

IMPACT AND VALUE ASSESSMENT

Report Title: Missing Shares Service – Increasing Financial Demand

Where the Impact & Value Assessment has identified a likely impact in relation to the committee proposal, detailed evidence is provided below.

STRATEGIC IMPLICATIONS

Corporate Plan

Working in partnership with communities? - YES.

Tackling poverty? - YES.

Tackling climate change and supporting sustainable places? - YES.

Developing as resilient, stronger and greener local economy? - YES.

Enabling our children & young people to achieve their full potential? - YES.

Protecting and caring for our most vulnerable people? - YES.

Supporting and promoting physical and mental wellbeing? - YES.

Legal and Governance

Legal implications identified? - NO.

Governance implications identified? - NO.

RESOURCE IMPLICATIONS

Finance

Financial implications identified? - YES.

Estimated £500k to underwrite recoverable spend for expected Missing Shares applications. All Missing Shares payments are recovered and secured, the service saves resource over several other PKC services and prevents future health & safety risks caused by the deterioration of building condition. The investment of Missing Shares payments and advice from the service to support building repair has already resulted in around £4M of repairs across Perth & Kinross and created savings across several internal PKC teams and external bodies

Workforce

Workforce implications identified? - YES.

Permanency of the Missing Shares Officer post is sought to ensure continuity of service.

Asset Management

Asset Management implications identified? - NO.

CONSULTATION AND COMMUNICATION

Consultation

Internal or external consultation? - YES.

Internal consultation undertaken. This report was primarily consulted on with the Strategic Lead and Head of Finance, then further consulted on by Convenors of both the Housing & Social Wellbeing Committee and the Finance & Resources Committee.

Communications

Communications plan? - NO.

POLICY CHECKLIST

This report has been classified as being an operational report with new or additional strategic and resource implications.

Corporate Risk Assessment

Corporate risk implications identified? - YES.

Continued provision of the service has a positive impact on all risk implications by improving the safety and quality of life of residents in tenement buildings, including mixed tenure buildings, and the wider public by addressing deterioration of these buildings. This action improves housing quality and reduces risk of dangerous building incidents. This funding provides the necessary support needed for the community to take action when needed giving all owners of tenement properties equal opportunity to contribute to the improvement of living conditions in their buildings.

Equality & Fairness Impact Assessment (EFIA)

Protected equality characteristics impact? - YES.

Several owners approaching or in retirement with limited income has positively engaged with the service and used the Missing Shares procedure to support their contribution to the cost of repairs, also any owners with low/no IT skills can access paper copies of all documents The outcome of service engagement by owners within buildings where children live significantly impacts the health & wellbeing of all building residents and development potential of the children within the building. The service works with owners engaging with the service to access all information and procedural documents by ensuring all documents are created with accessibility features and the officer providing in person or virtual assistance to support owners The service works with owners engaging with the service to access all information and procedural documents by ensuring all documents are created with accessibility features and the officer providing in person or virtual assistance to support owners The stress of organizing common repairs has a significant impact on owners' mental health, many owners have described the alleviation of this impact through engagement with this service The service works with owners engaging with the service to access all information and procedural documents by ensuring all documents are created with accessibility features and the officer providing in person or virtual assistance to support owners All owners, residents, agents and family members who engage with this service are treated fairly and equally regardless of gender, race, religion or orientation. Where any individual expresses any of these protected characteristics as a barrier to communicating with other owners or engaging with the organizational process, all efforts are made to protect them from harmful interactions at all times. The support provided by this service is flexible and individualized to suit each owners' needs and achieve the most positive outcome for all involved.

A full EFIA has been undertaken (based on likely impacts to protected equality characteristics) and is available from <https://www.pkc.gov.uk/eqia>

Human Rights impact? - POSITIVE IMPACT.

This service provides assistance equally to all members of the community and particularly supports individuals with limited access to the funds required to contribute to building repair. This service strives to ensure accessibility of the

service to everyone who needs it, including communication in any required language, accessible provision of information in any format required and a flexible approach to how the service is accessed to best suit any additional support required.

