

Report of: Wellbeing Impact Assessment (WIA) Critical Friends Review Group

To: Holly Evans and Geraldine Adams, CSS

Date of Meeting: 28 March 2019

Report Author: Emma Horan, Strategic Planning Officer

Title: Denbigh Extra Care Housing

1. What is this report about?

This report summarises the review of the Well-being Impact Assessment (WIA) on the ‘Denbigh Extra Care Housing’ (ECH) project (Assessment Number 612).

2. Details of the review

The Critical Friends Review Group met on 28 March 2019 to review the WIA. The Group consisted of officers from across the Council.

3. Key findings

The Group would like to share its comments and suggested recommendations for both the development of the project and its communications, subject to subsequent project approvals being in place, and further iterations of the WIA. This report does not highlight areas that are good within the WIA, although these were noted during the meeting.

Section	Findings	Recommendation
Overall	Overall the seven wellbeing goals are largely positive.	Engagement and participation may require strengthening in terms of the WIA.
Project documentation	Consider how the ECH project will measure the number of residents living there versus residents living in residential care homes as the vision is for fewer residential care homes (once ECH is established).	Clarify whether or not CADW approval is required or not. Some areas say yes, some areas say it is not necessary. Consistency is required.
Who will be affected?	No comments.	
Was this impact assessment completed as a group?	Consider offering brief information about how the impact assessment has been approached, who has been involved, how it is scrutinised and whether further iterations will be required.	The approach to the impact assessment should be explained.
Evidence to support the WIA	Further evidence is required to support some assertions and these are noted below.	

Section	Findings	Recommendation
Sustainable development score	No comments.	

4. Detailed observations and questions for each goal in the WIA

The following sections provides comments, questions and food for thought for each of the seven well-being goals. In some instances, we may be noting project risks and not likely impacts.

Prosperous

- Expand upon communications in terms of whether the facilities will be served by broadband as older people are, and will increasingly be, internet users. Expand upon the work Grwp Cynefin Digital Inclusion officer may offer in terms of training to use technology.
- Be mindful that transportation is still an issue in Denbigh in terms of accessing services and facilities such as GP practices, medical centres and so forth.
- Ensure chosen contractors will offer employment to local people, and will commit to work experience and apprenticeships where possible. Clear links can be made with Working Denbighshire in terms of opportunities for care work, building work, etc.
- Reiterate contractors will be sourcing local materials.
- Potentially strengthen links with HWB in Denbigh for potential residents (perhaps activities such as gardening, catering).
- Question arose about the potential for childcare in terms of grandchildren being able to stay overnight. This is not seen as a problem, as residents will have their “own home” and can do as they see fit. Perhaps offer this as a positive.
- Negative Impacts:
 - In terms of economic development might the facility divert people from the town (if services such as hairdressers, catering are brought in to the facility)?
 - Expand upon potential opportunities which may be available for town services to be brought in to the ECH (evidence suggests local people will support their local service providers).
 - What will the impact be on the local authority for over 55+ accommodation (some DCC current facilities aren’t fit for purpose)? Could our DCC 55+ community members be eligible to move to this accommodation in addition to the OP Care, Complex Disability and low level needs?
 - Explore the positive view of impact on people waiting for housing, for example bigger families which may be able to use vacated accommodation.
 - It is envisaged that demand will decrease for registered homes once ECH is established. Verify this with evidence (stats, research).

Resilient

- For information - bat and bird boxes etc. tend not to get put on to developments as they’re too expensive. Liam Blazey will forward information on potential ideas for this area. For example, looking at bat bricks in premises which are unobtrusive, allowing bats into loft space. Look at potential low light options around the ECH which may increase bats etc. Similarly bee bricks may be used within buildings (which fits into the Corporate Plan to look

after bees). There may be opportunity to conserve pollinators using these bricks, attracting “bee friendly” status for the area. Be mindful bees are solitary therefore don’t sting or bite.

- Adaptions above can be inexpensive, and simple to install. Liam will support any work, and would bring volunteers in to undertake arrangements if required. In support of the Corporate Plan, Denbighshire is the second council in Wales to be awarded Bee Friendly status.
- Additionally, flood risk (NRW have spent so much on this) can be decreased using concrete flower boxes. These flower boxes provide a food source for insects, can alleviating flooding, support water conservation, and minimise run off water. Biggest threat to biodiversity is CSOs (Combined Sewer Overflows).
- Change type of lighting around buildings can make a huge different for a whole host of species other than bats (above).
- Negative impacts:
 - Brownfield sites can be havens for reptiles. This proposal is in the centre of Denbigh so it is not predicted to be an issue

Healthier

- It may be helpful to list the discussions that have taken place with primary care commissioners to note potential capacity issues for service providers, eg GPs, for the future (influx of not only residents to the ECH but to the vacated properties).
- Parking issues may arise. There have been sheltered housing parking issues in Denbighshire already. Consider “Plug ins” for electric vehicles in parking areas, plus space / shelter for mobility scooters
- Negative impacts:
 - Whilst it is appreciated that Grwp Cynefin are good at supporting new people in to communities, the WIA could acknowledge that this may be problematic (for example, the bullying incidence mentioned in one ECH facility).

Equal

- ECH signs and designs should consider recognition of all protected characteristics for example dementia (colours, themes and so forth) and accessibility. Patsy Pope advice will be key.
- Section “People in poverty” – please reword this as it suggests as it is that anyone moving into vacated properties may be drawn into fuel poverty (as these are older properties). This could be the case but it may not apply to all. Perhaps reword to suggest new ECH will be fuel efficient.....people will have to take on the accommodation vacated by new tenants of the properties, some of which may be inefficient.
- Will there be respite facilities available? In Llys Awelon respite is available for carers. This has been recognised as a need in the county. WIA needs to clarify that respite expected may be for partners living in ECH, rather than carers from outside, and that should carers wish to take a break from ECH their partners will be safe in their home environment.

Cohesive communities

- Spelling sight – site.
- It may be helpful to speak to the Regional Community Cohesion Officer once they are in post.
- Residents may find the development work unattractive or disruptive. Liam suggests looking at growing native climbing plant species which will cover brickwork and provide food sources for very different insect / bird species. This may allay any negative views on site whilst ECH is being developed.

Vibrant culture and Welsh language

- Need somewhere where people can converse in their first language (Welsh). Opportunities within the facility to have access to groups through the medium of Welsh. All Grwp Cynefin personnel speak Welsh so it is hoped that this will not be an issue and will support residents' needs.
- Care specifications will be worked upon shortly; there will be a lot of bilingual people employed.
- Expand upon opportunities for intergenerational work.

Global responsibility

- Further reiterate local supply chains.
- Further reiterate potential partnership working, positive Human Rights and supporting people with protected characteristics which will enhance the broader service provision in Denbigh.
- Note issue highlighted above regarding potential capacity issues for local service providers.