

The 'Better Decision Making' tool has been designed to help you consider the impact of your proposal on the health and wellbeing of communities, the environment, and local economy. It draws upon the priorities set out in our Council Plan and will help us to provide inclusive and discrimination-free services by considering the equalities and human rights implications of the decisions we make. The purpose of this tool is to avoid decisions being made in isolation, and to encourage evidence-based decision making that carefully balances social, economic and environmental factors, helping us to become a more responsive and resilient organisation.

The Better Decision Making tool should be used when proposing new projects, services, policies or strategies, or significant amendments to them. The tool should be completed at the earliest opportunity, ideally when you are just beginning to develop a proposal. However, it can be completed at any stage of the decision-making process. If the tool is completed just prior to the Executive, it can still help to guide future courses of action as the proposal is implemented.

The Better Decision Making tool must be attached as an annex to Executive reports. A brief summary of your findings should be reported in the One Planet Council / Equalities section of the report itself.

Guidance to help you complete the assessment can be obtained by hovering over the relevant question.

Please complete all fields. If you wish to enter multiple paragraphs in any of the boxes, hold down 'Alt' before hitting 'Enter'.

Introduction

Service submitting the proposal:	Housing Standards and Adaptations
Name of person completing the assessment:	Ruth Abbott
Job title:	Housing Standards and Adaptations Manager
Directorate:	Health, Housing and Adult Social Care
Date Completed:	7th February 2018
Date Approved (form to be checked by head of service):	

Section 1: What is the proposal?

1.1	Name of the service, project, programme, policy or strategy being assessed? Review of the YorProperty Voluntary Accreditation Scheme
1.2	What are the main aims of the proposal? The report considers the need to continue the Council's support of the YorProperty Accreditation scheme for the Private Rented Sector following the introduction of new laws
1.3	What are the key outcomes? recommends the closure of the scheme to ensure that the work of the Council is focussed on tackling the worst conditions in the private rented sector and in particular on those Landlords who flout by not complying with the law in line with government policy

Section 2: Evidence

2.1	What data / evidence is available to support the proposal and understand its likely impact? (e.g. hate crime figures, obesity levels, recycling statistics) The reduction in the number of the landlords joining the scheme which makes the scheme unviable, The lack of take up especially in the single let private rented market. The buoyancy of the PRS means that the landlords can let their properties quickly without the need to advertise through the scheme. The extension of mandatory licensing to smaller student properties means that many landlords are licensing their properties rather than joining YorProperty
2.2	What public / stakeholder consultation has been undertaken and what were the findings? As primarily of the YorProperty Landlords let to students, consultation focussed on the impact on this sector. Meeting was held with the both the main universities with a view to see if they had the capacity to administer the scheme going forward. After canvassing their student unions both Universities although supportive of the principles of the scheme decided that they were unable to take on this role

Are there any other initiatives that may produce a combined

	Are there any other initiatives that may produce a combined impact with this proposal? (e.g. will the same individuals / communities of identity also be impacted by a different project or policy?)
2.3	See above

Section 3: Impact on One Planet principles

Please summarise any potential positive and negative impacts that may arise from your proposal on residents or staff. This section relates to the impact of your proposal on the ten One Planet principles.

For 'Impact', please select from the options in the drop-down menu.
 If you wish to enter multiple paragraphs in any of the boxes, hold down 'Alt' before hitting 'Enter'.

Equity and Local Economy

Does your proposal?		Impact	What are the impacts and how do you know?
3.1	Impact positively on the business community in York?	Positive	It will enable the team to focus on poorest sector of the market
3.2	Provide additional employment or training opportunities in the city?	Neutral	The student PRS market is a significant one, However buoyancy in the market means that properties are let without the need to let through such a scheme.
3.3	Help improve the lives of individuals from disadvantaged backgrounds or underrepresented groups?	Neutral	There is evidence that the PRS has the poorest standards in the city (BRE evidence base) and is often provides accommodation for students/young professionals and for families who are unable to access homeownership. It is important to continue to tackle

Health & Happiness

Does your proposal?		Impact	What are the impacts and how do you know?
3.4	Improve the physical health or emotional wellbeing of residents or staff?	Positive	the poorest standards are found in the PRS compared to any other tenure in the city. The health impacts of poor housing are well documented. By focussing on the worst properties and those landlords who are
3.5	Help reduce health inequalities?	Positive	Focussing on the worst conditions will improve the standards and send out a message to those landlords who are deliberately flouting the law that we will not tolerate them letting such properties
3.6	Encourage residents to be more responsible for their own health?	Neutral	We will continue to update our website with news/provide training to the sector, support events such as the Good Landlord Awards and through presentations both to tenants and landlords and letting
3.7	Reduce crime or fear of crime?	Positive	By focussing on the worst landlords and properties we aim to raise the standards
3.8	Help to give children and young people a good start in life?	Positive	Students/young people and families with young children live in the PRS by focussing on the landlords who are deliberately flouting the law we aim to ensure that they have a good start in life

Culture & Community

Does your proposal?		Impact	What are the impacts and how do you know?
3.9	Help bring communities together?	Positive	Poorly managed PRS properties do have a detrimental impact on the wider community. By tackling the poorest properties and working in partnership with a number of internal services and external statutory
3.10	Improve access to services for residents, especially those most in need?	Neutral	
3.11	Improve the cultural offerings of York?	Neutral	
3.12	Encourage residents to be more socially responsible?	Positive	Well managed properties encourage residents living them to look after their homes

