

Form name	Integrated Impact Assessment
Reference	IA638368207
Date	13/08/2024



Policy details

Request date	13/08/2024 16:20
Directorate	PCC Housing, Neighbourhood and Building Services
Service	Local Authority Housing
Title of policy, service, function	Rent & Service Charge Setting Policy
Type of policy, service, function	New
What is the aim of your policy, service, function, project or strategy?	The purpose of the policy is to ensure that PCC comply with our statutory, regulatory, and contractual obligations within our tenancy agreements and leases with regard to rent and service charge setting.
Has any consultation been undertaken for this proposal?	yes
What were the outcomes of the consultations?	Consultation has taken place internally, with all relevant teams. Feedback has been obtained and changes recommended have been implemented into the proposed Policy.
Has anything changed because of the consultation?	yes
Please provide details	Feedback from consultation has been incorporated into the new policy
Did this inform your proposal?	yes
Please provide details	Feedback from consultation has been incorporated into the new policy

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

<p>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?</p>	<p>The policy will have a positive affect on all PCC tenants and leaseholders, as it provides clarity on how we will set rents and service charges and how these will be reviewed and increased each year. It will prevent potential discrimination by property size, location or resident characteristics.</p>
<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>No, the Policy is to ensure that the stock is treated consistently to ensure that residents are not affected in different ways.</p>
<p>If you are directly or indirectly discriminating, how are you going to mitigate the negative impact?</p>	<p>There is no intention for direct or indirect discrimination within the policy</p>
<p>Who have you consulted with or are planning to consult with and what was/will be your consultation methodology?</p>	<p>We have consulted with internal teams as well as via the Residents Consortium, sharing the draft policy and asking for feedback. We received feedback and have amended some of the policy wording to reflect the feedback.</p>
<p>How are you going to review the policy, service, project or strategy, how often and who will be responsible?</p>	<p>The Policy will be reviewed every 3 years or when there has been an update to legislative, regulatory, best practice or operational changes.</p>

Crime - Will it make our city safer?

<p>This section is not applicable to my policy</p>	<p><input checked="" type="checkbox"/></p>
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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 proposed policy relates to the Housing Revenue Account (HRA) which is a self financing account for the management and maintenance of PCC's social housing stock. Rental income is required in order to deliver good quality homes and for improvements to be made to the existing stock to ensure that they remain fit for purpose and meet the needs of our tenants. The Policy will help ensure that the correct rents and service charges are set in order for the stock to be appropriately well maintained and improved.
How are you going to measure/check the impact of your proposal?	We will monitor the satisfaction of our repairs service, planned works and major works programmes, and themes from complaints or compliments. The HRA is monitored on a regular basis, as is the level of rental income, level of arrears, bad debt provision, spend on repairs, planned works and capital improvements.

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?	The proposed policy will help ensure our social housing stock is affordable and well maintained. This should help improve the physical and mental health of our tenants and help support their quality of life. In addition to this, by setting the rent and service charge levels appropriately, we can provide the additional support services to promote well being.
How are you going to measure/check the impact of your proposal?	By understanding the personal circumstances of our tenants on an individual basis when support is required, by the number of referrals to external agencies for specialist support, the number of Safeguarding referrals and themes from complaints and compliments

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

<p>Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?</p>	<p>The proposed policy will ensure that the rent levels charged remain affordable for our tenants, within regulation guidelines and capped at Local Housing Allowance levels, therefore any tenants who are eligible for Housing related benefits will not require a personal contribution.</p>
<p>How are you going to measure/check the impact of your proposal?</p>	<p>We monitor the number of tenants in arrears, and support them at an early stage to minimise debt. We provide specialist Money Advisors who can help tenants maximise their income and manage debt issues. We also have a Resident Engagement Team that help tenants with access to employment.</p>

Carbon emissions - will it reduce carbon emissions?

<p>Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?</p>	<p>There are no direct links to the proposed policy, but PCC as a landlord may be able to improve homes using renewable energy and reduce running costs by managing the HRA effectively. Planned works and improvements to property as a result of setting rents and service charges appropriately means that the homes should be environmentally friendly and more affordable for tenants to heat and manage.</p>
<p>How are you going to measure/check the impact of your proposal?</p>	<p>Monitor the number of homes with renewable energy sources and the average running costs of our social housing stock. We have EPC's for all stock and will be able to measure improvements in the EPC's following the major works.</p>

Energy use - will it reduce energy use?

<p>Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?</p>	<p>Again not directly but may as a consequence of effective use of the HRA.</p>
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How are you going to measure/check the impact of your proposal?	Monitor the average consumptions of the social housing stock
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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?

This section is not applicable to my policy	<input checked="" type="checkbox"/>
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Economy - will it encourage businesses to invest in the city, support sustainable growth and regeneration?

This section is not applicable to my policy	<input checked="" type="checkbox"/>
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Social value

This section is not applicable to my policy	<input checked="" type="checkbox"/>
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Involvement

Who was involved in the Integrated impact assessment?	Mark Fitch
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Name of the person completing this form	Mark Fitch
Date of completion	2024-08-13