

Additional Licensing Scheme

Well-being Impact Assessment Report


This report summarises the likely impact of the proposal on the social, economic, environmental and cultural well-being of Denbighshire, Wales and the world.

Assessment Number:	736
Brief description:	Identify and assess any impacts (both positive and negative) that may have occurred in respect of the implementation of the additional HMO licensing scheme in 2015. In addition to assessing the re-designation of the scheme to the extended wards.
Date Completed:	30/01/2020 15:16:00 Version: 2
Completed by:	Miriam Evans
Responsible Service:	Planning & Public Protection
Localities affected by the proposal:	Denbigh, Prestatyn, Rhyl, Llangollen,
Who will be affected by the proposal?	Tenants, landlords, managing agents, rent smart wales, local community, emergency services, NHS, Department of Works & Pension (universal credit), construction workers, local council services e.g. social services, waste management, council tax
Was this impact assessment completed as a group?	Yes

IMPACT ASSESSMENT SUMMARY AND CONCLUSION

Before we look in detail at the contribution and impact of the proposal, it is important to consider how the proposal is applying the sustainable development principle. This means that we must act "in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs."

Score for the sustainability of the approach

 (3 out of 4 stars) Actual score : 24 / 30.

Implications of the score

Ensure that any short term need is addressed and that the long term need is subsequently achieved.

The introduction of the additional licensing scheme will improve standards and conditions in HMOs and people's wellbeing, thereby it is anticipated that the burden on the emergency services, NHS and other services will decrease.

Proactive licensing inspections and improvements can increase tenant's sense of pride in accommodation and they are therefore more likely to want to stay in accommodation. The landlords are happier that communal areas and properties are being kept better. Current tenants in certain HMOs have created support/social networks and take pride in their environment.

Additional licensing assists in identifying and remedying hazards e.g. fire safety, damp & mould, electrical safety, gas safety and overall improves property management thereby preventing harm to occupiers and the extended community.

Summary of impact

Well-being Goals

A prosperous Denbighshire

A resilient Denbighshire

A healthier Denbighshire

A more equal Denbighshire

A Denbighshire of cohesive communities

A Denbighshire of vibrant culture and thriving Welsh language

A globally responsible Denbighshire

Positive

Positive

Positive

Positive

Positive

Neutral

Positive



Main conclusions

The main conclusion from the Well-being Impact Assessment is that the result contributes positively overall to the wellbeing goals. A housing licensing scheme such as this can have wide-ranging positive impacts for social wellbeing, environmental impact and on economic improvements to the wider area. The report has highlighted that a real focus needs to be made on social inclusion and development.

Evidence to support the Well-being Impact Assessment

- We have consulted published research or guides that inform us about the likely impact of the proposal
- We have involved an expert / consulted a group who represent those who may affected by the proposal
- We have engaged with people who will be affected by the proposal

THE LIKELY IMPACT ON DENBIGHSHIRE, WALES AND THE WORLD

A prosperous Denbighshire

Overall Impact	Positive
Justification for impact	The introduction of a HMO additional licensing scheme is seen as having a 'positive' impact overall for Denbighshire as its aims and objectives are to improve housing quality which can have a positive effect on education, health, wellbeing and the economy (a prosperous Denbighshire)
Further actions required	By identifying any negative impact and taking steps to address them we can ensure that any negatives are minimised as much as possible. In identifying the positives we can take steps to ensure the maximum impact of the scheme is realised.

Positive impacts identified:

A low carbon society	Improvement in the minimum energy efficiency of properties.
Quality communications, infrastructure and transport	Increase in coverage could give a greater choice of better living accommodation through improving property standards and utilities such as gas, electrics & water therefore encouraging more sustainable tenancies
Economic development	<p>Better housing with lower living costs could see an increase in more disposable income which could encourage people to spend more in their local community e.g. shops, restaurants, etc.</p> <p>No evidence that rents have increased significantly</p> <p>Better living conditions may support improved prospects for individuals. If individuals feel better mentally and in their wellbeing they may make other improvements and feel more confident to seek employment.</p> <p>Building works employing local tradesmen</p> <p>Opportunities for tenants employment ie to manage property on behalf of an absent landlord</p> <p>Some employed as caretakers/handyperson</p>
Quality skills for the long term	Improved housing can lead to better educational opportunities and improved work
Quality jobs for the long term	Better living conditions may support improved prospects for individuals. If individuals feel better both mentally and physically they may make other improvements to their overall wellbeing and feel more confident to seek employment. There is evidence that improved housing conditions can result in increased concentration levels of occupants and improved morale to seek employment
Childcare	Increase of occupants in employment can result in an increase need for childcare.

