

Form name	Integrated Impact Assessment
Reference	IA562395639
Date	15/11/2023



Policy details

Request date	15/11/2023 22:27
Directorate	PCC Housing, Neighbourhood and Building Services
Service	Housing
Title of policy, service, function	Housing Revenue Account Residential Stock Portfolio Acquisition
Type of policy, service, function	New
What is the aim of your policy, service, function, project or strategy?	An opportunity for Portsmouth City Council (PCC), as a Registered Social Provider (RSP) to acquire from Clarion Housing Group the transferring housing stock, referred to as Lot 1a. The acquisition has been named Project Wren.
Has any consultation been undertaken for this proposal?	no

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

With the above in mind and following data analysis, who is the policy, service, function, project or strategy going to benefit or have a detrimental effect on and how?	The project will impact all transferring residential tenants and affordable home owners and leaseholders of Clarion Housing Group. The policy will impact those residents with housing need in the authority areas and existing residents falling under Portsmouth City Council.
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<p>Will any of those groups be affected in a different way to others because of your policy, project, service, function, or strategy?</p>	<p>The residents and affordable home owners that are transferring from Clarion Housing Group to Portsmouth City Council will be impacted the most as their tenancies and leases are transferring to a different registered social provider and the processes for paying rent, accessing support services and maintenance will change from their current processes they have.</p>
<p>If you are directly or indirectly discriminating, how are you going to mitigate the negative impact?</p>	<p>There is no direct or indirect discrimination.</p>
<p>Who have you consulted with or are planning to consult with and what was/will be your consultation methodology?</p>	<p>Clarion Housing Group will undertake a formal residential consultation to consult on the intention to change/transfer registered social provider.</p> <p>Portsmouth City Council gave a presentation to and were interviewed by a resident panel selected by Clarion Housing Group as part of the tender bid process. The Portsmouth Residents Consortium will be consulted as part of the acquisition process.</p> <p>Portsmouth City Council will collaborate with Clarion Housing Group to ensure that communication is received by the transferring residents about their new landlord, providing details of their allocated area housing office, how to access services and communication. This will include door knocking exercises and meet the landlord events held with Clarion Housing Group.</p>
<p>How are you going to review the policy, service, project or strategy, how often and who will be responsible?</p>	<p>The financial performance of the acquired stock will be integrated and reviewed annually in line with the same processes that are in place for the Council's Housing Revenue Account.</p> <p>Tenant satisfaction is monitored annually in line with the Tenant Satisfaction Measures Standard requiring all registered providers to generate and report tenant satisfaction measures as specified by the regulator.</p>

Crime - Will it make our city safer?

<p>Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?</p>	<p>As part of the City Council's service level requirements as a registered social provider it will ensure that all transferring residents will be allocated a Housing Area Office or Home Ownership Officer and where required additional support services made available on a case by case scenario. As part of the legal contract to acquire the stock, details of existing cases of Anti Social Behaviour, complaints and other sensitive data will be shared with the Council to ensure that known issues and actions can be continued and monitored by the Council. The Council will also ensure that transferring residents have access to community support wardens and out of hours services.</p>
<p>How are you going to measure/check the impact of your proposal?</p>	<p>Complaints, routine inspections and collaboration with third party stakeholders and service providers. Governance Audit Standards Committee reporting will also be undertaken to monitor the progress of the acquisition and in line with existing processes and protocols.</p>

Housing - will it provide good quality homes?

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

The Project Wren Acquisition supports the Housing Revenue Account (HRA) through an increase in social homes and affordable home ownership units. This acquisition will allow for the transfer of these properties from their current landlord Clarion to PCC. The core purpose of local authority housing is to provide social homes, this portfolio sits directly within this purpose. As well as aligning with PCC's core purpose the expansion and growth of the HRA supports the financial position of the HRA through an increased revenue from the new homes. Increased revenue must be balanced against the life cycle and repair needs of the assets and with a large number (67%) of the assets having been built in the last 40 years, the portfolio presents a better life cycle position compared to the majority of existing HRA stock.

Acquiring the Clarion portfolio will enable the HRA to benefit from the revenue it generates directly influencing the economic prosperity of the city. The acquisition supports the HRA through an increase in social homes and affordable home ownership units.

The stock within this portfolio is in the majority newer than our existing housing stock with 67% of the portfolio having been built after 1980. Only 6% of our existing housing stock is post 1980's construction this stock will have a greatly improved life cycle in comparison to our existing stock.

The transferring tenants will be eligible for Right to Buy following completion. However, PCC's investment in the stock is protected by The Housing (Right to Buy) (Cost Floor) (England) Determination 1999. Provision is made for the protection of the investment for a 15-year period and specific mention is made to the protection of acquisition costs and costs for those works initially required following the acquisition of the dwelling by the landlord to put it into good repair, or to deal with any defect.

The acquisition of the housing portfolio does not increase the overall supply of affordable housing for the local authorities nominating to the stock. PCC alongside the other authorities will maintain the nomination rights to the stock.

