

To: Members of the Cabinet

Date: 9 February 2022

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Dear Councillor

You are invited to attend a meeting of the **CABINET** to be held at **10.00 am** on **TUESDAY, 15 FEBRUARY 2022 BY VIDEO CONFERENCE.**

Yours sincerely

G. Williams  
Head of Legal, HR and Democratic Services

## **AGENDA**

### **1 APOLOGIES**

### **2 DECLARATION OF INTERESTS**

Members to declare any personal or prejudicial interests in any business identified to be considered at this meeting.

### **3 URGENT MATTERS**

Notice of items which, in the opinion of the Chair, should be considered at the meeting as a matter of urgency pursuant to Section 100B(4) of the Local Government Act 1972.

### **4 MINUTES (Pages 7 - 16)**

To receive the minutes of the Cabinet meeting held on 18 January 2022 (copy enclosed).

### **5 HOUSING SUPPORT PROGRAMME STRATEGY (Pages 17 - 54)**

To consider a report by Councillor Bobby Feeley, Lead Member for Wellbeing and Independence (copy enclosed) seeking Cabinet agreement to the vision and direction outlined within the Housing Support Programme Strategy and approval of its publication.

**6 REGIONAL MEMORY ASSESSMENT SUPPORT SERVICE INVITATION TO TENDER (ITT) - AWARD OF CONTRACTS** (Pages 55 - 88)

To consider a report (**which includes confidential appendices**) by Councillor Bobby Feeley, Lead Member for Wellbeing and Independence (copy enclosed) seeking Cabinet approval to award three contracts following completion of an Invitation to Tender for the 'Regional Memory Assessment Support Service'.

**7 PROPOSED SCHEME OF DELEGATED DECISION MAKING FOR LAND ACQUISITION (FREEHOLD AND LEASEHOLD) FOR CARBON SEQUESTRATION AND ECOLOGICAL IMPROVEMENT PURPOSES** (Pages 89 - 134)

To consider a joint report by Councillors Brian Jones, Lead Member for Waste, Transport and the Environment, Tony Thomas, Lead Member for Housing and Communities and Julian Thompson-Hill, Lead Member for Finance, Performance and Strategic Assets (copy enclosed) seeking Cabinet approval of a new scheme of delegated decision making for land acquisition (freehold/leasehold) for carbon sequestration and ecological improvement purposes.

**8 QUEEN'S BUILDINGS RHYL - REQUEST FOR ADDITIONAL FUNDING** (Pages 135 - 158)

To consider a joint report by Councillors Hugh Evans, Leader and Lead Member for Economy and Corporate Governance and Julian Thompson-Hill, Lead Member for Finance, Performance and Strategic Assets (copy enclosed) updating Cabinet on the Queen's Buildings Rhyl project and seeking approval of the updated business case and for additional funding to deliver Phase 1.

**9 RECOMMENDATIONS OF THE STRATEGIC INVESTMENT GROUP** (Pages 159 - 166)

To consider a report by Councillor Julian Thompson-Hill, Lead Member for Finance and Strategic Assets (copy enclosed) seeking Cabinet's support of projects identified for inclusion in the 2022/23 Capital Plan.

**10 FINANCE REPORT** (Pages 167 - 184)

To consider a report by Councillor Julian Thompson-Hill, Lead Member for Finance, Performance and Strategic Assets (copy enclosed) detailing the latest financial position and progress against the agreed budget strategy.

**11 CABINET FORWARD WORK PROGRAMME** (Pages 185 - 188)

To receive the enclosed Cabinet Forward Work Programme and note the contents.

**MEMBERSHIP**

Councillor Hugh Evans  
Councillor Bobby Feeley  
Councillor Huw Hilditch-Roberts  
Councillor Richard Mainon

Councillor Tony Thomas  
Councillor Julian Thompson-Hill  
Councillor Brian Jones  
Councillor Mark Young

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## LOCAL GOVERNMENT ACT 2000

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### Code of Conduct for Members

### DISCLOSURE AND REGISTRATION OF INTERESTS

I, *(name)*

a \*member/co-opted member of  
*(\*please delete as appropriate)*

**Denbighshire County Council**

**CONFIRM** that I have declared a \***personal / personal and prejudicial** interest not previously declared in accordance with the provisions of Part III of the Council's Code of Conduct for Members, in respect of the following:-  
*(\*please delete as appropriate)*

Date of Disclosure:

Committee *(please specify)*:

Agenda Item No.

Subject Matter:

Nature of Interest:

*(See the note below)\**

Signed

Date

\*Note: Please provide sufficient detail e.g. 'I am the owner of land adjacent to the application for planning permission made by Mr Jones', or 'My husband / wife is an employee of the company which has made an application for financial assistance'.

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## **CABINET**

Minutes of a meeting of the Cabinet held by video conference on Tuesday, 18 January 2022 at 10.00 am.

## **PRESENT**

Councillors Hugh Evans, Leader and Lead Member for the Economy and Corporate Governance; Bobby Feeley, Lead Member for Well-being and Independence; Huw Hilditch-Roberts, Lead Member for Education, Children's Services and Public Engagement; Brian Jones, Lead Member for Waste, Transport and the Environment; Richard Mainon, Lead Member for Corporate Services and Strategic Direction; Tony Thomas, Lead Member for Housing and Communities; Julian Thompson-Hill, Deputy Leader and Lead Member for Finance, Performance and Strategic Assets, and Mark Young, Lead Member for Planning, Public Protection and Safer Communities

**Observers:** Councillors Meirick Davies, Gwyneth Ellis, Alan James, Barry Mellor, Paul Penlington, Arwel Roberts, Rhys Thomas and Emrys Wynne

## **ALSO PRESENT**

Chief Executive (GB); Corporate Director: Communities (NS); Heads of Service: Finance and Property (SG) and Communications and Customers (LG); Legal Services Manager (LJ); Lead Officer Corporate Property and Housing Stock (DL); Property Operations Manager (MC); Contracts and Performance Manager (PB); Consultant Finance and Assets (DB); Lead Officer – Community Housing (GD) and Committee Administrators (KEJ & SLW [Webcaster])

## **MESSAGE OF CONDOLENCE**

The Leader referred to the sad news that former County Councillor Robert Lloyd Williams had recently passed away and offered his condolences. Mr Lloyd Williams had made a valuable contribution to Denbighshire over the years and had been very highly respected. Further tribute would be paid to Mr Lloyd Williams at County Council the following week.

### **1 APOLOGIES**

There were no apologies.

### **2 DECLARATION OF INTERESTS**

Councillors Bobby Feeley and Huw Hilditch-Roberts declared a personal interest in agenda item 6 – Extension of Leisure Services Contract because they were directors of Denbighshire Leisure Limited.

Councillor Tony Thomas declared a personal interest in agenda item 7 – Evaluation of the Options for a new Service Delivery Model for the Revenues and Benefits Service because he was Chair of the Rhyl Business Improvement District (a customer of Civica).

Councillor Meirick Davies declared a personal interest in agenda item 8 – Housing Rent Setting and Housing Revenue and Capital Budgets 2022/23 because he rented a council garage.

### **3 URGENT MATTERS**

No urgent matters had been raised.

### **4 MINUTES**

The minutes of the Cabinet meeting held on 14 December 2021 were submitted.

***RESOLVED** that the minutes of the meeting held on 14 December 2021 be received and confirmed as a correct record.*

### **5 AWARD OF HOUSING MAINTENANCE MATERIALS SUPPLY CONTRACT VIA THE ADRA ALL WALES FRAMEWORK**

Councillor Tony Thomas presented the report seeking Cabinet approval to award the next contract for the supply of building materials to the Housing Maintenance Department to Travis Perkins via the Adra All Wales Materials Framework.

Cabinet was advised of previous contract awards following a tendering process and the proposal to utilise the new all Wales single-supplier framework established by Adra Housing Association for the next materials supply contract following expiry of the existing contract in early 2022. Details of the framework and its merits had been set out in the report and included the provision of high-quality services, added value options, renewable technologies and carbon conscious materials together with cost savings and community benefits. Officers further elaborated upon those merits at the meeting and also provided practical examples of operational benefits with the ready supply of materials via remote stores.

During debate Councillor Richard Mainon referred to the 1.5% accrual of community benefits (circa £5 – 6k pa) and suggested that income be allocated to the Chair of the Council's discretionary fund in order to maximise its use for good causes and make it easier to administer. It was agreed that the suggestion be taken forward for future consideration at the appropriate stage in the process. There was also some discussion on the volatility of the cost of materials and it was hoped prices would stabilise and reduce, and the economies of scale offered by the new framework would help to mitigate concerns regarding high material prices and stock availability. Assurances were provided that local procurement was supported where possible under the new framework and where required operatives would use local suppliers when convenient and operationally beneficial.

***RESOLVED** that Cabinet –*

- (a) approve entering into a building materials supply contract with Travis Perkins via the Adra All Wales Materials Framework for a period of four years, and*



(b) *confirms that it has read, understood and taken account of the Well-being Impact Assessment (Appendix 1 to the report) as part of its consideration.*

## **6 EXTENSION OF LEISURE SERVICES CONTRACT**

Councillor Julian Thompson-Hill presented the report seeking Cabinet agreement to extend the term of the leisure services contract made between the Council and Denbighshire Leisure Limited (DLL) by one year.

Some context regarding the establishment of DLL was provided together with contract provisions and reasoning behind the recommended contract extension. The contract had commenced on 1 April 2020 for a ten year term expiring on 31 March 2030. DLL had asked the Strategic Governance Board (SGB) to consider recommending a twelve month extension to the contract given that it had, in effect, lost a year of operation due to Covid-19 which had severely disrupted DLL's ability to perform the services it had been contracted to provide and had an impact upon DLL in relation to obtaining grants and future new business, leaving them at a disadvantage when competing for business. The SGB had considered the request for a twelve month extension and recommended to Cabinet that it be granted. It was noted that if the extension was granted the Council had the ability, if it chose to do so, to grant one further extension of the contract for a period of up to 12 months.

Councillor Meirick Davies queried the financial impact of flood damage to the Rhyl Pavilion Theatre and 1891 Restaurant/Bar and it was agreed that Councillor Bobby Feeley provide a response to Councillor Davies directly outside of the meeting.

**RESOLVED** *that Cabinet agrees to grant an extension for a period of twelve months to the term of the leisure services contract made between Denbighshire County Council and Denbighshire Leisure Limited on 1 April 2020 in accordance with clause 2.2 of the contract.*

## **7 EVALUATION OF THE OPTIONS FOR A NEW SERVICE DELIVERY MODEL FOR THE REVENUES AND BENEFITS SERVICE**

Councillor Julian Thompson-Hill presented the report on the options for a new service delivery model for the Revenues and Benefits Service and sought Cabinet endorsement of the recommendation to transition the service back to the Council.

Since 2014 Civica had operated the contract to deliver the Council's Revenues and Benefits Service through a partnership style agreement which had worked extremely effectively. However, for commercial reasons Civica wished to refocus their strategic direction and end all partnership arrangements with local authorities at the earliest opportunity. An options appraisal had been carried out on the way forward with five options evaluated in terms of delivery cost and quality of service. Councillor Thompson-Hill guided members through the evaluation of options and reasoning behind the recommendation that the service be transitioned back to the Council. If Cabinet approved the recommendation negotiations would commence with Civica and a negotiated position brought back before Cabinet. Officers added that the partnership had worked well but Civica's decision provided an opportunity to deliver an efficient service and generate savings with no adverse impacts.

Cabinet discussed the report with the Lead Member and officers and reflected on the original decision to outsource the service and raised questions regarding the merits of that decision and change of approach to bring the service back in-house. It was explained that the partnership had been very successful for both parties but Civica had taken a strategic decision to focus on the software element of the business going forward which had no reflection on the Council or other partners. The contract had generated savings and had worked well for residents and staff, with Civica investing in software systems and redesigning processes resulting in an improved, streamlined service, and its effectiveness had been well demonstrated during administration of the business support grants during the coronavirus pandemic. Given the change in circumstances and subsequent options appraisal it was recommended that the service be brought back in-house which would also result in an estimated cost saving of £341,000 in year 1. In response to further questions Cabinet was advised that formal negotiations with Civica could not commence until a formal decision was made through Cabinet; there was confidence that a transition back in-house would receive a positive response from staff, and in terms of other customers, any contractual obligations would automatically transfer across with the service.

The Leader felt the right decision had been made to award Civica the contract in 2014 which had resulted in service improvements and benefits to customers. He commended the clear evaluation of options set out and clear reasoning behind the recommendation to best respond to the change in circumstances which provided an opportunity to retain a quality service whilst also generating cost savings.

Questions/comments were invited from non-Cabinet members and there was broad support for the recommendation. The Lead Member and officers responded that –

- existing staff working under the contract would TUPE back to the authority
- Civica had been subject to the Council's Welsh Language policy and bringing the service back in house would further strengthen that provision
- the contract made a saving of £200k pa in the first year and a further £100k in year 2/3 resulting in an overall saving of £300k – further savings would also be made at the end of the contract by transitioning the service back in-house
- the service's transition to Civica had been subject to rigorous scrutiny and any request to scrutinise the options appraisal and clear recommendation could be accommodated; members had been notified of the service position at the outset
- the service base in Russell House would continue in the short/medium term but its future would be considered as part of the new ways of working programme
- the timeline for bringing the service back in-house was approximately eighteen months; no extra cost to the Council was expected from early termination of the contract given Civica's decision to withdraw from the partnership agreement.

**RESOLVED** that, having reviewed and considered the options outlined and evaluated in the report in relation to a new services delivery model for the revenues and benefits services, Cabinet endorse the recommendations made by the project team allowing DCC officers to have the authorisation to start negotiations and engagement with Civica and other parties, in order to progress the recommendation of bringing the revenues and benefits service back into the Council in an effective

*transformation with no adverse impact on service delivery and in an acceptable timeframe.*

## **8 HOUSING RENT SETTING & HOUSING REVENUE AND CAPITAL BUDGETS 2022/23**

Councillor Julian Thompson-Hill presented the report seeking Cabinet approval for the Denbighshire Housing annual rent increase, the Housing Revenue Account Capital and Revenue Budgets for 2022/23 and Housing Stock Business Plan.

Councillor Thompson-Hill guided members through the report elaborating upon the budget figures and income level assumptions calculated to enable delivery of revenue services, the capital investment programme to maintain housing quality standards and to develop the new build programme. The annual review of the Housing Stock Business Plan showed it remained robust and financially viable and there were sufficient resources to support the housing service and the investment needs of the stock. In terms of the annual rent increase the Welsh Government announced a five year rent policy in December 2019 for social housing rents and the setting of rents had been calculated taking that policy into account and the mechanism for uplifting rents. The uplift for 2022/23 was 3.1% CPI only resulting in an average weekly rent of £97.27 (average weekly rent increase £2.92). As part of the rent setting process consideration had been given to affordability for tenants, value for money and an assessment of cost efficiencies which had been set out in the report. Whilst 2021 had been a difficult year for household finances and would continue in 2022 the affordability of weekly rents was considered reasonable.

The Lead Officer – Community Housing added that the increase would result in £500k extra funding in the business plan every year and he provided an overview of spend, advising that the efficient use of funds had been recognised by council tenants in the tenant survey with 85% stating they had value for money from their rent. The impact on household finances had been recognised and a supportive approach was taken with the service providing budgetary advice and support. At the request of Councillor Tony Thomas, the Lead Officer reported on the rental income software introduced to predict rent arrears which had been successful in mitigating/reducing arrears, allowing staff more time to support tenants.

Cabinet recognised the need to balance the level of rent increase to meet future investment needs of housing stock against affordability for tenants.

Officers responded to members' questions as follows –

- balances had been carried forward with some capital spend delayed due to the pandemic – it was council policy to retain a minimum balance of £1m
- 72% of tenant households received financial support for housing costs and for those households the increase would be covered by that benefit
- elaborated upon the affordability measures providing examples of different households to illustrate the complexities of those assessments
- the Council's rent level was generally slightly below other local authorities and housing associations with an equivalent or better service provided

- the need for investment in housing stock was vital to meet quality standards and decarbonisation targets, and build new homes to meet housing need
- the rent increase was in line with Welsh Government policy and CPI had since increased to 5.1% which would impact on financing future housing works
- freezing rent levels would result in a recurring £500k loss and a detrimental impact on future investment in housing stock which could not be recouped in future years
- the rent increase could not be mitigated from reserves given a regular payment would be required every year and a minimal reserve balance of £1m retained
- it was important to make incremental changes each year in order to keep up with cost increases and provide a basis for investment in future years
- investment had been made in supporting tenants to maximise income/resilience and specialist support provided by Citizens Advice and Working Denbighshire
- levels of rent arrears were closely monitored with 3.2% of money owed in Denbighshire compared to the Welsh average of 4.2% across local authorities
- highlighted the impact of capital receipts on the Housing Revenue Account and the complexities of the budget and borrowing fluctuations
- following the ITV report on poor housing conditions (predominantly in England) assurances were provided regarding quality standards in Denbighshire
- 50% of housing met the Council's target of minimum energy performance rating EPC C and 90% met the current Welsh Government's (WG) target of minimum EPC D; funding support from WG would be required to meet future targets.

**RESOLVED** that –

- the Housing Revenue Account Budget for 2022/23 (Appendix 1 to the report) and the Housing Stock Business Plan (Appendix 2 to the report) be adopted;*
- rents for Council dwellings be increased in accordance with the Welsh Government Policy for Social Housing Rents to an average weekly rent of £97.27 with effect from Monday 4 April 2022;*
- the additional report (Appendix 3 to the report) on Cost Efficiencies, Affordability and Value for Money be noted, and*
- Cabinet confirms that it has read, understood and taken account of the Well-being Impact Assessment (Appendix 4 to the report) as part of its consideration.*

At this point (11.45 am) the meeting adjourned for a short break.

## **9 BUDGET 2022/23 - FINAL PROPOSALS**

Councillor Julian Thompson-Hill presented the report setting out the implications of the draft Local Government Settlement 2022/23 and proposals to finalise the budget for 2022/23, including the level of Council Tax.

Councillor Thompson-Hill provided an overview of the budget process and latest budget position and elaborated on the proposals for consideration and

recommendation to full Council in order to set the budget for 2022/23. The draft settlement had resulted in a positive settlement of 9.2% (compared to the Welsh average of 9.4%) with a final settlement expected on 1 March 2022. Within that figure Welsh Government had advised of some new responsibilities, not all of which had clear funding consequentials in the data, which had been set out in the report. Pressures amounting to £17.628m had been detailed and the +9.2% settlement generated £15.005m leaving a funding gap of £2.623m with proposals to bridge that gap identified in the report and further explained at the meeting. A Council Tax rise of 2.95% had been proposed to generate £1.869m additional revenue. Due to the lateness of the final settlement it was recommended that authority be delegated to enable cash adjustments included in the budget proposals of up to £500k. It was noted that the draft settlement had also included indicative average settlement increases of 3.5% for 2023/24 and 2.4% for 2024/45. Finally reference was made to the extensive consultation on the budget process and involvement of all political groups in that regard including the submission of pressures/savings put forward.

The Head of Finance added that, whilst it was an unusually high settlement, it had included extra responsibilities and he reported on the funding assessments of those new elements and work with the Welsh Local Government Association and S.151 Officers in that regard and subsequent funding assumptions. In terms of Council Tax increases current indications across Wales ranged from 2.95% – 4.95%.

Cabinet discussed the budget proposals and debate focused on the following –

- at the request of Councillor Brian Jones for the benefit of residents, the Lead Member detailed the consultation carried out on the budget process and explained the acronyms used, demonstrating the involvement of all senior officers and elected members in that process together with schools and trade unions. All elected members had been given the opportunity to input into the process and additional meetings with Political Group Leaders seeking the submission of pressures/savings had also been carried out. Pressures/savings put forward by the political groups had been addressed at the council budget workshop in December to which all elected members had been invited
- Councillor Bobby Feeley was pleased to note that both the Council's social care and the private sector social care sector would be paid the Real Living Wage which she felt was an important first step. However, despite the increase there was still some way to go to ensure social care workers were paid a decent and deserving wage for the work undertaken and there was an acute recruitment crisis in social care services which put additional pressure on existing staff
- in response to a question from Councillor Mark Young regarding implementation of the Real Living Wage payments to social care staff, the Corporate Director: Communities acknowledged the complexities involved in that work and advised that meetings would commence shortly with colleagues and partners to determine how best to progress that work going forward. Assurances were provided that the Council had been involved from the outset and was well placed to progress that work, particularly given that Denbighshire hosted the Regional Collaborative Team and work on the national workforce programme was led by the Social Services Director at Conwy County Borough Council.

The Leader thanked the Lead Member and Head of Finance for the informative and clear report. He also welcomed the inclusion of an indicative settlement for 2023/24 and 2024/25 which would aid future budget planning. However, it was clear that there would be pressure on future budgets in light of the indicative settlements and he believed that raising the Council Tax level as proposed at this stage would provide a stronger base for future budget setting going forward.

The Lead Member and Head of Finance responded to further questions from non-Cabinet members as follows –

- the difference in Council Tax raised by increasing the proposal from 2.95% to 3.00% would be £29k per annum, 72p per week on a Band D property
- the terminology ‘Fire Service Charge’ was correct as legally it was a levy; the Fire Service set its budget and local authorities had to pay their element of that
- there was a mixed picture in terms of future grants and some uncertainties in that regard, particularly in terms of education and capital grants, but the situation would become clearer leading up to the new financial year and new Council
- the issue of future savings had been considered during the last round of service challenge meetings in order to identify large projects to generate savings; the potential disposal of assets would form part of the new ways of working programme and market conditions would also need to be taken into account
- examples were provided as to how the amount to be spend on new responsibilities could be calculated with at least £5.5m to be allocated to those elements from the 9.2% positive settlement
- the reasoning behind the absence of future years figures in the proposed budget relating to waste services was explained with the inclusion of the previous year’s figures as a specific strategic pressure which had since been addressed; future years figures would be updated taking into account the indicative settlement over the coming months and taken through the usual democratic processes.

**RESOLVED** that Cabinet –

- notes the impact of the Draft Local Government Settlement 2022/23;*
- supports the proposals outlined in Appendix 1 to the report, and detailed in Section 4 of the report, and recommends them to the full Council in order to finalise the budget for 2022/23;*
- recommends to Council the average Council Tax rise of 2.95% proposed;*
- recommends to Council that authority is delegated to the Head of Finance and Property in consultation with the Lead Member for Finance to adjust the use of cash included in the budget proposals by up to £500k if there is movement between the draft and final settlement figures in order to allow the setting of Council Tax in a timely manner, and*
- confirms that it has read, understood and taken account of the Well-being Impact Assessment (Appendix 4 to the report).*

Councillor Julian Thompson-Hill presented the report detailing the latest financial position and progress against the agreed budget strategy as outlined below –

- the net revenue budget for 2021/22 was £216.818m (£208.302m in 2020/21)
- an overspend of £1.641m was forecast for service and corporate budgets
- detailed agreed savings and efficiencies worth £2.666m relating to fees and charges, operational efficiencies, changes in service provision and schools
- highlighted current risks and assumptions relating to individual service areas, corporate budgets and schools together with the impact of coronavirus and position on funding claims to the Welsh Government, and
- a general update on the Housing Revenue Account and Housing Capital Plan, Treasury Management and Capital Plan with an update on major projects.

Councillor Brian Jones highlighted the success of Parc Adfer which was part of the North Wales Residual Waste Treatment Project located at Deeside which processed residual waste as an alternative to landfill. The increased use of the facility was a positive response to the climate change agenda. Councillor Thompson-Hill confirmed that the in-year pressure related to the gate fees charged to service users but the cost would be reimbursed in the next financial year. Further work would be carried out to identify funding to cover the pressure but if insufficient funding was available it would be put forward as a service pressure for the next financial year.

