



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

<b>Service submitting the proposal:</b>	Housing Standards and Adaptations
<b>Name of person completing the assessment:</b>	Ruth Abbott
<b>Job title:</b>	Housing Standards and Adaptations Manager
<b>Directorate:</b>	HHASC
<b>Date Completed:</b>	13th February 2018
<b>Date Approved</b> (form to be checked by head of service):	16.02.18 Denis Southall

### Section 1: What is the proposal?

<b>1.1</b>	<b>Name of the service, project, programme, policy or strategy being assessed?</b> Review of the Evidence Base supporting the case for the extension of licensing of Houses in Multiple Occupation (HMO) across the city
<b>1.2</b>	<b>What are the main aims of the proposal?</b> The report provides the latest Government thinking on the subject and seeks to ask the Executive to consider the recommendation to focus on the extension of the national HMO licensing scheme and to ask Officers to report back within three years whether there is a case to locally extend licensing through an additional discretionary HMO licensing scheme.
<b>1.3</b>	<b>What are the key outcomes?</b> To ensure that we raise the standards in the worst performing sector but in a programmed way focussing on the larger HMOs first but keeping under review whether there is a need to extend licensing through the introduction of a local additional scheme for smaller HMOs

### Section 2: Evidence

<b>2.1</b>	<b>What data / evidence is available to support the proposal and understand its likely impact?</b> (e.g. hate crime figures, obesity levels, recycling statistics) The extension of the national HMO licensing will be a mandatory requirement on the LA to implement.
<b>2.2</b>	<b>What public / stakeholder consultation has been undertaken and what were the findings?</b> None this has been completed by the national government

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



**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 <b>Impact positively on the business community in York?</b>	Positive	Raising the standards in the sector occupied by students, young professionals etc will support universities/research led businesses and other businesses attract and retain talent. In addition poor
3.2 <b>Provide additional employment or training opportunities in the city?</b>	Positive	Improving the sector used by a significant number of young people and students will support businesses /colleges of further education to improve the sector
3.3 <b>Help improve the lives of individuals from disadvantaged backgrounds or underrepresented groups?</b>	Positive	Due to the changes in the Local Housing Allowance shared properties are the only source of accommodation which is available for people on low incomes and benefits

**Health & Happiness**

Does your proposal?	Impact	What are the impacts and how do you know?
3.4 <b>Improve the physical health or emotional wellbeing of residents or staff?</b>	Positive	Improve the health and wellbeing of residents
3.5 <b>Help reduce health inequalities?</b>	Positive	The BRE research 2015 advised that this HMO sector as part of the PRS had the highest concentrations of hazards across tenures
3.6 <b>Encourage residents to be more responsible for their own health?</b>	Positive	There is significant body of evidence ( Marmot Review) which
3.7 <b>Reduce crime or fear of crime?</b>	Positive	Entry by Intruders is one of the 29 HHSRS which is considered by officers as part of the HMO inspection programme
3.8 <b>Help to give children and young people a good start in life?</b>	Positive	A significant proportion of students and young adults under the age of 35 live in HMOs.

**Culture & Community**

Does your proposal?	Impact	What are the impacts and how do you know?
3.9 <b>Help bring communities together?</b>	Positive	Through licensing conditions and the subsequent inspection programme it aims to raise the property and management standards of the larger HMOs
3.10 <b>Improve access to services for residents, especially those most in need?</b>	Neutral	There is an opportunity to promote other services to new licence holders and tenants living in the sector
3.11 <b>Improve the cultural offerings of York?</b>	Positive	By having a healthy private rented sector and HMO attracts new residents and their visitors to the city.
3.12 <b>Encourage residents to be more socially responsible?</b>	Positive	There is a significant body of evidence that improving housing conditions improves neighbourhoods

**Zero Carbon and Sustainable Water**

Does your proposal?	Impact	What are the impacts and how do you know?
---------------------	--------	-------------------------------------------

3.13	<b>Minimise the amount of energy we use and / or reduce the amount of energy we pay for?</b> E.g. through the use of low or zero carbon sources of energy?	Positive	Part of the licensing conditions aim to ensure that low cost energy efficiency measures are installed such as loft/cavity wall insulation
3.14	<b>Minimise the amount of water we use and/or reduce the amount of water we pay for?</b>	Neutral	This is not a licence condition

**Zero Waste**

	Does your proposal?	Impact	What are the impacts and how do you know?
3.15	<b>Reduce waste and the amount of money we pay to dispose of waste by maximising reuse and/or recycling of materials?</b>	Positive	There is an opportunity to impose a new licence condition relating to refuse storage for all new licensable properties

