



Report of the Cabinet Member for Service Transformation

Council – 5 December 2024

Housing Revenue Account (HRA) Rent Setting 2025/2026

Purpose:	This report proposes an increase in rents and fees and charges for properties within the HRA for 2025/26
Policy Framework:	None.
Consultation:	Cabinet Members, Finance, & Legal
Recommendation(s):	It is recommended that: 1) Rents be increased by 2.7% within the maximum permitted under Welsh Government policy as detailed in section 3.1 2) 11 properties with anomaly rents are corrected in line with the Welsh Government policy as outlined in section 3.2 3) Fees, charges and allowances are approved as outlined in section 3.3.
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1.0 Introduction

- 1.1 This report seeks approval for the changes to Council housing rents and fees and charges to be applied from 1st April 2025.
- 1.2 The introduction of the Renting Homes (Wales) Act 2016, means that additional notice is required of any proposed increase. Section 104 of the Act states;

- (1) The landlord may vary the rent payable under a secure contract by giving the contract-holder a notice setting out a new rent to take effect on the date specified in the notice.
- (2) The period between the day on which the notice is given to the contract-holder and the specified date may not be less than **two months**.

2. Background

- 2.1 The current WG Rents Policy has been extended to March 2026 and sets a maximum annual increase of CPI plus 1% based on the CPI figure for the preceding September. Historically, with relatively stable inflation, Swansea has applied the maximum increase allowed under the policy. These increases were considered affordable for contract-holders, and they aimed to maximise the financial resources needed to meet the Welsh Housing Quality Standards and to fund the More Homes programme.
- 2.2 If CPI increases above 3%, the Minister has the option to set a different maximum increase. Last year a decision was made to not go to the maximum rent of 6.7% set by the Minister, and 6% was adopted instead.
- 2.3 The CPI figure for September is 1.7%, which is lower than anticipated. Based on this, the maximum proposed rent increase of CPI plus 1% will be 2.7%.
- 2.4 When extending the policy the Minister sought the following commitments from social landlords in Wales to support contract-holders, experiencing severe financial hardship as a result of the cost-of-living crisis;
 - There will be no evictions due to financial hardship for the term of the rent settlement until March 26, where contract-holders engage with their landlords.
 - During this time social landlords will continue to provide targeted support to those experiencing financial hardship to access support available.
 - Encouraging contract-holders to talk to their landlord if they are experiencing financial difficulties and access support available. Also, provide advice and guidance of any benefits that are available to them.
 - Invest in existing homes to keep them safe, warm and affordable to live in.
 - Social landlords use the rent they receive to provide support to some of the most vulnerable people in our communities, providing them with housing and crucial support services and ensuring a new supply of social homes for the future.

- 2.5 The Housing Revenue Account is ring fenced with the income from rents used to fund the management of council housing together with the maintenance and improvement of the council housing stock. In recent years, inflation has meant significant increases in costs. The table below shows the increase in revenue budgets for Housing management and responsive maintenance since 2021/22;

	21/22 Budget £m	24/25 Budget £m	Increase £m	% Increase
Housing Management	16.4	21.1	4.7	28.7%
Revenue Repairs	13.9	21.9	8.0	57.6%
Total	30.3	43.0	12.7	43.2% (Average)

Over the same period, revenue income has not increased to the same degree. Whilst previous rent increases have been in line with the Welsh Government's Rent Policy, these have been lower than inflation.

	21/22 Budget £m	24/25 Budget £m	Increase £m	% Increase
Revenue Income	69.6	82.3	12.7	18.2%

- 2.6 The differences between increases in expenditure and income are compounded over the lifetime of the HRA Business Plan. And whilst inflation is slowly decreasing and stabilising, the impact of high inflation over the last couple of years has meant there are now significant and rising pressures and potential future risks on the HRA Business Plan. There is an obvious and growing conflict therefore between rising cost/improvement requirements to properties and the amount of income the HRA can generate.
- 2.7 In addition, the introduction of the Welsh Housing Quality Standard 2023 has introduced additional statutory requirements which will require significant extra investment in the housing stock, without significant amounts of external subsidy being made available to the HRA. At the same time, the acute pressure on homelessness services and demand for housing means there is a need to increase the supply of affordable housing.
- 2.8 An important part of the Welsh Government's Rents Policy is that all social landlords will be expected to ensure that rents and service charges remain affordable for current and future contract-holders. Whilst the majority of contract holders are in receipt of Housing Benefit or Universal Credit and these benefits will be increased to cover the proposed rent increase; there are also a number of contract-holders who are 'self payers' and will have

to pay the full increase. It is difficult to determine the exact amount of contract-holders who are in partial receipt of Universal Credit (i.e. due to shortfalls) and those who pay in full. Our most recent contract-holder survey revealed that 30% of contract-holders paid their rent from their own income, however this does represent a small portion of contract-holders who took the time to complete the survey (1287).