Negative impacts identified:

A low carbon society	Upgrading properties will have a short term impact on the carbon footprint.
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Quality communications, infrastructure and transport	Increase burden on transport system as a result of people commuting to and from work.
Economic development	Additional licensing may discourage landlords from buying properties due to fees etc. NB : There has been no evidence to suggest this with the current scheme There may be less work undertaken by local tradesmen and subsequently less support for local trade if management within HMOs are not up to standard.
Quality skills for the long term	N/A
Quality jobs for the long term	N/A
Childcare	Lack of childcare facilities and affordable childcare in particular areas.

A resilient Denbighshire

Overall Impact	Positive
Justification for impact	The introduction of a HMOs additional licensing scheme overall will have a 'positive' impact for Denbighshire because there is a problem with waste storage in HMOs and the greater education and the inclusion of specific licensing conditions can only improve the situation.
Further actions required	By identifying the negatives and taking steps to address them we can ensure that any negatives are minimised as much as possible. In identifying the positives we can take steps to ensure the maximum impact of the scheme is realised.

Positive impacts identified:

Biodiversity and the natural environment	N/A
Biodiversity in the built environment	N/A
Reducing waste, reusing and recycling	Licence can ask for provision of waste management system through recycling facilities and education of occupants
Reduced energy/fuel consumption	Licensing Scheme includes conditions regarding the minimum standards for provision of heating and energy efficiency
People's awareness of the environment and biodiversity	Increase in awareness in recycling, re use and reduction in carbon
Flood risk management	N/A

Negative impacts identified:

Biodiversity and the natural environment	N/A
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Biodiversity in the built environment	N/A
Reducing waste, reusing and recycling	Managing waste system can be difficult even after provision of bins. Lack of tenant responsibility/abuse of system and there is no system in place re who enforces. Communal areas - no recognised responsibility for placing out bins or waste is mixed up leading to refuse collectors refusing to collect. Therefore, this continues the waste issue. Made worse in certain areas/streets due to lack of space for appropriate receptacles Waste provision- no place in certain properties to put waste out have to store inside 2 weekly collection and this causes problems
Reduced energy/fuel consumption	Affordable warmth dilemma - requirements to improve provision and have been made to improve heating. However, the tenant has not able to afford to use it Licensing cannot ask for central heating only minimum heating system
People's awareness of the environment and biodiversity	N/A
Flood risk management	N/A

A healthier Denbighshire

Overall Impact	Positive
Justification for impact	Overall it is perceived a `positive' impact as improved housing conditions can lead to an improvement in both psychological wellbeing and physical wellbeing of the occupants.
Further actions required	By identifying the negatives and taking steps to address them we can ensure that any negatives are minimised as much as possible. In identifying the positives we can take steps to ensure the maximum impact of the scheme is realised.

Positive impacts identified:

<p>A social and physical environment that encourage and support health and well-being</p>	<p>Licence identifies HMOs and improves conditions ie some landlords have improved significant conditions but not increased rents. Licensed properties are inspected and hazards highlighted and improvements are made Licensing Scheme includes conditions regarding the minimum standards for provision of heating, Community safety i.e. all ground floor window locks Landlords have to have procedures in place to manage ASB Reduction in noise nuisance Evidence (statistical) to show immense improvement in condition following implementation of licence Safety reduction in hazards - reduction in injuries/5 yr electrical safety check/fire regulations /gas checked annually or on change of tenancy Provision for PAT test in licence plus furnishing has to meet minimum requirements Decrease in homelessness presentations to Housing Department due to accommodation improvements. Can reduce over-crowding Fire regulations included in licence conditions Improves overall attractiveness of the area – contributes to Rhyl as a whole</p>
<p>Access to good quality, healthy food</p>	<p>The provision of better cooking facilities and more disposal money means healthier meals and less takeaways thereby increasing better health and less obesity</p>
<p>People’s emotional and mental well-being</p>	<p>Improved housing conditions can have a positive effect on physical and emotional health and wellbeing</p>
<p>Access to healthcare</p>	<p>N/A</p>
<p>Participation in leisure opportunities</p>	<p>Occupants living in improved homes can be likely to have the ability to participate in leisure opportunities due to improvements in their health and wellbeing</p>

Negative impacts identified:

<p>A social and physical environment that encourage and support health and well-being</p>	<p>Affordable warmth dilemma - requirements to improve provision and to improve heating. However, the tenant may not be able to afford to use it. Licensing cannot ask for central heating only minimum heating system i.e.electric heater and these are not the most cost effective measures. Tenants may require knowledge to challenge standards No tenants groups within private tenant’s accommodation. Difficult area for engagement</p>
<p>Access to good quality, healthy food</p>	<p>Increased in need for provision food waste recycling.</p>
<p>People’s emotional and mental well-being</p>	<p>N/A</p>
<p>Access to healthcare</p>	<p>N/A</p>
<p>Participation in leisure opportunities</p>	<p>N/A</p>

Overall Impact	Positive
Justification for impact	Overall a `positive' impact as access to better quality housing can be seen to reduce the gap between those people who are in poverty and those who are not, through improvements in living conditions and access to education and jobs.
Further actions required	By identifying the negative impacts an improvement to the housing stock can have on access to housing we can strive to reduce these barriers by reducing the negative impact to an acceptable level through effective policies and management.

Positive impacts identified:

Improving the well-being of people with protected characteristics. The nine protected characteristics are: age; disability; gender reassignment; marriage or civil partnership; pregnancy and maternity; race; religion or belief; sex; and sexual orientation	<p>Additional Licensing regulates overcrowding levels thereby reducing risk taking behaviour by tenants and potentially reducing sexual activity and sexual abuse of vulnerable groups</p> <p>A better relationship between tenant and landlord</p>
People who suffer discrimination or disadvantage	<p>Closely managed HMO's ensures discrimination is identified and addressed</p> <p>Anti social behaviour policies and procedures means safer homes for vulnerable persons</p> <p>Additional Licensing regulates overcrowding levels thereby reducing risk taking behaviour by tenants and potentially reducing sexual activity and sexual abuse of vulnerable groups</p>
Areas with poor economic, health or educational outcomes	<p>Access to better quality accommodation will reduce ill health resulting from hazards such as damp and mould. Increase in standards within wards of Denbighshire attracts more people into these areas</p>
People in poverty	<p>The introduction of a licensing scheme will address fuel poverty by introducing a minimum energy efficiency standard reducing outgoings</p>

Negative impacts identified:

Improving the well-being of people with protected characteristics. The nine protected characteristics are: age; disability; gender reassignment; marriage or civil partnership; pregnancy and maternity; race; religion or belief; sex; and sexual orientation	N/A
People who suffer discrimination or disadvantage	An increase in regulation could deter landlords from offering accommodation to some vulnerable groups
Areas with poor economic, health or educational outcomes	Possible increase in overcrowding due to demand for better housing attracting more tenants to certain areas
People in poverty	Affordability may become an issue although minimum standards would improve conditions. An adverse effect may be that they are not the most cost effective therefore the dilemma of 'heat or eat'. Although facilities would be provided to promote better lifestyle behaviours, these may cost too much for tenants to utilise

A Denbighshire of cohesive communities

Overall Impact	Positive
Justification for impact	By identifying the positive impacts an improvement to the housing stock can have on access to housing we can strive to maximise the outcomes by improving the impact on social cohesion too a high level through effective policies and management.
Further actions required	By identifying the negative impacts an improvement to the housing stock can have on access to housing we can strive to reduce these barriers by reducing the negative impact to social cohesion too an acceptable level through effective policies and management.