Zero Carbon and Sustainable Water

Does your proposal?	Impact	What are the impacts and how do you know?
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3.13	Minimise the amount of energy we use and / or reduce the amount of energy we pay for? E.g. through the use of low or zero carbon sources of energy?	Positive	There is a requirement for all PRS properties to have an EPC and to ensure that they meet minimum legal standards. Through a mixed approach of enforcement and offering a range of other assistance through the Better Homes Scheme we aim to raise energy efficiency standards.
3.14	Minimise the amount of water we use and/or reduce the amount of water we pay for?	Neutral	

Zero Waste

Does your proposal?		Impact	What are the impacts and how do you know?
3.15	Reduce waste and the amount of money we pay to dispose of waste by maximising reuse and/or recycling of materials?	Positive	A requirement of our HMO licensing scheme is to ensure that the tenants are fully aware of the city's recycling scheme

Sustainable Transport

Does your proposal?		Impact	What are the impacts and how do you know?
3.16	Encourage the use of sustainable transport, such as walking, cycling, ultra low emission vehicles and public transport?	Neutral	
3.17	Help improve the quality of the air we breathe?	Neutral	

Sustainable Materials

Does your proposal?		Impact	What are the impacts and how do you know?
3.18	Minimise the environmental impact of the goods and services used?	Neutral	

Local and Sustainable Food

Does your proposal?		Impact	What are the impacts and how do you know?
3.19	Maximise opportunities to support local and sustainable food initiatives?	Neutral	

Land Use and Wildlife

Does your proposal?		Impact	What are the impacts and how do you know?
3.20	Maximise opportunities to conserve or enhance the natural environment?	Neutral	
3.21	Improve the quality of the built environment?	Positive	Improving the condition and the management of the PRS will improve the quality of the built environment.
3.22	Preserve the character and setting of the historic city of York?	Positive	The PRS is concentrated in the wards is in the city centre. By working with internal partners we will ensure that we aim to preserve the character and setting of the historic city.
3.23	Enable residents to enjoy public spaces?	Neutral	

3.40	Additional space to comment on the impacts		
By closing the YorProperty scheme it will help to focus the limited resources of the council on those landlords who are deliberately flouting the law and letting poorly managed properties in poor condition.			

Section 4: Impact on Equalities and Human Rights

Please summarise any potential positive and negative impacts that may arise from your proposal on staff or residents. This section relates to the impact of your proposal on **advancing equalities and human rights** and should build on the impacts you identified in the previous section.

For 'Impact', please select from the options in the drop-down menu.
If you wish to enter multiple paragraphs in any of the boxes, hold down 'Alt' before hitting 'Enter'

Equalities

Will the proposal **adversely impact** upon 'communities of identity'?
Will it **help advance equality** or **foster good relations** between people in 'communities of identity'?

		Impact	What are the impacts and how do you know?
4.1	Age	Positive	The PRS in York is dominated by students living in shared student HMOs. Many of these now need to be licensed through the HMO licensing Scheme
4.2	Disability	Neutral	
4.3	Gender	Neutral	
4.4	Gender Reassignment	Neutral	
4.5	Marriage and civil partnership	Neutral	
4.6	Pregnancy and maternity	Neutral	
4.7	Race	Neutral	
4.8	Religion or belief	Neutral	
4.9	Sexual orientation	Neutral	
4.10	Carer	Neutral	
4.11	Lowest income groups	Positive	The PRS provides homes for many who are unable to access other forms of tenure. By improving the conditions in the poorest properties will benefit those groups.
4.12	Veterans, Armed forces community		

Human Rights

Consider how a human rights approach is evident in the proposal

	Impact	What are the impacts and how do you know?
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4.13	Right to education	Positive	The PRS in York is dominated by students living in shared student HMOs. Many of these now need to be licensed through the HMO licensing Scheme
4.14	Right not to be subjected to torture, degrading treatment or punishment	Neutral	
4.15	Right to a fair and public hearing	Neutral	
4.16	Right to respect for private and family life, home and correspondence	Neutral	
4.17	Freedom of expression	Neutral	
4.18	Right not to be subject to discrimination	Neutral	
4.19	Other Rights	Neutral	

4.20	Additional space to comment on the impacts



Section 5: Planning for Improvement

5.1	What have you changed in order to improve the impact of the proposal on the One Planet principles? (please consider the questions you marked either mixed or negative, as well as any additional positive impacts that may be achievable)
	We aim to focus the council's limited resources at tackling the worst conditions in the poorest tenure. By taking this approach we will support the sector to improve their properties and improve their management contributing to the one planet principles

5.2	What have you changed in order to improve the impact of the proposal on equalities and human rights? (please consider the questions you marked either mixed or negative, as well as any additional positive impacts that may be achievable)
	N/A

5.3	Going forward, what further evidence or consultation is needed to ensure the proposal delivers its intended benefits? e.g. consultation with specific vulnerable groups, additional data)
	We will refund those landlords who have signed up to the scheme this years annual subscription

5.4	Please record any outstanding actions needed to maximise benefits or minimise negative impacts in relation to this proposal? (Expand / insert more rows if needed)
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Action	Person(s)	Due date
To refund this years annual subscription to current YorProperty scheme members	Ruth Abbott	31.3.2019
To continue to support landlords through the good landlord awards and other initiatives	Ruth Abbott	ongoing
To ensure that the service works in partnership with a range of internal and external partners to ensure that we	Ruth Abbott	ongoing

In the One Planet / Equalities section of your Executive report, please briefly summarise the changes you have made (or intend to make) in order to improve the social, economic and environmental impact of your proposal.