3.0 Proposed Rent and Fees and Charges Increase

- 3.1 As stated in 2.3 above the maximum increase allowed under the Welsh Government's Rents Policy for 2025/26 is 2.7%. Rents will increase by 2.7%, an average increase of £3.13 a week, from 1st April 2025. The proposed increase balances the need for extra income to fund the additional investment required with the need to maintain affordability for contract-holders.
- 3.2 There have been a small number of historic anomalies in rent charges for a handful of properties and it is proposed that these are now corrected going forward. Under Welsh Government's Rent Standard an individual's rent can be reduced, frozen or rise by up to an additional £2 per week on the condition that the overall rental increase is no more than 2.7%. There will be 8 properties increasing by up to the additional £2 and 3 reducing by around £5.50 so overall these amendments make a reduction in income and ensure that overall the rent increase does not exceed the 2.7% cap.
- 3.3 General fees, charges and allowances are also to be increased in line with the agreed rent increase of 2.7%.

4.0 Affordability Analysis

- 4.1 An affordability analysis has been undertaken. This analysis compared Swansea rents with other local housing providers including the private sector and with other social landlords across Wales. It also looked at the proportion of household income used to pay rent. The details of the analysis are set out in Appendix 1. The main findings are;
- Compared to other local housing providers Swansea Council rents are lower than Private Sector rents for all the property types shown. They are also lowest when compared to local Housing Associations for all property types except for 1 and 2 bed flats where Coastal Housing are lower.
 - Based on the latest published Welsh Government data, our current average weekly rent compares favourably with other Welsh social landlords ranking 31st lowest out of 50.
 - The ONS considers an affordable rent to be one where it is no more than 30% of the income. The tables shown in Appendix 1 show that the proposed rents for 2025/26 does not exceed the ONS limit as a proportion of household income.

- 4.3 The latest contract-holder survey carried out in October 2023 found that 73% of contract-holders were either very satisfied or fairly satisfied that their rent provided value for money which was an increase on the previous survey. 18% were neither satisfied or dissatisfied and 9% were either dissatisfied or fairly dissatisfied.

5. Integrated Impact Assessment Implications

- 5.1 The Council is subject to the Equality Act (Public Sector Equality Duty and the socio-economic duty), the Well-being of Future Generations (Wales) Act 2015 and the Welsh Language (Wales) Measure, and must in the exercise of their functions, have due regard to the need to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Acts.
- Advance equality of opportunity between people who share a protected characteristic and those who do not.
- Foster good relations between people who share a protected characteristic and those who do not.
- Deliver better outcomes for those people who experience socio-economic disadvantage
- Consider opportunities for people to use the Welsh language
- Treat the Welsh language no less favourably than English.
- Ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

- 5.2 The Well-being of Future Generations (Wales) Act 2015 mandates that public bodies in Wales must carry out sustainable development. Sustainable development means the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the 'well-being goals'.

- 5.3 Our Integrated Impact Assessment (IIA) process ensures we have paid due regard to the above. It also takes into account other key issues and priorities, such as poverty and social exclusion, community cohesion, carers, the United Nations Convention on the Rights of the Child (UNCRC) and Welsh language.

- 5.4 An IIA screening form has been completed and reviewed. The agreed outcomes recognise that there will be some impacts however arrears prevention is a key priority for the Housing Service and a number of measures are in place to support contract-holders who may be facing financial difficulty. These include;

- Ensuring sustaining contracts and supporting contract-holders is at the core of our business.
- Developing our approach to early welfare benefits, financial inclusion and income maximisation advice and support.

- Focusing on proactive early interventions to increase engagement at a much earlier stage.
- Identifying and working with sub-groups of contract-holders and vulnerable contract-holders most at risk of eviction.
- Exploring trauma and psychologically informed approaches to Housing Management.
- Exploring further Managed Moves.
- Ensuring that eviction is an action of last resort where all other methods have failed and that if an eviction does take place provision is made available to ensure that it does not result in homelessness i.e. support in place etc. Proposals for changing levels of funding in specific areas have been subject to a screening process.