***RESOLVED*** that Cabinet note the budgets set for 2021/22 and progress against the agreed budget strategy.

## **11 CABINET FORWARD WORK PROGRAMME**

The Cabinet forward work programme was presented for consideration.

Members noted that the ‘Contract Award approval for new Waste Fleet to support new Waste Service Model’ item had been rescheduled from February to March, and that the Cabinet meeting had been brought forward from 22 March to 15 March. It was also noted that the North Wales Population Needs Assessment had been scheduled for consideration at full Council.

The Chief Executive thanked officers for the detailed reports and answering questions and also members for their attendance and level of challenge and questioning. The Leader supported those sentiments and echoed them.

***RESOLVED*** that Cabinet’s forward work programme be noted.

The meeting concluded at 1.00 hrs.

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<b>Report to</b>	Cabinet
<b>Date of meeting</b>	15 <sup>th</sup> February 2022
<b>Lead Member / Officer</b>	Bobby Feeley / Nigel Jones & Claire Owens
<b>Report author</b>	Claire Owens
<b>Title</b>	Housing Support Programme Strategy

## 1. What is the report about?

1.1. There is a requirement by Welsh Government to develop a Housing Support Programme Strategy 2022 – 2026, with a mid-point review. The Strategy outlines the strategic direction of Denbighshire’s housing related support services and approach to homelessness prevention.

## 2. What is the reason for making this report?

2.1. To seek support that the Housing Support Programme (HSP) Strategy outlines Denbighshire vision and approach to addressing homelessness and providing housing related support services based on assessment of need.

## 3. What are the Recommendations?

3.1. That Cabinet agree with Denbighshire’s vision and strategic direction outlined within the Housing Support Programme Strategy and give approval for the document to be published.

## 4. Report details

4.1. The HSP strategy (Appendix 1) is required to be the Council’s single strategic document on housing support and homelessness prevention. In its development we have ensured it is aligned to the existing Housing and Homelessness Strategy which is monitored by the Strategic Housing and Homelessness Group. The Strategy covers both the statutory elements of

homelessness prevention and wider housing related support funded through the Housing Support Grant.

- 4.2. In developing the HSP Strategy a thorough needs assessment was undertaken with a range of stakeholders including citizens who have experienced homelessness and accessed services, providers delivering support services - including Third Sector Organisations and other statutory partners such as BCUHB, Police and Probation Services.
- 4.3. From the needs assessment, performance data and work already undertaken to develop other internal strategies and plans we agreed on 7 priorities within the plan. These priorities have been aligned to the Corporate approach in addressing homelessness and in the main, mirror the actions within the existing Housing and Homelessness Strategic Action Plan, such as :- Adopting a Rapid Rehousing Approach to Homelessness; Sourcing permanent accommodation especially for single people under the age of 35; Providing a targeted Early Intervention and Prevention Service; Securing our own Emergency Temporary Accommodation thus reducing the reliance on B&B style accommodation; Strengthening the provision of multi-disciplinary support services. There are additional priorities which have been identified through the thorough needs assessment undertaken. These include :- increasing access to community support services; and increasing the level of tenancy support services that are timely and proportionate to the need of the household.
- 4.4. A draft action plan is included in the document to support the delivery of the HSP Strategy covering the period April 2022 – March 2026. However, we need to add longer term actions as there are only short term actions within the plan currently and timeframes agreed prior to publishing the strategy. An annual review of the action plan will be put in place. Along with this we will be developing a Rapid Rehousing Transition Plan in line with the requirements of the Welsh Government, this needs to be completed by September 2022

## **5. How does the decision contribute to the Corporate Priorities?**

- 5.1. The HSP Strategy contribute to supporting Denbighshire's Corporate Plan 2017 – 2022 in the following areas :-

- Everyone is supported to live in homes that meet their needs
- The Council works with people and communities to build independence and resilience
- Younger people want to live and work here and have the skills to do so.

## **6. What will it cost and how will it affect other services?**

- 6.1. Implementation of the Strategy over the coming 4 years will be funded from existing funding streams such as Housing Support Grant, Social Housing Grant, HRA and core budget. We will also be looking at opportunities to secure additional funding, wherever possible and appropriate, from Welsh Government grants.

## **7. What are the main conclusions of the Well-being Impact Assessment?**

- 7.1. A Well-Being Impact Assessment is not required.

## **8. What consultations have been carried out with Scrutiny and others?**

- 8.1. Consultations have been carried out with a range of stakeholders and partners (detailed in 4.2) to gather information to form the needs assessment and determine the priorities for the strategy
- 8.2. The Housing and Homelessness Strategy Phase 2 Plan went Cabinet Briefing in November 2020 and Full Council in December 2020. Updates on implementation of the Housing and Homelessness Action Plan have been provided to the Strategic Housing and Homelessness Group at their quarterly meetings commencing in February 2021.
- 8.3. The principle of the Council providing temporary accommodation in-house, and adopting a sequential approach to identifying suitable premises for achieving this which would avoid where possible the location of this type of accommodation in areas already experiencing high levels of deprivation, has been discussed at Cabinet Briefing, and also at the meeting of the Rhyl Member Area Group held in April 2021. There will be ongoing consultation across all Member Area Groups to ensure we are addressing homelessness right across the County.

## **9. Chief Finance Officer Statement**

The service area has seen significant investment from both DCC and external sources of funding over the last two years. It is welcome that all funding streams will continue to be maximised in order to help fund the implementation of the strategy in future years, however it is likely that the service will remain an area of pressure which may require further investment. Funding decisions will be taken as part of the agreed revenue and capital budget approval processes.

## **10. What risks are there and is there anything we can do to reduce them?**

10.1. There are no identified risks in publishing the HSP strategy as a high level vision and single strategic direction to addressing homelessness and providing housing related support services

## **11. Power to make the decision**

11.1. Section 21 of the Local Government Act 2000.

11.2. Section 7.4.2 (b) of the Council's constitution.



# **Denbighshire County Council Housing Support Programme Strategy April 2022 – March 2026**

## Contents

Contents .....	2
Foreword.....	4
Introduction.....	5
1a. Purpose of Strategy.....	5
1b. Legislative and policy context Nationally .....	6
2. Needs assessment.....	8
2a. Needs assessment Process.....	8
2b Key Findings .....	9
2c Conclusion.....	10
3. Strategic priorities .....	13
Priority 1 – Adopt Rapid Rehousing Approach.....	13
Priority 2 – Provide a targeted Prevention Service.....	13
Priority 3 – Secure Council owned temporary accommodation .....	14
Priority 4 – Strengthen the provision of multi-disciplinary support services .....	14
Priority 5 – Increase community based support services .....	15
Priority 6 – Increase access to sustainable accommodation .....	15
Priority 7 – Provide Tenancy support services .....	15
4. Stakeholder Engagement .....	16
4a. Stakeholders engaged with .....	16
4b Stakeholder feedback.....	17
5. Impact assessments .....	20

5a Impact assessment process .....	21
5b Key findings.....	22
6. Implementing, monitoring, and reviewing the Strategy .....	25
6a. Working with partners.....	25
6b. Funding sources.....	25
6c. Monitoring, reviewing and evaluation arrangements .....	26
7. Annex A Strategic Priorities Action Plan .....	27
8. Annex B Rapid Rehousing Transition Plan.....	32
9. Annex C Glossary of Terms.....	33

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## Foreword.

Since the Covid 19 Pandemic started in March 2020, we have seen the number of households becoming homeless increase significantly in Denbighshire. This strategy sets out our direction to end homelessness within Denbighshire.

We know this will be a significant challenge for us, therefore, we will continue to take a Corporate approach in undertaking a systematic review to preventing homelessness and providing appropriate and timely support to those households who find themselves homeless. Working in partnership with a wider range of stakeholders including Registered Social Landlords, Third Sector and other statutory partners is essential to achieving our ambitious aims.

Denbighshire County Council wants to eradicate its reliance on Bed & Breakfast style emergency accommodation. Progress has already been made with the purchase of a large property which is being developed into 8 units of self- contained family emergency accommodation, this will be available from Spring 2022. Work is ongoing to develop single people emergency accommodation which will also facilitate easier access to support and community services.

Early Intervention and Prevention is a key strategic priority for the Local Authority. Engaging with those households at risk of homelessness as early as possible is key to preventing them becoming homeless. We need to ensure that every household in Denbighshire has access to information, advice and assistance to prevent homelessness and where a household needs additional support we have accessible services providing timely interventions.

The supply of secure, self-contained and settled accommodation is one of our major challenges and will be the success of moving to a Rapid Rehousing approach to end homelessness. Working collaboratively with Denbighshire's Strategic Planning Service, our own Community Housing and Registered Social Landlords will be a key aspect of working towards the supply of suitable accommodation. We will also look to build on and improve our relationships with Private Rented Sector Landlords, who will be integral partners in shaping and developing our Rapid Rehousing Model.



## Introduction.

Denbighshire County Councils Housing and Homelessness Strategy has a vision to:

***“Denbighshire County Council Everyone is supported with pride to live in homes that meet their needs, within the vibrant and sustainable communities Denbighshire aspires to”.***

And

***“end homeless in Denbighshire”***

In principle six themes underpin the vision

- More Homes to Meet Local Need and Demand
- Creating a Supply of Affordable Homes
- Ensuring Safe and Healthy Homes
- Preventing & Ending Homelessness in Denbighshire
- Homes and Support for Vulnerable People
- Promoting and Supporting Communities

In response to the COVID19 Pandemic, Welsh Government issued guidance which stated “All In”, an approach which was to remove the need for local authorities to consider priority need and intentionality. Practically this meant that accommodation needed to be found for all who were precariously or rough sleeping. Denbighshire County Council is committed to ensure that we do not return to the Pre-Covid ways of working.

### 1a. Purpose of Strategy

Denbighshire County Council’s Housing Support Strategy aim is to set out the strategic direction for homelessness prevention and housing related support covering both the Housing Support Grant and statutory duties under the Housing (Wales) Act 2014. The strategy has been informed by a comprehensive Needs Assessment, following consultation with a range

of stakeholders including citizens that use our homelessness services and have received our support. The overarching aim is to end homelessness in our county.

Our priority in implementing this strategy will be to deliver person-centred, timely interventions to, wherever possible, prevent homelessness. When homelessness does occur we will endeavour to make it as short as possible with the right level of support put in place to end homelessness. We will ensure the risk of entering into a cycle of homelessness is mitigated against at every opportunity.

## **1b. Legislative and policy context Nationally**

The strategy satisfies the existing statutory requirements in the Housing (Wales) Act 2014. In developing it, the Local Authority has reviewed the current Housing and Homelessness Strategy, incorporating the relevant aims and priorities. Denbighshire County Council's Housing Support Programme Strategy, is underpinned by the following national legislation and policy:

- Housing (Wales) Act 2014
- Well-being of Future Generations (Wales) Act 2015
- Social Services and Well-Being (Wales) Act 2014
- The Mental Health Act 2014
- Violence against Women, Domestic Abuse and Sexual Violence (Wales) Act 2015
- Housing Support Grant Practice Guidance
- Equalities Act (Wales) 2010
- Allocation of Housing and Homelessness (Eligibility) (Wales) Regulations 2014
- Welsh Government's Code of Guidance for Local Authorities on the Allocation of Accommodation and Homelessness, 2016
- National Pathway for Homelessness Services to Children, Young People and Adults in the Secure Estate

- Preventing Homelessness and Promoting Independence: A Positive Pathway to Adulthood
- The Homelessness (Suitability of Accommodation) (Wales) Order 2015
- Renting Homes (Wales) Act 2016

At a local level, this strategy contributes to the following areas of work:

- Denbighshire County Councils' Corporate Plan 2017 - 2022
- Denbighshire County Council Housing and Homelessness strategy 2021- 2026
- Denbighshire's Local Housing Market Assessment 2019
- Housing Revenue Account

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## 2. Needs assessment.

Welsh Government's Housing Support Programme requires all local authorities in Wales to carry out a full assessment of needs in the local area every four years.

The 2021 Needs Assessment has been used to inform and shape the services we will provide and how we will deliver them.

Provide a link to the 'Statement of Need' document once published 31/03/2022

### 2a. Needs assessment Process

A range of engagement techniques and research were used to gather and analyse data to determine Denbighshire's Needs Assessment and focussed around the vision of:

***Everyone is supported with pride to live in homes that meet their needs, within the vibrant and sustainable communities Denbighshire aspires to***

The process included extensive consultation with a wide range of stakeholders including citizens who use / or have used homelessness services, Housing Support Grant delivery partners including Third Sector Organisations and Registered Social Landlords as well as Public Sector Bodies such as Probation Service, Police and Betsi Cadwaladr University Health Board. This was also supported by statistics and data from Denbighshire's Statutory Homelessness Service and the Housing Support Grant single pathway.

Key sources of information used to inform the Needs Assessment are listed below:

- Denbighshire's Affordable Housing Prospectus
- Denbighshire's Local Housing Market Assessment 2019
- Wellbeing of Future generations assessment for Conwy and Denbighshire Public Service Board

- Denbighshire Housing and Homelessness Strategy – 2021 - 2026
- Homelessness statistics and housing data
- Welsh index of deprivation
- Regional VAWDASV needs assessment
- Supporting people Outcomes Data
- Health overview for Denbighshire
- Data from Children’s Services
- The Looked After experience, Denbighshire

## 2b Key Findings

Following consultation, the need to provide a more robust Early Intervention and Prevention Service was clearly identified as a priority need to reduce the numbers of households having to enter statutory homelessness services. This was supported by the need to ensure that there is a range of community based support services working closely with those households who do become homeless to support them to obtain and keep a permanent tenancy and reduce the risk of becoming homeless again.

A key finding within Denbighshire is the need to move away from the reliance on unsuitable Bed & Breakfast style emergency accommodation and move towards providing better quality, well supported temporary emergency accommodation. It was identified that single people under the age of 35 are most likely to be accommodated in Bed & Breakfast style accommodation for significant periods of time. This is due to the shortage of suitable properties at affordable rates, combined with reduced rates of Housing Benefit thus preventing them obtaining and securing permanent tenancies.

The two main elements of support that were identified as a priority was the need to deliver more accessible mental health and family support provision regardless of when an individual or household accesses homelessness services.

## 2c Conclusion

In summary the Housing Support Needs Assessment outlines the current needs and future demand for homelessness services. It sets out the strategic planning requirements to ensure effective commissioning and procurement of value for money housing support grant services, to ensure the right outcomes are achieved to support the needs of Citizens accessing the service.

Whilst Denbighshire County Council have some provision within the county it is clear from all the evidence collated in the assessment that further investment is needed in the following areas.

### **1. Single homeless citizens under 35**

Denbighshire's single household population is projected to increase by 0.8% per annum from 2011 – 2033. Single person social housing in Denbighshire equates to 12.9% of the stock, current demand for single person accommodation outweighs supply with 43.9% of people on the waiting list in need of this type of accommodation, this is also mirrored in homelessness presentations.

### **2. Mental Health and support needs are increasing, anxiety and depression being most reported**

Mental Health support is magnified when looking at citizens presenting as homeless. To address this Denbighshire have restructured the homelessness team to include designated mental health/substance misuse provision and a Counsellor/ Counselling Service, however on-going reviewing of service provision is required to fulfil the needs of increasing mental physical and health, complex needs, decreasing access to services, and the potential shifts in demographics.

### **3. Young homeless people aged 16/17 yrs old and care experienced children with complex needs**

The demand for support from Children's Services is high with a small group of complex young people who do not manage to sustain temporary accommodation or supported housing.

In Denbighshire, from April 2019 to March 2021 there were 947 referrals from Children's Services for young people needing support of which 123 were 16 and 17 year olds. These young people presenting as homeless or with support needs have been found to have

numerous complexities and this is currently an unmet need for a small group of the most complex young people with a duty to be accommodated and supported.

#### **4. Citizens leaving the secure estate, short terms repeat sentences and high risk offenders**

In 2019 Denbighshire had 91 ex-offenders apply for assistance, this more than doubled to 202 in 2020. There is a gap for repeat offenders on a short term sentence who need ongoing support and high risk cases where accommodation is incredibly challenging to source.

#### **5. Women fleeing domestic abuse**

Support needs are reported to be more complex, often with multiple support needs like mental health and addictions as well as domestic abuse.

#### **6. Older people (over55) with support needs**

There is an emerging theme of over 55s presenting to the homelessness prevention Pathway with support needs relating to their tenancies. Numbers presenting as homeless remain low.

### **Issues and Challenges**

Emergency and temporary accommodation is a priority for Denbighshire with single person accommodation a top priority. There is an imbalance between single person accommodation and the numbers of single people presenting as homeless and staying in temporary accommodation for significant periods of time. To address the issue Denbighshire have begun working to the Rapid Rehousing Model which will offer varied support levels to ensure households presenting get the correct support when its needed. The majority of households helped with Rapid Rehousing will be singles reinforcing the aim to develop smaller permanent accommodation within sustainable communities. The need is in the North of the County.

Denbighshire has identified council owned property and this will help ensure that we transition suitable affordable emergency accommodation. This will allow households to work and have the level of support needed to end homelessness through the rapid rehousing model.

### **Early Intervention and Prevention**

In order for homelessness in Denbighshire to be rare, brief and non-recurrent, we need to look at early intervention and prevention, or up steam. To fully understand this a 2-minute video is provided below.

<https://www.youtube.com/watch?v=OGj0jHXk1W8>

Denbighshire will prioritise targeted prevention.

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## 3. Strategic priorities

Denbighshire County Council have agreed the following strategic priorities for the delivery of both the Housing Support Grant (housing related support) and Statutory Homelessness Prevention duties, in line with the needs assessment, stakeholder engagement, and wider corporate and Welsh Government policy, consultation, and Guidance. Specific details of the strategic priority action plans are detailed in Annex A.

The Councils socioeconomic duty has identified through the needs assessment emerging themes of homelessness presentations; particular attention is given to ensure that all of the strategic priorities will be fully inclusive of such increasing presentations such as but not exhaustive to; young people; women fleeing domestic violence; ex-offenders; under 35's; over 55's; persons suffering mental health issues.

### Priority 1 – Adopt Rapid Rehousing Approach

The aspiration is to achieve the provision of a real transformation in the typical homelessness journey for households, reducing trauma and aiding their resettlement into a secure tenancy following a homeless episode, ensuring that the episode is as short a period as possible. Balancing the citizens short term needs whilst safeguarding the ability for sustainable plans for their long term needs. Ensure that plans account for the current and future demographic make-up of homelessness presentations such as the current high demand for single person accommodation.

It is recognised that strategic priorities 2- 7 are key to the successful delivery of the Rapid Rehousing approach and the progressive realisation to fulfil the right to adequate housing for all.

In line with Welsh Government policy and recommendations develop the Rapid Rehousing Transition Plan for September 2022 as per Annex B.

### Priority 2 – Provide a targeted Prevention Service

Early intervention is a recognised approach to preventing homelessness as laid out in the Housing (Wales) Act 2014. It is foreseen that there is the need to develop and strengthen our support offer around early intervention to prevent homelessness, so that we can identify and

engage with people much earlier on to prevent any risk factors/problems from escalating. This focused early intervention project will be a key part of this work. The project to offer a robust early intervention model, which is assertive and proactive, acting early to prevent homelessness problems or at least prevent them from worsening will help the council achieve its objectives.

### **Priority 3 – Secure Council owned emergency and temporary accommodation**

Work collaboratively with community housing and strategic housing group to secure the in house provision of good quality emergency accommodation to temporarily house homeless citizens and have reduced reliance on using bed & Breakfast type establishments. A service that will provide the support required to ensure that the period of homelessness is rare, brief, and unrepeated, and it provides the support they require so that they are ready to take the next step back into independent living in their own home.

### **Priority 4 – Strengthen the provision of multi-disciplinary support services**

Provision of multi-disciplinary support is providing the additional requirements often associated with homelessness presentations, the service needs to target those in need of such support and develop key performance indicators to drive the effectiveness of the multi-disciplinary approach. The service will seek to place the individual at the centre and work together in a trauma informed way with the involvement of people with an interest in achieving the well-being goals, allowing those people to reflect the diversity of the Citizens facing homelessness. Ensuring that the characteristics, culture, beliefs, and dignity of the Citizens are fully respected as laid down in the overarching duties within the Social Services and Well-being (Wales) Act 2014.

Ensure that quality and performance activity and monitoring operationally informs where there are gaps in service provision and that homelessness profiling provides accurately detailed information, targeting such areas to improve the person centred approach of multi-disciplinary working. As the strategic priorities develop regular reviewing of the support services will take place ensuring that the service model is current in line with requirements of individuals and that gaps in such provision of mental health and/or substance misuse are strengthened. In

addition, ensure that investment in the service develops resilience within the workforce to facilitate effective recruitment and retention of staff.

## **Priority 5 – Increase community based support services**

Work collaboratively and in partnership with third sector and voluntary organisations to promote independence to individuals experiencing or facing homelessness, promote their health and wellbeing through exercise programs and developing general life skills, such as cooking and the use of ICT. Ensuring that an integrative approach is adopted in reaching common well-being goals whilst promoting social inclusion and working towards less reliance on statutory service interventions.

## **Priority 6 – Increase access to sustainable accommodation**

Develop access to the private rented sector, working with landlords to maximise resources, create enterprising solutions, working with the councils Community Housing team and Registered Social Landlords, utilising existing work programmes and strategies to deliver additional social rented units to provide permanent homes to meet the identified need either through construction or repurposing of existing stock. Further access funding and initiatives where possible to support individuals maintain tenancies or find suitable accommodation when faced with Homelessness such as but not limited to Wales PRS Leasing.

## **Priority 7 – Strengthen Tenancy support services**

Strengthen tenancy support service, working with the Council Community Housing, RSL's, and private rented sector tenants to support the Local Authority's corporate priority: "Housing – everyone is supported to live in housing to meet their needs". The tenancy support team will provide housing related support to individuals and their families who are dealing with crisis or potential crisis that may threaten their tenancy, by fully understanding the barriers to maintaining healthy tenancies, working with individuals to ensure that the right level of support is being provided at the appropriate time of need. In addition, look beyond the housing situation at the time support closes, develop a longer term view of tenancy sustainability to assess and understand how successfully programs of support give the Citizens the skills to access mainstream support in sustaining their tenancies.

## 4. Stakeholder Engagement

As well consulting with internal partners and services in the process of developing the strategy, consultation has been undertaken in line with the duties set out in the Future Generations (Wales) Act 2015 and the five ways of working.

### 4a. Stakeholders engaged with

The following Partners, Agencies and wider stakeholders have been consulted with:

- BCUHB – Substance Misuse Services
- BCUHB – Community Mental Health Services
- Probation Service
- North Wales Police
- DCC Adult Social Services\ Community Resource Teams
- DCC Complex Disabilities
- DCC Intensive Family Support
- CCBC / DCC Housing First
- DCC Community Housing
- DCC Housing Development
- HSG support providers
- Homelessness Service Users (Citizens)

The following sources of engagement where used:

- North Wales HSG Service User questionnaire accessed via:  
<https://www.conwy.gov.uk/sep/snap/hsgstrategy/user/en/>  
<https://www.conwy.gov.uk/sep/snap/hsgstrategy/user/cy/>
- North Wales HSG Provider questionnaire accessed via:  
<https://www.conwy.gov.uk/sep/snap/hsgstrategy/provider/en/>  
<https://www.conwy.gov.uk/sep/snap/hsgstrategy/provider/cy/>

- Denbighshire County Council Homelessness Prevention Strategy Stakeholder Questionnaire.
- Feedback from internal request for responses on the Welsh Government “ending homelessness” consultation 12<sup>th</sup> November 2021.

## 4b Stakeholder feedback

Regionally each local authority across North Wales worked collectively to consult with both service users and service providers to inform and shape their Housing Support Grant strategy. Two questionnaires were designed; one for citizens receiving housing support grant funded services and another to Providers that receive housing support grant funds to deliver support. A further localised questionnaire was developed specifically for partner organisations and internal council departments.

