

## Impact Assessment - First Stage

### 1. Details of the initiative

<b>Initiative description and summary:</b> Policy on Financial Contributions for Temporary Accommodation
<b>Service Area:</b> Housing and Communities
<b>Directorate:</b> Social Services, Health & Housing

### 2. Does the initiative affect:

	Yes	No
Service users	x	
Staff		x
Wider community		x
Internal administrative process only		x

### 3. Does the initiative impact on people because of their:

	Yes	No	None/ Negligible	Don't Know	Impact H/M/L	Reasons for your decision (including evidence)/How might it impact?
Age		x				The policy will apply to people who are not in receipt of Housing Benefit, as they have an income that places them outside the scope of means tested welfare benefits, or are only entitled to partial Housing Benefit due to their income. The means test for Housing benefit is outside the scope of this policy and is not applied by Housing Options. The eligibility for Housing Benefit is based on a person income and as such is not linked to a
Disability		x				
Gender Reassignment		x				
Marriage/Civil Partnership		x				
Pregnancy/Maternity		x				
Race		x				
Religion/Belief		x				

Sex		x				<p>persons protected characteristics. This means that the policy will not impact on people because of their protected characteristic(s).</p> <p>People that will be required to pay a fee for TA under this policy would have paid rent for accommodation prior to accessing TA and so this policy will not result in any changed position or impact for the household.</p> <p>The required fee under this policy is in line with Local Housing Allowance Rate (LHA), which is a proportionate, equitable and fair way of implementing a charge and ensures that a household would not be put at any disadvantage, given that the household would need to pay rent for accommodation if they did not require TA.</p> <p>If the Council move a household into a TA property with more rooms than is required due to a lack of available suitable sized properties, the Council would align its charge to the LHA rate for accommodation with the required number of rooms (e.g. if the Council moved a single person into a two bedded TA unit because there were no available one bedded TA units, the person would be charged the same amount as the LHA for a one bed property – i.e. we would not implement a ‘bedroom tax’). This means that a household will not be placed at a disadvantage due to this policy.</p> <p>Complaints in relation to the implementation of this policy will be managed in line with the normal complaints procedure. If a person believes that there are exceptional circumstances which mean that they are unable to pay the full amount requested, this can be assessed on a case by case basis by the Housing Options manager and a lower amount may be agreed in line with the outcome of an affordability assessment.</p>
Sexual orientation		x				

					<p>This policy may also impact on those people that are eligible Housing Benefit but have failed to apply for eligible benefits where it is deemed reasonable to do so. A decision to implement the policy in this type of situation will be undertaken on a case by case basis to ensure that it does not have a disproportionate impact on the person's welfare.</p> <p>The policy is likely to have a positive impact on people that it applies to, as it will enable households to evidence that they are able to make regular rental payments to a perspective landlord and will prevent households from losing their daily living skills, for example budgeting household costs. This should make it easier and quicker for the household to find a permeant home and reduce the length of time they require TA.</p> <p>Charging a fee will have a positive impact on the current homelessness budget overspend and will support long term sustainability in respect of the Councils ability to meet demand for homelessness services. A sustainable budget will have a positive impact on all those that require support from Housing Options, including those with a protected characteristic.</p>
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**4. Does the initiative impact on:**

	Yes	No	None/ Negligible	Don't know	Impact H/M/L	Reasons for your decision (including evidence used) / How might it impact?
People's opportunities to use the Welsh language		X				A copy of the policy will be made available in Welsh

Treating the Welsh language no less favourably than English		X				
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**5. Does the initiative impact on biodiversity:**

	Yes	No	None/ Negligible	Don't know	Impact H/M/L	Reasons for your decision (including evidence) / How might it impact?
To maintain and enhance biodiversity		x				Not Applicable
To promote the resilience of ecosystems, i.e. supporting protection of the wider environment, such as air quality, flood alleviation, etc.		x				Not Applicable

