

External Enveloping Contract for Council Housing

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:	930
Brief description:	Capital works to the council housing stock to deliver major capital repairs and energy efficiency works
Date Completed:	Version: 0
Completed by:	
Responsible Service:	Facilities, Assets & Housing
Localities affected by the proposal:	Whole County,
Who will be affected by the proposal?	Tenants and residents
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 : 32 / 36.

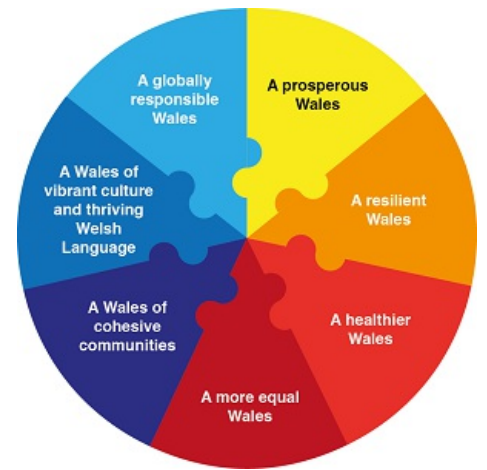
Summary for each Sustainable Development principle

Long term	The project will deliver priority repairs as identified as part of our asset management plan which are resilient and sustainable. The project has considered lifetime costs and aims to reduce waste by incorporating recyclable materials for future use. The project will increase the EPC values of our homes, thus removing people from fuel poverty and ensure homes become more efficient, The project will improve the health and well being of residents as homes will become warmer and healthier places to live. The project will ensure that future maintenance is limited and help to develop and increase construction related training opportunities as part of the the delivery programme.
Prevention	The project will embrace sustainability as its core value, a number of renewable technologies are proposed which will be of considerable benefit to residents and reduce the carbon foot print of the councils housing stock. SAP scores will increase in line with local targets and the Welsh Governments decarb target. Reduced fuel bills for residents will help towards overall promoting good health and well being thus reducing the stain on our public health services. This may also contribute towards improving peoples mental health as the project will reduce fuel costs for residents which may currently be creating increased anxiety for some. The project aims to reduce on grid electricity use via renewable technology that can harnessed using battery technology.
Integration	The project will help to sustain the existing housing stock for future generations
Collaboration	The project has been developed with relevant stakeholder input and designed in accordance with national regulation using professional personnel from within the council.
Involvement	Required stakeholder consultation and national engagement principals will be adopted within the development of the project as far as is practicably possible.

Summary of impact

Well-being Goals

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



Main conclusions

Carbon reduction to the housing stock
Increased employment opportunities
Increased training opportunities
SME and local supply chain benefits
Skill development
Tenant engagement
Community involvement

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 be 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 project will develop a sustainable housing stock and in doing so develop new skills within the construction sector
Further actions required	Negative impacts are minimal, continuity of work will hopefully be resolved by future similar work schemes to other parts of the housing stock under a new future framework,

Positive impacts identified:

A low carbon society	Installation of Solar panels and EWI to homes , reduced need for grid electricity to our homes
Quality communications, infrastructure and transport	Solar PV will generate electricity for day time use and can also be harnessed by incorporating battery technology
Economic development	Increased employment opportunities Increased training opportunities Use of local supply chain
Quality skills for the long term	New skills developed in the renewable sector and retrofit industry, increased integration with local colleges
Quality jobs for the long term	Job creation for the duration of the framework for local SMES New sector jobs in a growing industry of renewable technology
Childcare	Not applicable

Negative impacts identified:

A low carbon society	There are no negative perceived impacts in this regard
Quality communications, infrastructure and transport	There are no negative perceived impacts in this regard
Economic development	There are no negative perceived impacts in this regard
Quality skills for the long term	There are no negative perceived impacts in this regard
Quality jobs for the long term	Job creation may not extend beyond the framework
Childcare	Not applicable

A resilient Denbighshire

Overall Impact	Positive
Justification for impact	The impact will have a long term positive impact as the environmental will be aesthetically improved as a result of the work and provide a platform for biodiversity to thrive. The project will entice local SME's therefore reduce carbon by maintaining local supply links

Further actions required	Encouraging the use of locally sourced materials where ever possible. Offsetting carbon creation by planting trees via a community benefit scheme during the lifetime of the project.
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Positive impacts identified:

Biodiversity and the natural environment	Wildlife habitats will be preserved and enhanced by the work by installing temporary bird/bat boxes which will encourage biodiversity
Biodiversity in the built environment	As above , similar arrangements will be Incorporated for the built environmental as well as the natural environment
Reducing waste, reusing and recycling	Site waste material will be recycled and subject to contractor KPI
Reduced energy/fuel consumption	The contract will entice local SME's, thus reducing fuel and transport costs, the local supply chain will be favored to procure building materials
People's awareness of the environment and biodiversity	Contractor training increased integration with colleges Resident information enhanced
Flood risk management	New rainwater goods and drainage systems will channel rainwater more effectively thus reducing flooding risk

Negative impacts identified:

Biodiversity and the natural environment	Some habitats will be impacted for a short duration of time while works are underway.
Biodiversity in the built environment	Some habitats will be impacted for a short duration of time while works are underway.
Reducing waste, reusing and recycling	Some hazardous material will have to be disposed of in accordance with the law which may go to landfill
Reduced energy/fuel consumption	Some materials are not manufactured locally, therefore some carbon will be created from their supply
People's awareness of the environment and biodiversity	There no negative impacts in this regard
Flood risk management	There no negative impacts in this regard

A healthier Denbighshire

Overall Impact	Positive
Justification for impact	Overall the benefits of improved housing standards create a positive impact on peoples health and well being and less demand on other public services including the NHS.
Further actions required	There are no negative impacts resulting from the project which require mitigation.