The questionnaires were sent out at the same time for responses providing a four-week consultation period. A further consultation was completed once our Strategy was complete. The service user questionnaire had the option to be completed online or paper copy, the provider questionnaire was online only.

Denbighshire received 125 responses from citizens, and 22 responses from providers, and 5 from partners.

The most common themes from citizens were:

- 30% stated they didn't know how to access support.
- Citizens suggested social media should be used to raise awareness of support services available.
- Over 50% would like to have support over the phone or virtually
- 75% stated they had no barriers to accessing support virtually or by phone, the remainder stated various barriers to virtual support such as being unable to afford top up, they don't know how to work the internet, disability, blind or hard of hearing.
- Public transport was a reason given for not wanting face to face support. “cheaper to travel round London on the Tube than rural Denbighshire” and an infrequent bus service.
- Citizens feel they cannot afford private rented housing; this leaves citizens feeling demotivated
- Just under 50% stated they had a disability

- Of the 125 responses 75 were under 35 years' old
- Of 104 responses, 16 said they are a different gender to what was assigned at birth.
- Of 123 responses, 70 citizens are single and not in a relationship

The most common themes identified from support providers were:

- There is an increase in complex needs, resulting in crisis intervention.
- Access to Housing Support Grant funded services could be improved.
- Providers are supportive of delivering support face to face or virtually to suit citizen's preference.
- It is felt there is a lack of capacity in Mental Health services, which is resulting in providers filling the gap and providing more wellbeing support to often complex cases which has an impact on staff.
- Since the pandemic providers felt citizens were presenting with multiple needs including mental health and substance misuse, as well as an increase in domestic abuse cases
- Lack of social housing and private rented properties is sited as the biggest barrier to moving people on from supported and temporary accommodation and is also the greatest perceived barrier to Rapid Rehousing.
- Some providers are having recruitment issues due to a lack of job security, reward, pay, recognition and longevity on offer.
- There is a need to increase the provision of multi support services to work with individuals with severe needs and more knowledge around domestic abuse.
- Providers want Denbighshire to prioritise rapid re-housing, early intervention homeless prevention, and therapeutic support.

Themes identified from partners and internal council departments were:

- Concern over the lack of access to housing and the building of affordable housing.
- Lack of service provision for those with more complex needs, such as Learning Difficulties and how they often fall between the gaps.
- Compatibility checks on shared accommodation can cause delays in securing tenancies especially when dealing with more complex needs.

- The supply of accommodation does not meet some of the greatest need such as single people. There are 750 single people registered for social rent housing but we only have a supply of 60 one bedroom homes in total from all social landlords on average each year.
- Issue with Homelessness staff – retaining them and recruiting – many vacancies are attracting no applicants or poor quality applicants.
- There will always be a lag with development – planning process, infrastructure and building the homes – the move towards more modern methods of construction could reduce lag but not eliminate it.
- Improvement is required by increasing the level of support provided to social landlords through the Social Housing Grant scheme both in terms of amount available and the intervention rate applied as these are currently inadequate to enable additional permanent social housing to be delivered on the scale required.

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## 5. Impact assessments

Denbighshire County Council are committed to celebrating diversity and promoting equality in everything we do, to improve the quality of life for everyone living, working and visiting Denbighshire.

Our vision of the future for the council was developed in partnership with local communities and partners. Our strategic aim is to be a high performing council, closer to the community.

Our Corporate Plan incorporates our equality, diversity and human rights activities taking place throughout the council. Equality and diversity is embedded throughout all our services in the Council.

Legislation requires us to provide a new Strategic Equality Plan (SEP) every four years, even if it has been incorporated into another plan. Our equality objectives within the Corporate Plan will therefore be developed through engagement with our communities; reviewed in terms of what local data informs us about inequalities; and in response to recommendations made by the Equality and Human Rights Commission in a document called 'Is Wales Fairer? 2018'. Once these new interim strategic equality objectives have been considered, consulted upon and agreed on, they will run in tandem with the Corporate Plan (which focussed on community led dialogue and consultations with our 'County Conversation' engagement), in the form of an Interim Strategic Equality Plan and will also be incorporated into the next Corporate Plan 2022 to 2027.

Our current priorities are:

- **Housing:** Everyone is supported to live in homes that meet their needs;
- **Connected Communities:** Communities are connected and have access to goods and services locally, online and through good transport links;
- **Resilient Communities:** The Council works with people and communities to build independence and resilience;
- **Environment:** Attractive and protected, supporting well-being and economic prosperity; and



- **Young People:** A place where younger people will want to live and work and have the skills to do so.

As part of the strategic planning process, we have undertaken appropriate impact assessment of the strategy, particularly in relation to the strategic priorities identified at within section three of the strategy.

## 5a Impact assessment process

Denbighshire County council have established a new and innovative approach to impact assessment. We want to be sure that we consider the impact of proposals on a range of issues. Our new approach, the 'Well-being Impact Assessment', has been designed to assess the likely impact of proposals on the social, economic, environmental and cultural well-being of Denbighshire, Wales and the world. It integrates requirements to assess impact on equality, the Welsh language, environment, economy, health, and so on.

The Well-being Impact Assessment highlights any areas of risk and maximises the benefits of proposals across all of these issues, including equality. It helps us to ensure we have considered everyone who might be affected by the proposal. It also helps us to meet our legal responsibilities under the general equality duties (Equality Act 2010, inclusive of the Socio-economic Duty, within this Act), the Welsh Language Standards, the Well-being of Future Generations (Wales) Act 2015 and access to information legislation. There is also a requirement under Human Rights legislation for Local Authorities to consider Human Rights in developing proposals.

Our approach to impact assessment will help us to strengthen our work to promote equality. It will also help to identify and address any potential negative or disproportionate impacts before introducing something new or changing the way we work.

**Assessment Number 997 - Housing Support Programme Strategy, Well-being Impact Assessment Report**

Include reference to the Children's Rights Impact Assessment and conclusion from this.

## 5b Key findings

The Sustainability of the wellbeing impact assessment scored 3 stars out of 4 with an overall scoring of 33 out of 36.

The assessment provided a summary for each Sustainable Development principle:

### **Long term**

The strategy is based upon "ending Homelessness in Wales" it is written under Welsh Government guidance, it deals directly with Citizens who find themselves in this position, it clearly deals with the short term issues, however also focusses on the sustainability of long term goals, climate change is considered although is not directly influenced within the strategy.

### **Prevention**

The strategy is all about finding new ways to promote resilience and independence, the very nature of homelessness often comes with a high level of personal resilience for the citizens it just needs channelling in a positive way. The preventative work is designed to prevent reliance on public services and give Citizens the choice and control at an earlier stage of their experience.

### **Integration**

The strategy supports corporate priorities, Housing, Connected Communities, Resilient Communities, Environment, and Young People and can be demonstrated within the strategy 7 priorities: rapid rehousing, prevention services, securing accommodation, strengthening Multidisciplinary services, community based support, sustainable accommodation, and tenancy support.

## Collaboration

The Strategy clearly focusses on collaboration and whilst the core homelessness service in a statutory provision ending homelessness is not a unilateral approach, Collaboration from partners is key in understanding the issues faced and what solutions all partners can provide. One such collaborative approach is the employment of specialist substance misuse workers from the Local Health Board and integrating them into the team to provide timely and effective interventions to support individuals faced with homelessness.

## Involvement

The strategy is based upon the long term goal of ending homelessness, through involvement, collaboration, and integration of in house services, support providers, citizens, partners such as the Local Health Board, prisons and Probation services and community based support, all looking to provide preventative programmes to alleviating homelessness. Without the principles of public engagement, the strategy would not achieve its intentions, engagement consultation and participation are all key to understanding the issues that face the Homeless.

A Summary of the Impacts demonstrates:

## Well-being Goals

- A prosperous Denbighshire
- A resilient Denbighshire
- A healthier Denbighshire
- A more equal Denbighshire
- A Denbighshire of cohesive communities
- A Denbighshire of vibrant culture and thriving Welsh language
- A globally responsible Denbighshire

## Main conclusions and evidence to support the Well-being Impact Assessment

The wellbeing impact assessment clearly demonstrates that the Housing Support Programme Strategy and its function to end homeless has a positive affect across all areas of the well-being goals, the short term goals are key to the sustainability of the long term goals. The strategic priorities provide equality, diversity and respect to vulnerable Citizens faced with the prospect or are homeless.

- We have consulted published research or guides that inform us about the likely impact of the proposal
- We have involved an expert / consulted a group who represent those who may affected by the proposal
- We have engaged with people who will be affected by the proposal

Within the wellbeing Impact Assessment there is an optional GDPR impact assessment option, whilst the operational data is subject to the legislation the strategy in itself is not, therefore the option to complete such impact assessment was not completed.

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## 6. Implementing, monitoring, and reviewing the Strategy

### 6a. Working with partners

The council will work with Partners to ensure that the strategy and action plans are implemented and monitored accordingly, and to review and revise any plans where necessary based upon performance evaluations.

- BCUHB Substance Misuse Service
- BCUHB Community Mental Health Service
- HMPPS
- All HSG Support Providers
- DCC Housing and Homelessness Strategic Group
- DCC Community Housing
- DCC Adult Social Services
- DCC Children's Social Services

### 6b. Funding sources

The following funding streams will be used to implement the strategy:

- Housing Support Grant (HSG)
- Core Funding (statutory service provision)
- Homelessness Health and Wellbeing fund (BCUHB)
- Need to Check on Youth / Childrens Services.

## 6c. Monitoring, reviewing and evaluation arrangements

In order to meet our commitment to deliver the seven strategic priorities we need to ensure that together with partners, we have the skills, services, resources and infrastructure for the delivery of the Strategy's objectives, maximising the available funding sources to deliver on the plan.

To achieve the strategic priorities and objectives an action plan (ANNEX A) has been developed in partnership with partners and stakeholders, to outline key actions to be delivered over the lifetime of this strategy.

The Homelessness and Housing strategic group will be involved in the delivery and monitoring of this homelessness strategy and action plan. The group, meets on a bi-monthly basis and provides a joint approach to tackling homelessness by information sharing, improving joint working and contributing to the delivery of the Homelessness Strategy action plan. The action plan will be governed and monitored by the senior management across Community Support Services and Community Housing, which will ensure both effective governance arrangements, alongside a coordinated and comprehensive approach to the prevention of homelessness.

A joined up partnership approach is critical to delivering the ambitious and innovative plans detailed within this strategy and meeting Denbighshire's vision for homelessness.

Within the Core team a function has been created to monitor all performance data in order to support the strategic priorities, audit actions, and operational plans, and to ensure that the most effective and timely service is provided. Monitoring data over and above statutory requirements will be a specific operational plan which will be monitored and reviewed on a regular basis.

## 7. Annex A Strategic Priorities Action Plan

Date and Operational Plans to be revised

### 7.1 Priority 1 – Adopt Rapid Rehousing Approach

Sub section	Detail	Delivery Action/s	Timescales	Lead Person/s
7.1.1	Develop Transition plan	In line with WG guidance.	Draft June 2022 Completed/ published September 2022	Service Manager / Strategic Lead

### 7.2 Priority 2 – Provide a targeted Prevention Service

Sub section	Detail	Delivery Action/s	Timescales	Lead Person/s
7.2.1	Tender for Early intervention project		March 2022	Strategic Lead

### 7.3 Priority 3 – Secure Council owned Temporary accommodation

Sub section	Detail	Delivery Action/s	Timescales	Lead Person/s
7.3.1	Epworth Lodge, 8 bed family accommodation		Feb 2022	Housing Development Manager
7.3.2	24 Bed mixed Accommodation		March 2023	Housing and Homelessness strategic group

### 7.4 Priority 4 – Strengthen the provision of multi-disciplinary support services

Sub section	Detail	Delivery Action/s	Timescales	Lead Person/s

7.4.1	Critical Time Intervention Team	Bring current 3 x staff from Housing first. Recruit Team Leader.	Feb 2022	Service Manager / Team Manager
7.4.2	Assess overall effectiveness of Social work provision and identify further support required across team	Assess the need for additional Social Worker  3 <sup>rd</sup> year 100 day placement to increase SW capacity	June 2022	Team Manager / Social Worker
7.4.3	Substance Misuse / Mental Health Service	Recruitment of BCUHB staff and implementation of service	Implementation Jan 2022 onwards	Service Manager / Team Manager
7.4.4	Counselling Service Development	Look at use of 4 <sup>th</sup> year students for 2 x 100hr placements, and the need for Counselling support practitioner	June onwards 2022	Team Manager / Counsellor
7.4.5	Outcome focussed quality and performance monitoring	Implement monitoring systems to ensure that quality information is informing decisions and service provision.	Jan 2022	All Team Management Involvement



7.4.6	Criminal Justice pathways	Ensure that a robust system is in place to monitor pathways and develop early intervention process	June2022	Service Manager / Team Manager
7.4.7	Housing First	Develop partnership from Conwy Denbighshire to include Flintshire	Jan 2022	Service Manager / Housing First Manager
7.4.8	Support Hub / triage centre	Develop multi-disciplinary support hub / Triage centre in line with in house TA	Qtr 2 2023	Service Manager Team Manager Strategic Lead
7.4.9	Life skills training	Ensure that robust plans are in place for more holistic support for Citizens	2023	Team Manager Team
7.4.10	Staff Training	Develop a training needs analysis framework for the MDT including Housing (Wales) Act & Social Services Wellbeing (Wales) Act	2022/23	Team Manager
7.4.11	Support Pathways	Develop robust internal pathways for support with indicative parameters for HPO/HSP/CTI/ HF provider pathway support	2022/23	Service Manager Team Manager Strategic Lead Housing First Manager

7.4.12	Delivery Model	Regular review of the delivery model of the MDT approach	Annual	Principal Manager Service Manager Team Manager Team Leaders
7.5 Priority 5– Increase community based support services				
Sub section	Detail	Delivery Action/s	Timescales	Lead Person/s
7.5.1	Community Wellbeing activity – Gym access	Implement grant funding from BCUHB Wellbeing fund	2022 / 23	Homelessness Support Practitioner Team
7.5.2	Develop links with organisations	Provide ICT provision to support Citizens access benefit applications etc.	2022/23	Homelessness Support Practitioner Team
7.5.3	Support third sector / voluntary projects	Food Bank to cook your self-project	2022/23	Homelessness Support Practitioner Team
7.5.4	Support third sector / voluntary projects	Support the development of volunteering / work placements	2022/23	Service Manager Team Manager
7.6 Priority 6 – Increase access to sustainable accommodation				
Sub section	Detail	Delivery Action/s	Timescales	Lead Person/s
7.6.1	Debt management	Use of CAD to deliver support where tenancy arrears are occurring	2022	Service Manager Team Manager
7.6.2	Rent Guarantee schemes	Develop a scheme to provide early support to PRS tenancy	June 2022	Service Manager

7.6.3	Wales PRS Scheme	Adopt the all Wales PRS scheme.	Date to be Announced	
7.7 Priority 7 – Provide Tenancy support services				
Sub section	Detail	Delivery Action/s	Timescales	Lead Person/s
7.7.1	Accommodation support Officers Community Housing	TBC		Service Manager Community Housing Lead
7.7.2	Accommodation Support Officers private Landlords	TBC		Service Manager Community Housing Lead

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## 8. Annex B Rapid Rehousing Transition Plan

To be completed September 2022 (draft June 2022) HSPr strategy document to be amended on completion

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9. Annex C Glossary of Terms	
Term	Definition
CAD	Citizens Advice Denbighshire
CBCC	Conwy Borough County Council
CTI	Critical Time Intervention
BCUHB	Betsi Cadwaladr University Health Board
DCC	Denbighshire County Council
EA	Emergency Accommodation
FCC	Flintshire County Council
HF	Housing First
HMPPS	Her Majesties Prison and Probation Service
HPO	Homelessness Prevention Officer
HSG	Housing Support Grant
HSP	Homelessness Support Practitioner
HSPr	Housing Support Program
ICT	Information Communications Technology
LA	Local Authority
MDT	Multi-Disciplinary Team
NWP	North Wales Police
PRS	Private Rented Sector
SHG	Social Housing Grant
TA	Temporary Accommodation
WG	Welsh Government

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<b>Report to</b>	Cabinet
<b>Date of meeting</b>	15 <sup>th</sup> February 2022
<b>Lead Member / Officer</b>	Councillor Bobby Feeley / Catrin Roberts (Regional Collaboration Team)
<b>Report author</b>	Catrin Perry / Siobhan Gothorp (Regional Collaboration Team)
<b>Title</b>	Regional Memory Assessment Support Service Invitation to Tender (ITT) – Award of Contracts.

## 1. What is the report about?

- 1.1. The report is seeking Cabinet approval for the Council to award three contracts following the completion of an Invitation to Tender (ITT) for the 'Regional Memory Assessment Support Service'.

## 2. What is the reason for making this report?

- 2.1. The three contracts combined have a potential total value of up to £3.36 Million (i.e. £672,000 / Annum over a potential 5-year period).
- 2.2. A decision is required on the Council accepting three tenders and rejecting one tender submitted for the 'Regional Memory Assessment Support Service'.

## 3. What are the Recommendations?

- 3.1. That Cabinet approve the acceptance of the tenders submitted by three suppliers and to reject the tender submitted by one supplier for the reasons detailed within the 'Contract Award Recommendation Report' (Appendix 1).
- 3.2. That Cabinet confirms that it has read, understood and taken account of the 'Well-being Impact Assessment' (Appendix 2) and the 'Commissioning Form' (Appendix 3) as part of its consideration.

## **4. Report details**

- 4.1. Cabinet gave its approval for the Council to act as the Lead Commissioner for the 'Regional Memory Assessment Support Service' ITT at the Cabinet meeting held on 23<sup>rd</sup> November 2021, acting on behalf of the six Local Authority partners and Betsi Cadwaladr University Health Board (BCUHB) as part of the North Wales Social Care and Well-being Services Improvement Collaborative.
- 4.2. The Council issued the ITT for 'Regional Memory Assessment Support Service' the on 2<sup>nd</sup> December 2021. The closing date for tender submissions was 13<sup>th</sup> January 2022.
- 4.3. Three bidders submitted tenders for the 3 x Lots offered as part of the ITT. One bidder submitted tenders for 2 x Lots offered, with the other bidders submitting tenders for 1 x Lot each.
- 4.4. Tenders were received for each of the Lots offered. The ITT had, therefore, succeeded in attracting tenders for all of the Lots offered.
- 4.5. The tenders submitted were evaluated against the prescribed evaluation methodology that was issued with the ITT.
- 4.6. The Award Recommendation Report, given in Appendix 1, details the evaluation of each tender submission and makes recommendations regarding contract award against each Lot.

## **5. How does the decision contribute to the Corporate Priorities?**

- 5.1. Awarding the three contracts will enable the six Local Authority partners and BCUHB to engage with three external organisations to establish the 'Regional Memory Assessment Support Service' across the region.
- 5.2. Establishing the 'Regional Memory Assessment Support Service' across the region will support the partners to meet the key objectives of the Welsh Government 'Dementia Action Plan for Wales 2018 – 2022' that seeks to establish a dementia friendly nation through knowledge, understanding and support around dementia.



- 5.3. Establishing a 'One Stop Shop' / 'Universal' approach that enables individuals to access information, advice, guidance and support relating to memory loss concerns, and for those that have been diagnosed with dementia to be able to access a universal support pathway, is a priority of both 'The North Wales Dementia Strategy (March 2020)' and the 'North Wales Regional Plan (Area Plan)'. Establishing the 'Regional Memory Assessment Support Service' will enable individuals to access the services they require in a timely and consistent manner across North Wales.
- 5.4. There is a legal duty in the 'Social Services and Well-being Act 2014' for Regional Partnership Boards to prioritise the integration of services in relation to older people with complex needs and long term conditions, including dementia.
- 5.5. The 'North Wales Dementia Strategy (March 2020)' sets out how we will work towards integrated dementia services in North Wales. It has been developed jointly by the six North Wales Local Authority partners and BCUHB supported by Public Health Wales, Bangor University and other partners.

## **6. What will it cost and how will it affect other services?**

- 6.1. In accordance with the guidance given by Welsh Government, the Project Team has allocated the following budgets for each aspect of the service:
  - Lot 1: Provision of a regional pre-assessment and post-diagnosis support (i.e. Information, advice, guidance + support through the Memory Assessment Pathway): £360K / Annum;
  - Lot 2: Regional Identifiers (i.e. Identifying and supporting those diagnosed in other health settings): £112K / Annum;
  - Lot 3: Provision of Regional Dementia Centres (i.e. physical points of access to services and information, advice + guidance within the community): £200K / Annum.
- 6.2. The funding for the services is new and recurring funding that has been awarded to the 'North Wales Regional Partnership Board (RPB)' by Welsh Government for the purpose of developing an enhanced regional approach to supporting individuals who have memory issues / concerns or dementia at the pre-assessment and post-diagnosis stages.

- 6.3. There are no additional costs to the Council or the Partners for the management of the 3 x contracts. Existing members of staff from the Regional Collaboration Team will provide project management and contract management support going forward.
- 6.4. The implications for other services is that the 'Regional Memory Assessment Support Service' will improve and increase the current provision in place across North Wales by providing a single / uniform pathway for partners and other services to follow across the region, and create equitable access to services for people with memory issues, dementia and their family / carers.

## **7. What are the main conclusions of the Well-being Impact Assessment?**

- 7.1. The Well-being Impact Assessment was completed and reviewed by the Regional Collaboration Team and undertaken at initial and ongoing planning stages.
- 7.2. The pathway will deliver regional services that are efficient, effective and equitable for the population with dementia and their carers.
- 7.3. The pathway will remove the duplication identified enabling effective use of funding and service provision delivery.
- 7.4. The pathway will ensure individuals will be provided pre and post diagnosis support across the region.
- 7.5. The pathway will provide additional service provision in pre diagnosis support to support health improvements and outcomes.
- 7.6. The pathway will provide contractual collaborative and integrated working processes between providers.
- 7.7. The pathway will support protected characteristics and provide support in the Welsh Language and / or language of choice.
- 7.8. The funding is recurrent and managed regionally, thereby ensuring sustainability of the project.

## **8. What consultations have been carried out with Scrutiny and others?**

- 8.1. Members of the North Wales Regional Partnership Board (RPB) were consulted when application to Welsh Government was submitted for the purpose of developing an enhanced regional approach to supporting individuals who have concerns over memory loss at the pre-assessment and post-diagnosis stages. The submission has been approved and well received by the North Wales Leadership Group and the RPB. The Project Team will report on progress to the RPB.
- 8.2. The North Wales Leadership Group will provide governance and scrutiny of the project.
- 8.3. The Project Team will provide quarterly reports to the Leadership Group.

## **9. Chief Finance Officer Statement**

- 9.1. The Regional Collaboration Team has confirmed that the external funding for the costs of this regional activity has been confirmed by Welsh Government. Denbighshire County Council have a good record of management of regional collaboration project funding which will help ensure that due process is followed. The recommendations are supported.

## **10. What risks are there and is there anything we can do to reduce them?**

- 10.1. The ITT exercise was led by the Denbighshire County Council procurement team in order to ensure due process is followed which is appropriate to the level of the potential contract value. This minimises the risk of challenge.
- 10.2. The risk of legal challenge is shared amongst the Regional Collaboration Partners as per the North Wales Regional Partnership Board – North Wales Regional Commissioning Board Collaboration Agreement 2019 – 2024.

## **11. Power to make the decision**

- 11.1. Contract Procedure Rule 2.7.2 iii requires procurement valued above £2,000,000.01 to be approved by Cabinet.

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# Regional Memory Assessment and Support Service.

## Well-being Impact Assessment Report

This report summarises the likely impact of the proposal on the social, economic, environmental and cultural well-being of Denbighshire, Wales and the world.