6. Financial Implications

- 6.1 The additional income raised from the proposed increase will be reflected in the revised HRA Revenue and Capital budgets which will be reported to Council in March 2025.

7. Legal Implications

- 7.1 Contract-holders will need to be notified of the proposed increase in accordance with the provisions of section 104 of the Renting Homes (Wales) Act 2016. Section 104 states;
- (1) The landlord may vary the rent payable under a secure contract by giving the contract-holder a notice setting out a new rent to take effect on the date specified in the notice.
 - (2) The period between the day on which the notice is given to the contract-holder and the specified date may not be less than **two months**.

Background Papers: None

Appendices:

Appendix 1 – Affordability Analysis

Appendix 2 – Integrated Impact Assessment Screening Form

Rent Increase Affordability Analysis – Appendix 1

Our current rents were compared to the national average for Wales.

Average National Rents for Welsh Councils & RSLs 2024/25						
Accommodation Type	Welsh National Average (Council)	Swansea Council Equivalent (52 week rent)	Difference between Council national average and Swansea	Welsh National Average RSL	Swansea Council Equivalent	Difference between RSL national average and Swansea
1 Bed Flat	£95.46	£101.47	+£6.01	£99.51	£101.47	+£1.96
2 Bed Flat	£104.52	£106.84	+£2.32	£111.14	£106.84	-£4.30
3 Bed Flat	£104.52	£112.15	+£7.63	£111.14	£112.15	+£1.01
2 Bed House	£118.75	£112.15	-£6.60	£124.36	£112.15	-£12.21
3 Bed House	£122.11	£117.54	-£4.57	£126.36	£117.54	-£8.82
4 Bed House	£135.41	£122.88	-£12.53	£144.90	£122.88	-£22.02
5 Bed House	145.53	£128.78	-£16.75	£170.51	£128.78	-£41.73

It must be noted that the average figures provided by other Local Authorities and RSLs do not include their service charges. Our rents have the service charge already included. Service charges can range from £2pw-£10pw and are usually higher for flats than for houses. If this is considered, then it could be argued that our rents are currently lower than the Welsh national average over all property types.

The next table shows our current rents compared to the local RSLs.

Accommodation Type	Swansea Council 52 Wk Rent	COASTAL HOUSING	FAMILY HOUSING	POBL
2 bed house	£112.15	£113.33	£121.90	£121.15
3 bed house	£117.54	£124.64	£129.77	£128.39
4 bed house	£122.88	£147.54	£151.97	£153.90
5 bed house	£128.78	£184.52	n/a	£182.89
1 bed flat	£101.47	£95.62	£97.98	£101.12
2 bed flat	£106.84	£105.80	£114.26	£110.25
3 bed flat	£112.15	£114.70	£127.02	£117.39

Again, the rents of the RSLs do not include the service charges. Our average rents for houses are lower than the local RSLs even without considering the service charge element.

To assess the impact of a 2.7% increase, we can use the average income data for Swansea. This is the data gathered by the Office of National Statistics and is the Annual Survey of Hours and Earnings (ASHE).

The ONS considers an affordable rent to be one where it is no more than 30% of the income.

Household Type	Household average (median) weekly earnings based on November 2024 data
UK Household	£728
Wales Household	£674.50
Swansea Household	£619.80

Swansea Rent Accommodation Type	52 Weekly rent at 2025 2.7% increase	%age of income based on Swansea household average (median) weekly earnings Nov 2024 data
1 BED BEDSIT	£93.20	15.03%
1 BED FLAT	£104.21	15.44%
2 BED FLAT	£109.72	17.7%
3 BED FLAT	£115.18	18.58%
2 BED HOUSE	£115.18	18.58%
3 BED HOUSE	£120.71	19.47%
4 BED HOUSE	£126.20	20.36%
5 BED HOUSE	£131.72	21.25%
6 BED HOUSE	£137.20	22.13%

At 2.7% the percentage income spent on rent for the average Swansea weekly wage would be below 30% for all dwelling types.

COUPLE (no children) Accommodation Type	52 Weekly rent at 2025 2.7% increase	%age of income based on minimum wage based on 1 working full time and 1 working part time
1 BED FLAT	£104.21	14.4%
2 BED FLAT	£109.72	15.5%
3 BED FLAT	£115.18	16.5%

SINGLE PERSON	52 Weekly rent at 2025 2.7% increase	%age of income based on minimum wage based on working full time
Accommodation Type		
1 BED FLAT	£104.21	28.8%
2 BED FLAT	£109.72	31.1%
3 BED FLAT	£115.18	32.9%

At 2.7% the percentage income spent on rent for a single person would be below 30% for the 1-bedroom flat. For couples, the %age for all sizes is below 30% of income.

