

# WG Target Regeneration Investment Programme bid

## 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:	338
Brief description:	Submission for grant funding under the WG Target Regeneration Investment Programme bid for priority projects emerging from the Rhyl Town Centre Masterplan group.
Date Completed:	30/11/2017 12:55:38 Version: 1
Completed by:	Kim Waller
Responsible Service:	Planning & Public Protection
Localities affected by the proposal:	Rhyl,

# 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?

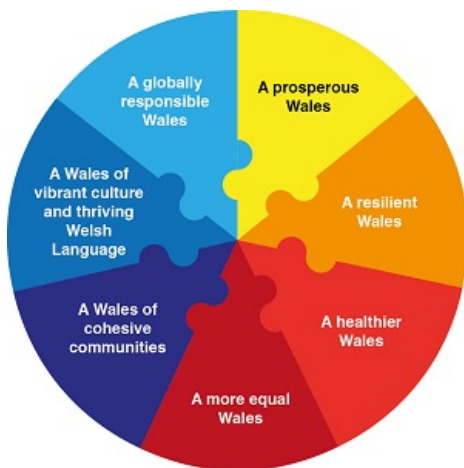


(3 out of 4 stars)

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	Neutral
A globally responsible Denbighshire	Neutral

## Main conclusions

Overall securing regeneration investment into a area suffering from multiple deprivation will be a positive thing. However, to maximise the benefits it is important that there are strong links between projects to create physical changes and those projects supporting local people as otherwise the benefits will be felt by people from outside the most deprived communities. It will also be important to consider the scheduling of a range of projects to minimise disruption to local businesses and existing town centre users as well as ensuring that the LA services and market have the capacity to manage the demand.

# THE LIKELY IMPACT ON DENBIGHSHIRE, WALES AND THE WORLD

## A prosperous Denbighshire

Overall Impact	Positive
Justification for impact	This project seeks to secure investment to improve the Town Centre in Rhyl.

### Positive consequences identified:

Regeneration investment will enable existing poor quality buildings to be improved or replaced to meet modern, more energy efficient standards.

The regeneration of Rhyl town centre is intended to support the creation of a vibrant and viable town centre improving the economic prosperity of the area for businesses and local residents.

The projects that we will be seeking funding for will need to demonstrate their outputs relating to jobs and apprenticeships.

Projects seeking funding are part of the Rhyl Regeneration programme and should be linking in with the skills development programmes in the area. Construction skills will be of benefit across the region if other planned developments take place.

Projects to be submitted for funding should identify needs around these and will be co-ordinated through the Rhyl Town Centre Masterplan project team.

This is a capital investment grant programme which would not support childcare. However this is a consideration within the wider Rhyl Regeneration Programme.

### Unintended negative consequences identified:

Physical regeneration works may require goods to be delivered and use carbon in the demolition and refurb/ rebuild process.

There may be businesses that lose their existing accommodation through any works or business may be disrupted during physical improvement works.

Some jobs will be short-term during construction periods

Construction opportunities will be short-term. The grant will need to be spent over the next 3 years with a short lead in time - this may not provide enough time for local people to be ready to take up opportunities.

The funding (if secured) is a relatively small amount and will not be able to deliver all the local requirements to deliver the vibrant, connected town centre vision.

Unless the Rhyl Regeneration programme considers the needs of local people, the benefits of projects delivered through this grant will be purely physical.

### Mitigating actions:

Work closely with the Rhyl Town centre Masterplan team to ensure that they have the information that they need to bring forward projects that will achieve the most impact with the funding available.

## A resilient Denbighshire

Overall Impact	Positive
Justification for impact	Securing a regeneration grant will provide the financial means to improve the infrastructure so that it is modern and energy efficient.

### **Positive consequences identified:**

The Rhyl Town Centre Masterplan seeks to increase/improve the natural environment in the town centre.

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Projects will consider these within their individual business cases.

Refurbished building, improved housing etc will be more energy efficient.

Projects will consider this issue within their individual business cases. The Masterplan project will look at the overall spatial planning of the town to ensure that layout supports flood risk management.

### **Unintended negative consequences identified:**

Construction if successful in securing the grant may be destructive in the short-term to the local biodiversity and the natural environment.

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Increased town centre housing if a product of the grant funding may increase the energy consumption within the town centre both in terms of new accommodation and possible extended business opening times.

### **Mitigating actions:**

Although environmental improvements in their own right are not eligible, some consideration can be made to how these can be included within a scheme.