Assessment Number:	969
Brief description:	The commissioning of integrated advice and support services across the North Wales region for people requiring pre-assessment and post-assessment support for those with memory issues or concerns and following diagnosis of dementia..
Date Completed:	28/10/2021 10:49:16 Version: 6
Completed by:	Siobhan Gothorp
Responsible Service:	Community Support Services
Localities affected by the proposal:	Whole County,
Who will be affected by the proposal?	Those that have memory concerns, issues and those diagnosed with dementia and their families / carers.
Was this impact assessment completed as a group?	Yes

# IMPACT ASSESSMENT SUMMARY AND CONCLUSION

Before we look in detail at the contribution and impact of the proposal, it is important to consider how the proposal is applying the sustainable development principle. This means that we must act "in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs."

## Score for the sustainability of the approach


 ( 3 out of 4 stars ) Actual score : 31 / 36.

## Summary for each Sustainable Development principle

<b>Long term</b>	<p>This proposal is focussed on providing an integrated, equitable and consistent quality of advice and support service across the region. Requirements for improved joint working across the service pathway and other services will be implemented via the contracted service. This may lead to increased co-location of services and may possibly lead to rationalisation of the buildings occupied by services, thereby reducing the need for office capacity.</p>
<b>Prevention</b>	<p>The proposal seeks to implement a new pathway of delivery for services accessed by those with memory concerns or issues and those diagnosed with dementia and their families / carers + create (where required) and invest in the provision of accessible services across the region that will ensure effective, efficient and equitable delivery across North Wales, reducing waiting times / diagnosis time frames and providing education and support at the pre assessment and post diagnosis stages.</p>
<b>Integration</b>	<p>A contractual accountability for developing integrated services and yearly review, and a review and development of, and investment in, the Memory Assessment Pathway, will ensure effective, efficient and equitable delivery across North Wales, reducing waiting times and providing education and support at the pre assessment and post diagnosis stages.</p>
<b>Collaboration</b>	<p>The project has the full support of the Regional Partnership Board and supports the implementation of the 'North Wales Dementia Strategy'. The Memory Assessment Pathway will be developed with partners and current service providers across the region in a collaborative approach. To ensure collaboration following awarding of the contract(s) the service specification &amp; contract will reinforce, and be monitored on, the collaborative outcomes specified in the contract / service specification.</p>
<b>Involvement</b>	<p>There will be consultation with members of the public &amp; stakeholders at all stages of the project. The aim of the project is to enable those with concerns over memory loss to access support that will support them and their families / carers through their diagnosis and continued journey with dementia. The project aims to implement a uniform approach to providing support and services across the region, whilst being mindful that local needs are understood fully and catered for through consultation.</p>

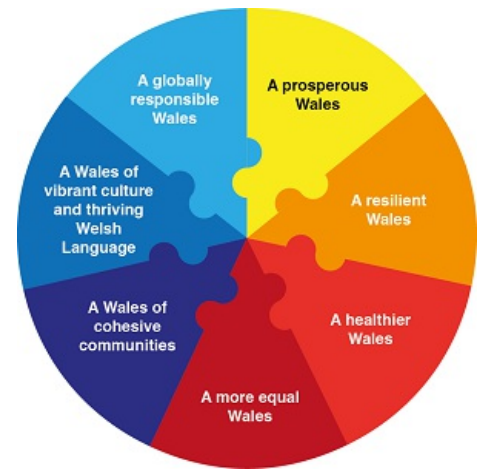
## Summary of impact

### Well-being Goals

A prosperous Denbighshire	Positive
A resilient Denbighshire	Positive
A healthier Denbighshire	Positive
A more equal Denbighshire	Positive



A Denbighshire of cohesive communities	Positive
A Denbighshire of vibrant culture and thriving Welsh language	Positive
A globally responsible Denbighshire	Positive



## Main conclusions

The provision of a uniform and easily-accessible service across the region for those with concerns over memory loss, and those with a dementia diagnosis, will contribute greatly towards people being able to access the support that they need in a timescale and location that better suits their circumstances. A uniform approach to service delivery will provide the foundation for developing the services further over time to meet need. The current delivery of services across the region provides a firm foundation for the further development of good-practice and the sharing of expertise / experience.

## Evidence to support the Well-being Impact Assessment

- We have consulted published research or guides that inform us about the likely impact of the proposal
- We have involved an expert / consulted a group who represent those who may be affected by the proposal
- We have engaged with people who will be affected by the proposal

# THE LIKELY IMPACT ON DENBIGHSHIRE, WALES AND THE WORLD

## A prosperous Denbighshire

<b>Overall Impact</b>	Positive
<b>Justification for impact</b>	The project seeks to provide access to services close to home, thereby reducing the impact of carbon emissions on the environment by reducing the need to use vehicles to travel when accessing support services.
<b>Further actions required</b>	A Project Team has been established to oversee the ITT and implementation of the services post-ITT. The Project Team is made up of representatives from the six Local Authorities and the Betsi Cadwaladr University Health Board. The North Wales Leadership Group will provide governance and scrutiny of the project.

### Positive impacts identified:

<b>A low carbon society</b>	The project seeks to provide access to services close to home, thereby reducing the impact of carbon emissions on the environment by reducing the need to use vehicles to travel when accessing support services.
<b>Quality communications, infrastructure and transport</b>	-
<b>Economic development</b>	The project may develop employment / work placement opportunities within the county and regionally.
<b>Quality skills for the long term</b>	Developing the services will lead to increased understanding and knowledge of memory loss conditions.
<b>Quality jobs for the long term</b>	-
<b>Childcare</b>	-

### Negative impacts identified:

<b>A low carbon society</b>	-
<b>Quality communications, infrastructure and transport</b>	-
<b>Economic development</b>	-
<b>Quality skills for the long term</b>	-
<b>Quality jobs for the long term</b>	-
<b>Childcare</b>	-

## A resilient Denbighshire

<b>Overall Impact</b>	Positive
<b>Justification for impact</b>	The project seeks to provide access to equitable services close to home, thereby reducing the impact of carbon emissions on the environment by reducing the need to use vehicles to travel when accessing support services.

<b>Further actions required</b>	A Project Team has been established to oversee the ITT and implementation of the services post-ITT. The Project Team is made up of representatives from the six Local Authorities and the Betsi Cadwaladr University Health Board. The North Wales Leadership Group will provide governance and scrutiny of the project.
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#### Positive impacts identified:

<b>Biodiversity and the natural environment</b>	-
<b>Biodiversity in the built environment</b>	-
<b>Reducing waste, reusing and recycling</b>	-
<b>Reduced energy/fuel consumption</b>	The project seeks to provide access to equitable services close to home, thereby reducing the impact of carbon emissions on the environment by reducing the need to use vehicles to travel when accessing support services.
<b>People's awareness of the environment and biodiversity</b>	-
<b>Flood risk management</b>	-

#### Negative impacts identified:

<b>Biodiversity and the natural environment</b>	-
<b>Biodiversity in the built environment</b>	-
<b>Reducing waste, reusing and recycling</b>	-
<b>Reduced energy/fuel consumption</b>	-
<b>People's awareness of the environment and biodiversity</b>	-
<b>Flood risk management</b>	-

### A healthier Denbighshire

<b>Overall Impact</b>	Positive
<b>Justification for impact</b>	<p>The whole purpose of the project is to enable those with memory issues and concerns and a diagnosis of dementia (and their family and carers) to have access to readily available support and advice.</p> <p>Being able to access information, assessment and support early (at the pre diagnosis stage and the post diagnosis stage) should contribute towards individuals being reassured that support is available when needed.</p> <p>Those that are identified as having memory issues, but that are not diagnosed with dementia, will be educated in the 5 ways to prevent the development of dementia.</p>

<b>Further actions required</b>	A Project Team has been established to oversee the ITT and implementation of the services post-ITT. The Project Team is made up of representatives from the six Local Authorities and the Betsi Cadwaladr University Health Board. The North Wales Leadership Group will provide governance and scrutiny of the project.
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**Positive impacts identified:**

<b>A social and physical environment that encourage and support health and well-being</b>	The project will develop social and peer support groups within the county and regionally through the 'Dementia Centre' model that will enable a one stop shop for memory concerns, issues and post diagnosis support.
<b>Access to good quality, healthy food</b>	Through the encouragement and promotion of those with memory loss concerns or a dementia diagnosis to follow a healthy diet.
<b>People's emotional and mental well-being</b>	Through the provision of a more coordinated and consistent advice and support service.
<b>Access to healthcare</b>	Through the provision of a more coordinated and consistent advice and support service.
<b>Participation in leisure opportunities</b>	Through the encouragement and promotion of those with memory loss concerns and a dementia diagnosis to access leisure activities.

**Negative impacts identified:**

<b>A social and physical environment that encourage and support health and well-being</b>	-
<b>Access to good quality, healthy food</b>	-
<b>People's emotional and mental well-being</b>	-
<b>Access to healthcare</b>	-
<b>Participation in leisure opportunities</b>	-

**A more equal Denbighshire**

<b>Overall Impact</b>	Positive
<b>Justification for impact</b>	The needs and preferences of all members of the community will be considered through consultation. Services will be tailored locally to suit the needs and preferences of those that need to access the services.
<b>Further actions required</b>	A Project Team has been established to oversee the ITT and implementation of the services post-ITT. The Project Team is made up of representatives from the six Local Authorities and the Betsi Cadwaladr University Health Board. The North Wales Leadership Group will provide governance and scrutiny of the project.

**Positive impacts identified:**

<p><b>Improving the well-being of people with protected characteristics. The nine protected characteristics are: age; disability; gender reassignment; marriage or civil partnership; pregnancy and maternity; race; religion or belief; sex; and sexual orientation</b></p>	<p>The integrated pathway of advice and support service will be open to all members of the community to access. People with protected characteristics will be encouraged to access the services and access to the services will facilitate ease of access to all.</p>
<p><b>People who suffer discrimination or disadvantage</b></p>	<p>Access to the services will facilitate ease of access to all and be monitored via the 'All Wales Dementia Standard' framework for delivery.</p>
<p><b>People affected by socio-economic disadvantage and unequal outcomes</b></p>	<p>Access to the services will facilitate ease of access to all and be monitored via the 'All Wales Dementia Standard' framework for delivery.</p>
<p><b>Areas affected by socio-economic disadvantage</b></p>	<p>Access to the services will facilitate ease of access to all and be monitored via the 'All Wales Dementia Standard' framework for delivery.</p>

**Negative impacts identified:**

<p><b>Improving the well-being of people with protected characteristics. The nine protected characteristics are: age; disability; gender reassignment; marriage or civil partnership; pregnancy and maternity; race; religion or belief; sex; and sexual orientation</b></p>	<p>-</p>
<p><b>People who suffer discrimination or disadvantage</b></p>	<p>-</p>
<p><b>People affected by socio-economic disadvantage and unequal outcomes</b></p>	<p>-</p>
<p><b>Areas affected by socio-economic disadvantage</b></p>	<p>-</p>

<b>Overall Impact</b>	Positive
<b>Justification for impact</b>	The purpose of the project is to provide ease of access to a consistent level of high quality support across the whole region. The project will use Welsh Government funding to build on existing good-practice to deliver improved support to those with concerns over memory loss and a diagnosis of dementia across the region.
<b>Further actions required</b>	A Project Team has been established to oversee the ITT and implementation of the services post-ITT. The Project Team is made up of representatives from the six Local Authorities and the Betsi Cadwaladr University Health Board. The North Wales Leadership Group will provide governance and scrutiny of the project.

**Positive impacts identified:**

<b>Safe communities and individuals</b>	-
<b>Community participation and resilience</b>	Through local and regional consultation directed and overseen nationally by 'Improvement Cymru Wales' and the regional 'Dementia Steering Group'.
<b>The attractiveness of the area</b>	Through the provision of more readily accessible services.
<b>Connected communities</b>	Through the provision of a uniformed service across the region.
<b>Rural resilience</b>	Through the provision of accessible services located in communities across the region.

**Negative impacts identified:**

<b>Safe communities and individuals</b>	-
<b>Community participation and resilience</b>	-
<b>The attractiveness of the area</b>	-
<b>Connected communities</b>	
<b>Rural resilience</b>	

**A Denbighshire of vibrant culture and thriving Welsh language**

<b>Overall Impact</b>	Positive
<b>Justification for impact</b>	The expectation is that a proportion of the staff employed in the services will be fluent in Welsh. Services will be accessible close to home. Ongoing consultation and engagement with local communities will ensure that culture and heritage are catered for in ongoing service delivery.
<b>Further actions required</b>	A Project Team has been established to oversee the ITT and implementation of the services post-ITT. The Project Team is made up of representatives from the six Local Authorities and the Betsi Cadwaladr University Health Board. The North Wales Leadership Group will provide governance and scrutiny of the project.

**Positive impacts identified:**

<b>People using Welsh</b>	Services will be easily accessible close to home. The expectation is that staff employed in the services will be fluent in Welsh.
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<b>Promoting the Welsh language</b>	Services will be easily accessible close to home. The expectation is that staff employed in the services will be fluent in Welsh.
<b>Culture and heritage</b>	Services will be accessible close to home. Ongoing consultation and engagement with local communities will ensure that culture and heritage are catered for in ongoing service delivery.

**Negative impacts identified:**

<b>People using Welsh</b>	-
<b>Promoting the Welsh language</b>	-
<b>Culture and heritage</b>	

## A globally responsible Denbighshire

<b>Overall Impact</b>	Positive
<b>Justification for impact</b>	Services will be locally accessible. Staff working in the services may utilise local services such as shops / cafes to an increased rate, thereby supporting local community based shops, etc. Through the provision of locally-based / locally-accessible services there should be reduced need for people to use vehicular traffic to travel to / from the point of service.
<b>Further actions required</b>	A Project Team has been established to oversee the ITT and implementation of the services post-ITT. The Project Team is made up of representatives from the six Local Authorities and the Betsi Cadwaladr University Health Board. The North Wales Leadership Group will provide governance and scrutiny of the project.

**Positive impacts identified:**

<b>Local, national, international supply chains</b>	Through developing existing and new locally based and accessible services, the project should support this as staff will be working in local communities.
<b>Human rights</b>	Local communities will be able to access localised services.
<b>Broader service provision in the local area or the region</b>	Local communities will be able to access localised services.
<b>Reducing climate change</b>	Being able to access localised services will result in reduced travel.

**Negative impacts identified:**

<b>Local, national, international supply chains</b>	-
<b>Human rights</b>	-
<b>Broader service provision in the local area or the region</b>	-
<b>Reducing climate change</b>	-

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<b>Report to</b>	Cabinet
<b>Date of meeting</b>	15 <sup>th</sup> February 2022
<b>Lead Member / Officer</b>	Cllr Brian Jones (Lead Member for Waste, Transport and the Environment), Cllr Tony Thomas (Lead Member for Housing and Communities), Cllr Julian Thompson Hill (Lead Member for Property & Finance) / Alan Smith (BIM Head of Service & Climate and Ecological Change Programme Senior Responsible Owner), Steve Gadd (Head of Finance & Assets)
<b>Report author</b>	Andrew Cutts (Climate Change Programme Manager)
<b>Title</b>	Proposed scheme of delegated decision making for land acquisition (freehold and leasehold) for carbon sequestration and ecological improvement purposes

## 1. What is the report about?

- 1.1 This report is about introducing a new scheme of delegated decision making for land acquisition (freehold/leasehold) for carbon sequestration and ecological improvement purposes so that land can be more promptly and effectively acquired, particularly in an auction scenario, so that the Council delivers upon its Climate Change and Ecological Emergency declaration and the subsequent targets within its Climate and Ecological Change Strategy (2021/22 – 2029/30).

## 2. What is the reason for making this report?

- 2.1 A decision is required on whether or not to introduce the new scheme of delegated decision making as proposed.

## 3. What are the Recommendations?

- 3.1 For Cabinet to approve the introduction of the new scheme of delegated decision making for land acquisition (freehold/leasehold) for carbon sequestration and ecological improvement purposes as proposed in Appendix 1.
- 3.2 That the Committee confirms that it has read, understood and taken account of the Well-being Impact Assessment (Appendix 2) as part of its consideration.

## **4. Report details**

- 4.1 See Appendix 3 for detail on the Council's Net Carbon Zero and Ecologically Positive 2030 targets and rationale for acquisition for the purposes of carbon sequestration and ecological improvement.
- 4.2 See Appendix 4 for detail on the Council's current approach for acquisition (freehold/leasehold) for purposes of carbon sequestration and ecological improvement and how that would look under this proposed scheme of delegated decision making.

### **4.1 Proposed scheme of delegated decision making**

- 4.1.1 An identified risk (see Appendix 6) in successfully achieving our carbon sequestration targets is around the successful acquisition of land which comes on the open market, often in an auction selling environment, with short deadlines between advertisement and final bids. This was confirmed as an issue in September 2021 when 2 sites were available for purchase via auction which would have scored highly using the land assessment matrix (Appendix 5) but were not pursued due to not being able to complete the existing scheme of delegated decision making in the time available between advert and auction.
- 4.1.2 In order to secure sites in a prompt and effective manner it is proposed a new scheme of delegated decision making is put in place for specific site acquisitions for the purposes of carbon sequestration and ecological improvement. This would involve both financial aspects under the jurisdiction of Strategic Investment Group and land use aspects under the jurisdiction of Asset Management Group as outlined in the Council's Constitution.
- 4.1.3 The proposed new scheme of delegated decision making is provided in full in Appendix 1 and a description is below.

For acquisitions up to £1m in value and having costs within the budget envelope agreed by Budget Board for the Climate and Ecological Change Programme Land Use Workstream it is proposed that:

Strategic Investment Group delegate the decision for spending of capital for specific site acquisition to / that Asset Management Group delegate decisions on proposals for specific site acquisitions to:

the Head of Finance and Property in consultation with the Section 151 Officer, Monitoring Officer and Lead Member for Property & Finance, in conjunction with the Corporate Landlord, Lead Member for Waste, Transport and the Environment (covering Net Carbon Zero Council) and Lead Member for Housing and Communities (covering Ecologically Positive Council), to negotiate the acquisition of land for purposes of carbon sequestration and ecological improvement as long as the land in question does not meet any of the stated disqualifying criteria.

## **5. How does the decision contribute to the Corporate Priorities?**

- 5.1 The approach outlined will make a direct contribution to delivering upon the Council's Climate Change and Ecological Emergency declaration which committed the Council to become Net Carbon Zero by 2030, and the subsequently adopted Climate and Ecological Change Strategy, by supporting the increase in tonnage of carbon sequestered by Council owned/operated land and at the same time directly contributing to the achievement of Ecologically Positive Council by 2030 by increasing the number of hectares of Council owned/operated land in the highest species richness categories.
- 5.2 The approach outlined will support the Council in making its contribution to the Welsh Government policy for the public sector to be carbon neutral by 2030, for Wales to meet its legally binding target of reducing emissions to Net Zero by 2050 and supports the Council's statutory duty under Section 6 of the Environment (Wales) Act 2016 to "seek to maintain and enhance biodiversity".

## **6. What will it cost and how will it affect other services?**

- 6.1 Capital costs include any costs related to the acquisition of the land e.g. purchase cost, and any costs related to converting the land into woodland e.g. tree planting, and ecological improvement interventions e.g. habitat creation, livestock fencing. External grants would be sought wherever possible to provide a funding mix alongside capital allocated to the Climate and Ecological Change Programme each year as part of the budget setting process.
- 6.2 Revenue costs include fees and charges related to acquisition of the land which cannot be capitalised and costs related to the management of the asset thereafter. For woodland creation at scale, the approach being undertaken is that of natural regeneration wherever

possible. For woodland creation within communities the approach being undertaken is that of 'right tree, right place' to avoid unnecessary tree maintenance or failure. Sites acquired are likely to be added to the Countryside Services asset portfolio and will be reviewed from an ongoing management perspective. Revenue costs may be identified and external grant will be sought to supplement management budgets across all sites.

6.3 The likely impact on other service areas are as follows:

- Strategic Assets and Legal - in relation to land acquisition negotiations.
- Climate Change Team – providing project management to assess potential land acquisitions and deliver any subsequent woodland creation and habitat enhancement activity.
- Countryside Services – providing specialist advice for carbon sequestration and ecological improvement plans; undertaking operational management and maintenance.
- Democratic services - to manage a notice of decision process to enable sufficient awareness in case Members wish to call in the executive delegated decision.

## **7. What are the main conclusions of the Well-being Impact Assessment (WIA)?**

7.1 See Appendix 2 for the full WIA.

## **8. What consultations have been carried out with Scrutiny and others?**

8.1 The Climate and Ecological Change Strategy and the targets within, including the requirement to increase carbon sequestration, was consulted widely during 2020 and was positively received. This included 2 public engagement periods in January/February and November/December 2020 as well as engagement with all Member Area Groups, Cabinet and Lead Members. The Strategy was presented and adopted by Council, by unanimous vote, in February 2021. See [23<sup>rd</sup> February 2021 Council paper](#) for further information.

8.2 The proposed approach for land use and land acquisition for the explicit purposes of carbon sequestration and ecological improvement has been developed collaboratively with support of officers from: Strategic Assets, Valuation and Estates Team, Countryside Services, AONB, and the Climate Change Team. The officer group is supportive of the proposed approach.

- 8.3 Asset Management Group reviewed a paper on the proposed scheme of delegation on 19<sup>th</sup> July 2021 and approved the recommendation to introduce the scheme. This included a statement from the Corporate Landlord which supported the recommendations (Appendix 7).
- 8.4 Strategic Investment Group reviewed a paper on the proposed scheme of delegation on 27<sup>th</sup> July 2021 and approved the recommendation to introduce the scheme but only marginally. Under the recommendation of the Monitoring Officer, it was agreed to take the decision of whether or not to introduce this new scheme of delegated decision making to Cabinet.
- 8.5 Specific engagement work has been undertaken with Denbighshire agricultural stakeholders in January 2022, including with: Coleg Cambria – Llysfasi, Jones Peckover, Farmers' Union of Wales. Positive conversations were had with all that engaged in discussion.
- 8.6 The Monitoring Officer has confirmed the delegation process and wording is sufficient.

## **9. Chief Finance Officer Statement**

- 9.1 It is clear that land use and acquisition for carbon sequestration and ecological improvement purposes form a key part of the agreed Net Carbon Zero Target Programme. It is important to note that the annual budget allocation will still be subject to reports to the Budget Board and ultimately approval by Cabinet and Council and that individual projects over £1m will still require Cabinet approval. It is the professional opinion of senior officers within property and the programme that these proposals will help to secure sites in a prompt and effective manner and help the Council to achieve the 2030 target. On that basis the proposals are supported. If not approved, then an honest appraisal of the Council's ability to meet the agreed target should be brought forward.

## **10. What risks are there and is there anything we can do to reduce them?**

- 10.1 Pertinent risks provided in Appendix 6.

## **11. Power to make the decision**

- 11.1 See Appendix 8.

