strategy was undertaken in Sept-Nov 2020. Just over a fifth of households in the city are housed in the PRS, so it is an important part of the housing market. Non-student households make up approximately 80% of the PRS market, and of these, 37% receive some financial support to pay their rent. The survey results showed that 70% of the tenants who responded stated that they had no plan to move out of the PRS and did not have the ability to (either to become an owner occupier or to move into social housing). Tenants stated that the most important factors in a rental property were safety, affordability, and security of tenure. With regard to Landlords, approximately three quarters of those that responded stated that they were not a landlord as their main job, but were either doing it to supplement their income or they were "accidental landlords". For the landlords that partook in the survey, the priorities they stated were to have a reliable tenant, safety of the property, and ease of being able to rent the property. Learning from this research has informed the proposals outlined in the strategy.

A - Communities and safety

Yes

No

Is your policy/proposal relevant to the following questions?

A1-Crime - Will it make our city safer?



In thinking about this question:

- How will it reduce crime, disorder, ASB and the fear of crime?
- How will it prevent the misuse of drugs, alcohol and other substances?
- How will it protect and support young people at risk of harm?
- How will it discourage re-offending?

If you want more information contact Lisa.Wills@portsmouthcc.gov.uk or go to:

<https://www.portsmouth.gov.uk/ext/documents-external/cou-spp-plan-2018-20.pdf>

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?

How will you measure/check the impact of your proposal?

A - Communities and safety

Yes

No

Is your policy/proposal relevant to the following questions?

A2-Housing - Will it provide good quality homes?



In thinking about this question:

- How will it increase good quality affordable housing, including social housing?
- How will it reduce the number of poor quality homes and accommodation?
- How will it produce well-insulated and sustainable buildings?
- How will it provide a mix of housing for different groups and needs?

If you want more information contact Daniel.Young@portsmouthcc.gov.uk or go to:

<https://www.portsmouth.gov.uk/ext/documents-external/psh-providing-affordable-housing-in-portsmouth-april-19.pdf>

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?

To achieve an active and well-functioning Private Rental Sector which works fairly for all. For the Private Rental Sector to be seen as a desirable type of tenure which meets the needs of those who use it, with support being focused on those who need it most. The proposals focus on those in the PRS that need assistance the most; mainly those who are living in the PRS but not through choice and have no prospect of moving out of it. The strategy specifically outlines that it will use regulations to support those that request it, without adversely affecting those that need help by adding disproportionate burden. The actions also focus on providing education and support for how to be a good Landlord or good tenant. This includes working with landlord and tenant groups to provide workshops, and to work with stakeholders to understand the services that could be provided to assist.

How are you going to measure/check the impact of your proposal?

Consultation with stakeholders, and the development of a multi-agency partnership group will oversee this strategy and its outcomes. This will implement measures to check and understand the impacts.

A - Communities and safety

Yes

No

Is your policy/proposal relevant to the following questions?

A3-Health - Will this help promote healthy, safe and independent living?



In thinking about this question:

- How will it improve physical and mental health?
- How will it improve quality of life?
- How will it encourage healthy lifestyle choices?
- How will it create healthy places? (Including workplaces)

If you want more information contact Dominique.Letouze@portsmouthcc.gov.uk or go to:

<https://www.portsmouth.gov.uk/ext/documents-external/cons-114.86-health-and-wellbeing-strategy-proof-2.pdf>

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?

Unsuitable and insecure housing are among the wider determinants for poor health outcomes. The aim of the schemes is to improve quality of life for those currently struggling to access a suitable PRS home.

How are you going to measure/check the impact of your proposal?

Measures for the demand for the councils regulatory functions of the PRS will be monitored, as well as demand for educational services for landlords and tenants.

A - Communities and safety**Yes****No**

Is your policy/proposal relevant to the following questions?

A4-Income deprivation and poverty-Will it consider income deprivation and reduce poverty?



In thinking about this question:

- How will it support those vulnerable to falling into poverty; e.g., single working age adults and lone parent households?
- How will it consider low-income communities, households and individuals?
- How will it support those unable to work?
- How will it support those with no educational qualifications?

If you want more information contact Mark.Sage@portsmouthcc.gov.uk or go to:

<https://www.portsmouth.gov.uk/ext/documents-external/cou-homelessness-strategy-2018-to-2023.pdf>

<https://www.portsmouth.gov.uk/ext/health-and-care/health/joint-strategic-needs-assessment>

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?

The strategy identifies actions which would aim to make the PRS more secure and affordable. Reducing the financial exclusion of residents who are less able to access suitable homes due to lack of financial resources.

How are you going to measure/check the impact of your proposal?

Monitor reasons why those assisted were previously unable to access a suitable PRS home, and their housing and financial circumstances. It is not possible to identify which other households are interested in a home and fail to secure it, and therefore there is no identified means for the council to measure the potential negative impact.

A - Communities and safety**Yes****No**

Is your policy/proposal relevant to the following questions?

A5-Equality & diversity - Will it have any positive/negative impacts on the protected characteristics?



