

Llys Awelo Phase 2

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:	654
Brief description:	The demolition of existing Awelon Care Home/Canolfan and the erection of a new build of approx. 40 Extra Care Housing Apartments with communal areas.
Date Completed:	Version: 0
Completed by:	
Responsible Service:	Community Support Services
Localities affected by the proposal:	Whole County,
Who will be affected by the proposal?	Individuals 65+ who meet the criteria will positively benefit from the ECH. On this site, individuals under 65 who have additional support needs will also benefit from the additional specialist housing units. local residents of Ruthin. Existing tenants in Llya Awelon phase 1
Was this impact assessment completed as a group?	Yes

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 : 29 / 30.

Implications of the score

The loss of a well established community resource that was Awelon Care Home has been a contentious issue from the beginning of this project. Denbighshire Officers/Lead members has worked tirelessly to include and address local concerns. Communication through out the next phase of this project is vital to keep a cohesive community supporting this new venture to ensure its success thus supporting many local residents to benefit from it.

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

Neutral

Positive

Positive

Positive

Positive

Positive

Positive



Main conclusions

Overall the impact on the 7 wellbeing goals sees 6 positive with 1 neutral outcome. Elements of the resilient and cohesive communities goals will need to be monitored to ensure we maximise positive impact for the future environment - both natural and built and to ensure community participation/engagement is maintained. We are mindful that the loss of a long established community resource that was Awelon residential home has been a contentious issue for many locals but citizens in the existing phase 1. of this project are advocates for the service and provision and the positive impact it has made already to those living there. Communication of build phases are key to ensure local community engages and are fully informed and feel part of the project.

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

Overall Impact	Positive
Justification for impact	The existing scheme has a healthy waiting list and supports the need for this type of housing with support
Further actions required	Any negative impacts will be short term Construction jobs are by the very nature are short term and those entering this type of employment will have this already as an identified factor.

Positive impacts identified:

A low carbon society	This development will use materials with green sustainability credentials, will seek to generate and store electricity and use other renewables and therefore create the lowest possible energy rating to ensure low carbon development
Quality communications, infrastructure and transport	The development will include communal facilities which will seek to encourage community participation at the heart of this resource. The site will also include a new community hub building replacing the existing building. The building will be an extension/second phase of a build that was developed seven years ago. This project is located a short walk away from the historic town centre of Ruthin and its transport links, local amenities and services are easily assessable. There will be an extension of broadband, wifi and digital communications.
Economic development	The expansion of the site will enhance the economic development of the local area by increasing employment opportunities both short and long term. Once fully occupied the increase in citizens to the area will have a positive economic affect to local business/services.
Quality skills for the long term	The construction industry and health and social care sector are existing key employers in this locality. During and once completed the project partners will ensure that jobs, apprenticeships and training opportunities are made available for local people.
Quality jobs for the long term	The portfolio of extra care housing schemes require many years support from construction personnel. Health and social care providers are an integral part of the service within these projects.
Childcare	Residents will treat their accommodation as they would their own homes, therefore grandchildren/young family members would be welcomed to stay on site with the supervision of their grandparents/adult family members.

Negative impacts identified:

A low carbon society	none known
Quality communications, infrastructure and transport	Short term disruption during the demolition and new building erection to ensure key infrastructures are in place and minimal disruption caused ie roads and access routes, utilities - water/gas/electricity supplies.
Economic development	none known

Quality skills for the long term	The nature of short term construction opportunities may leave people out of longer term employment
Quality jobs for the long term	as above
Childcare	no known negative impacts

A resilient Denbighshire

Overall Impact	Neutral
Justification for impact	any impact will be short term and only at specific stages of the project. longer term improvements are recognised in relation to building on the resilience of the site and community associated with it
Further actions required	ensure that specific activity known to cause disruption/impacts is timely and monitored accordingly.

