



Capital Investment for Agricultural Estate for 2017/2018

Wellbeing Impact Assessment Report

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

Assessment Number:	113
Brief description:	The proposal is the requirement for capital investment in the Council's owned Agricultural Estate to meet health and safety and legal obligation and requirements
Date Completed:	24/11/2016 11:00:56 Version: 1
Completed By:	Mair Jones
Responsible Service:	Facilities, Assets & Housing
Localities affected by the proposal:	Whole County,

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

Could some small changes in your thinking produce a better result?

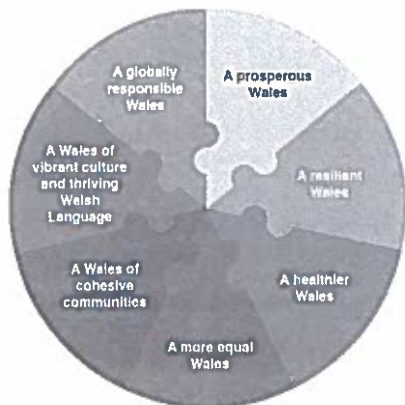
(3 out of 4 stars)



Actual score: 17/ 24.

Summary of impact

Wellbeing 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

Continued investment is required in order for the agricultural estate to be maintained with the Council as the Landlord meeting its legal, statutory and health and safety obligations. This will also safeguard the market value of the estate as a high value asset to the Council for the Future.

THE LIKELY IMPACT ON DENBIGHSHIRE, WALES AND THE WORLD

A prosperous Denbighshire

Overall Impact:	Positive
Justification for Impact:	The impact will be positive since the necessary investment in the houses and the health and safety work will result in work in the local community and maintain the values of Denbighshire's assets.

Positive consequences identified:

Improving the general fabric of farmhouses will create more energy efficient houses.

Opportunities will exist for local contractors to benefit from additional contracts for building work. Investment in the houses will also maintain the market values of the houses for the long term benefit of the Authority's assets.

It will lead to better job security for employees in the contracting firms

This can also lead to improved training opportunities and up skilling.

Will provide better and more efficient homes and workplaces for tenants.

Unintended negative consequences identified:

Mitigating actions:



A resilient Denbighshire

Overall Impact:	Positive
Justification for Impact:	The impact will be positive since it will; provide information to the Authority on implication of possible changes to NVZ regulations, safeguard old stone /slate building and improve the energy efficiency in more farmhouses.

Positive consequences identified:

The availability of funds to review new possible NVZ regulations will place the Authority in an advantageous position with regard to knowledge of possible consequences.

Repair and health and safety work on a stone and slate building will safeguard a vernacular building with many original features

Wherever possible and without creating any detriment to the quality of the work, slates are reused where possible in any farmhouse roof repair/replacement works.

Energy efficiency of farmhouses being improved.

Unintended negative consequences identified:

Mitigating actions:

A healthier Denbighshire

Overall Impact:	Positive
Justification for Impact:	Compliance with statutory and legal responsibilities can only be a positive effect for the Council.

Positive consequences identified:

Improving the fabric of some farmhouses and carrying out health and safety work will ensure that the Council meets its statutory responsibilities as a Landlord

Unintended negative consequences identified:

Mitigating actions:

A more equal Denbighshire

Overall Impact:	Positive
Justification for Impact:	Investment in the agricultural estate will be a positive contribution to rural areas of the County.

Positive consequences identified:

Investment in properties located in more rural areas of the County.
Positive impact on housing quality and the effect of reduced requirement for fuel.

Unintended negative consequences identified:

Mitigating actions:



A Denbighshire of cohesive communities

Overall Impact:	Positive
Justification for Impact:	Farms and holdings in rural areas that are well looked after contribute positively to rural communities and can improve general quality of life, community participation to reduce crime and also the tourism experience.

Positive consequences identified:

Well maintained and looked after properties will have a positive effect on the physical appearance of rural areas.
Training and employment opportunities available for local contractors.

Unintended negative consequences identified:

Mitigating actions:

A Denbighshire of vibrant culture and thriving Welsh language

Overall Impact:	Positive
Justification for Impact:	The majority of the agricultural estate is located in rural areas where there are traditionally a higher number of Welsh speaking communities. Investment in these areas is essential to safeguard the culture and the language in these areas for future generations .

Positive consequences identified:

Rural areas often have a higher percentage of Welsh speaking communities. Being able to maintain families in rural areas and provide opportunities for local contractors will have the effect of keeping people/children in local communities.

Contractors will be encouraged to use bilingual signs.

Maintaining numbers of Welsh speakers in rural communities has a positive effect on cultural events such as Eisteddfodau held in the locality.

Unintended negative consequences identified:

Mitigating actions:

A globally responsible Denbighshire

Overall Impact:	Positive
Justification for Impact:	Further contracting opportunities may be provided by the current proposals.

Positive consequences identified:

Local contractors will be able to benefit from employment opportunities. Contribution to agricultural holdings helps the activities and sustainability of rural communities.
Improved information on the effect of possible new NVZ regulations will assist the Council to plan for the future.

Unintended negative consequences identified:

Mitigating actions:

