

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 Services
Name of person completing the assessment:	Ruth Abbott
Job title:	Housing Standards and Adaptations Manager
Directorate:	Economy & Place
Date Completed:	26th February 2021
Date Approved (form to be checked by head of service):	26th February 2021

Section 1: What is the proposal?

1.1	Name of the service, project, programme, policy or strategy being assessed? Statutory consultation on additional licensing for Houses in Multiple Occupation (HMO)
1.2	What are the main aims of the proposal? To seek approval to carry out the statutory 10 week and comply with the Housing Act 2004 before making a decision to designate an area of the city subject to an Additional HMO licensing Scheme
1.3	What are the key outcomes? To ensure that we have fulfilled the statutory requirements by taking reasonable steps to consult persons who are likely to be affected by the designation; and considering any representations made in accordance with the consultation. A further report will be brought back to the Executive regarding the outcome of the consultations

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) We have provided a report which provides anonymised data using a range of sources, the Building Research Establishment – The condition of private housing in York – BRE Integrated Dwelling Level Housing Stock Modelling and Database Dec 2015, Planning data regarding the numbers and distribution of Housing, Office for National Statistics (ONS), Energy Performance Certificate data and complaints data, the current licensing and inspection programme.
2.2	What public / stakeholder consultation has been undertaken and what were the findings? We will carrying out a consultation exercise which will seek to include • Online questionnaire tailored to gauge a cross section of views on the proposals from our residents promoted through ward and communities groups ; • Online focus groups with key stakeholder groups such as the universities and student bodies; • Other key organisations such as the North Yorkshire Fire and Rescue Service, Police, HMRC, and Border Agency

	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	No



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	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 Provide additional employment or training opportunities in the city?	Positive	by supporting our universities and other educational institutions attract students
3.3 Help improve the lives of individuals from disadvantaged backgrounds or underrepresented groups?	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 Improve the physical health or emotional wellbeing of residents or staff?	Positive	There is a significant body of evidence that demonstrates the link that poor housing conditions have on the mental and health
3.5 Help reduce health inequalities?	Positive	There is significant body of evidence (Marmot Review) which demonstrates that there is a strong link between a residents health and poor housing, By raising the standard of housing it will have a positive impact on a
3.6 Encourage residents to be more responsible for their own health?	Positive	Additional Licensing will provide information
3.7 Reduce crime or fear of crime?	Positive	Entry by Intruders is one of the 29 HHSRS which is considered by officers as part of the HMO inspection programme
3.8 Help to give children and young people a good start in life?	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 Help bring communities together?	Positive	The proposal seeks to consult on improving standards and the management of HMOs through licnsng conditions and the subsequent inspection program
3.10 Improve access to services for residents, especially those most in need?	Neutral	
3.11 Improve the cultural offerings of York?	Positive	By having a healthy PRS including HMOs it attracts new residents and vistors to the city
3.12 Encourage residents to be more socially responsible?	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?
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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	
3.14	Minimise the amount of water we use and/or reduce the amount of water we pay for?	Neutral	No change

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	The proposal seeks to consult on consulting management conditions can be imposed through licensing to ensure waste management policies are adhered to

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	The proposal seeks to consult on improving the physical stanadrds of the properties
3.22	Preserve the character and setting of the historic city of York?	Positive	The proposal seeks to consult on improving the standard of homes many of which are in the older part of the city. Properites which are well managed will help to preserve the character of historic York
3.23	Enable residents to enjoy public spaces?	Positive	The proposal seeks to consult on improving the physical /management standards of properties will have a positive impact on the built environment

3.40	Additional space to comment on the impacts		

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?
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4.13	Right to education	Positive	Provision good quality accommodation supports a range of students to live in the city
4.14	Right not to be subjected to torture, degrading treatment or punishment	Positive	we are getting increasing number of rererrals from partnering organisations which are linking the occupation of unlicensed HMOs with landlords who are linked to criminal activities including modern slavery and exploitation
4.15	Right to a fair and public hearing	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	Right to respect for private and family life, home and correspondence	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 but well managed
4.17	Freedom of expression	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 but well managed
4.18	Right not to be subject to discrimination	Neutral	
4.19	Other Rights	Positive	we are getting increasing number of rererrals from partnering organisations which are linking the occupation of unlicensed HMOs with landlords who are linked to criminal activities including modern slavery and exploitation

4.20	Additional space to comment on the impacts		
<p>This is a consultation exercise which seeks to obtain views from those who may be affected by designating an area in the city as requiring an Additional Licensing Scheme. A report will come back to Executive advising them of the outcome of the consultation</p>			



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)
	There is a legal requirement to carry out a statutory consultation before making a decision to designate an area in the city as being suitable for the an Additional Licensing scheme

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)
	We will endeavour to ensure that we have captured responses from a wide range of residents not just those occupying HMOs as well as businesses landlords. Letting agents Universities and other statutory agencies such as NYFR, Police etc.

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 use the outcome of the consultation to report back to members to make a decision as to whether an area of the city should be subject to Additional Licensing

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
Review resources to carry out consultation	Ruth Abbott	31/03/21
Develop and post online questionnaire	Ruth Abbott/ Ian Cunningham	31/03/21
Analyse online questionnaire	Ruth Abbott/Paul Landais Stamp	31/07/21
Carry out focus groups with a range of interested groups- LLS/letting Agents/NYFR/Police etc.	Ruth Abbott/Julie Hood	30/06/21

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.