The next table shows the same calculations based on a single parent on minimum wage and receiving the equivalent working tax and child tax element of universal credit.

SINGLE PARENT	52 Weekly rent at 2025 2.7% increase	%age of income based on minimum wage and tax credits/UC top up
Accommodation Type		
2 BED HOUSE	£115.18	19.4%
3 BED HOUSE	£120.71	20.6%
4 BED HOUSE	£126.20	21.6%

At 2.7% the percentage income spent on rent for a single parent would be below 30%.

NB The Minimum Wage is due to rise by 6.7% in April 2025

A comparison of the average rents in Swansea by property type and provider.

The following comparison shows our current rents compared to RSLs and the private sector. Data obtained from StatsWales and Hometrack. StatsWales is the site used to publicise the data submitted to Welsh Government by all Community Landlords. Hometrack amalgamates the data from StatsWales and from Land Registry and from Estate Agents. The Hometrack data was last updated in October 2024.

The median rather than the average rent value has been used for the private sector rents as the average value tends to get skewed by high rents in some areas of Swansea.

Please note that Housing Associations add a service charge to the rental amounts shown in the tables. The service charge can range from £2 to £10 depending on property type, with flats usually incurring the highest service charge due to the communal living spaces.

1 Bed Flat	Weekly Rent	Ranking (most Expensive First)
Median Private Rent	£162.00	1
Swansea Council	£101.47	2
Pobl	£101.12	3
FHA	£97.98	4
Coastal	£95.62	5

2 Bed House	Weekly Rent	Ranking
Median Private Rent	£201.00	1
Swansea Council	£112.15	5
Pobl	£121.15	3
FHA	£121.90	2
Coastal	£113.33	4

3 Bed House	Weekly Rent	Ranking
Median Private Rent	£229.00	1
Swansea Council	£117.54	5
Pobl	£128.39	3
FHA	£129.77	2
Coastal	£124.64	4

4 Bed House	Weekly Rent	Ranking
Median Private Rent	£334.00	1
Swansea Council	£122.88	5
Pobl	£153.90	2
FHA	£151.97	3
Coastal	£147.54	4

Integrated Impact Assessment Screening Form – Appendix 2

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

(b) Please name and fully describe initiative here:

This report proposes an increase in Council house rents and other fees and charges for 2025/26 in line with Welsh Government rent policy for properties within the HRA. The average increase for 25/26 is 2.7% an increase of £3.13 per week. The proposed rent increase has taken into account the affordability of rents for contract holders. The following factors have been examined;

- Compared to other local housing providers Swansea Council rents are lower than Private Sector rents for all the property types shown. They are also lowest when compared to local Housing Associations for all property types except for 1 and 2 bed flats where Coastal Housing are lower.
- Based on the latest published Welsh Government data, Our current average weekly rent compares favourably with other Welsh social landlords ranking 31st lowest out of 50.
- The ONS considers an affordable rent to be one where it is no more than 30% of the income. The tables shown in Appendix 1 show that

the proposed rents for 2025/26 does not exceed the ONS limit as a proportion of household income.

- It is estimated that around 70% of contract-holders are in receipt of Housing Benefit or Universal Credit. These benefits will be increased to cover the proposed rent increase so contract-holders in receipt of these benefits will not be worse off.
- The latest contract-holder survey carried out in October 2023 found that 73% of contract-holders were either very satisfied or fairly satisfied that their rent provided value for money which was an increase on the previous survey. 18% were neither satisfied or dissatisfied and 9% were either dissatisfied or fairly dissatisfied.
- A number of commitments are in place to support contract-holders who may be facing financial difficulties. These include;
- There will be no evictions due to financial hardship for the term of the rent settlement in 2025-26, where contract-holders engage with their landlords.
- During this time we will continue to provide targeted support to those experiencing financial hardship to access support available.
- Encouraging contract-holders to talk to their landlord if they are experiencing financial difficulties and access support available. Also, provide advice and guidance of any benefits that are available to them.

Arrears Prevention is now key and lots of support is provided at signings to prevent arrears becoming an issue in the first place. Support is also needed for contract-holders who are still on legacy benefits and claiming HB, preparing/supporting contract-holders in obtaining backdates and mandatory reconsiderations. Support is provided at every stage during the contract meaning fewer evictions and court action with these actions only being used as a last resort. We have formulated our own in-house rents strategy which explores every avenue and works with our partners in Housing options/TSU/support agencies to prevent court action.