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**Appendix 1- Proposed New Scheme of Delegated Decision Making**

CURRENT	PROPOSED
<ul style="list-style-type: none"> <li>As per the Officer Scheme of Delegation section of the <a href="#">Council's Constitution</a> (page 128 onward).</li> </ul> <p>To the Head of Finance and Property:</p> <ol style="list-style-type: none"> <li>In consultation with the Corporate Director: Economy and Public Realm, to negotiate the acquisition and/or disposal of land for all purposes, in conjunction with the Councils Asset Management Group and/or the Strategic Investment Group and subject to the results thereof being reported to all Members for information, where appropriate.</li> <li>To authorise investment decisions following recommendations from Strategic Investment Group and their terms of reference.</li> </ol>	<ul style="list-style-type: none"> <li>In order to secure sites for purposes of carbon sequestration and ecological improvement in a prompt and effective manner, it is proposed the following, within the Officer Scheme of Delegation section of the <a href="#">Council's Constitution</a> the following wording added:</li> </ul> <p>For acquisitions for purposes of carbon sequestration and ecological improvement the delegation is as follows:</p> <p>To the Head of Finance and Property</p> <ol style="list-style-type: none"> <li>In consultation with the Section 151 Officer, Monitoring Officer and Lead Member for Property &amp; Finance, in conjunction with the Corporate Landlord, Lead Member for Waste, Transport and the Environment (covering Net Carbon Zero Council) and Lead Member for Housing and Communities (covering Ecologically Positive Council)*, to negotiate the acquisition of land for purposes of carbon</li> </ol>

CURRENT	PROPOSED
<p>c) Acquisitions of land by freehold or leasehold, up to a market value or rental commitment for the term of the lease up to £30,000 if funding is available.</p> <p>d) Acquisitions of land by freehold or leasehold, up to a market value or rental commitment for the term of the lease from £30,001 and £1,000,000; if funding is available and in consultation with the Lead Member, S.151 Officer and the Monitoring Officer.</p>	<p>sequestration and ecological improvement as long the land in question does not meet any of the stated disqualifying criteria**.</p> <p>b) Acquisitions of land by freehold or leasehold, up to a market value or rental commitment for the term of the lease up to £30,000 if funding is available.</p> <p>c) Acquisitions of land by freehold or leasehold, up to a market value or rental commitment for the term of the lease from £30,001 and £1,000,000; if funding is available and in consultation with the Lead Member, S.151 Officer and the Monitoring Officer.</p> <p>e) Subject to the results thereof being reported to the Councils Asset Management Group and/or the Strategic Investment Group at the next nearest meeting, and being reported to all Members for information, where appropriate.</p> <p>*or the relevant successor role/s</p>

CURRENT	PROPOSED
	<p data-bbox="1131 319 1635 351">**disqualifying criteria is as follows:</p> <p data-bbox="1131 406 2027 494">Property that is classed in the following LDP classifications will not be considered:</p> <ul data-bbox="1176 550 1948 678" style="list-style-type: none"><li data-bbox="1176 550 1948 590">• BSC1 Housing Allocation or Housing Commitment</li><li data-bbox="1176 638 1601 678">• PSE2 Employment Areas</li></ul>

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## **Land use and acquisition for carbon sequestration and ecological improvement purposes :**

### **Well-being Impact Assessment Report**

This report summarises the likely impact of the proposal on the social, economic, environmental and cultural well-being of Denbighshire, Wales and the world.

**Assessment Number:** 957

**Brief description:** In order to help achieve the Council's ambition to become Net Carbon Zero and Ecologically Positive by 2030.... - The concept of woodland creation on land in Council ownership - The concept of acquiring land for the purpose of carbon sequestration and biodiversity

**Date Completed:** 01/02/2022 08:32:53 Version: 1

**Completed by:** Andrew Cutts

**Responsible Service:** Business Improvement & Modernisation

**Localities affected by the proposal:** Whole County,

**Who will be affected by the proposal?** Positively - Residents - Tourism industry - Visitors - Flora and fauna (plants and animals) - Council staff Negatively - Tenants of land we own but currently lease out - Other potential buyers of land

**Was this impact assessment completed as a group?** Yes

## **Summary and Conclusion**

Before we look in detail at the contribution and impact of the proposal, it is important to consider how the proposal is applying the sustainable development principle. This means that we must act "in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs."

### **Score for the sustainability of the approach**

**3 out of 4 stars**

**Actual score : 31 / 36.**

### **Summary for each Sustainable Development principle**

#### **Long term**

Progressing land use for the purpose of carbon sequestration and ecological improvement has long term thinking at its heart. To deliver immediate benefit of reduced flood risk, recreational value, urban cooling, health and wellbeing. And over time increase its benefit in carbon sequestration and air quality improvement. To continue to score highly in this principal need to ensure maintenance and management is appropriately addressed.

#### **Prevention**

Woodland creation is for the purpose of increasing carbon sequestration and ecological improvement and thus reduce climate change and nature's decline. Each site will be considered on an individual basis and in relation to the wider landscape - if appropriate, tree planting will be chosen for increasing canopy coverage. However, natural regeneration of trees and woodland will be the preferred option. Added benefits around increasing wellbeing through access to nature on peoples doorsteps.

#### **Integration**

Multiple benefits involved in woodland creation hitting other well-being goals and corporate priorities. Other public body objectives would be- NRW for flooding; Betsi Cadwaladr for health. Compatibility of carbon sequestration and ecology goals with the LDP is an interesting one and being actively

Land use and acquisition for carbon sequestration and ecological improvement purposes explored in the developing new LDP. Main compatibility focus would be how land is classified in the county.

### Collaboration

Wide collaboration internally across multiple services and departments, including the AONB Partnership. More limited externally, but early collaboration discussions with NRW. Stakeholder engagement has taken place with members of the agricultural community.

### Involvement

Engagement has been limited with residents on woodland creation and done currently on a site by site basis e.g. the public consultation day at Maes Gwilym (Rhyl) in June 2021. This will need to be ramped up throughout the 9 years. Proposal is that a lot of engagement is done via the Member Area Groups, Lead Members and Ward Members. This could be extended to C,T&CC's too as well as direct to residents.

### Summary of impact

Well-being Goals	Overall Impact
<a href="#">A prosperous Denbighshire</a>	Positive
<a href="#">A resilient Denbighshire</a>	Positive
<a href="#">A healthier Denbighshire</a>	Positive
<a href="#">A more equal Denbighshire</a>	Neutral
<a href="#">A Denbighshire of cohesive communities</a>	Neutral
<a href="#">A Denbighshire of vibrant culture and thriving Welsh language</a>	Neutral

<b>Well-being Goals</b>	<b>Overall Impact</b>
<a href="#">A globally responsible Denbighshire</a>	Positive

### **Main conclusions**

The proposal has a strong positive impact to the delivery of 4 out of the 7 wellbeing goals and no negative contribution (remaining 3 goals neutral impact), particularly for the delivery of a resilient Denbighshire and a globally responsible Denbighshire. It also scores high (31/36) on the sustainable development principals with "long term" and "prevention" being at the proposals heart.



## **The likely impact on Denbighshire, Wales and the world.**

### **A prosperous Denbighshire**

#### **Overall Impact**

Positive

#### **Justification for impact**

Proposal has the potential to provide additional social, environmental and economic value to Denbighshire increasing its prosperity, particular in the areas of access to green space and boosting the visitor economy.

#### **Further actions required**

Ensuring Countryside Services fleet vehicles transition early to ULEV early in the 9 year decarbonisation of fleet programme leading up to 2030.

Ensuring land use allocation in LDP is actively considered in site selection for woodland creation plus considerations around grading of agricultural land. Unproductive land prioritised for woodland creation wherever possible.

#### **Positive impacts identified:**

##### **A low carbon society**

Woodland creation and nature areas will be done by natural regeneration wherever possible and by utilising wildflower seed harvested locally or/and trees grown by our Council Tree Nursery

##### **Quality communications, infrastructure and transport**

Proposal is both safeguarding and creating new green space for the benefit of recreation, carbon sequestration, and biodiversity.

##### **Economic development**

Proposal has benefits for the tourism industry/ visitor economy as more nature sites for people to visit and enjoy.

Land use and acquisition for carbon sequestration and ecological improvement purposes

**Quality skills for the long term**

Proposal opens up opportunities for skill development in green industries.

**Quality jobs for the long term**

No direct jobs are suggested to be created by this proposal currently but likely to support the developing green industry in North Wales.

**Childcare**

n/a

**Negative impacts identified:**

**A low carbon society**

Increasing the number of woodland sites the Council owns will require staff to travel to these sites to periodically check up on them. However, Countryside Services fleet will be transitioning to EV's by 2030 reducing carbon impact.

**Quality communications, infrastructure and transport**

n/a

**Economic development**

Potential competing demands on land needing to be used for woodland creation. Land allocated for employment in LDP will not be utilised.

**Quality skills for the long term**

n/a

**Quality jobs for the long term**

n/a

## **Childcare**

n/a

## **A resilient Denbighshire**

### **Overall Impact**

Positive

### **Justification for impact**

This workstream is all about creating woodland and spaces for nature to the benefit of increasing the County's resilience to climate change and its impacts such as flooding.

### **Further actions required**

Need to ensure only suitable tree species are incorporated on wetlands or marsh land which would impair that habitat in retaining water.

### **Positive impacts identified:**

#### **Biodiversity and the natural environment**

This workstream is all about creating woodland and spaces for nature. The definition for woodland will be maximised on (i.e. 20% of square meter with tree cover) to allow for a matrix of habitat to be created to support a great species diversity. Mixed broadleaf and yew native planting progressed.

#### **Biodiversity in the built environment**

n/a

#### **Reducing waste, reusing and recycling**

n/a

#### **Reduced energy/fuel consumption**

Land use and acquisition for carbon sequestration and ecological improvement purposes

n/a

### **People's awareness of the environment and biodiversity**

By having more green spaces and spaces for nature accessible to people will increase peoples awareness and appreciation of environment and biodiversity. Also the wider communication on why the Council is doing this i.e. to increase the capture of carbon emissions to prevent worsening climate change.

### **Flood risk management**

Mutual benefits between carbon sequestration, ecological improvement and reducing flood risk will be maximised upon e.g. through planting of upstream catchment areas to trap more water upstream for longer.

### **Negative impacts identified:**

#### **Biodiversity and the natural environment**

n/a

#### **Biodiversity in the built environment**

n/a

#### **Reducing waste, reusing and recycling**

n/a

#### **Reduced energy/fuel consumption**

n/a

### **People's awareness of the environment and biodiversity**

n/a

### **Flood risk management**

Land use and acquisition for carbon sequestration and ecological improvement purposes

Need to ensure only suitable tree species are incorporated on wetlands or marsh land which would impair that habitat in retaining water.

## **A healthier Denbighshire**

### **Overall Impact**

Positive

### **Justification for impact**

The improvement of existing green spaces into woodland and creation of new woodlands and places for nature provide greater interest and opportunities to promote health and mental wellbeing goals as well as leisure and activity pursuits.

### **Further actions required**

Need to be careful where woodland created to avoid any feelings of 'loss' for how the land used previously.

Need to take community with us and engender a feeling of joint ownership with local people so to avoid issues of vandalism/anti social behaviour.

### **Positive impacts identified:**

#### **A social and physical environment that encourage and support health and well-being**

The improvement of existing green spaces into woodland and creation of new woodlands and places for nature provide greater interest and opportunities to promote health and wellbeing goals. Such as volunteering, connecting to the signs and sounds of nature, access to enjoy the open air.

#### **Access to good quality, healthy food**

n/a

#### **People's emotional and mental well-being**

There is a much researched and evidenced link between being outdoors amongst nature and the

Land use and acquisition for carbon sequestration and ecological improvement purposes improvement of mental well-being. The improvement of existing green spaces into woodland and creation of new woodlands and places for nature provide increased and geographically spread access.

### **Access to healthcare**

n/a

### **Participation in leisure opportunities**

The improvement of existing green spaces into woodland and creation of new woodlands and places for nature provide increased and geographically spread access to increase availability of these places for leisure.

### **Negative impacts identified:**

#### **A social and physical environment that encourage and support health and well-being**

Increased opportunity for vandalism and/or places for anti social activities to take place. However, such concerns would be addressed prior to site alterations to aim for a focus on the positive opportunity overall.

### **Access to good quality, healthy food**

n/a

### **People's emotional and mental well-being**

Need to be careful where woodland created to avoid any feelings of 'loss' for how the land was used previously.

### **Access to healthcare**

n/a

### **Participation in leisure opportunities**

Need to be careful where woodland created to avoid any feelings of 'loss' for how the land used

Land use and acquisition for carbon sequestration and ecological improvement purposes previously.

## **A more equal Denbighshire**

### **Overall Impact**

Neutral

### **Justification for impact**

A more equal Denbighshire isn't a core objective of this project but has a contribution to play and at the very least is being planned in a way that doesn't exacerbate inequalities.

### **Further actions required**

Ensure any access requirements addressed when creating woodland and spaces for nature which are open to public. Maximise on opportunities for woodland creation and spaces for nature in or close to areas affected by socio-economic disadvantage.

### **Positive impacts identified:**

**Improving the well-being of people with protected characteristics. The nine protected characteristics are: age; disability; gender reassignment; marriage or civil partnership; pregnancy and maternity; race; religion or belief; sex; and sexual orientation**

This activity is being delivered to tackle climate change and nature's decline which impacts everyone.

### **People who suffer discrimination or disadvantage**

If existing green spaces are improved or new woodland created which includes public access that access requirements to enable all people to contribute will be pursued.

### **People affected by socio-economic disadvantage and unequal outcomes**

Woodland creation could be in locations of socio-economic disadvantage. Some external grants for woodland creation have this as a prerequisite for access to grant. This could provide volunteering opportunities to people with socio-economic disadvantage on their doorstep.

Land use and acquisition for carbon sequestration and ecological improvement purposes

**Areas affected by socio-economic disadvantage**

Woodland creation could be in locations of socio-economic disadvantage. Some external grants for woodland creation have this as a prerequisite for access to grant.

**Negative impacts identified:**

**Improving the well-being of people with protected characteristics. The nine protected characteristics are: age; disability; gender reassignment; marriage or civil partnership; pregnancy and maternity; race; religion or belief; sex; and sexual orientation**

n/a

**People who suffer discrimination or disadvantage**

n/a

**People affected by socio-economic disadvantage and unequal outcomes**

n/a

**Areas affected by socio-economic disadvantage**

Location of sites for woodland creation will be led on land availability and the site's appropriateness (for various environmental factors) for woodland creation, it won't be led in the first instance by where areas of socio-economic disadvantage are.

**A Denbighshire of cohesive communities**

**Overall Impact**

Neutral

**Justification for impact**

A Denbighshire of cohesive communities isn't a core objective of this project but has contribution to play particularly around resilience.



Land use and acquisition for carbon sequestration and ecological improvement purposes

### **Further actions required**

Need to take community with us and engender a feeling of joint ownership for woodland created with the community so to avoid issues of vandalism/anti social behaviour. Need to think about how visitors get to sites created which are more rural if they have public access.

### **Positive impacts identified:**

#### **Safe communities and individuals**

n/a

#### **Community participation and resilience**

Woodland creation on sites close to where people live, we will engage the local population on plans for the site- seeking their views on what they want to see and seeking their views for design of the sites.

Mutual benefit of using woodland to reduce flood risk will also be maximised upon where possible and thus increase community resilience to impacts of climate change.

#### **The attractiveness of the area**

This project is about safeguarding and increasing green space for the benefit carbon absorption and biodiversity and thus increases attractiveness of area and opportunities for recreation.

#### **Connected communities**

Some people prefer to travel on foot/bike and will have greater opportunity to move through accessible and connected green spaces.

#### **Rural resilience**

Work to improve biodiversity, including diversity and abundance of insect pollinators, supports the farming industry through crop pollination. Woodland creation on non productive land gives formally low value land a higher value. Increasing woodland creation and spaces for nature could increase footfall into rural areas and opportunities for rural assets like pubs, shops, cafes.

### **Negative impacts identified:**

Land use and acquisition for carbon sequestration and ecological improvement purposes

### **Safe communities and individuals**

Increased opportunity for vandalism and/or places for anti social activities to take place.

### **Community participation and resilience**

n/a

### **The attractiveness of the area**

n/a

### **Connected communities**

n/a

### **Rural resilience**

n/a

### **A Denbighshire of vibrant culture and thriving Welsh language**

#### **Overall Impact**

Neutral

#### **Justification for impact**

A Denbighshire of vibrant culture and thriving Welsh language isn't a core objective of this project but has contribution to play particularly around use of any information board or incorporation of any art/sculpture into sites created.

#### **Further actions required**

Ensure site selection for woodland creation is considerate to any sites of cultural and heritage significance - particularly relevant for any woodland creation within the AONB area of Denbighshire.

Land use and acquisition for carbon sequestration and ecological improvement purposes

**Positive impacts identified:**

**People using Welsh**

Any signage or information relating to sites created will be bilingual.

**Promoting the Welsh language**

Any signage or information relating to sites created will be bilingual.

**Culture and heritage**

Any signage or information relating to sites which could also tell a local story about the wider place could be maximised upon e.g. Pengwern can translate to 'head of the alder (a species of tree) swamp'.

**Negative impacts identified:**

**People using Welsh**

n/a

**Promoting the Welsh language**

n/a

**Culture and heritage**

Ensure site selection for woodland creation is considerate to any sites of cultural and heritage significance - particularly relevant for any woodland creation within the AONB area of Denbighshire.

**A globally responsible Denbighshire**

**Overall Impact**

Positive

**Justification for impact**

## Land use and acquisition for carbon sequestration and ecological improvement purposes

This proposal is all about increasing woodland for carbon sequestration purposes whilst improving biodiversity and thus specifically about preventing the problem of climate and nature's decline from getting worse.

### **Further actions required**

No negatives of note. Opportunities for mutual benefit in tackling the impact of climate and ecological change already being felt will be maximised upon e.g. woodland creation to reduce flood risk, tree cover to reduce air pollution and urban heating etc.

### **Positive impacts identified:**

#### **Local, national, international supply chains**

Trees, plants, seeds will be of native provenance and sourced as locally as possible, if not grown internally at the Council's Tree Nursery.

Projects for woodland creation could provide activity for contractors working for the Council on other contracts to contribute to via Community Benefits process.

### **Human rights**

n/a

### **Broader service provision in the local area or the region**

n/a

### **Reducing climate change**

This proposal is all about increasing woodland for carbon sequestration purposes whilst improving biodiversity and thus specifically about preventing the problem of climate and nature's decline from getting worse.

Opportunities for mutual benefit in tackling the impact of climate and ecological change already being felt will be maximised upon e.g. woodland creation to reduce flood risk, tree cover to reduce air pollution and urban heating etc. Thus the proposal is likely to better prepare Denbighshire and beyond for a future with climate change.

Land use and acquisition for carbon sequestration and ecological improvement purposes

**Negative impacts identified:**

**Local, national, international supply chains**

An active 'grow your own' or buy local approach will be undertaken thus national and international supply chains will 'miss out'

**Human rights**

n/a

**Broader service provision in the local area or the region**

n/a

**Reducing climate change**

n/a

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### **Appendix 3 - The Council's Net Carbon Zero and Ecologically Positive 2030 targets**

1. The Council declared a Climate Change and Ecological Emergency in July 2019 which committed the Council to become Net Carbon Zero by 2030. Subsequently the [Climate and Ecological Change Strategy](#) (CECS) was approved in February 2021 with the Net Carbon Zero by 2030 Goal and what that means in terms of carbon emission reduction and carbon sequestration increase.
2. Net Carbon Zero means the total carbon emissions (from Council buildings, fleet, waste generated in operations, business travel, staff commuting, street lighting) being equal to the total carbon absorbed by the land owned/leased in and managed by the Council by 31<sup>st</sup> March 2030. In 2019/20 the Council's carbon emissions were: 16,448 tonnes. In 2019/20 the Council's carbon sequestration was: 2,418 tonnes. Therefore, Net Carbon Zero position is: 14,030 tonnes. The goal is to reduce carbon emissions and increase carbon sequestration to get that Net Carbon Zero position to zero.
3. Whilst the Council is committed to going as far and as fast as we can to reduce the Council's carbon emissions, it is not possible to reduce the Council's carbon emissions to zero (from Council buildings, fleet, waste generated in operations, business travel, staff commuting, street lighting). Therefore, we need to increase carbon sequestration to offset the emissions we are unable to reduce/remove. The achievement pathway estimates carbon sequestration will need to increase by 4,911 tonnes to a figure of 7,329 tonnes by 2030 to meet our Net Carbon Zero goal.
4. Land eligible to be counted within the Council's carbon sequestration figures includes: land the Council owns and manages and land the Council leases from others and manages. Note: land the Council owns but then leases out to others to manage e.g. tenanted agricultural estate, cannot be included.
5. The Council is pursuing a multifaceted approach to achieving that additional carbon sequestration tonnage required including:
  - a) Improving the accuracy of our carbon sequestration data including the accounting of carbon from Council owned urban trees;
  - b) Increasing the carbon sequestration value of our existing freehold/leasehold land that we manage;

- c) Protecting our existing green spaces as much as we can from development where appropriate;
  - d) Maximising on opportunities to convert brown field sites where appropriate into woodland and/or grassland (depending on suitability);
  - e) Maximising on opportunities to bring land leased out back into Council management where appropriate and convert to woodland (if not already) or keep as grassland (depending on suitability); and
  - f) Seeking acquisition opportunities, freehold and leasehold, and convert to woodland (if not already) or keep as grassland (depending on suitability).
6. Approaches a to e listed above will not be enough to meet our carbon sequestration target of 7,329 tonnes by 2030; acquisition, freehold or leasehold, is required and due to the nature of the market and the time window in which to achieve target means that options for acquisition will need to be considered every year for the 9 years up to 2030.
7. In addition, to achieve Ecologically Positive Council by 2030 requires the Council to increase the amount of land it owns/leases and manages that is in the highest categories of species richness by at least 13% compared to 2019/20 baseline.
8. The carbon sequestration target and the species richness target as part of the Ecologically Positive Council goal are complementary. Mixed broadleaved and yew woodland is the second highest species richness category and this woodland can be created in a way that contains a mosaic of grassland and scrub patches increasing the diversity of species and ecological niches these sites contain, whilst complying with the UK Land Inventory Definition for land to be classified as forestland as follows:
- a. the land parcel must be
    - i. minimum area of 0.1 hectares;
    - ii. minimum width of 20 metres;
    - iii. tree crown cover of at least 20 per cent, or the potential to achieve it; and
    - iv. minimum height of 2 metres, or the potential to achieve it.



#### **Appendix 4 - The Council's approach for acquisition (freehold/leasehold) for purposes of carbon sequestration and ecological improvement.**

1. A scoring matrix based on various categories has been developed to assess sites for acquisition (freehold/leasehold) for the purposes of carbon sequestration and ecological enhancement (see appendix 5).
2. Land is scored for its potential to do the following:
  - a) The potential to sequester carbon – to meet our Net Carbon Zero target;
  - b) The potential to enhance biodiversity – to meet our Ecologically Positive target;
  - c) The potential to reduce flooding through planting or different management regimes;
  - d) The potential to be manageable.
3. If the land scores well at assessment and there are no immediate legal concerns discovered in the early negotiations with the seller/land agent, the current process for any land acquisition for carbon sequestration and ecological improvement purposes is as follows:
  - a) Ward Member notified
  - b) MAG consulted
  - c) Independent valuation sought
  - d) Paper to Asset Management Group (AMG), to gain approval for any acquisition (if site over £1m then requires Cabinet approval)
  - e) Paper to Strategic Investment Group (SIG), to gain approval to spend the capital.
4. Under the proposed scheme of delegated decision making and if the land scores well at assessment and there are no immediate legal concerns discovered in the early negotiations with the seller/land agent, the process for any land acquisition for carbon sequestration and ecological improvement purposes is as follows:

- a) Ward Member notified
- b) MAG consulted (if MAG meeting not scheduled, MAG chair notified)
- c) Independent valuation sought
- d) Request to the Head of Finance and Property to acquire the land under delegated authority (see appendix 1)
- e) Offer on land and negotiations concluded.
- f) Paper to Asset Management Group (AMG) at soonest opportunity to let them know about acquisition.
- g) Paper to Strategic Investment Group (SIG) at soonest opportunity to let them know about budget used.

## Appendix 5 - Land Assessment Criteria

As part of the Climate & Ecological Strategy, the matrix has been developed to assess sites:

- For consideration for acquisition for either carbon sequestration or ecological enhancement; OR
- Before disposal of existing DCC sites.

Only property that is exclusively or partly within the county of Denbighshire will be considered.