**Sustainable Transport**

	Does your proposal?	Impact	What are the impacts and how do you know?
3.16	<b>Encourage the use of sustainable transport, such as walking, cycling, ultra low emission vehicles and public transport?</b>	Unsure	Having a better understanding of the location of the properties which need to be licensed and the number of occupants will help to inform on street parking policy. However the law does not enable a licence condition to
3.17	<b>Help improve the quality of the air we breathe?</b>	Unsure	See above

**Sustainable Materials**

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

**Local and Sustainable Food**

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

**Land Use and Wildlife**

	Does your proposal?	Impact	What are the impacts and how do you know?
3.20	<b>Maximise opportunities to conserve or enhance the natural environment?</b>	Neutral	
3.21	<b>Improve the quality of the built environment?</b>	Positive	By improving the physical standards of the properties
3.22	<b>Preserve the character and setting of the historic city of York?</b>	Positive	there are a few properties which are within the walls of the city by ensuring that the properties are well managed will help to preserve the properties
3.23	<b>Enable residents to enjoy public spaces?</b>	Positive	Improving the physical standards of the properties has a positive impact on the built environment

3.40	<b>Additional space to comment on the impacts</b>		
The implementation of the extension of Licensing of HMOs will be a national mandatory requirement which the council will have a duty to impose			

**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	there is a significant population of students/young adults whose only source of affordable housing is the shared house in multiple occupation. It is important to ensure that good quality accommodation is provided to ensure the health of the
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	Due to the changes in Local Housing Allowance rates, shared housing is often the only source of accommodation available for people on benefits and low income. It is important that such properties are improved
4.12	Veterans, Armed forces community	Neutral	

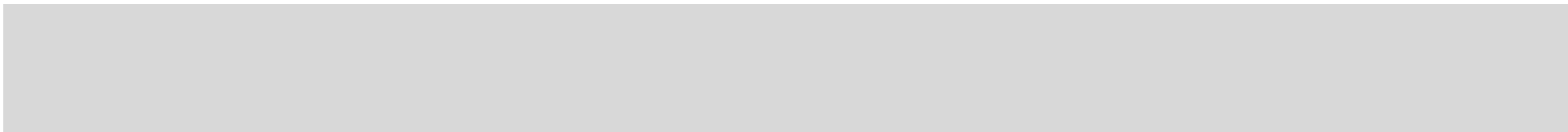
**Human Rights**

Consider how a human rights approach is evident in the proposal

	Impact	What are the impacts and how do you know?
--	--------	-------------------------------------------

4.13	<b>Right to education</b>	Positive	Provision good quality accommodation supports a range of students to live in the city
4.14	<b>Right not to be subjected to torture, degrading treatment or punishment</b>	Positive	We are getting increasing number of referrals from partnering organisations which are linking the occupation of unlicensed HMOs with landlords who are linked to criminal
4.15	<b>Right to a fair and public hearing</b>	Positive	The introduction of the legislation provides the right of internal rights of appeal and also the right of appeals to first tier tribunals
4.16	<b>Right to respect for private and family life, home and correspondence</b>	Positive	The introduction of licensing will help support tenants to access information and direct support to ensure that they are living in properties which are both of a good physical standard
4.17	<b>Freedom of expression</b>	Positive	The introduction of licensing will help support tenants to access information and direct support to ensure that they are living in properties which are both of a good physical standard
4.18	<b>Right not to be subject to discrimination</b>	Neutral	
4.19	<b>Other Rights</b>	Positive	We are getting increasing number of referrals from partnering organisations which are linking the occupation of unlicensed HMOs with landlords who are linked to criminal

4.20	<b>Additional space to comment on the impacts</b>		



**Section 5: Planning for Improvement**

5.1	<b>What have you changed in order to improve the impact of the proposal on the One Planet principles?</b> (please consider the questions you marked either mixed or negative, as well as any additional positive impacts that may be achievable)
	<b>This is legal requirement which aims to raise the standards in the poorest performing sector</b>

5.2	<b>What have you changed in order to improve the impact of the proposal on equalities and human rights?</b> (please consider the questions you marked either mixed or negative, as well as any additional positive impacts that may be achievable)
	<b>To ensure that the new implementation of the extension of the national HMO scheme is well promoted across the sector including tenants, landlords, agents and other stakeholders (both internal and external partners e.g. Planning team and the universities/employers)</b>

5.3	<b>Going forward, what further evidence or consultation is needed to ensure the proposal delivers its intended benefits?</b> e.g. consultation with specific vulnerable groups, additional data)
	<b>Implementation of the new HMO provisions will be an opportunity to collect evidence on the ground regarding the condition and management of the sector</b>

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)

Action	Person(s)	Due date
Review Resources - JD/recruitment to implement scheme	Ruth Abbott	01/09/18
Review processes and procedures	Ruth Abbott	01/09/18
Review ICT to support above	ICT/Ruth Abbott	01/09/18
Develop marketing and communication plan	Ruth Abbott	01/09/18

**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.**