Positive impacts identified:

Biodiversity and the natural environment	No loss of natural existing natural inhabited land. There will be an increase in green areas that will allow participation by the scheme citizens and personnel for flowers/vegetables etc. existing living roof to be extended.
Biodiversity in the built environment	Build partners include wildlife support aspects into the build ie bat and bee bricks, low natural outside lighting
Reducing waste, reusing and recycling	Packaging from all raw/new materials will be re-cycled. Once the build is occupied, citizens will be encouraged to continue recycling/waste reduction practices that are already in existence on the site.
Reduced energy/fuel consumption	The scheme aims to attain a Passivhaus energy rating by using highly insulated materials and other renewables to ensure reduced energy/fuel consumption.
People's awareness of the environment and biodiversity	All aspects of positive environmental impact and actions associated with the build eg, bee and bat bricks will be shared with community at publicity events.
Flood risk management	This site has been identified as low risk of flooding/ all flood management risks are exercised at the pre-planning stage

Negative impacts identified:

Biodiversity and the natural environment	Loss of established shrubs/local specific species of plants???? may cause short term decline in biodiversity by fragmenting or destroying areas of natural habitat. increased noise, movement and traffic of heavy plant machinery. increased personnel on site.
Biodiversity in the built environment	As above
Reducing waste, reusing and recycling	During the build there will be materials and packaging waste generated. Increase on residential accommodation will have an impact on demand for waste collection.
Reduced energy/fuel consumption	Short term increased fuel consumption in the area- vehicles/large equipment used on site.

People's awareness of the environment and biodiversity	none known
Flood risk management	none known

A healthier Denbighshire

Overall Impact	Positive
Justification for impact	The overall impact of this development is positive because it contributes considerably to a healthier Denbighshire by enhancing facilities to support older citizens and citizens with additional support needs to live independently in a safe and socially inclusive environment.
Further actions required	Positives can be maximised by encouraging and enabling town centre services, health services and leisure facilities to promote awareness of their offers to citizens of the project. the DCC corporate plan 2017 - 2022 has identified connected communities and resilient communities as priorities for Denbighshire, ensuring people have access to services they need.

Positive impacts identified:

A social and physical environment that encourage and support health and well-being	This project supports the principle that older people are be able to reside at home for as long as possible due to the nature of the extra care service and the social inclusion aspect this project affords citizens. It will include communal facilities to encourage community engagement both within the extra care building and the specific area that replaces the existing canolfan.
Access to good quality, healthy food	As with all current Denbighshire extra care schemes this project will be providing at least one main meal every day to the citizens that reside there.
People's emotional and mental well-being	This project puts emphasis on citizens retaining their independence thus positively contributing to their emotional and mental wellbeing. The community connection with an emphasis to the surrounding community it engages with will be a key priority for the life of the scheme.
Access to healthcare	The nearest health clinic is within walking distance and as the scheme will be allocated to mainly local existing residents, they will likely be existing patients of these near by surgeries. As part of the existing community access to domiciliary healthcare providers will continue.
Participation in leisure opportunities	Existing and further planned open spaces on this site will encourage use for various leisure opportunities. Access to existing local leisure services will be of easy access/travel routes as prior to the project.

Negative impacts identified:

A social and physical environment that encourage and support health and well-being	none known
Access to good quality, healthy food	none known

People's emotional and mental well-being	none known
Access to healthcare	none known
Participation in leisure opportunities	none known

A more equal Denbighshire

Overall Impact	Positive
Justification for impact	The overall impact is positive because the development will contribute to improvement of health and wellbeing of people with protected characteristics by the provision of homes that support various needs and are adaptable maximising the ability to age in place. Poverty will be reduced by providing accommodation that requires less spend on energy/fuel usage.
Further actions required	Consider the equalities impact of the development through the corporate plan 2017- 2022 programme

Positive impacts identified:

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	The needs of those with protected characteristics, such as age and disability are addressed through this project. The project outlines plans to support the following - a range of accommodation for older people, older people with a physical disability, older people with sensory impairments. the project and its citizens will benefit from outdoor space, transport and connectivity, public amenities and health care and leisure
People who suffer discrimination or disadvantage	An eligibility criteria has been developed to ensure that potential tenants are assessed fairly and equally in order to qualify for the scheme accommodation. Carers will also benefit from the offer where their partyner are eligiale for the scheme and they may not be.It will provide relief for carers as the scheme environment and services within will give carers piece of mind.
Areas with poor economic, health or educational outcomes	Health and econiomic inequalities will be partly addressed by the addition of the extra accommodation with this second phase build as the impact of phase one to the local economy has already be evidenced..
People in poverty	The accomadation will be fuel efficient and therefore lieviate new tenants who may be currently experiencing fuel poverty. All those who apply will be offered a benefits check where entitlements for financial support may be identified where it currently doesn't

Negative impacts identified:

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	This project aims to address the particular needs of groups identified and is it not anticipated that this will have a disproportionate negative impact on any protected characteristics
People who suffer discrimination or disadvantage	none known
Areas with poor economic, health or educational outcomes	none known
People in poverty	none known