**6. Does the initiative embrace the sustainable development principle (5 ways of working):**

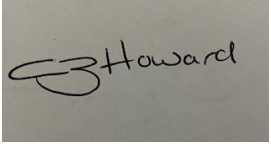
	Yes	No	Details
<b>Long term</b> - how the initiative supports the long term well-being of people	x		The policy will enable households to evidence that they are able to make regular rental payments to a perspective landlord and will prevent households from losing their daily living skills, such as budgeting, which will have a positive impact in the long term as they will be able to move quickly

			<p>into permeant housing and be at less risk of repeat episodes of homelessness.</p> <p>Charging a fee will have a positive impact on the current homelessness budget overspend and will support long term sustainability in respect of the Councils ability to meet demand for TA.</p>
<b>Integration</b> - how the initiative impacts upon our wellbeing objectives	x		<p>The policy supports Well-being Objective 2: All our communities will be thriving and sustainable – by ensuring that people that require TA do not lose their daily living skills, such as budgeting household costs, which will then help to ensure that they will be able to move quickly into permeant housing and be at less risk of repeat episodes of homelessness.</p>
<b>Involvement</b> - how people have been involved in developing the initiative	x		<p>Consultation with people that have lived experance of homelessness have highlighted the impact of remaining in TA for extended periods of time on their mental welling.</p>
<b>Collaboration</b> - how we have worked with other services/organisations to find shared sustainable solutions	x		<p>Landlords have informed us that one of the reasons why they refuse to provide a tenancy to a household in TA is that the household is unable to evidence that they are ‘tenancy ready’. By making regular payments to the Council for the provision of TA, it will better demonstrate to landlords that a household is able to sustain a tenancy and is therefore ‘tenancy ready’.</p>
<b>Prevention</b> - how the initiative will prevent problems occurring or getting worse	x		<p>The policy will enable households to evidence that they are able to make regular rental payments to a perspective landlord and will prevent households from losing their daily living skills, which will help to prevent people becoming stuck in TA and prevent the risk of repeat episodes of homelessness.</p> <p>Setting the fee at the LHA rate is proportionate and should not create an undue financial pressure for the household, as such this policy will help to prevent any financial problems a household may be experiencing form getting worse.</p>

**7. Declaration - based on above assessment (tick as appropriate):**

A full impact assessment (second stage) <b>is not</b> required	x
Reasons for this conclusion	
<p>The policy will apply to people who are not in receipt of Housing Benefit, as they have an income that places them outside the scope of means tested welfare benefits, or are only entitled to partial Housing Benefit due to their income. The eligibility for Housing Benefit is based on a person income and as such is not linked to a persons protected characteristics. This means that the policy will not impact on people because of their protected characteristic(s).</p> <p>People that will be required to pay a fee for TA under this policy would have paid rent for accommodation prior to accessing TA and so this policy will not result in any changed position or impact for the household.</p> <p>The required fee under this policy is in line with Local Housing Allowance Rate (LHA), which is a proportionate, equitable and fair way of implementing a charge and ensures that a household would not be put at any disadvantage, given that the household would need to pay rent for accommodation if they did not require TA.</p> <p>The policy is likely to have a positive impact on people that it applies to, as it will enable households to evidence that they are able to make regular rental payments to a perspective landlord and will prevent households from losing their daily living skills, for example budgeting household costs. This should make it easier and quicker for the household to find a permeant home and reduce the length of time they require TA.</p> <p>Charging a fee will have a positive impact on the current homelessness budget overspend and will support long term sustainability in respect of the Councils ability to meet demand for homelessness services. A sustainable budget will have a positive impact on all those that require support from Housing Options, including those with a protected characteristic.</p>	

A full impact assessment (second stage) <b>is</b> required	
Reasons for this conclusion	

	<b>Name</b>	<b>Position</b>	<b>Signature</b>	<b>Date</b>
Completed by	<b>Chelé Zandra Howard</b>	<b>Head of Housing &amp; Communities</b>		<b>23/01/23</b>
Signed off by		Head of Service/Director		