Property that is classed in the following LDP classifications will not be considered:

- BSC1 Housing Allocation or Housing Commitment
- PSE2 Employment Areas

The matrix is to be used as a guide only – not the definitive mechanism for deciding whether or not a particular property should be acquired, as other factors outside the matrix criteria may have a bearing on the suitability of a property for purchase (e.g. value of the site for curlew habitat). The matrix tries to achieve a reasonable balance between the following factors in relation to identified properties:

1. The potential to sequester carbon – to meet our Net Carbon Zero target;
2. The potential to enhance biodiversity – to meet our Ecologically Positive target;
3. The potential to reduce flooding through planting or different management regimes;

4. The potential to be manageable e.g. proximity to existing DCC sites, building liabilities, etc.
5. The occurrence of key risks/ issues e.g. presence of ash trees, ability to attract external funding, etc.

	Criteria	Scores 0	Scores 1	Scores 2	Scores 3	Scores 4	Scores 5
1	<b>Site Size</b>	Less than 0.5 acres	0.5 to 1 acres	1 to 50 acres	50 - 200 acres	200 - 1,000 acres	More than 1,000 acres
2	<b>Agricultural Classification</b>	Grade 1- Excellent, Grade 2- Very Good, Grade 3a - Good	Grade 3b - Moderate	Grade 4 – Poor	Grade 5 – Very Poor	No agricultural designation	Brownfield site
3	<b>Carbon sequestration value (current)</b>	Less than 20% existing tree crown cover. Less than 2 meters' height and not the	Less than 20% existing tree crown cover. Less than 2 meters' height but with the	Less than 20% existing tree crown cover. 2 meters' height.	Less than 20% existing tree crown cover. At least 2 meters' height with under 50%	20% + existing tree crown cover. At least 2 meters' height with under 50% being examples	20%+ existing cover. At least 2 meters' height with 50%+ being examples of older trees.

	<b>Criteria</b>	<b>Scores 0</b>	<b>Scores 1</b>	<b>Scores 2</b>	<b>Scores 3</b>	<b>Scores 4</b>	<b>Scores 5</b>
		potential to achieve it	potential to achieve it		being examples of older trees.	of older trees. Under 50% Broadleaved or Yew specimens.	50% + Broadleaved or Yew specimens.
4	<b>Carbon sequestration (potential)</b>	Unsuitable for tree planting	No potential for natural regeneration. Significant tree planting required.	Potential for some natural regeneration with significant additional planting.	Potential for natural regeneration with limited additional planting.	Potential for natural regeneration without planting. Some non-native rectification required.	Potential for natural regeneration without planting or non-native rectification.
5	<b>Habitat potential (connections)</b>	Connected forestland of	Connected forestland – 0.5 to 1 acres	Connected forestland – 1 to 50 acres	Connected forestland – 50 to 20 acres	Connected forestland –	Connected forestland of

	<b>Criteria</b>	<b>Scores 0</b>	<b>Scores 1</b>	<b>Scores 2</b>	<b>Scores 3</b>	<b>Scores 4</b>	<b>Scores 5</b>
		less than 0.5 acres				200 to 1,000 acres	more than 1,000 acres
6	<b>Habitat potential (water)</b>	No watercourses or water bodies. Land unsuitable to create water bodies	No watercourses or water bodies. Land suitable to create water bodies	No watercourses. Water bodies present.	Watercourses present. No water bodies.	Watercourses and water bodies present. Low density/ Low quality	Watercourses and water bodies present. High density/ High quality
7	<b>Habitat potential (biodiversity enhancement potential)</b>	Species/habitats of conservation concern present, on or adjacent to site, which would be harmed by	No species or habitats of conservation concern present on or adjacent to site.	Species or habitats of conservation concern present on site. No species or habitats of conservation	No species or habitats of conservation concern present on site. Species or habitats of conservation	Species or habitats of conservation concern present on and adjacent to site (poor condition)	Species or habitats of conservation concern present on and adjacent to site (good condition)

	<b>Criteria</b>	<b>Scores 0</b>	<b>Scores 1</b>	<b>Scores 2</b>	<b>Scores 3</b>	<b>Scores 4</b>	<b>Scores 5</b>
		creation of “forestland”		concern adjacent to site.	concern adjacent to site.		
8	<b>Flood Management Potential</b>	No potential	Very poor potential	Poor potential	Good potential	Very Good potential	Excellent potential
9	<b>Manageability – Buildings</b>	Multiple buildings on the site which present immediate maintenance liabilities	Single building on site which presents immediate maintenance liabilities	Buildings on site but low confidence of productive use or straightforward disposal	Buildings on site but medium confidence of productive use or straightforward disposal	Buildings on site but high confidence of productive use or straightforward disposal	No buildings on the site
10	<b>Manageability – adjacent sites</b>	No existing DCC “countryside”	Within 3 to 10 miles of existing DCC	Within 3 miles of existing DCC	Connects to existing DCC “countryside”	Connects to existing DCC “countryside”	Connects two or more “countryside” sites currently

	<b>Criteria</b>	<b>Scores 0</b>	<b>Scores 1</b>	<b>Scores 2</b>	<b>Scores 3</b>	<b>Scores 4</b>	<b>Scores 5</b>
		site within 10 miles	“countryside” site	“countryside” site	sites of less than 5 acres	sites of more than 5 acres	in DCC ownership
11	<b>Manageability - use of naturalistic grazing animals as the primary management tool</b>	No access from the roadside to load/unload livestock	Difficult access from the roadside to load/unload livestock, no current presence of stock proof fencing/hedging	Difficult access from the roadside to load/unload livestock, there is presence of stock proof fencing/hedging but incomplete and requires attention	Workable access from the roadside to load/unload livestock, there is presence of stock proof fencing/hedging but incomplete or requires attention	Easy access from the roadside to load/unload livestock, stock proof fencing/hedging surrounding site	Adjacent access from the roadside to load/unload livestock, stock proof fencing/hedging surrounding site



**Appendix 6 – Risks and Mitigation**

Title	Inherent Risk	Mitigating Action	Residual Risk
Availability of the type of land we want to purchase for increasing carbon sequestration	2C	<ul style="list-style-type: none"> <li>Actively monitor the market and also word of mouth for potential opportunities</li> <li>Keep abreast on the new policies post Brexit and maximise on any opportunities that might ensue</li> <li>Ensure pathway to purchase is as smooth as possible in readiness for opportunities e.g. delegated approvals in place etc.</li> <li>Ensure budget available to jump on opportunities when they come up.</li> </ul>	2D
Another buyer offers on the sites we are targeting before us and the offer is accepted	1C	<ul style="list-style-type: none"> <li>Horizon scan and maximise on word of mouth for potential purchases</li> </ul>	1D

Title	Inherent Risk	Mitigating Action	Residual Risk
		<ul style="list-style-type: none"> <li>• Complete the assessment on potential sites asap on discovering an opportunity</li> <li>• Seek ward member and MAG engagement on the potential purchase asap</li> <li>• Seek independent valuation asap on potential purchase</li> <li>• Attend AMG asap in the negotiation process</li> <li>• Develop business case as quickly as possible for SIG.</li> <li>• Seek a new delegated authority to enable purchases for the purposes of carbon sequestration and ecological improvement to happen quicker.</li> </ul>	
The asking price for the sites is higher than the independent valuation	1D	<ul style="list-style-type: none"> <li>• n/a- accept risk</li> </ul>	1D

Title	Inherent Risk	Mitigating Action	Residual Risk
Management and maintenance of additional nature sites become a financial and operational burden	2D	<ul style="list-style-type: none"><li>• Ensure that initial procurement has strong focus on efficiency and low running costs for all equipment and facilities.</li><li>• Maximise on opportunities for grant funding in future years.</li><li>• Forecast additional revenue pressures and flag early through budget setting cycle.</li><li>• Maximise on land purchase opportunities (large and few) to keep management burden low, to be able to manage the land through natural regeneration and use of static livestock.</li><li>• Consider location of additional nature sites, being close to existing sites in Countryside Services portfolio wherever possible.</li></ul>	4E

Likelihood	A - Almost Certain	Yellow	Orange	Orange	Red	Red
	B - Highly Likely	Yellow	Yellow	Orange	Red	Red
	C - Probable	Green	Yellow	Yellow	Orange	Red
	D - Possible	Green	Green	Yellow	Orange	Orange
	E - Rare	Green	Green	Yellow	Yellow	Orange
		5 - Very Low	4 - Low	3 - Medium	2 - High	1 - Very High
		Impact				

## **Appendix 7- Corporate Landlord Statement**

It is clear that the council can only achieve its target to become Net Carbon Zero and Ecologically Positive by 2030 through a very significant increase in the amount of carbon sequestered on land it manages, and in turn that can only be achieved through a programme of land acquisition. The amount of additional land required is substantial, and our ability to deliver on this will be constrained by the amount of land that will actually come onto the market in the programme period, the cost of the land and the available budget for acquisition. A further constraint may be our ability to manage such an increased land holding, which has been referenced in the report. These constraints are recognised and are reflected in the Risk Register. In order to optimise the opportunity to purchase land as it comes onto the market, the proposed delegation process is also supported (rather than a requirement to take a Business Case to SIG for each acquisition).

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## Appendix 8 - Power to make the decision

<b>LEGISLATION / POLICY / DUTY</b>	<b>POWER</b>
Local Government Act 1972	General powers and consents to acquire and dispose of land.
Section 2, Local Government Act 2000	The power to do anything which DCC consider is likely to achieve the promotion or improvement of the environmental well-being of their area.
Section 111, Local Government Act 1972	The power to do anything which is conducive to, or calculated to facilitate, the discharge of the Council's functions.
Section 6, Environment (Wales) Act 2016	Statutory duty to seek to maintain and enhance biodiversity.
Section 13.2, DCC Constitution	All decisions of the Council will be made in accordance with the following principles: 13.2.8 having regard to tackling climate and ecological change.

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<b>Report to</b>	Cabinet
<b>Date of meeting</b>	15 <sup>th</sup> February 2022
<b>Lead Member / Officer</b>	Cllr Hugh Evans OBE Leader of the Council Lead Member for the Economy and Corporate Governance  Cllr Julian Thompson-Hill Deputy Leader of the Council Lead Member for Finance, Performance and Strategic Assets
<b>Report author</b>	Russell Vaughan
<b>Title</b>	Queen's Buildings Rhyl – Request for additional funding

## 1. What is the report about?

This report has been produced to update Cabinet on the Queen's Buildings Rhyl project, approve the updated business case and to seek additional funding to deliver Phase 1.

## 2. What is the reason for making this report?

To update Cabinet on the Queen's Buildings Rhyl project, seek approval of the updated business case and for additional funding to deliver Phase 1.

## 3. What are the Recommendations?

That Cabinet approves the updated business case and the allocation of additional funding to the project as detailed in sections 6 and 9.

## 4. Report details

In March 2019, Denbighshire County Council acquired a number of adjacent buildings in Rhyl town centre on the seafront, known collectively as Queen's Buildings. The buildings were in a dilapidated state, with no active uses on upper floors (the seafront buildings are four storeys) and significant areas of vacant floor space at the ground floor level. Towards the end of 2020 the Council developed ambitious plans for a mixed use, phased development of the site. All buildings other than the Queen's Chambers on the Sussex

Street frontage have now been demolished and a full Planning approval for Phase I and an outline approval for subsequent phases was granted at the Planning Committee in September 2021.

At the Cabinet meeting held on 28<sup>th</sup> April 2021, approval was given to appoint a contractor to deliver Phase 1 via Lot 3 of the North Wales Construction Partnership Framework. Wynne Construction were successful and have been progressing the project from RIBA Stage 3 to produce a technical design. A report will be brought to the March 2022 Cabinet for approval to let the construction contract to Wynne as per the original approval.

The cost of delivering the whole of Phase 1 was originally estimated at £10,922,261 but the first iteration of the Stage 3 cost plan would have resulted in the out turn being significantly more expensive. An extensive value engineering exercise has been carried out to bring the costs down but it has not been possible to deliver the scheme within the existing funding envelope. One of the reasons for this is that there is a stipulation in the Planning approval requested by Natural Resources Wales (NRW) that the finished floor level of the entire building has to be raised by 740mm. This obviously affects the amount of material required to physically raise the building, but has also meant that the design of the building has had to be changed to reflect this but also to ensure that the building remains accessible for all users. Multiple meetings were held with NRW to try and minimize the requirement to raise the level of the Phase 1 development but to no avail. Another reason for the increase in cost is the inflation in the cost of construction materials due to global pressures. For example, the cost of glass and aluminium alone has increased by at least 20% due to the amount of energy required in production. A breakdown of the variance in the estimate cost is attached as Appendix 1.

The removal of the remaining asbestos and demolition has now taken place to enable the delivery of the subsequent phases and were subject to a separate procurement process and Delegated Decision in December 2020. This contract encountered numerous issues throughout and what was originally a 6 month contract period actually took 12 months to complete. This was mainly due to identification of additional asbestos, hidden basements being found and Health & Safety concerns regarding the structural integrity of major buildings. To provide some context, the removal of asbestos alone on this project has cost in excess of £970,000.

All of the above means unfortunately that the project needs additional funding to successfully deliver this phase of the project.

## 5. How does the decision contribute to the Corporate Priorities?

The decision will contribute to the delivery of the Corporate Priority to achieve an attractive and protected environment supporting well-being and economic prosperity by;

- removing partially derelict town centre buildings and returning the site on which they currently stand to a productive use;
- providing premises which will enable the mix of uses in the town centre to be diversified thereby providing it with a sustainable and economically viable future;
- providing opportunities for new employment and business growth;
- delivery a quality development which will stimulate the private sector to undertake further investment; and
- increasing biodiversity in an urban location.

## 6. What will it cost and how will it affect other services?

The current estimated cost to deliver Phase 1 is £12,620,481 is set out in Appendix 2 although it should be noted that this also includes costs that will enable, and reduce costs for the delivery of future phases. This includes items such as the acquisition, asbestos removal, demolition and groundworks for the entire site within our ownership, and delivery of Phase 1.

The funding secured to date from a number of sources is shown in the table below:

<b>Funding Source</b>	<b>Amount</b>
DCC Capital	£3,400,000
ERDF -- Building for the Future	£3,350,000
Welsh Government - Targeted Match Funding	£2,500,000
Welsh Government - Transforming Towns fund	£809,261
Welsh Government - Economic Stimulus Grant	£811,000
DCC Asbestos revenue budget	£252,000
<b>TOTAL</b>	<b>£11,122,261</b>

Having secured the budget above, this will result in a funding shortfall of £1.5m. We will continue to pursue all possible avenues to bring external funding into the project to minimise

the input required from the Council, but at this stage the Council would need to underwrite the full amount required. A revised business case is as Appendix 3.

## **7. What are the main conclusions of the Well-being Impact Assessment?**

The main conclusions of the assessment are that the proposal will have a positive impact on all of the well-being goals through the provision of a low carbon, fully accessible development which will improve communications and transport infrastructure in a location which will enable residents to access a wider range of services on foot or by cycling. The proposal will have a positive impact on the economy by improving the vitality of the town centre and increasing awareness of employment opportunities in the construction and leisure sectors. It will improve the attractiveness of the area by removing dereliction and improving community safety.

## **8. What consultations have been carried out with Scrutiny and others?**

**Cabinet Briefing** – numerous updates provided to Cabinet Briefing throughout the life of the project, lastly on February 7<sup>th</sup> 2022.

**Asset Management Group** - Approved a report to proceed with the conditional agreement to purchase the site in phases.

**Rhyl Member Area Group** - Supported the approach adopted by the Council as regards the acquisition of the properties on 19<sup>th</sup> March 2018. Further support received at their meeting held on 22/10/2018 and 08/04/2019. Special WebEx meetings was held on June 23<sup>rd</sup> and July 6<sup>th</sup> to update the MAG on the latest proposals, demolition and timescales, along with a further MAG meeting held in September 2020. Updates have since been reported to the MAG in July and November 2021.

**Strategic Investment Group** - SIG were consulted on the proposal on the 30<sup>th</sup> October 2018 and recommended its approval to proceed subject to the comments and conditions contained in the Chief Finance Officer statement. A special SIG was held on September 9<sup>th</sup> 2020 and they are supportive of the scheme on the proviso that the Rhyl MAG were also in support.

**Economic and Business Development** - Consulted throughout the negotiations and in full support for the purchase. This is the key site required to deliver the Rhyl Town Centre Master Plan and the team will continue to be involved in its delivery.

**Queen's Buildings Project Board** – a new project Board was convened in April 2021 to oversee and progress the development of the site. Membership includes high level representation from DCC and Welsh Government and they have met monthly since the inaugural meeting on April 14<sup>th</sup> 2021.

**Funding bodies** – the team continue to meet with officers at Welsh Government fortnightly and have held numerous meetings with WG and WEFO throughout to ensure they are fully up to date with the scheme, to provide them with confidence and also to source additional funding as and when available.

## **9. Chief Finance Officer Statement**

Although any overspend on a project is disappointing the reasons in this case are clear and would seem unavoidable. Any failure to complete the project would likely involve significant grant clawback. It is also clear the project will still deliver significant regeneration benefits which will hopefully be the catalyst for further investment. The resultant asset will also remain in the ownership of DCC. For all those reasons I'm comfortable in supporting the recommendation to underwrite the additional £1.5m required from within the capital plan. As highlighted in the report it is important that the project continues to pursue all possible avenues to bring external funding into the project to minimise the input required from the Council and this will be monitored carefully over the coming months.

## **10. What risks are there and is there anything we can do to reduce them?**

The key risk is:

If a decision to provide additional funding to the project is not received, then the project cannot be delivered as planned. This would result in us not delivering the outputs as agreed by the grant funding offer and we would not receive the £3.350m ERDF funding earmarked above. There is also a risk that some or all of the funding allocated from other WG funding streams is also clawed back.

If a positive decision is made at today's meeting, this will allow us sufficient time to deliver the scheme and associated benefits within the funding deadline.

## **11. Power to make the decision**

Section 2 of the Local Government Act 2000 gives every local authority in Wales the power to do anything which they consider is likely to achieve the promotion or improvement of the economic well-being, social well-being of their area, or the environmental well-being of their area.

## Variance in estimated cost

Item	Amount in £
Estimated total project cost reported to Cabinet in April 2021 (entire Phase 1 delivery including acquisition, demolition and new build)	10,922,261
Subsequent increase in demolition and asbestos removal costs	490,000
Cost of raising the finished floor level to comply with Planning condition requested by Natural Resources Wales	122,000
Estimated increased cost of labour and materials due to construction sector inflation and development of the technical design	1,644,573
Other costs incurred (including additional consultancy due to prolonged demolition and design period, Party Wall works and additional utility disconnections not previously identified)	86,220
Less savings from value engineering of specification for new build	- 644,573
<b>Revised total</b>	<b>£12,620,481</b>

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Queens Buildings reprofiled budget

Appendix 2

Element	Spend to date	Budget estimate
Acquisition	£3,022,881	<b>£3,022,881</b>
Business Relocation, Extinguishment & Disturbance	£604,805	<b>£610,000</b>
Asbestos removal - pre-demolition contract	£171,482	<b>£171,482</b>
H & S/Emergency Works	£29,278	<b>£29,278</b>
Building Clearance	£80,988	<b>£80,988</b>
Holding Costs (utilities, rates, etc.)	£33,739	<b>£35,000</b>
Professional Fees (DCC)	£121,005	<b>£130,184</b>
Demolition/Construction preparation works	£138,589	<b>£155,000</b>
Demolition	£860,737	<b>£1,212,999</b>
Asbestos removal - demolition contract	£798,856	<b>£798,856</b>
Consultant Fees to point of planning submission (RIBA Stage 3)	£311,068	<b>£311,068</b>
Consultant Fees - planning to commencement of construction	£33,833	<b>£270,000</b>
Consultant Fees - construction period	£0	<b>£334,711</b>
Consultant Fees -12 month retention period/snagging	£0	<b>£15,000</b>
Construction of Market Hall/Event Space/Queens Chambers	£0	<b>£5,443,034</b>
Fittings and furnishings	£0	
Utilities	£0	
External Landscaped areas	£0	
Temporary Landscaped areas (future phases)	£0	
Contingency	£0	
Preliminaries	£0	
OHP	£0	
Legal & Marketing	£0	
<b>TOTAL</b>	<b>£6,207,260</b>	

Available budget	<b>£11,122,261</b>
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Funding gap	<b>(£1,498,220)</b>
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Funding source	Total amount
DCC capital 2018/19	£ 500,000
DCC capital 2019/20	£ 900,000
DCC capital 2020/21	£ 500,000
DCC Asbestos revenue budget	£ 252,000
Additional DCC capital (approved 22/09/2020)	£ 1,500,000
Welsh Government - Targeted Match Funding	£ 2,500,000
WG Economic Stimulus Grant 2019/20	£ 311,000
WG Economic Stimulus 2020/21	£ 500,000
Welsh Government - ERDF / B4TF	£ 3,350,000
Welsh Government - TRI	£ 809,261
	<b>£ 11,122,261</b>

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## BUSINESS CASE – CAPITAL INVESTMENT

*This Business Case provides justification for undertaking a project. The completed form will be reviewed by the Strategic Investment Group who will make a recommendation to Council whether the bid should be approved and included within the Capital Plan. All sections should be completed and evidence of costs will need to be supplied.*

*For details of Strategic Investment Group meetings and deadlines for the submission of this form, please contact Richard Humphreys, Capital & Technical Finance Team on ext 6144.*

<b>Project Name:</b>	Queen's Buildings Rhyl (Phase 1)
<b>Project Reference:</b>	PR0044791
<b>Project Manager:</b>	Russell Vaughan
<b>Workstream:</b>	Rhyl Regeneration Programme

<b>Project Sponsor</b>	Steve Gadd	<b>Lead member:</b>	Cllr Hugh Evans
<b>Service:</b>	Finance & Property Services	<b>LM Portfolio:</b>	Lead Member: Economy and Corporate Governance
<b>Form completed by:</b>	Russell Vaughan	<b>Date:</b>	31/01/2022
<b>Service Accountant:</b>		<b>Date:</b>	

### PROJECT TYPE

Please categorise your project type. Mark **one** box only.

<b>SMALL</b>	<input type="checkbox"/>	<b>MEDIUM</b>	<input type="checkbox"/>	<b>LARGE</b>	<input checked="" type="checkbox"/>
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<b>DECISION SOUGHT FROM CABINET:</b>	That Cabinet approves the updated business case and the allocation of additional funding to the project as detailed in sections 6 and 9 of the February 2022 Cabinet report.
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## EXECUTIVE SUMMARY

Highlights the key points in the Business Case to include:-

- what the project will achieve / important benefits
- estimated costs
- how the project will be funded

Denbighshire County Council, Welsh Government and a number of partners are working to reverse the issues which have beset Rhyl in recent years, and this includes ambitious plans to improve the Town Centre through a master planning approach. There are a number of eye-sore Town Centre properties which need to be dealt with as part of these efforts – particularly as they currently affect the perceptions of people arriving into the Town Centre. There are still countless numbers of negative attitudes, conversations and social media posts about Rhyl which describe historic visits to the town, despite the improvements made in recent years.

The Queen's Buildings need to be regenerated in a way which meets the agreed aspirations for the Town Centre going forward – including improving the physical appearance of this key area of the Town Centre, providing a new mix of productive economic uses, providing new business and employment and improve confidence in the Town Centre, increasing footfall and helping stimulate private sector investment in the town.

We are working with experienced designers and developers to create a concept for the Queens Market which aims to:

- Take an underused site and create a space which makes a positive long-term contribution to the Town Centre and Rhyl.
- Provide a quality offer of mixed uses with the potential for food and drink, leisure, retail, offices, residential and civic space.
- Increase the number of people spending time in Rhyl Town Centre.

The current proposals have been developed with Wynne Construction and their design team. Wynne were appointed via the North Wales Construction Partnership framework and have a proven record of delivering successful projects throughout North Wales and further afield.

