

# Appendix A - Integrated Impact Assessment Screening Form

Please ensure that you refer to the Screening Form Guidance while completing this form.

## Which service area and directorate are you from?

Service Area: Housing and Public Health

Directorate: Place

### Q1 (a) What are you screening for relevance?

- New and revised policies, practices or procedures
- Service review, re-organisation or service changes/reductions, which affect the wider community, service users and/or staff
- Efficiency or saving proposals
- Setting budget allocations for new financial year and strategic financial planning
- New project proposals affecting staff, communities or accessibility to the built environment, e.g., new construction work or adaptations to existing buildings, moving to on-line services, changing location
- Large Scale Public Events
- Local implementation of National Strategy/Plans/Legislation
- Strategic directive and intent, including those developed at Regional Partnership Boards and Public Services Board, which impact on a public bodies functions
- Medium to long term plans (for example, corporate plans, development plans, service delivery and improvement plans)
- Setting objectives (for example, well-being objectives, equality objectives, Welsh language strategy)
- Major procurement and commissioning decisions
- Decisions that affect the ability (including external partners) to offer Welsh language opportunities and services
- Other

### (b) Please name and fully describe initiative here:

#### Implementation of the Renting Homes (Wales) Act 2016

The Welsh Government has enacted legislation which is transforming housing law in Wales. The Renting Homes (Wales) Act 2016 is reforming the legal basis for renting a home from a private landlord or community landlord, which includes local authorities and registered social landlords (RSLs).

The Act aims to ensure that the legal relationship for renting a home is based on two types of contract: a secure contract (which replaces current secure tenancies used by local authorities and assured tenancies used by RSLs) and a standard contract (which replaces assured shorthold tenancies). Both will set out the rights and responsibilities of both the landlord and contract-holder (the term used for "tenant" and "licensee" in the Act).

The Act increases security of tenure for tenants in the private rented sector by increasing the notice period required for landlords to gain possession and it also aims to increase the quality of homes in Wales by introducing new Fitness for Human Habitation requirements for all landlords.

The Council is required to implement the statutory requirements of the Renting Homes Act on 1<sup>st</sup> December 2022. Following this, requirements include issuing new secure occupation contracts to in the region of 13.5k existing council tenants within 6 months of the implementation date.

Private sector landlords will also be required to provide their tenants with new standard occupation contracts in order to comply with the Act. Welsh Government are utilising Rent Smart Wales to ensure that landlords in the private rented sector are provided with support, training and guidance to implement the Act correctly. It is also planning a major publicity campaign in the lead up to implementation to ensure that the general public are fully aware of the changes.

## Appendix A - Integrated Impact Assessment Screening Form

The Housing Service is impacted by this in the following ways:

- **Landlord Services – Council housing management.** The Act has significantly changed the basis on which homes are let resulting in the replacement of the Council’s current Tenancy Agreement with a new secure occupation contract. This is based on the WG model contract they have provided to ensure landlords comply with the rights and obligations set out under the Act. This means that a complete review of housing management procedures has been undertaken and they are in the process of being re-written in order to ensure compliance with the Act. A substantial staff training programme is to take place during the autumn/Winter 2022.
- **Homelessness Services** – there are 2 main impacts on the Homelessness service. Firstly, staff will be required to understand the new contracts in the PRS and advise tenants on the validity of notices and work with landlords under new legislation to continue to prevent homelessness. Secondly, the Act requires that occupants of homeless accommodation provided by the local authority are provided with a standard occupation contract once they have been assessed as requiring a full homelessness duty. This provides them with increased security of tenure in temporary accommodation than under previous legislation.

**Q2 What is the potential impact on the following: the impacts below could be positive (+) or negative (-)**

	High Impact		Medium Impact		Low Impact		Needs further Investigation	No Impact
	+	-	+	-	+	-		
Children/young people (0-18)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Older people (50+)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Any other age group	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Future Generations (yet to be born)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Race (including refugees)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Asylum seekers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gypsies & travellers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Religion or (non-)belief	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sex	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sexual Orientation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gender reassignment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Welsh Language	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Poverty/social exclusion	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carers (inc. young carers)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community cohesion	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marriage & civil partnership	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pregnancy and maternity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Human Rights	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Q3 What involvement has taken place/will you undertake e.g. engagement/consultation/co-productive approaches? Please provide details below – either of your activities or your reasons for not undertaking involvement**

The Council is introducing changes as a result of the implementation of national legislation – the Renting Homes (Wales) Act 2016. Therefore, the consultation on the impact of the changes and legislative proposals has been undertaken by Welsh Government. Details can be found in the

## Appendix A - Integrated Impact Assessment Screening Form

WG's Integrated Impact Assessment for the Renting Homes Act Bill

<https://gov.wales/sites/default/files/publications/2020-02/renting-homes-amendment-wales-bill-impact-assessments.pdf>

And the Regulatory Assessment for the Renting Homes Act Bill

<https://senedd.wales/media/2utnjm01/pri-ld10098-em-r-e.pdf>

Engagement has taken place at a local level with council tenants to inform them of the changes in the following ways:

- Information on the council's website <https://www.swansea.gov.uk/rentinghomesact>
- Consultation with the Tenant's Consultative Panel on the content of the newsletter and information to be distributed to tenants
- Information on the Act has been included in recent editions of in the Council's tenant and leaseholder newsletter, including a special edition of Open House due to be sent to tenants and leaseholders at the end of October/early November.
- The Welsh Government is undertaking a national communications campaign through Nov/Dec and Jan to raise awareness of the changes.
- Social media – twitter and Facebook. Updates have been added to the Council's housing Facebook page. As the WG comms campaign gets underway the corporate twitter account will be used to amplify the messages from WG.
- A letter will be sent to all leaseholders who have purchased ex-local authority flats, advising them that the changes only affect them if they rent out their property. If that is the case, then they are subject to the requirements of the Act in the same way any other private landlord is, and will be signposted to appropriate sources of advice.
- Information is in the process of being prepared to explain the changes and Swansea's new occupation contract to tenants in plain English.
- WG has produced an Easy Read Guide to the Act which has been included on the Council website.
- WG has also produced a guide to the Act in the top 10 most frequently spoken languages which is also on the Council's Housing webpage.
- Information has also been placed on the Council's webpages directing private tenants and landlords to sources of further information and advice including the Welsh Government's Renting Homes Act information pages and Rent Smart Wales.
- Members have been notified of the upcoming changes via email (add dates) and a further email will be sent to them when the Open House Special is sent to tenants.

The number of queries received from tenants has so far been very low however it is expected that this will increase once the new occupation contracts are issued. Resources will be put in place to ensure that any queries are answered efficiently.

Engagement is on-going with support and accommodation providers to ensure that the new requirements the Act has placed on the local authority in relation to supported housing are fully undertaken by providers and that they engage in our new process set up to monitor the following;

- Licence extension requests from supported housing providers
- Temporary exclusions from supported housing

WG have stated that they will commission an independent evaluation project for a minimum two-year period to monitor and understand the impacts of the new legislation. The Housing Service will ensure that the Council participates in this through provision of information and monitoring data to WG including;

- Qualitative feedback received from council tenants and PRS tenants and landlords and other services involved in the implementation of the Act such as Public Health, Social Services etc.
- Levels of homeless applications from the private rented sector

## Appendix A - Integrated Impact Assessment Screening Form

- Numbers of licence extensions required from supported housing providers
  - Number of temporary exclusions from supported housing, including a demographic breakdown of cases
  - Number of illegal evictions
- 

### Q4 Have you considered the Well-being of Future Generations Act (Wales) 2015 in the development of this initiative:

- a) Overall does the initiative support our Corporate Plan's Well-being Objectives when considered together?  
Yes  No
- b) Does the initiative consider maximising contribution to each of the seven national well-being goals?  
Yes  No
- c) Does the initiative apply each of the five ways of working?  
Yes  No
- d) Does the initiative meet the needs of the present without compromising the ability of future generations to meet their own needs?  
Yes  No
- 

### Q5 What is the potential risk of the initiative? (*Consider the following impacts – equality, socio-economic, environmental, cultural, legal, financial, political, media, public perception etc...*)

High risk

Medium risk

Low risk

#### Risks identified

- **Equality** – no risks identified
  - **Socio-economic** – no risks identified
  - **Environment** – no risks identified
  - **Cultural**- no risks identified
  - **Legal** – The implementation of the Act is a statutory responsibility for the Council. The Act is a complex piece of legislation requiring specialist legal support for officers to be able to implement it. External legal experts have been engaged in order to provide advice, produce the occupation contracts and ensure that the Council is compliant with the Act. The Public Health Service anticipates a likely increase in complaints about illegal evictions from private rented housing and harassment due to changes in notice periods and access procedures.
  - **Financial** – There are financial penalties set out within the Act for landlords who fail to issue contract-holders with the correct contracts and who fail to meet their obligations under the Fitness for Human Habitation regulations
  - **Political** – no risks identified
  - **Media** – no risks identified
  - **Public** – there is a risk that there will be a lack of understanding about the changes from the general public, however WG are instigating a national communications campaign to raise awareness. This could result in increased enquiries to the Council's Homeless and Public Health Teams resulting in higher workloads and pressure on services.
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## Appendix A - Integrated Impact Assessment Screening Form

**Q6 Will this initiative have an impact (however minor) on any other Council service?**

Yes  No **If yes, please provide details below**

This will impact on the following services in addition to the Housing Service:

- **Social Services Commissioning Services** – The Act creates a new duty for LAs to put processes in place to deal with requests from accommodation and support providers to extend licenses in supported accommodation and to monitor the number of such requests made. The Council will also be required to participate in reviews of Temporary Exclusions from supported accommodation and provide monitoring information on the numbers to Welsh Government
- **Social Services - Supported Housing** – Llanfair house to issue new licences and supported standard contracts in line with the requirements of the Act.
- **Corporate properties owned by the general fund.** The council will also be required to issue new occupation contracts for non HRA properties where they are rented out as accommodation, for example tied accommodation. The legal department is working with the relevant services to ensure the small number of properties affected are dealt with accordingly.
- **Public Health** – anticipated increase in service demand from private sector landlords and tenants requiring advice and inspections relating to Fitness for Human Habitation; increased demands for advice from both tenants and landlords for general advice regarding changes in contracts, terminology, possession procedures, rights and responsibilities.

