

Housing Rent Setting

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:	867
Brief description:	Increasing council house weekly rents
Date Completed:	02/12/2020 09:56:04 Version: 1
Completed by:	Geoff Davies
Responsible Service:	Customers, Communications & Marketing
Localities affected by the proposal:	Whole County,
Who will be affected by the proposal?	council tenants and households
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 : 26 / 30.

Implications of the score

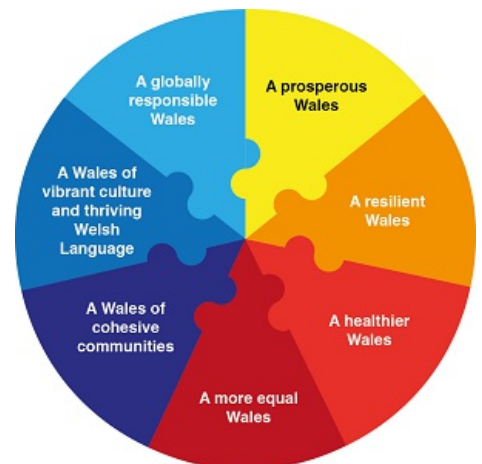
Overall the provision of quality, social housing and the investment delivered by the HRA contributes significantly to the local economy, health and well being and safety of communities. The negative impact of increasing rents is the impact on individual households particularly given the pressure on households during Covid 19, however the increase is in line with Welsh Government policy and CPI inflation. An increase in outgoings may trigger an increase in benefit entitlement and these are based on government calculations on what people need to live on. There was a strong view within the group that we should not reduce our income to mask affordability and poverty issues in society generally. 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. As our rents are below other social landlords on the county there is a fear that the poorer households would choose Denbighshire Housing as their landlord for this reason and we would have a disproportionate amount of poorer households seeking housing. The group considered other costs also increasing such as utility prices and council tax and the feeling was that these are out of our control and again we should not jeopardise our business plan and what investment we can make for our tenants because of other factors in society. A clear explanation of the use of HRA resources will be given to tenants with their rent increase notification.

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

Whilst a rent increase can present challenges for some households particularly due to the additional pressure brought on household finances during Covid 19 we need to continue to invest in our housing stock to ensure our homes are quality and efficient to live in particularly with regards to energy efficiency. In addition we provide and fund support serves, partnerships and projects to support households, if we did not increase our rent with inflation we would not be able to maintain these levels of significant investment.

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	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.
Further actions required	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:

A low carbon society	Increasing our income will allow us to investigate and invest in better ways to provide homes including low carbon homes and investing in improving the efficiency of existing stock.
Quality communications, infrastructure and transport	This will enable us to continue to invest in areas we own including open spaces and neighbourhoods
Economic development	A sustainable HRA business plan will support local businesses into the future
Quality skills for the long term	Increasing our income will help us to meet staffing costs and develop future opportunities
Quality jobs for the long term	This will enable us to continue to invest in skills through improvement works and community benefits.
Childcare	

Negative impacts identified:

A low carbon society	
Quality communications, infrastructure and transport	
Economic development	An increase in weekly rent could have an adverse effect on families weekly income and ability to manage their childcare and work balance
Quality skills for the long term	
Quality jobs for the long term	
Childcare	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

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

Positive impacts identified:

Biodiversity and the natural environment	Investment in housing stock including new build will enable us to consider community benefits including these factors
Biodiversity in the built environment	Investment in lower quality stock will enable us to demolish and replace homes and consider biodiversity in this process.
Reducing waste, reusing and recycling	Investment in housing stock including new build will enable us to consider community benefits including these factors
Reduced energy/fuel consumption	Investment in our housing stock is required to ensure we can maximise energy efficiency and reduce fuel use and carbon through poor performing homes.
People's awareness of the environment and biodiversity	Investment in housing stock including new build will enable us to consider community benefits including these factors
Flood risk management	Ensuring that new build schemes will achieve flood mitigation works by design

Negative impacts identified:

Biodiversity and the natural environment	
Biodiversity in the built environment	
Reducing waste, reusing and recycling	
Reduced energy/fuel consumption	
People's awareness of the environment and biodiversity	
Flood risk management	

A healthier Denbighshire

Overall Impact	Positive
Justification for impact	We are able to invest in promoting healthier communities for our tenants and residents.