How are you going to measure/check the impact of your proposal?	In accordance with the Housing Revenue Account existing policies and procedures for performance management for the 30 year housing business plan.
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Health - will this help promote healthy, safe and independent living?

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?	<p>It will provide good quality housing which meets the needs of the residents. Ensuring quality housing management services, proactive maintenance and estate regimes.</p> <p>Through the allocation with Housing Area Office and Home Ownership Officers and the consultation/engagement processes the City Council will ensure residents know where to find housing help and advice.</p>
How are you going to measure/check the impact of your proposal?	In accordance with the Housing Revenue Account existing policies and procedures for performance management and in line with statutory compliance requirements such as EPC, Gas Safety, Fire Safety, EICR, Damp and Mould inspections etc.

Income deprivation and poverty - will it consider income deprivation and reduce poverty?

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?	<p>The project to acquire a residential stock portfolio from Clarion Housing Group will see a range of property types and tenures transferring to Portsmouth City Council.</p> <p>The Housing Revenue Account rent levels are controlled by National rent policy and PCC policy endeavours to ensure that we provide homes that people can afford.</p> <p>A range of support services are available to tenants and residents including support from a named officer, money advice, benefit maximisation, debt management and budgeting support.</p>
How are you going to measure/check the impact of your proposal?	In accordance with the Housing Revenue Account existing policies and procedures for performance management in relation to rent management and bad debt provision.

Carbon emissions - will it reduce carbon emissions?

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?	<p>The acquisition of the properties will not adversely impact carbon emissions as it is existing stock. The Council's maintenance and estate practices are managed in a way that attempts to reduce carbon emissions and improve the energy efficiency of the properties.</p> <p>Furthermore, the properties will be managed in accordance with legislative requirements to have an Energy Performance Certificate.</p>
How are you going to measure/check the impact of your proposal?	<p>In accordance with the Housing Revenue Account existing policies and procedures for performance management, estate practices and in line with statutory compliance requirements.</p>

Energy use - will it reduce energy use?

This section is not applicable to my policy	<input checked="" type="checkbox"/>
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Climate change mitigation and flooding - will it proactively mitigate against a changing climate and flooding?

This section is not applicable to my policy	<input checked="" type="checkbox"/>
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Natural environment - will it ensure public spaces are greener, more sustainable and well-maintained?

This section is not applicable to my policy	<input checked="" type="checkbox"/>
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Air quality - will it improve air quality?

This section is not applicable to my policy	<input checked="" type="checkbox"/>
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Transport - will it make transport more sustainable and safer for the whole community?

This section is not applicable to my policy	<input checked="" type="checkbox"/>
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Waste management - will it increase recycling and reduce the production of waste?

This section is not applicable to my policy	<input checked="" type="checkbox"/>
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Culture and heritage - will it promote, protect and enhance our culture and heritage?

This section is not applicable to my policy	<input checked="" type="checkbox"/>
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Employment and opportunities - will it promote the development of a skilled workforce?

<p>Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?</p>	<p>The acquired stock will be supported and maintained in accordance with the existing arrangements in place with third party service providers and procurement frameworks which include local contractors and labour sources and social value practices.</p> <p>Additionally, the acquisition will be subject to a small number of transferring employees who are subject to TUPE legislation.</p>
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How are you going to measure/check the impact of your proposal?	In accordance with the Housing Revenue Account existing policies and procedures for managing and reviewing performance of contracts.
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Economy - will it encourage businesses to invest in the city, support sustainable growth and regeneration?

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?	The acquisition of the stock will be managed locally which will provide opportunities to local contractors, service providers which will positively impact the local economy where previously Clarion Housing Group had a wider network of service providers and employees that served a larger South-East geographic area.
How are you going to measure/check the impact of your proposal?	In accordance with the Housing Revenue Account existing policies and procedures for performance management.

Social value

<p>Please explain how your policy, service, function, project or strategy delivers Social Value</p>	<p>Portsmouth City Council has a proud history of providing and managing council housing and is a respected partner across Hampshire to other Council's. The Council continues to develop new housing and over the last six years has operated a capital programme to acquire former council homes and other residential properties.</p> <p>Portsmouth City Council is the largest registered social provider in Portsmouth and Havant and is well placed to take on the Clarion stock and to manage these properties alongside the existing portfolio of 17,000 properties. The new portfolio can be managed within our existing framework and service provision.</p> <p>Acquiring the Clarion portfolio will enable the HRA to benefit from the revenue it generates directly influencing the economic prosperity of the city. The acquisition supports the HRA through an increase in social homes and affordable home ownership units.</p> <p>The primary aim of the acquisition is to be able to provide additional social housing and affordable home ownership units as well as improving the financial position of the Housing Revenue Account across its 30-year business plan through an increased net revenue from the stock that is being acquired.</p> <p>With the information available at the date of this report, it is expected that the acquisition will generate a positive financial return in cash terms over the 30-year HRA business plan.</p>
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Involvement

<p>Who was involved in the Integrated impact assessment?</p>	<p>Emma Randall Jo Bennett</p>
<p>Name of the person completing this form</p>	<p>Emma Randall</p>
<p>Date of completion</p>	<p>2023-11-15</p>