Positive impacts identified:

A social and physical environment that encourage and support health and well-being	The project will deliver homes that are fit for purpose, fuel efficient, warm and healthier places to live
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Access to good quality, healthy food	The reduction in energy costs for residents will reduce fuel poverty therefore allowing tenants to have more money to spend on good quality food.
People's emotional and mental well-being	Lower levels of fuel poverty will reduce anxiety therefore potentially have a positive impact on mental well being,
Access to healthcare	Improved housing will improve peoples health therefore create less strain on the healthcare system
Participation in leisure opportunities	More money in peoples pockets from reduced household bills could be invested into leisure opportunities for families living in social housing.

Negative impacts identified:

A social and physical environment that encourage and support health and well-being	There are no negative impacts in this regard
Access to good quality, healthy food	There are no negative impacts in this regard
People's emotional and mental well-being	There are no negative impacts in this regard
Access to healthcare	There are no negative impacts in this regard
Participation in leisure opportunities	There are no negative impacts in this regard

A more equal Denbighshire

Overall Impact	Positive
Justification for impact	The impact for a more equal Denbighshire is significant as homes will become more standardised, efficient and more desirable places to live. Training opportunities could also potentially be offered to tenants who express an interest in the project to learn new skills which potentially will have a direct positive socio-economic advantage within the region.
Further actions required	There are no negative impacts to mitigate in this regard.

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 work will ensure our homes are future proofed for all people in the protected groups ensuring they feel safe and settled in their surroundings
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People who suffer discrimination or disadvantage	The project will generate homes which are neutral for all protected groups to benefit from in terms of low cost housing accommodation.
People affected by socio-economic disadvantage and unequal outcomes	The project will develop existing housing stock in deprived areas therefore creating a more equal society.
Areas affected by socio-economic disadvantage	The work will encourage healthier lifestyles as homes improve so does peoples general health and well being, new skills can be developed with residents who could directly benefit from training opportunities as part of the project.

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	There are no negative impacts in this regard
People who suffer discrimination or disadvantage	There are no negative impacts in this regard
People affected by socio-economic disadvantage and unequal outcomes	There are no negative impacts in this regard
Areas affected by socio-economic disadvantage	There are no negative impacts in this regard

A Denbighshire of cohesive communities

Overall Impact	Positive
Justification for impact	The project will deliver over £10M worth of investment in to warmer homes with reduced on grid energy reliance and significantly improve the visual aesthetics of our housing estates.
Further actions required	There are no required mitigation works in this regard to consider.

Positive impacts identified:

Safe communities and individuals	The project will deliver safe housing within Denbighshire fully compliant with the WHQS
Community participation and resilience	Tenants will be informed and engaged with as part of the scheme to ensure their voices are heard and training provided where necessary

The attractiveness of the area	The work will dramatically improve the aesthetics and desirability of the county's housing estates
Connected communities	The project will engage and encourage connected communities via community benefit schemes and integration with local community groups
Rural resilience	The project will deliver off grid power supplies and reduced on grid energy demand, which has a positive impact to homes currently not connected to the gas network as alternative heating systems will now be viable as a direct result of the works.

Negative impacts identified:

Safe communities and individuals	There are no negative impacts in this regard
Community participation and resilience	There are no negative impacts in this regard
The attractiveness of the area	There are no negative impacts in this regard
Connected communities	There are no negative impacts in this regard
Rural resilience	There are no negative impacts in this regard

A Denbighshire of vibrant culture and thriving Welsh language

Overall Impact	Neutral
Justification for impact	As the project is construction related project only a neutral impact is deemed achievable, however improvements in this area will be discussed with successful contractors during each phase of the project.
Further actions required	This will be reviewed throughout the lifetime of the project and improvements adopted in negotiation with each successful contractor.

Positive impacts identified:

People using Welsh	Contractors selected for the project will offer all communication bilingually therefore encouraging people to embrace the language
Promoting the Welsh language	The project will endeavor to promote the Welsh language through tenant liaison and contractor involvement
Culture and heritage	Home will be improved taking into consideration the local area and will be sympathetic to original designs

Negative impacts identified:

People using Welsh	There are no negative impacts in this regard
Promoting the Welsh language	There are no negative impacts in this regard
Culture and heritage	There are no negative impacts in this regard

A globally responsible Denbighshire

Overall Impact	Positive
Justification for impact	The project aims to deliver homes which reduces carbon and improves energy efficiency to meet both corporate and national WG decarb targets for social housing.

Further actions required	Carbon off setting by planting trees through community benefit schemes will be promoted during the life time of the project as well as other suitable innovative mitigation measures during the project.
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Positive impacts identified:

Local, national, international supply chains	The use of local supply chains will be encouraged to reduce carbon wherever possible .
Human rights	Contractors will be obliged to ensure they remain within the law when conducting construction related actives for the council
Broader service provision in the local area or the region	No, broader services will not be affected as a direct result of this project.
Reducing climate change	The project centers around energy efficiency and carbon reduction across the housing stock .

Negative impacts identified:

Local, national, international supply chains	Some materials can only be purchased via national/global supply routes.
Human rights	N/A
Broader service provision in the local area or the region	There are no negative impacts in this regard
Reducing climate change	There are no negative impacts in this regard