These measures include;

- Ensuring sustaining contracts and supporting contract-holders is at the core of our business.
- Developing our approach to early welfare benefits, financial inclusion and income maximisation advice and support.
- Focusing on proactive early interventions to increase engagement at a much earlier stage.
- Identifying and working with sub-groups of contract-holders and vulnerable contract-holders most at risk of eviction.
- Exploring trauma and psychologically informed approaches to Housing Management.
- Ensuring that eviction is an action of last resort where all other methods have failed and that if an eviction does take place provision is made available to ensure that it does not result in homelessness.

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

further	High Impact		Medium Impact		Low Impact		Needs investigation
	+	-	+	-	+	-	
Children/young people (0-18)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Older people (50+)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Any other age group	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Future Generations (yet to be born)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Disability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Race (including refugees)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Asylum seekers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gypsies & travellers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Religion or (non-)belief	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sex	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sexual Orientation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gender reassignment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Welsh Language	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Poverty/social exclusion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Community cohesion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Marriage & civil partnership	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pregnancy and maternity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 rent increase was set by the Minister after previous consultation with all social landlords throughout Wales together with contract-holders representative groups. The Minister took into account the affordability issues together with need to increase income to invest in the condition of the social housing stock to tackle important issues such as damp and mold and fuel poverty together with need to increase the social housing stock to help tackle homelessness.

The proposals in this report are based on the objective of maximising the resources available for investment in the housing stock to maintain the WHQS and to build affordable housing in line with the More Homes Programme. Contract-holders will need to be notified of the proposed increase in accordance with the provisions of section 104 of the Renting Homes (Wales) Act 2016 which states;

- (1) The landlord may vary the rent payable under a secure contract by giving the contract-holder a notice setting out a new rent to take effect on the date specified in the notice.
- (2) The period between the day on which the notice is given to the contract-holder and the specified date may not be less than **two months**.

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

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

Yes

No

If yes, please provide details below

Building Services, Legal, Finance

Q7 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.)

A significant number of Housing contract-holders will not be impacted by the proposed rent increase as they are in receipt of Housing Benefit or Universal Credit. These benefits will be increased to cover the proposed rent increase so contract-holders in receipt of these benefits will not be worse off. Arrears prevention is a key priority for the Housing Service and a number of measures

are in place to support contract-holders who may be facing financial difficulty. These include;

- Ensuring sustaining contracts and supporting contract-holders is at the core of our business.
- Developing our approach to early welfare benefits, financial inclusion and income maximisation advice and support.
- Focusing on proactive early interventions to increase engagement at a much earlier stage.
- Identifying and working with sub-groups of contract-holders and vulnerable contract-holders most at risk of eviction.
- Exploring trauma and psychologically informed approaches to Housing Management.
- Exploring further Managed Moves.
- Ensuring that eviction is an action of last resort where all other methods have failed and that if an eviction does take place provision is made available to ensure that it does not result in homelessness.

Outcome of Screening

Q8 Please describe the outcome of your screening below:

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

An IIA screening form has been completed and reviewed. The agreed outcomes recognise that there will be some impacts however arrears prevention is a key priority for the Housing Service and a number of measures are in place to support contract-holders who may be facing financial difficulty. These include;

- Ensuring sustaining contracts and supporting contract-holders is at the core of our business.
- Developing our approach to early welfare benefits, financial inclusion and income maximisation advice and support.
- Focusing on proactive early interventions to increase engagement at a much earlier stage.
- Identifying and working with sub-groups of contract-holders and vulnerable contract-holders most at risk of eviction.
- Exploring trauma and psychologically informed approaches to Housing Management.
- Exploring further Managed Moves.
- Ensuring that eviction is an action of last resort where all other methods have failed and that if an eviction does take place provision is made available to ensure that it does not result in homelessness support in place

etc. Proposals for changing levels of funding in specific areas have been subject to a screening process.

(NB: This summary paragraph should be used in the relevant section of corporate report)

Full IIA to be completed

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

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.

Screening completed by:
Name: Aimee Dyer
Job title: HRA Business Plan and Housing Finance Manager
Date: 19/11/2024
Approval by Head of Service:
Name: Carol Morgan
Position: Head of Housing and Public Health
Date: 21/11/2024

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