

**Cabinet Report - Appendix 1**

The establishment of a Void Housing Maintenance & Refurbishment Framework

# Voids Framework

## 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:	427
Brief description:	The establishing of a framework for contractors to carry out Void repairs and refurbishment on DCCs Housing Stock.
Date Completed:	25/05/2018 12:46:19 Version: 1
Completed by:	Mark Cassidy
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?

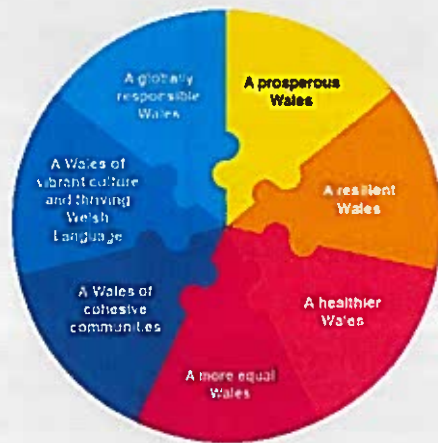


(3 out of 4 stars)

Actual score : 22 / 24.

## Summary of impact

### Wellbeing Goals



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

## Main conclusions

No further impact assessment required. The main conclusion is that the Framework will provide contractors who will refurbish the Council's housing for the betterment of our tenants.

# THE LIKELY IMPACT ON DENBIGHSHIRE, WALES AND THE WORLD

## A prosperous Denbighshire

Overall Impact	Positive
Justification for impact	The improvement of DCC housing stock will provide excellent, safe, quality homes for residents and will enhance the neighbourhoods. By aiming to use as many local contractors as possible, the money spent with contractors, will encourage their business and keep the money in Denbighshire. Expected community benefits include hiring of apprentices, thereby protecting and developing relevant construction skills within the county.

### Positive consequences identified:

It will identify any poorly insulated properties and allow us to improve the insulation. The use of local contractors thus keeping Denbighshire money within the County. There is likely to be improved employment opportunities, and the use of apprentices will be encouraged. As part of the Community Benefits element of the project, the contractors will be encouraged to engage with the public at events such as contractors explaining entry into the building trade. Council housing stock will be improved to the DCC housing quality standard.

### Unintended negative consequences identified:

### Mitigating actions:

## A resilient Denbighshire

Overall Impact	Positive
Justification for impact	The works will include, as required, external environmental improvements, such as manageable gardens.

### Positive consequences identified:

The project will include some unusable space being converted into manageable gardens. Contractors will be expected to manage waste responsibly and within the law. Contractors will be encouraged to send rubble, timber etc. for recycling. Any identified insulation or poorly maintained properties will be made good.

### Unintended negative consequences identified:

There may on occasion be a need to remove some established but poorly maintained shrubs and conifers. Should elements of a property be in a state of poor repair, they will need to be removed and made good, this will result in construction and demolition waste being generated.

### Mitigating actions:

Making good any poorly maintained gardens and outside spaces.

### A healthier Denbighshire

Overall Impact	Neutral
Justification for impact	The refurbishment of homes will have some positive impacts on our tenants, however regards to lifestyle and access to fast food etc. this voids framework will have little or no effect.

#### Positive consequences identified:

We will provide our residents with a safe, quality home to live in, adding to their emotional and mental wellbeing.

#### Unintended negative consequences identified:

#### Mitigating actions:

### A more equal Denbighshire

Overall Impact	Neutral
Justification for impact	Whilst properties will be updated with modern heating systems, windows, insulation etc. this would not necessarily mean that tenants on low income could actually afford to run the heating systems.

#### Positive consequences identified:

The refurbishment of properties will include sheltered accommodation, with adaptations where required.

We will provide tenants with modern, safe heating systems and insulated properties, to aid with tackling fuel poverty.

#### Unintended negative consequences identified:

Modern heating systems may be too expensive for some tenants to use regularly.

#### Mitigating actions:

### A Denbighshire of cohesive communities

Overall Impact	Positive
Justification for impact	New let properties will look presentable with manageable gardens, new fence lines where deemed necessary. Shared spaces will be addressed as required.

#### Positive consequences identified:

Refurbished homes will be safe and secure when handed over to incoming tenants. Tenant forums do contribute to the running of the service. Feedback on newly let homes is gathered and used to improve standards. Refurbished homes will be handed over in a smart, tidy appearance. Gardens will be made manageable for incoming tenants. New fences will be provided where necessary.

**Unintended negative consequences identified:**

**Mitigating actions:**

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

Overall Impact	
Justification for impact	

**Positive consequences identified:**

**Unintended negative consequences identified:**

**Mitigating actions:**

**A globally responsible Denbighshire**

Overall Impact	
Justification for impact	

**Positive consequences identified:**

**Unintended negative consequences identified:**

**Mitigating actions:**