## **A healthier Denbighshire**

Overall Impact	Positive
Justification for impact	The grant seeks to support the delivery of transformational change within the most deprived communities. An improved town centre, increased job opportunities and an increase in household income will positively impact on health outcomes.

### **Positive consequences identified:**

The intention through securing grant funding is to create a vibrant town centre with better access around encouraging more interaction and activity.

This may be an indirect benefit of improved business premises and town centre living but is not the core focus of the capital grant.

Links between the projects funded through this grant scheme to other local initiatives will encourage mobility and participation in the new leisure opportunities in Rhyl.

This grant scheme wants to make an impact on the lives of those living in the most disadvantaged communities. Health outcomes will be important and links to other projects will need to be demonstrated.

This grant funding seeks to improve the facilities within and access to and around the town centre.

### **Unintended negative consequences identified:**

People may not move from the town to the leisure facilities.

The town centre refurbishments may only attract fast food offers to the area.

Access around the town may be disrupted during refurbishment work making access to facilities and the beach difficult.

People living in the most deprived communities may be so far removed from the workplace that they will not be able to take advantage of the opportunities available.

If the grant is used to increase town centre living this may put a strain on local health services.

### **Mitigating actions:**

Need to ensure that the physical regeneration projects link with the 'people' projects so that local people can benefit from these regeneration projects.

## **A more equal Denbighshire**

Overall Impact	Positive
Justification for impact	The TRI programme aims to support transformational change in areas with high socio-economic need.

### **Positive consequences identified:**

The Rhyl Town centre Masterplan aims to create a vibrant town centre for everyone. In order to achieve this all projects will consider this through the development stage.

This grant scheme wants to make an impact on the lives of those living in the most disadvantaged communities. Health outcomes will be important and links to other projects will need to be demonstrated.

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### **Unintended negative consequences identified:**

Increasing visitor numbers to the town centre and changing layout and familiarity of shops etc may be an issue for some people which will affect their use of the town centre.

It is difficult to predict the future business offer of the town centre which may attract businesses which will negatively impact on health i.e fast food, convenience stores etc.

If Rhyl becomes a more desirable area to live this may impact on the rent levels in the area.

### **Mitigating actions:**

Ensuring that all projects undertake the well-being impact assessment will help to minimise risks.

## **A Denbighshire of cohesive communities**

Overall Impact	Positive
Justification for impact	Securing additional grant funding for the town would help to continue the regeneration of the town. This would feed into the optimism that Rhyl is improving encouraging people to get involved within their community.

### **Positive consequences identified:**

. The master plan project is considering a whole approach to the spatial design of the town and will consider community safety within this planning process.

Engagement activities are planned around the masterplan projects which will also identify stakeholders who may be able to actively participate in this local regeneration programme.

This is a physical regeneration grant programme which aims to bring about improvements to the attractiveness of an area.

### **Unintended negative consequences identified:**

Refurbishment work may reduce the number of visitors to the town increasing the feelings of isolation.

The timescales of the grant scheme mean that project concepts will need to be submitted before meaningful engagement will have been completed. There is a risk that project proposals will not receive local support.

There will be insufficient funding available to make an impact.

### **Mitigating actions:**

Ensure that projects are engaging with all stakeholders at an early stage.

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

Overall Impact	Neutral
Justification for impact	This is not the aim of the grant but should be considered within individual projects.

### **Positive consequences identified:**

Projects will consider these within their individual business cases.

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This is not key criteria for this grant funding scheme, however, projects will consider these within their individual business cases.

### **Unintended negative consequences identified:**

Significant changes to the town centre may remove local culture and heritage elements which are important to local residents.

### **Mitigating actions:**

## **A globally responsible Denbighshire**

Overall Impact	Neutral
Justification for impact	Securing additional investment is generally a positive outcome for the LA and local companies and supply chain.

### **Positive consequences identified:**

Funding secured through this scheme will need to meet WG and LA criteria but will be looked at in more detail by each project.

Funding secured through this scheme will need to meet WG and LA criteria

The grant will cover some costs incurred by the local authority and is therefore a source of income for services.

### **Unintended negative consequences identified:**

Too many projects coming on line at the same time may stretch the supply chain and cause issues in deliverability or mean that labour and products are required from further afield.

Too many projects coming on line at the same time may provide an opening for less scrupulous companies to provide labour via 'slave trade' routes  
Too many projects at one time may put a strain on stretched services.

**Mitigating actions:**

Capacity to deliver needs to be considered when looking at the timescales for projects submitted to be delivered. Services need to see the whole picture.