A full EFIA has been undertaken (including details of likely impacts for human rights) and is available from <https://www.pkc.gov.uk/eqia>

Inequalities of outcome caused by socio-economic disadvantage impact? - POSITIVE IMPACT.

The provision of Missing Shares provides an accessible financial support for owners to contribute their share of repair costs and arrange repayment in a way which suits their individual financial situation. Without this service, many owners have no way to access funds and these repairs can not be undertaken.

A full EFIA has been undertaken (including details of likely impacts from inequalities of outcome caused by socio-economic disadvantage) and is available from <https://www.pkc.gov.uk/eqia>

Inequalities of outcome in relation to Communities of Place or Communities of Interest impact? - NO IMPACT.

Strategic Environmental Assessment (SEA)

This proposal does not qualify for SEA.

Climate Change Impact Assessment

Business, Industry & Supply Chain impact? - YES.

All repairs carried out to improve the condition of a building contribute to the energy efficiency of that building, particularly repairs to address water ingress and the insulation of the building. This service works in conjunction with PKC Conservation Officers and P&K Heritage Trust to advise on the correct repairs techniques to use for historic buildings to ensure the improvement of their function as designed at the time of building. The continued provision of this service allows for future repair advice and support events to inform and advise owners on the correct procedures for repair and maintenance of their buildings which in turn maximises their energy efficiency. The support and advice provided by this service encourages the use of locally sourced materials and local businesses to reduce the carbon footprint of the works. Additionally, the repair of existing housing stock has a considerably smaller carbon footprint than the demolition of building deteriorated beyond repair and the replacement of the lost housing stock as a result.

Energy, Buildings & Infrastructure impact? - YES.

The provision of this service reduces the resource required from several other PKC services, and supports owners of tenement properties to take action where it would otherwise not be possible. The impact on PKC resource and energy output, including potential building intervention including demolition, is reduced significantly by the provision of this service. Providing owners with the support required to carry out the repairs necessary to ensure their buildings are wind and water tight will have a positive impact by reducing the energy consumption of each building. A major impact of climate change on the efficiency of buildings is the increase of rainfall and the inability of historic buildings to manage the increased volume of water. This service supports owners to improve the efficiency of the rainwater goods in order to protect the building from damage caused by this issue.

Land Use & Land-Use Change impact? - NO.

Transport & Connectivity impact? - NO.

Waste & the Circular Economy impact? - YES.

Continued deterioration of the condition of buildings causes a significant amount of waste where buildings deteriorate past the ability to repair. This service promotes a proactive approach to building maintenance to prevent the deterioration of buildings and avoid the significant waste impact of building demolition as a result.

Climate Resilience & Engagement impact? - YES.

This service provides support and advice to owners regarding the efficiency of their building against the impact of climate change, including the increase of capacity of rainwater goods and regular ongoing maintenance of the building to ensure continued efficiency. The current approach generally of tenement property owners is reactive to building repair and maintenance,, This service regularly provides information and advice events for tenement property owners to promote a proactive approach .

Child Rights & Wellbeing Impact Assessment

Impact based on the GIRFEC wellbeing indicators? - YES.

The improvement of tenement properties, many of which house families with children, provides families a safe secure place to live and grow. It is widely reported that the health and wellbeing impacts of poor quality housing on children is significant, commonly including respiratory issues caused by damp and mould. The improvement of the quality of these properties improves the ability of these families to live healthy lives and supports the development of these children.

Sustainable Procurement & Supply Impact Assessment

Resource use and consumption impact? - NO.

Social wellbeing impact? - NO.

Environmental wellbeing impact? - YES.

This service regularly collaborates with PKC conservation Officers and P&K Heritage Trust to provide support and advice regarding the correct repair methods to support and protect the historic built environment. This service provides advice to owners in the process of carrying out their repairs, but also regularly hosts information and advice events in partnership with various external agencies to promote and provide information on building repair methods particularly for historic buildings.

Economic wellbeing impact? - NO.

Data Protection Impact Assessment (DPIA)

Impact related to personal data/information? - NO.