

# Council Housing Rent Increase 2019/20

## 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:	586
Brief description:	This is the annual rent increase for Council Owned social rented homes
Date Completed:	18/12/2018 15:36:16 Version: 1
Completed by:	Geoff Davies
Responsible Service:	Facilities, Assets & Housing
Localities affected by the proposal:	Whole County,
Who will be affected by the proposal?	Current and future Council Housing Tenants
Was this impact assessment completed as a group?	No

# 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 : 27 / 30.

## Implications of the score

The approach considers the impact of the annual rent increase on the forthcoming year 2019/20 but feeds into our whole approach towards the provision of Housing and the development of the associated business plan for the next 30 years. Each annual increase has an impact on future years service provision and delivery of quality services and homes that remain sustainable well into the future.

## Summary of impact

### 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

Positive

Positive

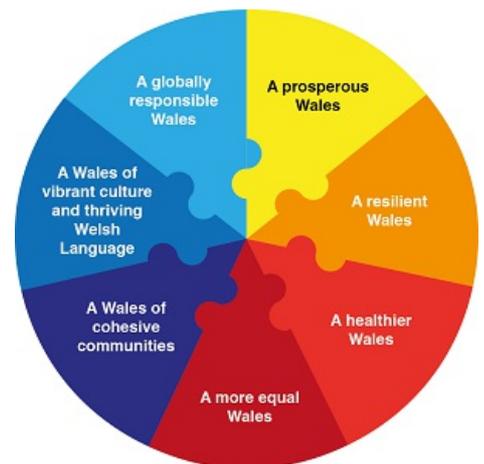
Positive

Positive

Positive

Positive

Positive



## Main conclusions

Overall the provision of quality, social housing and the investment delivered by the HRA contributes significantly to the local economy, health and well being and safety of communities. The annual rent increase enables us to keep up with inflationary pressures and continue to invest in stock, neighbourhoods and projects. The negative impact of increasing rents is the impact on individual households however the increase is in line with Welsh Government policy and CPI inflation. Detailed work is being undertaken to support all household's to mitigate against financial exclusion issues and significant developments are underway to promote resilient communities well into the future.

## 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 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>	This will have a positive impact because a sustainable HRA will support the provision of quality social housing for people in Denbighshire into the long term. Whilst any increase in weekly out goings could have an impact on households failure to invest could jeopardise our future growth.
<b>Further actions required</b>	We have a Financial Inclusion Action Plan which will help mitigate the impact on households through a series of actions. The increased income will enable us to increase our investment in our stock, neighbourhoods and support services.

### Positive impacts identified:

<b>A low carbon society</b>	We need to increase our income at least with CPI to enable us to invest in our stock to improve energy efficiency of our homes
<b>Quality communications, infrastructure and transport</b>	Increasing our income will allow us to investigate and invest in better ways to provide homes and the surrounding infrastructure
<b>Economic development</b>	A sustainable HRA business plan will support local businesses into the future.
<b>Quality skills for the long term</b>	This will enable us to continue to invest in skills through improvement works and community benefits.
<b>Quality jobs for the long term</b>	This will enable us to continue to invest in skills through improvement works and community benefits.
<b>Childcare</b>	Our financial inclusion work supports families to get back into work.

### 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>	An increase in weekly rent could have an adverse effect on families weekly income and ability to manage their childcare and work balance

## A resilient Denbighshire

<b>Overall Impact</b>	Positive
<b>Justification for impact</b>	A sustainable HRA will lead to investment and will enable us to develop more modern, innovative and resilient homes and neighbourhood environments.
<b>Further actions required</b>	Positives will be assessed through Community Benefit tool kits

### Positive impacts identified:

<b>Biodiversity and the natural environment</b>	Investment in lower quality stock will enable us to demolish and replace homes and consider biodiversity in this process.
<b>Biodiversity in the built environment</b>	Investment in housing stock including new build will enable us to consider community benefits including these factors
<b>Reducing waste, reusing and recycling</b>	Investment in housing stock including new build will enable us to consider community benefits including these factors
<b>Reduced energy/fuel consumption</b>	Investment in housing stock including new build will enable significantly improve energy efficiency of our stock which will reduce energy use and increase resilience with our tenants by reducing fuel poverty
<b>People's awareness of the environment and biodiversity</b>	Investment in housing stock including new build will enable us to consider community benefits including these factors
<b>Flood risk management</b>	Investment in housing stock including new build will enable us to consider flood risk factors factors

### 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>	Positive because if we are able to grow and meet our costs we are able to invest in promoting healthier communities for our tenants and residents.

<b>Further actions required</b>	We are able to invest in additional services such as community development staff to significantly increase our work to promote health and well being. The negative is increased rent could increase arrears / debt issues but our resources allow us to invest in projects to mitigate this and far reaching actions to tackle financial exclusion and debt.
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**Positive impacts identified:**

<b>A social and physical environment that encourage and support health and well-being</b>	This will allow us to continue to invest in health and well being including physical assets such as play areas and also working with our communities
<b>Access to good quality, healthy food</b>	We have staff resources to help our communities develop resilience and promote healthy lifestyles including projects to support healthy eating
<b>People's emotional and mental well-being</b>	We have staff resources to help our communities develop resilience and promote health and well being. We have a Financial Inclusion action plan to tackle debt and financial exclusion issues which will support emotional well being.
<b>Access to healthcare</b>	Through having staff resources available we are supporting a Public Health Wales project on Tackling health inequality and can continue with similar work
<b>Participation in leisure opportunities</b>	This will allow us to continue to invest in health and well being including physical assets such as play areas and also working with our communities to enhance access to leisure activities. Being part of FAH is strengthening our joint working on increasing leisure opportunities for council tenants.