**Q7 Will this initiative result in any changes needed to the external or internal website?**

Yes  No **If yes, please provide details below**

Information to advise council tenants of the forthcoming changes is on the Council's webpages. Information has also been added to the Public Health webpages to signpost private rented tenants and private sector landlords to sources of information and advice namely Welsh Government information and Rent Smart Wales.

**Q8 What is the cumulative impact of this proposal on people and/or communities when considering all the impacts identified within the screening and any other key decisions affecting similar groups/ service users made by the organisation?**

*(You may need to discuss this with your Service Head or Cabinet Member to consider more widely if this proposal will affect certain groups/ communities more adversely because of other decisions the organisation is making. For example, financial impact/poverty, withdrawal of multiple services and whether this is disadvantaging the same groups, e.g., disabled people, older people, single parents (who are mainly women), etc.)*

Overall, the Renting Homes Act will provide a positive impact to individuals and communities, particularly to those residing in the private rented sector through the extension of notice periods and increased statutory obligations in relation to ensuring homes are fit for human habitation.

In terms of Council tenants, the impact is less as they already enjoy a very high level of security of tenure, which remains more secure than the private rented sector and this is maintained by the Act. Repair responsibilities and standards in Council accommodation are also already at a high level due to the statutory requirements of the Welsh Housing Quality Standard.

The local implementation of the Act has led to a reassessment of the use of Introductory Tenancies, as set out in the Council report. These are currently provided to all new Council tenants for the first 12 months of occupancy, which provides a lower level of security of tenure. These are still available to the Council to use under the new Act however the notice period has been extended from 1 to 6 months, rendering them less effective. The report contains a

## Appendix A - Integrated Impact Assessment Screening Form

proposal to end the use of Introductory Tenancies which will improve the position of tenants who are in their first year of occupancy. The rationale for this is set out in more detail in the report.

Due regard has been taken of the findings from WG assessments which overall found that the impact of the new legislation would support Prosperity for All, the Welsh Government's national strategy, which emphasises the role that secure and affordable homes play in forming the basis for individuals and families to flourish in all aspects of their lives. It also stresses the importance of good quality housing as a bedrock for improved health outcomes.

Greater security of tenure will support these objectives, and also help achieve a more prosperous Wales: removing the threat of eviction at short notice, and allowing more time for renters to find alternative, suitable accommodation when they are required to leave a property will promote conditions in which people feel more settled and secure in their home and more connected to their local community. This can provide a springboard from which individuals can maximise their wellbeing through improved access to employment, education or training, whilst reduced levels of tenancy turnover are also likely to benefit communities more widely by fostering conditions which support less transient and more cohesive populations in which participative citizenship can flourish.

### Outcome of Screening

**Q9 Please describe the outcome of your screening using the headings below:**

- **Summary of impacts identified and mitigation needed (Q2)**
- **Summary of involvement (Q3)**
- **WFG considerations (Q4)**
- **Any risks identified (Q5)**
- **Cumulative impact (Q7)**

(NB: This summary paragraph should be used in the 'Integrated Assessment Implications' section of corporate report)

No negative impacts are foreseen in relation to any group of individuals referred to at Q2. The legislation is designed to improve the position and security of tenure of tenants across Wales including all those with protected characteristics.

A wide range of consultation and engagement has been undertaken by WG in the preparation of this legislation. The Council has ensured that information about the changes is communicated to tenants, and this will continue as the Welsh Government commences its national communications campaign. The Council will support tenants with their queries through the implementation process.

The legislation is consistent with WFG objectives as outlined in the Welsh Government's Integrated Impact Assessment

Welsh Government intend to monitor the impact of the new legislation following its implementation and the Council will ensure that it participates in this.

Full IIA to be completed

Do not complete IIA – please ensure you have provided the relevant information above to support this outcome

A full IIA is not considered to be necessary given that the Welsh Government has published a detailed and comprehensive Integrated Impact Assessment which incorporates an Equality Impact Assessment which can be found here: [Renting Homes \(Amendment\) \(Wales\) Bill: impact assessments \(gov.wales\)](#). And a Regulatory Impact Assessment which can be found here [pri-ld10098-em-r-e.pdf \(senedd.wales\)](#)

## Appendix A - Integrated Impact Assessment Screening Form

NB: Please email this completed form to the Access to Services Team for agreement before obtaining approval from your Head of Service. Head of Service approval is only required via email.

<b>Screening completed by:</b>
<b>Name: Rosie Jackson</b>
<b>Job title: Housing Strategy and Development Manager</b>
<b>Date: 21/09/22</b>
<b>Approval by Head of Service:</b>
<b>Name: Carol Morgan</b>
<b>Position: Head of Housing and Public Health</b>
<b>Date: 21/9/22</b>

Please return the completed form to [accesstoservices@swansea.gov.uk](mailto:accesstoservices@swansea.gov.uk)