Further actions required	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 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:

A social and physical environment that encourage and support health and well-being	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
Access to good quality, healthy food	We have staff resources to help our communities develop resilience and promote healthy lifestyles including projects to support healthy eating
People's emotional and mental well-being	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.
Access to healthcare	Through having staff resources available we are supporting a Public Health Wales project on Tackling health inequality and can continue with similar work
Participation in leisure opportunities	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.

Negative impacts identified:

A social and physical environment that encourage and support health and well-being	
Access to good quality, healthy food	
People's emotional and mental well-being	
Access to healthcare	
Participation in leisure opportunities	

A more equal Denbighshire

Overall Impact	Positive
Justification for impact	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.

Further actions required	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:

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	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.
People who suffer discrimination or disadvantage	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.
Areas with poor economic, health or educational outcomes	A sustainable HRA will enable us to continue to provide quality housing and also invest in support initiatives that tackle poverty and provide opportunity in our communities,
People in poverty	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.

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	
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People who suffer discrimination or disadvantage	
Areas with poor economic, health or educational outcomes	
People in poverty	

A Denbighshire of cohesive communities

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

Positive impacts identified:

Safe communities and individuals	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.
Community participation and resilience	The Business Plan has enabled us to deliver a community development team 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.
The attractiveness of the area	We are able to invest significantly in improving the appearance of our neighbourhoods through the HRA
Connected communities	The Housing team and community development work enables us to ensure that people are connected to services and network as well as through digital inclusion work
Rural resilience	The Housing team and community development work enables us to ensure that people are connected and ensure that our homes in rural areas are able to contribute to the rural economy by providing quality homes and investment projects and opportunities.

Negative impacts identified:

Safe communities and individuals	
Community participation and resilience	
The attractiveness of the area	

Connected communities	
Rural resilience	

A Denbighshire of vibrant culture and thriving Welsh language

Overall Impact	Positive
Justification for impact	The service adheres to the Welsh language standards but a sustainable HRA will enable us to consider opportunities to further promote the Welsh Language
Further actions required	This work can include providing community development activities through the Welsh language will be integral with in our Community Development Strategy.

Positive impacts identified:

People using Welsh	A sustainable HRA enables us to continue to promote the Welsh Language and support staff to work in the medium of Welsh so people can use their first language to access the service. We also adopt a local lettings policy which gives priority in rural areas to people from the community to help with protecting the future use of the welsh language in our communities.
Promoting the Welsh language	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.
Culture and heritage	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:

People using Welsh	
Promoting the Welsh language	
Culture and heritage	

A globally responsible Denbighshire

Overall Impact	Positive
Justification for impact	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. The service will be able to develop partnerships and support other organisations who are providing series to our tenants.
Further actions required	The service supports the Council's corporate objectives in addition to the more specific plans such as the Housing Strategy and Homelessness Prevention Strategy. Wider health & well being is promoted in addition to the investment in the local economy.

Positive impacts identified:

Local, national, international supply chains	<p>The HRA commits significant invest through stock and neighbourhood improvement programmes. In addition new build homes will add significantly to this and we have awarded a significant contract for new homes components that will be manufactured in North Wales. 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.</p>
Human rights	<p>The HRA investment enables us to provide jobs and opportunities which promote excellent employment practices and working conditions.</p>
Broader service provision in the local area or the region	<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. 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>

Negative impacts identified:

Local, national, international supply chains	
Human rights	
Broader service provision in the local area or the region	