Positive impacts identified:

Safe communities and individuals	<p>Landlords have to have procedures in place to manage ASB</p> <p>Reduction in noise nuisance</p> <p>Evidence (statistical) to show immense improvement in condition following implementation of licence</p> <p>Safety reduction in hazards - reduction in injuries/5 yr electrical safety check/fire regulations /gas checked annually or on change of tenancy</p> <p>Provision for PAT test in licence plus furnishing has to meet minimum requirements</p> <p>Decrease in homelessness presentations to Housing Department due to accommodation improvements</p> <p>Can reduce over-crowding</p> <p>Fire regulations included in licence conditions.</p>
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Community participation and resilience	Consultation is an integral stage of the licensing scheme. This includes determining the appropriate conditions to impose. Consultation will be available to all sectors of the community including the vulnerable groups
The attractiveness of the area	Improves overall attractiveness of the area – contributes to the wards as a whole Education for tenants needed re waste management
Connected communities	N/A
Rural resilience	The majority of HMOs will be concentrated in town centres as opposed to rural communities

Negative impacts identified:

Safe communities and individuals	N/A
Community participation and resilience	All comments can be considered but not all can be implemented
The attractiveness of the area	Managing waste system can be difficult even after provision of bins. Lack of tenant responsibility/abuse of system and there is no system in place re who enforces Communal areas - no recognised responsibility for placing out bins or waste is mixed up leading to refuse collectors refusing to collect. Therefore continues waste issue. Made worse in certain areas/streets due to lack of space for appropriate receptacles Waste provision- no place in certain properties to put waste out have to store inside 2 weekly collection and this causes problems
Connected communities	N/A
Rural resilience	N/A

A Denbighshire of vibrant culture and thriving Welsh language

Overall Impact	Neutral
Justification for impact	By identifying the positive impacts an improvement to the housing stock can have on access to housing we can strive to maximise the outcomes of a vibrant culture and thriving Welsh language to a high level through effective policies and management.
Further actions required	By identifying the negative impacts an improvement to the housing stock can have on access to housing we can strive to reduce the impacts on a vibrant culture and thriving Welsh language to an acceptable level through effective policies and management.

Positive impacts identified:

People using Welsh	Increase in better housing standards means tenant likely to stay in the area which also encourages sustainable employment. This empowers Welsh speakers to remain in the local area.
Promoting the Welsh language	All correspondence and documentation relating to this scheme, including the consultation will be bi lingual Welsh and English

Culture and heritage	N/A
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Negative impacts identified:

People using Welsh	N/A
Promoting the Welsh language	There will be an increase cost for translation services but this is accounted for within the corporate budget
Culture and heritage	N/A

A globally responsible Denbighshire

Overall Impact	Positive
Justification for impact	By identifying the negative impacts and carrying out improvements to the housing stock, we can can strive to ensure Denbighshire is globally responsible through effective policies and management.
Further actions required	By identifying the negative impacts and carrying out improvements to the housing stock, we can can strive to ensure Denbighshire is globally responsible through effective policies and management.

Positive impacts identified:

Local, national, international supply chains	A better standard of housing and the introduction of the Licensing ASB conditions will have a positive effect on the community
Human rights	Reduces Anti Social Behaviour (ASB) – documented through Police Pathway close monitoring of ASB Potential to enhance relationships between owner/occupier and social tenants/vulnerable tenants due to physical improvements Landlords of licensed properties are given support on dealing with incidents of ASB and crime and procedures are in place as a condition of licensing (training is required as part of licensing conditions)
Broader service provision in the local area or the region	Close working relationship with partner agencies such the Fire Service, the Police and Homeless Prevention allows collaborative thinking and working Fits in with the Homeless and Vulnerable Groups Health Action Plan/strategy

Negative impacts identified:

Local, national, international supply chains	N/A
Human rights	N/A
Broader service provision in the local area or the region	N/A