In thinking about this question:

- How will it impact on the protected characteristics-Positive or negative impact (Protected characteristics under the Equality Act 2010, Age, disability, race/ethnicity, Sexual orientation, gender reassignment, sex, religion or belief, pregnancy and maternity, marriage and civil partnership,socio-economic)
- What mitigation has been put in place to lessen any impacts or barriers removed?
- How will it help promote equality for a specific protected characteristic?

If you want more information contact gina.perryman@portsmouthcc.gov.uk or go to:

<https://www.portsmouth.gov.uk/ext/documents-external/cmu-equality-strategy-2019-22-final.pdf>

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?

Data is not available on the protected characteristics of all those in the city who are living the Private Rental Sector (PRS) or who may be seeking a more suitable PRS home.

This strategy is not specifically targeted towards any of the protected characteristic groups. However, some of those groups are more likely to be financially disadvantaged, including people with disabilities, and some black and minority ethnic groups. By tackling one of the impacts of financial exclusion (inability to secure suitable housing), this strategy will help to promote equality for beneficiaries to any actions which make the PRS more accessible or affordable. There is some evidence that people with physical disabilities are disadvantaged in the private rented sector, where landlords and letting agencies rarely provide information on the accessibility of homes for rent, and where some landlords are unwilling to allow their properties to be adapted to meet tenants' needs (eg fitting ramps, grab rails, accessible bathrooms etc).

How are you going to measure/check the impact of your proposal?

Gather and monitor equalities data for any schemes introduced which help those who are financially disadvantaged, to understand whether people with protected characteristics are requesting and receiving support.

B - Environment and climate change

Yes

No

Is your policy/proposal relevant to the following questions?

B1-Carbon emissions - Will it reduce carbon emissions?



In thinking about this question:

- How will it reduce greenhouse gas emissions?
- How will it provide renewable sources of energy?
- How will it reduce the need for motorised vehicle travel?
- How will it encourage and support residents to reduce carbon emissions?

If you want more information contact Tristan.thorn@portsmouthcc.gov.uk or go to:

<https://www.portsmouth.gov.uk/ext/documents-external/cmu-sustainability-strategy.pdf>

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?

Around 30% of all direct greenhouse gas (GHG) emissions in Portsmouth are due to energy used in the home. However, the strategy is aimed at assisting people who already live in Portsmouth and therefore these emissions already exist. There is no evidence that helping someone move to a suitable PRS home will either increase or reduce GHG emissions. Some of the proposed actions from the strategy include inspections of property conditions. Properties in poor repair are likely to have poor EPC ratings, by addressing the conditions of these properties, some may become more efficient to heat or gain improved thermal efficiency.

How are you going to measure/check the impact of your proposal?

Record and monitor the deficiencies found with properties which are inspected due to poor repair.

B - Environment and climate change

Yes

No

Is your policy/proposal relevant to the following questions?

B2-Energy use - Will it reduce energy use?



In thinking about this question:

- How will it reduce water consumption?
- How will it reduce electricity consumption?
- How will it reduce gas consumption?
- How will it reduce the production of waste?

If you want more information contact Triston.thorn@portsmouthcc.gov.uk or go to:

<https://www.portsmouth.gov.uk/ext/documents-external/pln-portsmouth-plan-post-adoption.pdf>

<https://democracy.portsmouth.gov.uk/documents/s24685/Home%20Energy%20Appendix%201%20-%20Energy%20and%20water%20at%20home%20-%20Strategy%202019-25.pdf>

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?

As above, the council can identify whether properties in poor repair could be improved with regard to the energy efficiency of their home. Referrals can also be made to the council's LEAP home energy visit scheme to help eligible households to make their homes warmer and more energy and water efficient.

How are you going to measure/check the impact of your proposal?
Record and monitor the deficiencies found with properties which are inspected due to poor repair. Record the referrals to the LEAP scheme to improve the energy and water efficiency of the home.

B - Environment and climate change

Yes

No

Is your policy/proposal relevant to the following questions?

B3 - Climate change mitigation and flooding-Will it proactively mitigate against a changing climate and flooding?

In thinking about this question:

- How will it minimise flood risk from both coastal and surface flooding in the future?
- How will it protect properties and buildings from flooding?
- How will it make local people aware of the risk from flooding?
- How will it mitigate for future changes in temperature and extreme weather events?

If you want more information contact Tristan.thorn@portsmouthcc.gov.uk or go to:

<https://www.portsmouth.gov.uk/ext/documents-external/env-surface-water-management-plan-2019.pdf>

<https://www.portsmouth.gov.uk/ext/documents-external/cou-flood-risk-management-plan.pdf>

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?

There are no identified negative impacts on climate change or flooding mitigation.

How are you going to measure/check the impact of your proposal?
Not applicable

B - Environment and climate change

Yes

No

Is your policy/proposal relevant to the following questions?

B4-Natural environment-Will it ensure public spaces are greener, more sustainable and well-maintained?