Before any development commences the majority of the buildings that have been acquired have been demolished. The exception is the red brick building which fronts onto Sussex Street, an attractive red brick façade which is within Rhyl Town Centre Conservation Area, which has been retained and will be restored and form one of the entrances to a new event space and market hall.

The key elements of the first phase of the project are:

- The development of an indoor food / market hall to accommodate 7 hot food kiosks, 15 permanent market stalls and seating for up to 180 people dining;
- The development of a flexible space which could accommodate a range of events including speciality markets, exhibitions, music, theatrical and film performances.

- Toilets and a bar area which will serve both the above spaces, resulting in a building (including the market hall and event space detailed above) providing a footprint for this phase of the development of 1,919m<sup>2</sup>;
- Installation of a drainage attenuation tank which is a critical piece of infrastructure required by Welsh Water to ensure that the existing drainage network is not overrun in a storm event by surface water emanating from the development. The attenuation tank will serve both phase 1 and later phases, but can only be installed as part of phase 1 to avoid unnecessary ground disturbance and significant additional costs in later phases.
- 201m<sup>2</sup> refurbishment of the existing Queens Chambers into 2 retail units and first floor office
- The creation of 1,821m<sup>2</sup> of new, permanent public realm adjacent to the new market hall, including the important connection through to West Parade seafront.
- The creation of 2,271m<sup>2</sup> of temporary landscaping where buildings have been demolished, prior to future development.
- The retention of the existing 20 (18 + 2 disabled) space council car park

**Estimated costs and funding sources**

The estimated cost to deliver this project is £12.620m.

The funding in place is £11.122m (see below)

Funding Source	Amount
WEFO – Building for the Future	£3,350,000
Welsh Government- Targeted Match Funding	£2,500,000
Welsh Government- Transforming Towns	£809,261
Welsh Government- Economic Stimulus 2019/20	£311,000
Welsh Government- Economic Stimulus 2020/21	£500,000
DCC Capital	£3,400,000
DCC Asbestos Budget	£252,000
<b>TOTAL</b>	<b>£11,122,261</b>

This leaves a funding shortfall of approx. £1.5m. The team will continue to pursue all avenues for additional external funding, but the Council should be prepared to fund the funding shortfall in its entirety. The project are seeking an additional Denbighshire CC capital funding contribution of £1.5 million to keep the project on track and enable us to develop phase 1 and enable future phases.

## BUSINESS OPTIONS

Analysis and reasoned recommendation for the base business options of: do nothing / do the minimal or do something

<b>Option title:</b>	<b>Do nothing – maintain the existing situation (cleared, demolished site but no development)</b>				
<b>Please provide brief details:</b>					
<p>This option involves the Council not progressing any further with the development of Phase 1 of the scheme.</p> <p>If we were to not progress any further, we would be left with a large cleared site within the town centre of Rhyl. This would result in us not receiving the £3.350m of ERDF funding, and WG potentially clawing back in excess of £2.5m of funding already drawn down.</p>					
<b>Please mark with an X how this option compares with the preferred option in terms of Cost, Time, Quality and Benefits:</b>					
<b>Costs</b>	Costs more		<b>Time</b>	Takes longer to deliver	
	Costs the same			Takes the same to deliver	
	Costs less	<b>x</b>		Is quicker to deliver	<b>x</b>
<b>Quality</b>	Improves the quality		<b>Benefits</b>	Improves benefits	
	Is the same quality			No impact on benefits	
	Is a lower quality	<b>x</b>		Worsens benefits	<b>x</b>
<b>What is the main reason this option has not been selected?</b>					
<p>This option is not the preferred option going forward as it would result in the following:</p> <ul style="list-style-type: none"> <li>- The Council would have to give back most, if not all or the money secured externally and foot the bill to date which is in excess of £6.3m.</li> <li>- The benefits of the development would not be delivered thus not contributing towards the regeneration of Rhyl.</li> </ul>					

## EXPECTED BENEFITS

The benefits that the project will deliver expressed in measurable terms against the situation as it exists prior to the project

The site was acquired as part of the wider regeneration strategy for Rhyl with the specific aims of:

- Addressing the eyesore nature of the partially derelict and dilapidated site to improve the physical appearance of this key area of the town centre, providing a much more positive image of the town for shoppers and visitors;
- To provide a new mix of uses on the site to help reinvigorate the town centre, with a clear focus on returning the site to a productive economic use and providing new business and employment opportunities;
- To improve confidence in the town centre, increasing footfall and helping to stimulate further private sector investment in the town.

Output	Phase 1 outputs	Comments
Jobs accommodated	140	Based on enterprise numbers
Enterprises accommodated	25	7 hot food units 15 permanent market kiosks 2 retail units (Sussex Street) 1 management company/operator
Land developed	0.65 Ha	
Premises created or refurbished	4,160m <sup>2</sup>	
Gross jobs created	35	Based on enterprise numbers

## EXPECTED DIS-BENEFITS

Outcomes perceived as negative by one or more stakeholders

The extent of demolition may be perceived as a negative to some interested members of the public and/or local members

## TIMESCALE

Over which the project will run (summary of the Project Plan) and the period over which the benefits will be realised

Date	Milestone
26/01/2021	Commence Demolition
05/08/2021	Appoint contractor for phase 1 development (via North Wales Construction Framework)
08/09/2021	Receive planning permission

04/02/2022	Demolition complete
15/02/2022	Seek approval from Cabinet to source additional funding
15/03/2022	Seek approval from Cabinet to let construction contract
02/05/2022	Start phase 1 development
08/03/2023	Complete phase 1 development
03/04/2023	Open for business



## CAPITAL COSTS – CONSTRUCTION PROJECTS

Element	Spend to date	Budget estimate
Acquisition	£3,022,881	£3,022,881
Business Relocation, Extinguishment & Disturbance	£604,805	£610,000
Asbestos removal - pre-demolition contract	£171,482	£171,482
H & S/Emergency Works	£29,278	£29,278
Building Clearance	£80,988	£80,988
Holding Costs (utilities, rates, etc.)	£33,739	£35,000
Professional Fees (DCC)	£121,005	£130,184
Demolition/Construction preparation works	£138,589	£155,000
Demolition	£860,737	£1,212,999
Asbestos removal - demolition contract	£798,856	£798,856
Consultant Fees to point of planning submission (RIBA Stage 3)	£311,068	£311,068
Consultant Fees - planning to commencement of construction	£33,833	£270,000
Consultant Fees - construction period	£0	£334,711
Consultant Fees -12 month retention period/snagging	£0	£15,000
Construction of Market Hall/Event Space/Queens Chambers		
Fittings and furnishings		
Utilities		
External Landscaped areas		
Temporary Landscaped areas (future phases)	£0	£5,443,034
Contingency		
Preliminaries		
OHP		
Legal & Marketing		
<b>TOTAL</b>	<b>£6,207,260</b>	<b>£12,620,481</b>

Please provide details of proposed capital funding sources						
Enter details of funding source	Status:	2019/20	2020/21	2021/22	2022/23	TOTAL
ERDF– Building for the Future	In principle award				£3,350,000	<b>£3,350,000</b>
Welsh Government – Targeted Match Funding	Received	£2,500,000				<b>£2,500,000</b>
DCC Capital contingency	Received	£1,900,000				<b>£1,900,000</b>
DCC Asbestos Budget	Received	£127,000	£125,000			<b>£252,000</b>

WG Economic Stimulus Grant)	Received	£311,000	£500,000			<b>£811,000</b>
DCC capital funding	Received		£1,500,000			<b>£1,500,000</b>
WG- Transforming Towns	Received			£809,261		<b>£809,261</b>
DCC Capital funding	Requested at Feb Committee				£1,500,000	<b>£1,500,000</b>
<b>TOTAL</b>		<b>£4,828,000</b>	<b>£2,125,000</b>	<b>£809,261</b>	<b>£4,850,000</b>	<b>£12,622,261,</b>

## REVENUE COST IMPACT TO BE COMPLETED FOR ALL PROJECTS

*In considering whether a project should be developed due regard should be made to the potential impact on revenue budgets.*

If the activity will result in a requirement for additional revenue funding, please provide details below:			
What is the impact of this project in terms of the <u>annual</u> revenue requirement for:	Existing Revenue Budget	Post-project Revenue Budget	Increase/ Decrease
staff costs (salaries and associated)			
energy costs (heating, lighting, ICT, etc)			
property maintenance and servicing costs			
other property related costs (rental, insurance, etc)			
ongoing ICT costs (licences, etc)			
mileage of Denbighshire fleet vehicles			
mileage for business travel by Denbighshire employees using their personal vehicles			
OTHER (please enter)			
OTHER (please enter)			
<b>OVERALL REVENUE REQUIREMENT</b>			

At this stage, the revenue implications of the project have not been fully assessed, but the concept is that the running costs associated with the building will be covered (and exceeded) by the income generated through the market stall fees, bar income and events programme. The proposed approach is that the management and operation of the building will be leased out to a third party operator and that operator will be responsible for meeting the revenue costs

associated with the building. A procurement process will commence shortly to get an operator on board and will be advertised via Sell2Wales.

## PROJECT MANAGEMENT

*Please provide details of proposed project management – Establishment of Project Board etc*

Project Governance will be provided by the Queen's Buildings Project Board. Members of the Board include DCC's Chief Executive (Graham Boase), Project Executive (Mark Dixon) Leader of the Council (Cllr Hugh Evans) and Deputy Leader of the Council (Cllr Julian Thompson-Hill) along with other key officers within DCC. There is also attendance from the Welsh Government's Head of Regeneration North and Mid Wales (Carole Weller).

The project also comes under the umbrella of the Rhyl Regeneration Programme. This group is chaired by our Chief Executive (Graham Boase), with relevant Group Members including the Council's Head of Property and Finance / Section 151 Officer (Steve Gadd), Head of Planning, Public Protection and Countryside Services (Emlyn Jones), Head of Highways, Facilities and Environmental Services and the Head of Regeneration North & Mid Wales for Welsh Government (Carole Weller).

The project is one of the Council's key projects so will be managed by a member of the Corporate Programmes Office (Russell Vaughan) and led by the Housing Development Manager (Mark Dixon). PRINCE2 project management methodology will be used in delivering this scheme in line with the Council's protocols.

The project leads will be accountable to a Project Board, which will oversee all aspects of project delivery and review submitted Highlight Reports on a six weekly cycle.

## STATUTORY REQUIREMENTS / HEALTH & SAFETY

*This section should identify how the activity will help Denbighshire meet any of its statutory requirements. Please include any Health & Safety Issues that the activity will address in this section. Please leave blank if not applicable.*

There were countless issues with the structural integrity of the majority of buildings on the site hence the need for them to be demolished. The one remaining building, the Queen Chambers' has had extensive remedial works carried out to ensure the safe demolition of the adjoin market hall and to help maintain it for future refurbishment and use.

## CARBON MANAGEMENT IMPACT

*Please consult with Denbighshire's Principal Energy Manager before completing this section.*

*Denbighshire has committed to reducing its carbon emissions by 15% by 2020. The Business Case requires you to make a forecast for the anticipated carbon emissions impact of the project. Please mark a cross in the appropriate box.*

Forecasts:	Annual (current)	Carbon Equivalent	Annual (Post Project)	Carbon Equivalent	Carbon Variance
Energy consumption: (UNIT = kWh)					
Mileage of Denbighshire Fleet vehicles: (UNIT = miles travelled)					
Tonnes of waste produced going to landfill: (UNIT = tonnes)					
Tonnes of waste produced being recycled: (UNIT = tonnes)					
Mileage of Business Travel (personal vehicles): (UNIT = miles travelled)					
<b>TOTAL CARBON EMISSIONS</b>					

The first stage of the project was to demolish a large number of derelict and inefficient buildings in Rhyl town centre. These have previously been used as hotels, amusement arcades, nightclubs, café's and markets but to name a few uses.

Construction will be a simple portal frame, using a mix of structural steel and wood, along with glazing to provide good natural light levels.

Obviously, there will be an increase in the emissions of the Council as we are adding a building that doesn't currently exist to our portfolio but will ensure it is low carbon, but at this stage of design we are not able to include definitive figures

## BIODIVERSITY IMPACT

Please consult with Denbighshire's Biodiversity Officer before completing this section:

[joel.walley@denbighshire.gov.uk](mailto:joel.walley@denbighshire.gov.uk)

The Council has a statutory duty to ensure compliance and enforcement of the habitats regulations (as amended in 2007) and the NERC Biodiversity Duty (2006). At this pre-feasibility stage, what is the anticipated impact on biodiversity of the project? Please mark a cross in the appropriate box.

<b>Will this project impact on a habitat that supports living organisms (plant or animal)?</b>	<b>Yes</b>	✓	<b>No</b>	
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If you have answered yes to the above question, please complete all the following biodiversity sections. If answered no please leave blank

<b>THREATENED/PROTECTED SPECIES</b> <b>Will this project impact on any protected or threatened species as defined in Denbighshire's Local Biodiversity Action Plan (LBAP)?</b>	<b>Yes</b>		<b>No</b>	✓
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ALL SPECIES (including threatened/protected) Forecasts:	Current number	Post-project number	Variance (+/-)
Number of plant species present:			
Number of animal species present:			
<b>TOTAL NUMBER OF SPECIES PRESENT</b>			

Please provide brief details of the action you will be taking in association with this project to protect or enhance biodiversity. Specific reference should be made to the mitigation strategy if the project impacts on any protected or threatened species as defined in Denbighshire's Local Biodiversity Action Plan (LBAP).

In November 2019 a Preliminary Bat Roost Assessment, Nesting Bird Check and Emergence Survey was carried out on the site by Enfys Ecology, through discussion with Joel Walley.

The design team have also had conversations with Joel as a key consultee in the Pre-Application Consultation process.

As advised, the previous demolition work took place outside of the bird nesting season.

## MAJOR RISKS TO THE PROJECT

A summary of the key risks associated with the project together with the likely impact and plans should they occur

Key Risk	Likely Impact	Mitigating Action
Inability to secure additional funding	Very high	Regular meetings with various funders to try and source additional funding. E.g. TRI, B4TF, NWEAB.
Not delivering the project within the funding deadline	Very high	Regular dialogue between project manager, design team, contractor and funders to ensure smooth delivery.
Not receiving the ERDF grant funding	Very High	Approval in principle received and regular dialogue with WG colleagues
Increase in build cost	Very High	Estimates provided by property consultant and similar works recently tendered
Failure to secure tenants once developed	High	Procurement process commenced to procure an operator to run the facility on our behalf.

## SUPPORTING INFORMATION

Please list any supporting documents that accompany this Business Case

## COUNTY LANDLORD STATEMENT

Please provide a statement from the County Landlord and where applicable the recommendation of the Asset Management Group

costs in relation to redevelopment involving alteration or demolition of older structures is not uncommon and the increase in materials and contractor costs over the time-line of the project is a significant contributory factor in the need for additional funding. While the proposals are supported in terms of contribution to regeneration and enhancement of the Town Centre, consideration of the decarbonisation agenda, ongoing operational and maintenance costs and general quality of the development should not be compromised through the need to reduce initial construction costs.

**Supplied by:** David Lorey **Date:** 01/01/2022

## CHIEF FINANCE OFFICER STATEMENT

Although any overspend on a project is disappointing the reasons in this case are clear and would seem unavoidable. Any failure to complete the project would likely involve significant grant clawback. It is also clear the project will still deliver significant regeneration benefits which will hopefully be the catalyst for further investment. The resultant asset will also remain in the ownership of DCC. For all those reasons I'm comfortable in supporting the recommendation to underwrite the additional £1.5m required from within the capital plan. As highlighted in the report it is important that the project continues to pursue all possible avenues to bring external funding into the project to minimise the input required from the Council and this will be monitored carefully over the coming months.

**Supplied by:** Steve Gadd **Date:** 31/01/2022

**VERIFICATION:**

<b>Project Manager:</b>	Russell Vaughan		
<b>Project Sponsor:</b>	Steve Gadd		
<b>Name:</b>	Steve Gadd	<b>Position:</b>	Head of Finance and Property
<b>Signature:</b>	/	<b>Date:</b>	31 <sup>st</sup> January 2022



<b>Report to</b>	Cabinet
<b>Date of meeting</b>	15 <sup>th</sup> February 2022
<b>Lead Member / Officer</b>	Julian Thompson-Hill
<b>Report author</b>	Steve Gadd, Head of Finance and Property
<b>Title</b>	Recommendations of the Strategic Investment Group

## 1. What is the report about?

Block Allocation capital bids received for inclusion in the 2022/23 Capital Plan.

## 2. What is the reason for making this report?

The Strategic Investment Group, which includes representatives from the three scrutiny committees, has met to consider bids prepared by each service.

## 3. What are the Recommendations?

That Cabinet supports the projects shown in Appendix 1 for inclusion in the 2022/23 Capital Plan, and recommends accordingly to full Council.

## 4. Report details

4.1 The available funding for 2022/23 is shown below:

<b>Source</b>	<b>Amount £000</b>
General Capital Grant	2,082
Un-hypothecated Supported Borrowing	3,021
Prudential Borrowing – Highways	4,000
Prudential Borrowing - One off funding required to offset gap in capital grant	2,966
Unused contingency b/f	500
<b>Total Funds Available 2022/23</b>	<b>12,569</b>

4.2 The Capital Plan spends money on two types of project. Firstly there are one-off projects such as a new school; the second type is a 'block allocation'. These are on-going programmes of work that stretch over several years (and may never be complete) e.g. schools maintenance. Elements of this work may be paid for from repair and maintenance budgets but a significant part is funded through the Capital Plan.

4.3 Appendix 1 shows the projects listed with the recommended funding source for each highlighted in the appropriate column. For additional clarity, the following points should be noted:

- PB Highways Column - £4.000m. This is supported from the revenue budget as a corporate priority, as approved by Full Council on 25 January 2022.
- Council Funds column – these are funds such as general grants and contributions from the capital financing budget.
- Welsh Government capital funding settlement is particularly poor for 2022-23. To maintain the block allocations at existing levels creates a one off funding gap of £2.966m. Council on 25 January 2022 approved an increase of £175k in Capital Finance Budget, and this will ensure existing levels of block allocations are maintained.

4.4 A narrative to support the recommendations of the Strategic Investment Group is included as Appendix 2.

4.5 The membership of the Strategic Investment Group is as follows:

- Cabinet Member – Deputy Leader and Lead Member for Finance, Performance and Strategic Assets (Chair)
- Cabinet Member – Leader of the Council and Lead Member for the Economy and Corporate Governance
- Cabinet Member – Lead Member for Corporate Services and Strategic Direction
- Representative from each Scrutiny Committee
- Corporate Director – Economy and Public Realm
- Head of Finance (S.151) and Property

## **5. How does the decision contribute to the Corporate Priorities?**

Projects have been reviewed to ensure that they satisfy the Council's corporate objectives.

## **6. What will it cost and how will it affect other services?**

### **6.1 Cost Implications**

The costs of the schemes are shown in Appendix 1. The Prudential Borrowing costs will be met through the 2022/23 revenue budget.

### **6.2 Staffing/ICT/Accommodation Implications**

Each new project is required to complete a Project Business Case form and any specific implications are discussed at that stage.

### **6.3 Assessment of impact on Climate Change – Mitigation and Adaptation**

New capital projects are subject to scrutiny by the Strategic Investment Group. Each business case will show, where relevant carbon tonne emission pre and post project, thus identifying whether the project is carbon emission positive, negative or neutral. In addition, it is necessary to ensure new capital projects are future proof and able to adapt to climate change.

## **7. What are the main conclusions of the Well-being Impact Assessment?**

A full Impact Assessment has been completed for each capital bid reviewed by the Strategic Investment Group. A copy of each individual Wellbeing Assessment is available in the members' library on the Modern.gov system.

## **8. What consultations have been carried out with Scrutiny and others?**

Heads of Service approved the submission of the bids. Representatives of Cabinet and Scrutiny committees have been involved in the process.

This report has been shared with scrutiny committee chairs for comment.

## **9. Chief Finance Officer Statement**

The Council must continue to invest appropriately in its assets. Not to do so can incur more significant costs in the long term. With the continuing reduction in the real value of Welsh Government supported borrowing, the Council must rely on its own resources more and more.

## **10. What risks are there and is there anything we can do to reduce them?**

- 10.1 Possible risks would include schemes not progressing, loss of grant and disruptions to services. The condition of assets would continue to deteriorate if investment is not made, and this may lead to the loss of important services.
- 10.2 No capital project is without risk. However all schemes are reviewed by the Strategic Investment Group and also subject to on-going monthly monitoring and reporting.

## **11. Power to make the decision**

Local Authorities are required under section 151 of the Local Government Act (1972) to make arrangements for the proper administration of their financial affairs.

## 2022/23 Capital Bids - Proposed Block Allocations

APPENDIX 1

Ref	Project Name	Head of Service	Capital Plan Requirement 2022/23 £000	P B Highways £000	P B £000	Council Funds £000	TOTAL 2022/23 £000	Brief Description
G01	Minor Adaptations; Community Equipment, Telecare	David Soley/Ann Lloyd	240			240	240	Minor Adaptations and Equipment
G02	Private Sector Housing Assistance	Emlyn Jones	1,200			1,200	1,200	Housing Improvement Works to Private Sector Dwellings
G03	Schools Capital Maintenance Works	Steve Gadd	3,743		2,966	777	3,743	Works to a range of work streams in schools.
G04	Non School Public Buildings Capital Maintenance Works	Steve Gadd	1,449			1,449	1,449	Works to a range of work streams for Public Buildings
G05/G06/G07	Highways works	Tony Ward	5,113	4,000		1,113	5,113	Improvements to roads and bridges. Coastal Protection
G08	Traffic Works	Emlyn Jones	324			324	324	Road Safety Improvement Schemes.
	Capital Contingency		500			500	500	
	<b>TOTALS</b>		<b>12,569</b>	<b>4,000</b>	<b>2,966</b>	<b>5,603</b>	<b>12,569</b>	

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The Strategic Investment Group decided to invite bids in line with previously agreed block allocations for services. Services were asked to provide a business case to support their bids. However, the requirement for Heads of Service to present bids to the Strategic Investment Group was waived.

Each bid was submitted with approval of the relevant Head of Service. The proposed allocations are detailed in Appendix 1 and in summary are as follows:

- An allocation of £240k is recommended for Minor Adaptations, Community Equipment and Telecare. This funding is targeted at enabling the elderly and disabled to remain in their own homes.
- It is proposed to allocate £1.2m in support of Private Sector Housing Assistance. The funding will be used in the main on the provision of Disabled Facilities Grants.
- Both the school and non-school capital maintenance bids include provision for essential maintenance such as Asbestos Removal, Fire Risk Assessment Work, Equalities etc. It is recommended that £3.743m be allocated to Schools Capital Maintenance Works. It is also proposed to allocate £1.449m to non-schools capital maintenance work. It is further recommended that the appropriate Heads of Service determine the precise allocations to works required, in order of priority. The full allocations proposed meet the highest priority works identified across the schools and non-schools estate.
- Council on 25 January 2022 approved £235k for Highways as part of the 2022/23 Investment in Priorities. This will allow £4.000m of capital expenditure.
- In addition to this, it is proposed to allocate £710k block allocation for structural and other repairs including highway maintenance, street lighting and bridges. Also included within this recommendation is a further £403k for repairs to bridge structures. This is the sixth year of a proposed ten year Highways Structure Backlog Project.
- An allocation of £324k is recommended to carry out road safety improvements.
- The Strategic Investment Group recommends maintaining the allocation set aside for any contingencies at £0.5m, in line with 2021/22.

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<b>Report to</b>	Cabinet
<b>Date of meeting</b>	15 <sup>th</sup> February 2022
<b>Lead Member / Officer</b>	Julian Thompson Hill
<b>Report author</b>	Steve Gadd, Head of Finance and Property
<b>Title</b>	Finance Report (January 2021/22)

## 1. What is the report about?

The report gives details of the council's revenue budget and savings as agreed for 2021/22. The report also provides a summary update of the Capital Plan as well as the Housing Revenue Account and Housing Capital Plan.