A Denbighshire of cohesive communities

Overall Impact	Positive
Justification for impact	The overall impact will be positive as the expansion will be to an existing successful and vibrant community, the project will be a new purpose built and sympathetic building with positive environment additions eg. bat and bee bricks, living roof
Further actions required	The project sees the end of an era in the Awelon residential home being demolished and this new project developed, keeping the local community engaged and informed on the build/development and then intake of the scheme will aid to support a cohesive community within Ruthin

Positive impacts identified:

Safe communities and individuals	This project will aim to build on existing community safety with this second phase. vulnerable adults 60+ will be able to live independently in an environment that has safety and feeling safe as a driver of this service.
Community participation and resilience	Existing tenants and family / friends of the residential home have been advised at every step of the way allowing involvement and participation in plans going forward. staff have been supported in staying positive and providing an unwavering service right up to the closure of the existing residential home.
The attractiveness of the area	The phase 2 build will re-invigorate existing grounds and make more vibrant and engaging for citizens of the scheme.
Connected communities	The existing interior build will continue with the specification of technical/digital inclusive technology along with assistive technology equipment. The site is a short walk to main bus routes.

Rural resilience	As the existing scheme is well established any issues that may have been identified have been addressed - there isn't any likely further/unknown impact at this point
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Negative impacts identified:

Safe communities and individuals	The empty Awelon residential home will be left empty for such time until developers move on site and start the demolition phase of the build, this could be seen as an attraction for undesired attention for individuals within the wider community re. source of materials through theft. Anti social behaviours may be encouraged by what will appear as an empty building.
Community participation and resilience	some local tenants see the home closure as a negative and due to history of loved ones supported in the service this has been particularly hard progression.
The attractiveness of the area	Noise and pollution levels are likely to be increased whilst this part of the project is developed but will be short term
Connected communities	none known
Rural resilience	none known

A Denbighshire of vibrant culture and thriving Welsh language

Overall Impact	Positive
Justification for impact	The overall impact is positive because use and the promotion of the Welsh language will and is key to the Housing Partner for this project - all communications are bilingual
Further actions required	It is expected that this project will build on an existing vibrant community.

Positive impacts identified:

People using Welsh	The new Welsh language standards applicable to Public Sector bodies will ensure that all activity and communications are provided bilingually. The Housing partner who will run the scheme are first language Welsh and therefore promote all communications in Welsh. The scheme is likely to attract existing citizens from the surrounding area which is predominantly Welsh first language and the existing citizens living in phase 1 of this project are 70% first language Welsh. Existing activities are generally delivered in Welsh as a preferred option to existing citizens of the scheme.
Promoting the Welsh language	Signage for the project build and within the scheme once built will be all bilingual.
Culture and heritage	The existing interior of phase one supports and promotes local areas captured by local artists - this theme will continue in the new build.

Negative impacts identified:

People using Welsh	none known
Promoting the Welsh language	none known

Culture and heritage	none known
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A globally responsible Denbighshire

Overall Impact	Positive
Justification for impact	The development will make a positive contribution towards a globally responsible Denbighshire by being proactive in sourcing local materials, suppliers and services.
Further actions required	Close monitoring of contractors/sub contractors will be built in to ensure commissioned work meets expected standards required by Human Rights employment practices.

Positive impacts identified:

Local, national, international supply chains	Locally sourced materials will be used by contractors to build the scheme ensuring that it compliments the existing and surrounding area. Denbighshire procurement/tendering guidance will also outline expectations and requirements for the commissioned services externally to ensure practices in relation to employment, supply chains etc. are managed to a particular standard.
Human rights	As part of Denbighshire procurement/tendering processes, there are sections without contracts that cover expectations in relation to supply chains, employment practices, standards of working conditions and contract, health and safety, bullying and harassment etc. and therefore will ensure that any external commissioned/works are working to the correct standard.
Broader service provision in the local area or the region	Positively contributes to Denbighshire's Corporate plan - whereby citizens are supported to live in homes that meet their needs, communities become more resilient and able to access goods and services.

Negative impacts identified:

Local, national, international supply chains	none known
Human rights	In some circumstance we may not have control of some external working practices etc. therefore could run the risk of activities being undertaken that are not up to our standard.
Broader service provision in the local area or the region	There may be certain situations whereby organisations/service have differing or conflicting priorities to our own.