**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>	Increase in weekly housing costs could increase pressure on households
<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>	Continued investment in line with inflation will support our business plan to able to continue to offer social housing and related services to those who are not served by the private housing market.

<b>Further actions required</b>	We will mitigate the negatives of the rent increase, which could disproportionately effect households with the protected characteristics through investment in financial inclusion initiatives and support services which will also benefit wider tenant population.
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**Positive impacts identified:**

<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>	Continued investment in line with inflation will support our business plan to able to continue to offer social housing and related services to those who are not served by the private housing market.
<b>People who suffer discrimination or disadvantage</b>	Continued investment in line with inflation will support our business plan to able to continue to offer social housing and related services to those who are not served by the private housing market.
<b>Areas with poor economic, health or educational outcomes</b>	A sustainable HRA will enable us to continue to provide quality housing and also related services that will tackle health inequalities.
<b>People in poverty</b>	A sustainable HRA will enable us to continue to provide quality housing and also invest in support initiatives that tackle poverty.

**Negative impacts identified:**

<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>	A rent increase could have a disproportionate effect on low income households or people reliant on benefits. In many cases benefits will cover any increase but actions are in place to support households.
<b>People who suffer discrimination or disadvantage</b>	

<b>Areas with poor economic, health or educational outcomes</b>	
<b>People in poverty</b>	An increase in rent could have an adverse effect on households but the rise is on line with CPI inflation and will be offset by significant investment in support services in this area.

## A Denbighshire of cohesive communities

<b>Overall Impact</b>	Positive
<b>Justification for impact</b>	A sustainable HRA business plan will enable us to maintain adequate resources to support communities.
<b>Further actions required</b>	The Business Plan has enabled us to recruit 3 staff to focus on additional areas of work which will support community participation and resilience in the long term.

### Positive impacts identified:

<b>Safe communities and individuals</b>	A sustainable HRA business plan will enable us to maintain adequate resources to promote safe communities and tackle issues and individuals. These resources can support partnership working to work together to take a strategic approach to promoting safe neighbourhood's and also joint working to tackle issues.
<b>Community participation and resilience</b>	The Business Plan has enabled us to recruit 3 staff to focus on additional areas of work which will support community participation and resilience. We are developing this through a Community Investment strategy and related work plans.
<b>The attractiveness of the area</b>	We are able to invest significantly in improving the appearance of our neighbourhoods through the HRA
<b>Connected communities</b>	We have developed a Digital Inclusion plan to ensure our tenants can be connected and not suffer digital exclusion and the related issues.
<b>Rural resilience</b>	Our services support investment in our rural stock and community development projects including support for a rural transport project.

### 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 service adheres to the Welsh language standards but a sustainable HRA will enable us to consider opportunities to further promote the Welsh Language.
<b>Further actions required</b>	This work can include providing community development activities through the Welsh language will be integral with in our Community Development Strategy.

#### Positive impacts identified:

<b>People using Welsh</b>	The service adheres to the Welsh language standards but a sustainable HRA will enable us to consider opportunities to further promote the Welsh Language. This work can include providing community development activities through the Welsh language.
<b>Promoting the Welsh language</b>	A sustainable HRA enables us to continue to promote the Welsh Language in our communities and will be integral with in our Community Development Strategy.
<b>Culture and heritage</b>	A sustainable HRA enables us to continue to promote the Welsh culture and heritage and support organisations and projects in our communities

#### 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>	The HRA commits significant invest through stock and neighbourhood improvement programmes. In addition new build will add significantly to this. This supports the local economy
<b>Further actions required</b>	The HRA commits significant invest through stock and neighbourhood improvement programmes. In addition new build will add significantly to this. This supports the local economy

#### Positive impacts identified:

<b>Local, national, international supply chains</b>	The HRA commits significant invest through stock and neighbourhood improvement programmes. In addition new build will add significantly to this. This supports the local economy. Community Benefits are integral to all contracts to ensure employment and training opportunities are mandatory and the impact is captured as evidence.
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<b>Human rights</b>	<p>The HRA investment enables us to provide jobs and opportunities which promote excellent employment practices and working conditions. Good quality social housing is key to ensuring that the local economy in Denbighshire and North Wales is sustainable and supports the economic activity of the area by providing affordable housing options in the area. In addition the provision of social housing with increasing stock numbers will support a number services which seek to support households with settled and secure accommodation in safe neighbourhoods.</p>
<b>Broader service provision in the local area or the region</b>	<p>Good quality social housing is key to ensuring that the local economy in Denbighshire and North Wales is sustainable and supports the economic activity of the area by providing affordable housing options in the area.</p> <p>Good quality social housing is key to ensuring that the local economy can thrive in Denbighshire and North Wales. The continued growth of the business plan will support future provision to meet growing need.</p>

**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>	