## 2. What is the reason for making this report?

The purpose of the report is to provide an update on the council's current financial position and confirm the agreed service budgets for 2021/22.

## 3. What are the Recommendations?

3.1 Members note the budgets set for 2021/22 and progress against the agreed strategy.

## 4. Report details

The report provides a summary of the council's revenue budget for 2021/22 detailed in Appendix 1. The council's net revenue budget is £216.818m (£208.302m in 20/21). The position on service and corporate budgets is a forecast overspend of £1.553m (£1.641m overspend last month). Narrative around the current risks and assumptions underlying this assessment are outlined in Section 6.

The 2021/22 budget required service savings and efficiencies of £2.666m to be identified and agreed as detailed below:

- Fees and Charges inflated in line with agreed Fees and Charges policy (£0.462m).
- Operational efficiencies (£690k) mostly identified by services throughout the year and within Head Service delegated responsibility in consultation with Lead Members.
- Savings of £0.781m have also been identified which change service provision in some way and which were shared in detail with Cabinet and Council in the December briefings.
- 1% (£0.733m) Schools efficiency target from Schools Delegated Budgets.

The operational savings and fees and charges increases are assumed to have been achieved and the schools' savings are delegated to the governing bodies to monitor and deliver.

## **5. How does the decision contribute to the Corporate Priorities?**

Effective management of the council's revenue and capital budgets and delivery of the agreed budget strategy underpins activity in all areas, including corporate priorities.

## **6. What will it cost and how will it affect other services?**

Significant service narratives explaining variances and risks are detailed in Appendix 2, however the following should also be noted:

**6.1 Impact of Corona Virus** - The strategy of working in partnership with Welsh Government continues to ensure significant grant funding to help with Covid related pressures. So far eight expenditure claims for April to December have been submitted amounting to £6.5m. Three income claims amounting to £3.6m for quarters 1, 2 and 3 have also been submitted. Income claims have started to reduce as the wider Covid restrictions have reduced, however expenditure claims are likely to continue. Obviously this will depend on the still changing situation regarding the Omicron variant.

**6.2 Corporate Budgets** – Currently projected to break even. However, the following risks were identified in previous months, some of which have now been resolved. This may allow for the release of contingency to help fund service overspends in future months.

- Ongoing impact of Covid on the Council Tax Yield – this is still a risk although performance in this area is recovering
- Ongoing impact on the Council Tax Reduction Scheme – At present the additional budget agreed as part of the 21/22 is enough to fund the projected spend in this area – however this remains a volatile area that is impacted by the wider economic situation
- Pay settlements for 2021/22 – the recent offer by employees regarding local government workers and the announcement regarding teachers' pay can be funded within the pressures included in the 21/22 budget. However, it should be noted that the non-teachers' pay offer still has yet to be agreed and therefore remains a risk.

The position will continue to be monitored closely over the coming months.

**6.3 Schools** - The budget agreed by Council for 2021/22 included a total net additional investment (excluding increases in Welsh Government grants) in schools delegated budgets of just over £2.5m. The latest projection for school balances to be carried forward into 2022/23 is a net credit balance of £6.974m, which represents an increase of £1.304m on the balances brought forward into 2021/22 of £5.670m. There is a small underspend of £123k on non-delegated budgets. The improvement in school balances from the projected position last month largely relates to the receipt of additional grants.

**6.4 The Housing Revenue Account (HRA).** The latest revenue position assumes a decrease in balances at year end of £1.643m, which is £0.990m more than the £653k at the time the budget was approved. The Capital programme for 2021/22 currently stands at £22.7m is largely allocated between planned improvements to existing housing stock (£11m) and new build developments and acquisitions (£12m).

**6.5 Treasury Management** – At the end of January, the council's borrowing totalled £241.621m at an average rate of 3.68%. Investment balances were £23.4m at an average rate of 0.08%.

**6.6** A summary of the council's **Capital Plan** is enclosed as Appendix 3. The approved capital plan is £42.56m with expenditure to date of £24.6m. Appendix 4 provides an update on the major projects included in the overall Capital Plan.

## **7. What are the main conclusions of the Well-being Impact Assessment?**

A Well-being Impact Assessments for the Council Tax rise was presented to Council on 26 January.

## **8. What consultations have been carried out with Scrutiny and others?**

In addition to regular reports to the Corporate Governance Committee, the budget process has been considered by SLT, Cabinet Briefing, Group Leaders and Council Briefing meetings. The School Budget Forum have been included in the proposals through-out the year. Trade Unions have been consulted through Local Joint Consultative Committee. The Covid pandemic did impact on the level of consultation and engagement with the public, however plans are in place to engage early with all stakeholders during the budget process for 2022/23.

## **9. Chief Finance Officer Statement**

It is welcome that Covid financial assistance has been confirmed for the whole of 2021/22 by Welsh Government. However, it should be noted that some of the criteria have been tightened which may mean that services have to fund some additional pressures.

Monitoring continues to show pressures in the usual areas of Homelessness and Children's Services. Significant investment has gone into these areas in recent years and it is expected that that need will continue. Pressures in these areas have been reflected in the Budget for 2022/23.

## **10. What risks are there and is there anything we can do to reduce them?**

This remains a challenging financial period and there is still uncertainty around the ongoing impact of Covid 19, Brexit and the financial strategy of the UK government in

dealing with the long term financial impact on the public finances of the Covid response. Although the financial outlook looks uncertain, our finances are in a healthy position and a robust 3/5 year budget process has recently been approved by SLT, CET, Cabinet and scrutinised by the Governance and Audit Committee.

## **11. Power to make the decision**

Local authorities are required under Section 151 of the Local Government Act 1972 to make arrangements for the proper administration of their financial affairs.

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## Appendix 1

### DENBIGHSHIRE COUNTY COUNCIL REVENUE BUDGET 2021/22

Jan-22	Net Budget	Budget 2021/22			Projected Outturn							Variance
	2020/21	Expenditure	Income	Net	Expenditure	Income	Net	Expenditure	Income	Net	Net	Previous Report
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	%	£'000
Communities and Customers	3,325	4,625	-1,362	3,263	5,488	-2,275	3,213	863	-914	-51	-1.56%	0
Education and Children's Service	17,145	32,994	-15,206	17,788	29,459	-11,131	18,328	-3,535	4,075	540	3.04%	603
Business Improvement and Modernisation	4,309	5,716	-1,121	4,595	6,305	-1,774	4,531	589	-653	-64	-1.39%	-31
Legal, HR and Democratic Services	2,384	3,988	-1,622	2,366	3,928	-1,612	2,316	-60	10	-50	-2.11%	-45
Finance and Property	4,664	10,336	-4,603	5,733	11,347	-5,614	5,733	1,011	-1,011	0	0.00%	0
Highways and Environmental Services	17,074	30,170	-14,436	15,734	27,778	-11,255	16,523	-2,392	3,181	789	5.01%	654
Planning and Public Protection	9,748	16,768	-7,176	9,592	17,873	-7,887	9,986	1,105	-711	394	4.11%	464
Community Support Services	38,118	57,266	-17,399	39,867	59,248	-19,381	39,867	1,982	-1,982	0	0.00%	0
Leisure - Retained Budgets	3,346	3,273	0	3,273	3,268	0	3,268	-5	0	-5	-0.15%	-4
<b>Total Services</b>	<b>100,113</b>	<b>165,136</b>	<b>-62,925</b>	<b>102,211</b>	<b>164,694</b>	<b>-60,929</b>	<b>103,765</b>	<b>-442</b>	<b>1,995</b>	<b>1,553</b>	<b>1.52%</b>	<b>1,641</b>
Corporate	16,231	47,701	-29,271	18,430	47,701	-29,271	18,430	0	0	0	0.00%	0
Precepts & Levies	4,899	5,060	0	5,060	5,060	0	5,060	0	0	0	0.00%	0
Capital Financing	13,724	15,176	0	15,176	15,176	0	15,176	0	0	0	0.00%	0
<b>Total Corporate</b>	<b>34,854</b>	<b>67,937</b>	<b>-29,271</b>	<b>38,666</b>	<b>67,937</b>	<b>-29,271</b>	<b>38,666</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>	<b>0</b>
<b>Council Services &amp; Corporate Budget</b>	<b>134,967</b>	<b>233,073</b>	<b>-92,196</b>	<b>140,877</b>	<b>232,631</b>	<b>-90,200</b>	<b>142,431</b>	<b>-442</b>	<b>1,995</b>	<b>1,553</b>	<b>1.10%</b>	<b>1,641</b>
<b>Schools &amp; Non-delegated School Budgets</b>	<b>73,335</b>	<b>85,277</b>	<b>-9,336</b>	<b>75,941</b>	<b>85,372</b>	<b>-10,858</b>	<b>74,514</b>	<b>95</b>	<b>-1,522</b>	<b>-1,427</b>	<b>-1.88%</b>	<b>1,371</b>
<b>Total Council Budget</b>	<b>208,302</b>	<b>318,350</b>	<b>-101,532</b>	<b>216,818</b>	<b>318,003</b>	<b>-101,058</b>	<b>216,945</b>	<b>-347</b>	<b>473</b>	<b>126</b>	<b>0.06%</b>	<b>3,012</b>
<b>Housing Revenue Account</b>	<b>213</b>	<b>17,606</b>	<b>-16,953</b>	<b>653</b>	<b>18,159</b>	<b>-16,516</b>	<b>1,643</b>	<b>553</b>	<b>437</b>	<b>990</b>		<b>663</b>

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## Appendix 2 - Service Variance Narrative

Service	Variance Last Month £000	Variance This Month £000	Change £000	Description
Communities and Customers	0	-50	-50	Underspend due to a vacancy savings.
Education and Children's Service	603	540	-63	This pressure relates to high cost residential and independent fostering placements. The reduction from last month's figure reported to Cabinet relates to additional Welsh Government grant funding. All residential and independent fostering placements have been costed to realistic timescales however no allowance has been made for any further new placements throughout the year.
Business Improvement and Modernisation	-31	-64	-33	Underspend due to a vacancy savings, further increased this month. It is anticipated that the underspend will be placed in the new reserve set up to help fund future improvements to the heritage offer at Ruthin Gaol.
Legal, HR and Democratic Services	-45	-51	-6	Underspend due to a vacancy savings, further increased this month.
Finance and Property	0	0	0	There are ongoing pressures within this service relating to the reduction in the Housing Benefit Administration Grant - currently we are hoping to identify one-off funding to once again mitigate this pressure.
Highways, Facilities and Environmental Services	654	789	135	The reported overspend, and the increase in month, relates to ongoing pressures in Waste Service relating to increases in costs and decreases in income received for recyclable waste. The figure reported assumes that we will continue to be able to claim for Covid related costs. Funding for the pressure of disposal fees with utilising Parc Adfer has been transferred into the settlement for next year and will be passported to the service.
Planning and Public Protection	464	394	-70	As noted in previous reports the position with school transport wasn't going to be clear until the contracts for September school re-opening were finalised. The financial implications of those changes have been investigated in detail over the last few weeks and the current estimated overspend is estimated to be £464k. This is largely as a result of shortages of staff and increase in fuel prices which have meant that there are fewer providers and contract costs have increased. A pressure for School Transport has been included in the approved 2022/23 budget. The overall pressure has reduced due to other savings of vacancies and income received. Planning income is still down on pre-pandemic levels but it is hoped this will increase over the coming months.
Community Support Services	0	0	0	Although an additional pressure of £2.4m was included in the budget for 2021/22 Homelessness in particular remains an area of pressure which is largely being claimed from the Covid Hardship Fund. There is an SLT working group which is tasked with identifying and providing in-house provision which will improve the level of service and reduce costs in the future. There is a great deal of uncertainty around grant funding for pressures in the sector which will be monitored closely over the coming months, however the financial position in year indicates that financial pressures are being kept within current budget allocations this financial year.
Leisure - ADM	-4	-5	-1	The movement relates to minor variances.
Corporate & Miscellaneous	0	0	0	See body of report for details
Precepts & Levies	0	0	0	There are no risks in this area
Capital Financing	0	0	0	The position on capital financing is very much related to progress on capital projects and variances do not crystallise until the final outturn is known. Any spare capacity this year is likely to be required to fulfil the investment target in Highways agreed by Council. It can now be confirmed that due to capital receipts received in year that £900k additional investment in Highways has been allocated.
<b>Council Services &amp; Corporate Budget</b>	<b>1,641</b>	<b>1,553</b>	<b>-88</b>	

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**Denbighshire County Council - Capital Plan 2021/22 - 2024/25**

**APPENDIX 3**

**Position to end January 2022**

**Capital Expenditure**

Total Estimated Payments - Other

Total Estimated Payments - Major Projects:

Housing Improvement Grants

Rhyl, New 3-16 Catholic School

Ysgol Llanfair, New School

Ysgol Carreg Emlyn, New School

Highways Maintenance

East Rhyl Coastal Defence Scheme

Rhyl Waterfront and Waterpark

Rhyl Queens Market Redevelopment

Waste Service Remodelling

Contingency

**Total**

**Capital Financing**

**External Funding**

**Receipts and Reserves**

**Prudential Borrowing**

**Unallocated Funding**

**Total Capital Financing**

	2021/22 ORIGINAL ESTIMATE £000s	2021/22 LATEST ESTIMATE £000s	2022/23 LATEST ESTIMATE £000s	2023/24 LATEST ESTIMATE £000s	2024/25 LATEST ESTIMATE £000s
Total Estimated Payments - Other	24,699	26,480	16,411	100	350
Total Estimated Payments - Major Projects:					
Housing Improvement Grants	1,200	1,575			
Rhyl, New 3-16 Catholic School	366	391			
Ysgol Llanfair, New School		75			
Ysgol Carreg Emlyn, New School		50			
Highways Maintenance	2,960	3,830			
East Rhyl Coastal Defence Scheme	8,150	5,250	3,575		
Rhyl Waterfront and Waterpark		24			
Rhyl Queens Market Redevelopment	3,128	2,282	3,694	121	
Waste Service Remodelling	13,472	2,103	11,428		
Contingency	500	500	500	500	500
<b>Total</b>	<b>54,475</b>	<b>42,560</b>	<b>35,608</b>	<b>721</b>	<b>850</b>
<b>External Funding</b>	28,332	23,414	18,958	6,036	6,036
<b>Receipts and Reserves</b>	6,610	8,819	7,944	121	
<b>Prudential Borrowing</b>	19,533	10,327	13,309	100	350
<b>Unallocated Funding</b>	0	0	(4,603)	(5,536)	(5,536)
<b>Total Capital Financing</b>	<b>54,475</b>	<b>42,560</b>	<b>35,608</b>	<b>721</b>	<b>850</b>

Note: 2021-22 Original Estimate is the position as approved by Council on 23rd February 2021

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## Appendix 4 - Major Capital Projects Update – January 2022

<b>21<sup>st</sup> Century Schools Programme – Ysgol Llanfair</b>	
Total Budget	£4.964m
Expenditure to date	£4.962m
Estimated remaining spend in 21/22	£0.002m
Future Years estimated spend	£0.000m
Funding	WG £0.180m; DCC £4.784m
<b>Narrative:</b>	
<p>This scheme is within the Band A proposals for 21st Century Schools Programme. The project has provided a new school building on a new site in Llanfair DC.</p> <p>The swap in land whereby the Church in Wales St. Asaph Diocese will receive the footprint of the land at the new school site and the Council will receive ownership of the land in Diocese ownership at the former school site is still in progress. DCC Legal are currently reviewing the former sites registered title before completing the land swap.</p> <p>Once the former site is in the Council's possession, it will be declared surplus by Education and discussions on the future use for the former school site will commence.</p>	
Forecast In Year Expenditure 21/22	£0.075m

## 21<sup>st</sup> Century Schools Programme – Glasdir

Total Budget	£11.714m
Expenditure to date	£11.668m
Estimated remaining spend in 21/22	£0.046m
Future Years estimated spend	£0.000m
Funding	DCC £3.066m; WG £8.648m

### **Narrative**

This project has delivered a new shared school building site for Rhos Street School and Ysgol Penbarras at Glasdir, Ruthin which has been used by the schools since April 2018. The final account has now been settled.

The work to create an additional school yard for Rhos Street School started on the 21st of June and was completed in August 2021 ready for the start of the autumn school term.

The costs of the works, is less than the pre tender estimate of £200k, and will be absorbed from the overall allocation to the Ruthin projects in 2016 as part of Denbighshire's contribution to the 21st Century Schools Programme

Forecast In Year Expenditure 21/22	£0.164m
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<b>21<sup>st</sup> Century Schools Programme – Rhyl, Christ the Word School</b>	
Total Budget	£23.440m
Expenditure to date	£23.081m
Estimated remaining spend in 21/22	£ 0.359m
Future Years estimated spend	£ 0.000m
Funding	WG £5.541m; DCC £17.899m
<b>Narrative:</b>	
<p>This scheme is within the Band A proposals for 21st Century Schools Programme.</p> <p>We are continuing to work closely with the contractor on the remaining snags, further works at the school are scheduled for the February half term.</p> <p>The programme and budget continues to be monitored closely as the project comes to an end.</p>	
Forecast In Year Expenditure 21/22	£0.391m

<b>Rhyl Queens Market Redevelopment</b>	
Total Budget	£11.122m
Expenditure to date	£6.521m
Estimated remaining spend in 21/22	£0.786m
Future Years estimated spend	£3.815m
Funding	WG £7.470m DCC Asbestos £0.252m. DCC £3.400m
<b>Narrative:</b>	
<p>The removal of all asbestos and demolition is now complete, along with the remedial works to the Queens Chambers building.</p> <p>Wynne Construction are currently working up the detailed design aiming to get on site in May 2022 assuming all approvals are in place.</p> <p>There is currently a funding deficit and a report is on 15 February Cabinet agenda requesting additional funding for the project to allow it to proceed as planned and deliver the project and outputs within the grant funding deadlines.</p>	
Forecast In Year Expenditure 21/22	£2.282m



<b>Waste Service Remodelling</b>	
Total Budget	£17.749m
Expenditure to date	£4.593m
Estimated remaining spend in 21/22	£0.341m
Future Years estimated spend	£12.815m
Funding	WG £9.544m , DCC £8.205m
<b>Narrative:</b>	
<p>A number of work streams are being taken forward to include:</p> <ul style="list-style-type: none"> <li>• Development of a new single central waste transfer station depot on land adjacent to the Colomendy Industrial Estate in Denbigh. The Phase 1 Enabling Works Contract commenced on site on July 5<sup>th</sup> 2021 and is due to complete in March 2022. Phase 1 will be followed by a further Tender process to appoint a Contractor to deliver Phase 2 works to complete the development of the new Depot by spring/summer 2023 to support a subsequent roll out of the proposed new service model in 2023.</li> <li>• Specification of the new fleet required to support the new model has been completed following a number of trials / tests and routing of the new rounds with a tender for the new fleet with the longest lead in times issued in December 2021 for return in January 2022 to enable a subsequent award of contract to supply the new fleet in time for manufacture and delivery of the new fleet leading up to the planned new service roll out.</li> </ul> <p>An Options Appraisal exercise on the detail of the new recycling container design has been undertaken, with the new service model and supporting Containers presented to Scrutiny in May 2021. A procurement exercise for the Containers to support the new model will be undertaken in due course with a delivery schedule in time for roll out associated with proposed service change. A number of mobilisation and communication activities are ongoing to prepare for the service change and include developing the new collection routes; planning for any staffing changes/requirements and ongoing engagement and communication with stakeholders and residents.</p>	
Forecast In Year Expenditure 21/22	£2.103m

<b>East Rhyl Coastal Defence Scheme</b>	
Total Budget	£23.528m
Expenditure to date	£18.095m
Estimated remaining spend in 21/22	£1.858m
Future Years estimated spend	£3.575m
Funding	WG £20.000m; DCC £3.528m
<b>Narrative:</b>	
<p>The ongoing coastal defence scheme at East Rhyl will provide an improved standard of flood protection for around 1650 properties.</p> <p>Work on site continues to progress well and is on time and within budget. The new rock revetment and sea defence wall is complete, along with three new beach accesses. Work on building the new promenade is around 95% complete. Top soiling and landscaping works are around 90% complete.</p>	
Forecast In Year Expenditure 21/22	£5.250m

## Cabinet Forward Work Plan

Meeting	Item (description / title)		Purpose of report	Cabinet Decision required (yes/no)	Author – Lead member and contact officer
<b>15 March (rescheduled from 22 March)</b>	1	Contract Award approval for Phase 2 Construction Works – DCC Waste Transfer Station to support new Waste Service Model	To award the contract for Phase 2 construction works	Yes	Councillor Brian Jones / Tony Ward / Peter Clayton
	2	Contract Award approval for new Waste Fleet to support new Waste Service Model	To award the contract for the new Waste Fleet	Yes	Councillor Brian Jones / Tony Ward / Chris Brown / Joanne Taylor
	3	Queens Market Phase 1 – award construction contract	To seek approval to award a contract for the delivery of Phase 1 of the Queens Building Rhyl	Yes	Councillor Hugh Evans / Russell Vaughan
	4	Contract Award - Renovation of terraced houses at 2-16 Aquarium Street in Rhyl	To award a construction contract for housing development	Yes	Councillors Tony Thomas and Julian Thompson-Hill / Mark Dixon
	5	North Wales Consultancy Framework	To seek approval of the Business Case to set up a regional Consultancy Framework to be used by the six North Wales authorities with Denbighshire County Council as the lead authority	Yes	Councillor Julian Thompson-Hill / Gary Williams / Tania Silva / Sion Evans
	6	Ysgol Plas Brondyffryn School Organisation formal	To seek approval to proceed with the School Organisation	Yes	Councillor Huw Hilditch-Roberts / Geraint Davies /

## Cabinet Forward Work Plan

Meeting	Item (description / title)		Purpose of report	Cabinet Decision required (yes/no)	Author – Lead member and contact officer
		consultation proposal	process in respect to relocate Ysgol Plas Brondyffryn to a new site in Denbigh and increase its capacity from 140 to 220 from September 2024		James Curran / Lisa Walchester
	7	Items from Scrutiny Committees	To consider any issues raised by Scrutiny for Cabinet's attention	Tbc	Scrutiny Coordinator
<b>26 April</b>					
	1	Finance Report	To update Cabinet on the current financial position of the Council	Tbc	Councillor Julian Thompson-Hill / Steve Gadd
	2	Items from Scrutiny Committees	To consider any issues raised by Scrutiny for Cabinet's attention	Tbc	Scrutiny Coordinator
<b>7 June</b>					
	1	Council Performance Self-Assessment	To consider the Council's self-assessment of its performance in delivering against the council's strategic plan and services	Tbc	Iolo McGregor
	2	Finance Report	To update Cabinet on the current financial position of	Tbc	Steve Gadd

## Cabinet Forward Work Plan

Meeting	Item (description / title)		Purpose of report	Cabinet Decision required (yes/no)	Author – Lead member and contact officer
			the Council		
	3	Items from Scrutiny Committees	To consider any issues raised by Scrutiny for Cabinet's attention	Tbc	Scrutiny Coordinator
<b>26 July</b>	1	Finance Report	To update Cabinet on the current financial position of the Council	Tbc	Steve Gadd
	2	Items from Scrutiny Committees	To consider any issues raised by Scrutiny for Cabinet's attention	Tbc	Scrutiny Coordinator

### FUTURE ITEMS

<b>22 Nov</b>	Council Performance Update – July to September	To consider the Council's performance in delivering against the council's strategic plan and services	Iolo McGregor
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### Note for officers – Cabinet Report Deadlines

Meeting	Deadline	Meeting	Deadline	Meeting	Deadline
March	<b>1 March</b>	April	<b>8 April</b>	June	<b>20 May</b>

# Cabinet Forward Work Plan

Updated 03/02/2022 - KEJ  
Cabinet Forward Work Programme.doc