In thinking about this question:

- How will it encourage biodiversity and protect habitats?
- How will it preserve natural sites?
- How will it conserve and enhance natural species?

If you want more information contact Daniel.Young@portsmouthcc.gov.uk or go to:

<https://www.portsmouth.gov.uk/ext/documents-external/pln-solent-recreation-mitigation-strategy-dec-17.pdf>

<https://www.portsmouth.gov.uk/ext/documents-external/pln-portsmouth-plan-post-adoption.pdf>

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?

There are no identified negative impacts on public spaces.

How are you going to measure/check the impact of your proposal?

Not applicable

B - Environment and climate change

Yes

No

Is your policy/proposal relevant to the following questions?

B5-Air quality - Will it improve air quality?

In thinking about this question:

- How will it reduce motor vehicle traffic congestion?
- How will it reduce emissions of key pollutants?
- How will it discourage the idling of motor vehicles?
- How will it reduce reliance on private car use?

If you want more information contact Hayley.Trower@portsmouthcc.gov.uk or go to:

<https://www.portsmouth.gov.uk/ext/documents-external/env-aq-air-quality-plan-outline-business-case.pdf>

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?

There are no identified negative impacts on air quality.

How are you going to measure/check the impact of your proposal?

Not applicable

B - Environment and climate change

Yes

No

Is your policy/proposal relevant to the following questions?

B6-Transport - Will it improve road safety and transport for the whole community?

In thinking about this question:

- How will it prioritise pedestrians, cyclists and public transport users over users of private vehicles?
- How will it allocate street space to ensure children and older people can walk and cycle safely in the area?
- How will it increase the proportion of journeys made using sustainable and active transport?
- How will it reduce the risk of traffic collisions, and near misses, with pedestrians and cyclists?

If you want more information contact Pam.Turton@portsmouthcc.gov.uk or go to:

<https://www.portsmouth.gov.uk/ext/travel/local-transport-plan-3>

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?

There are no identified negative impacts on transport.

How are you going to measure/check the impact of your proposal?
Not applicable

B - Environment and climate change

Yes

No

Is your policy/proposal relevant to the following questions?

B7-Waste management - Will it increase recycling and reduce the production of waste?



In thinking about this question:

- How will it reduce household waste and consumption?
- How will it increase recycling?
- How will it reduce industrial and construction waste?

If you want more information contact Steven.Russell@portsmouthcc.gov.uk or go to:

<https://documents.hants.gov.uk/mineralsandwaste/HampshireMineralsWastePlanADOPTED.pdf>

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?

This strategy will not increase recycling or reduce the production of waste.

How are you going to measure/check the impact of your proposal?
Not applicable

C - Regeneration of our city

Yes

No

Is your policy/proposal relevant to the following questions?

C1-Culture and heritage - Will it promote, protect and enhance our culture and heritage?

In thinking about this question:

- How will it protect areas of cultural value?
- How will it protect listed buildings?
- How will it encourage events and attractions?
- How will it make Portsmouth a city people want to live in?

If you want more information contact Claire.Looney@portsmouthcc.gov.uk or go to:

<https://www.portsmouth.gov.uk/ext/documents-external/pln-portsmouth-plan-post-adoption.pdf>

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?

There are no identified negative impacts on culture and heritage.

How are you going to measure/check the impact of your proposal?
Not applicable

C - Regeneration of our city

Yes

No

Is your policy/proposal relevant to the following questions?

C2-Employment and opportunities - Will it promote the development of a skilled workforce?

In thinking about this question:

- How will it improve qualifications and skills for local people?
- How will it reduce unemployment?
- How will it create high quality jobs?
- How will it improve earnings?

If you want more information contact Mark.Pembleton@portsmouthcc.gov.uk or go to:

<https://www.portsmouth.gov.uk/ext/documents-external/cou-regeneration-strategy.pdf>

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?

The proposed strategy will not create any employment beyond the specific posts needed to deliver the scheme.

How are you going to measure/check the impact of your proposal?
Not applicable

C - Regeneration of our city

Yes

No

Is your policy/proposal relevant to the following questions?

C3 - Economy - Will it encourage businesses to invest in the city, support sustainable growth and regeneration?

In thinking about this question:

- How will it encourage the development of key industries?
- How will it improve the local economy?
- How will it create valuable employment opportunities for local people?
- How will it promote employment and growth in the city?

If you want more information contact Mark.Pembleton@portsmouthcc.gov.uk or go to:

<https://www.portsmouth.gov.uk/ext/documents-external/cou-regeneration-strategy.pdf>

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?

The strategy is not expected to have a big impact on the overall PRS market in Portsmouth, as it is predominately aimed at assisting those who are already in the PRS but struggling.

How are you going to measure/check the impact of your proposal?
Not applicable.

Q8 - Who was involved in the Integrated impact assessment?

Patrick Lee. Interim Head of Private Sector Housing
Paul Fielding. Assistant Director - Housing

This IIA has been approved by: James Hill, Director of Housing, Neighbourhood and Building Services

Contact number: 023 9283 4223

Date: 29/12/2020