

Conversion of Llys Anwyl to provide accessible apartments in Rhyl

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:	792
Brief description:	The purchase and conversion of a vacant office block in Churton Road in Rhyl to provide accessible apartments for social rent which are suitable for older tenants
Date Completed:	Version: 0
Completed by:	
Responsible Service:	Facilities, Assets & Housing
Localities affected by the proposal:	Rhyl,
Who will be affected by the proposal?	Prospective tenants of the apartments and residents of neighbouring properties
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

★★★★ (4 out of 4 stars) Actual score : 30 / 30.

Implications of the score

We can apply the five ways of working to improve the sustainability of our approach.

We can prevent problems occurring in the long term by developing assets which enable people to live in their own homes for longer by providing properties which meet the Lifetime Homes Standard thereby improving community resilience. We can improve the resilience of our infrastructure by providing homes on a development which is not subject to flood risk. We can ensure our proposal is embedded and sustained by making provision in our housing stock business plan for its future maintenance.

We can prevent problems occurring by creating a community where tenants can help each other and be less reliant on public services.

We will link our proposal to other corporate priorities by minimizing carbon emissions and improving habitats at the property. We will help to deliver the Local Development Plan by providing more affordable homes and by changing the use of a property which will not compromising the capacity of the area to support employment.

We will collaborate with other social landlords to deliver developments of new homes which complement each other to meet identified needs in the Rhyl local housing market area.

The community will be involved in developing the proposal through engagement in the pre-Planning application consultations which will take place for the development.

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

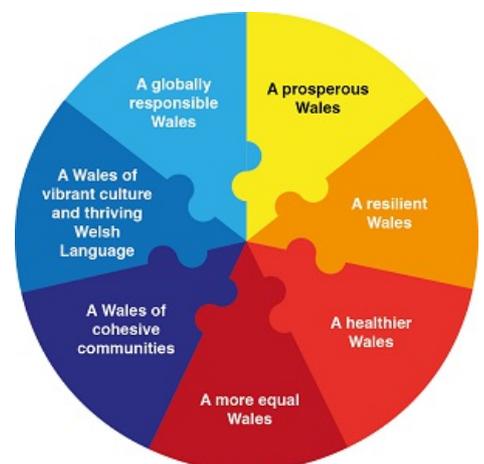
Positive

Positive

Positive

Positive

Positive



Main conclusions

The main conclusions of the assessment are that the proposal will have a positive impact on all of the well being goals through the provision of new homes suitable for people with protected characteristics which are situated in a location which will enable them to access services without having to travel by car and which will reduce fuel poverty amongst residents as a consequence of their energy efficiency; it will have a positive impact on the economy by contributing towards the vitality of Rhyl town centre; it will increase community cohesiveness by eliminating the risk that a vacant property could become a focus for anti social behaviour; and it will have a positive impact upon biodiversity by improving habitats in an urban area.

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 overall impact of the proposal is positive because it will help to minimise carbon emissions through the provision of energy efficient homes; it will help to develop the county's economy by enhancing the vitality of Rhyl town centre as a consequence of increased footfall; and it will help to raise skills levels by enabling the provision of training in the construction sector.
Further actions required	Positives can be maximised by ensuring that the design includes the highest levels of energy efficiency which are feasible; by enabling businesses to promote the services available in the adjacent town centre to residents; and by including social clauses in contracts to provide skills in the construction sector.

Positive impacts identified:

A low carbon society	The proposal involves renovating an existing property to improve its energy efficiency, thereby minimizing carbon emissions from energy generation.
Quality communications, infrastructure and transport	Not applicable
Economic development	The proposal will enhance the vitality and viability of Rhyl town centre by enabling additional households to live within walking distance of the town centre thereby increasing footfall and potentially increasing the profitability of retail businesses in the town centre.
Quality skills for the long term	The proposal has the potential to provide quality skills for the long term through the provision of tasters of the construction sector and apprenticeships through social clauses in the construction contract.
Quality jobs for the long term	Not applicable
Childcare	Not applicable

Negative impacts identified:

A low carbon society	None
Quality communications, infrastructure and transport	None
Economic development	None
Quality skills for the long term	None

Quality jobs for the long term	None
Childcare	None

A resilient Denbighshire

Overall Impact	Positive
Justification for impact	The overall impact of the proposal is positive because biodiversity in the urban environment will be enhanced; residents will be provided with facilities to recycle more waste; residents will be able to access town centre services without having to travel by car thereby saving fuel; and it will avoid the risk of death or injury from flooding in a coastal community by providing homes in area of the community which is not subject to flood risk.
Further actions required	Positives can be maximised by increasing residents' knowledge of waste recycling and services available within walking distance in the town centre.

Positive impacts identified:

Biodiversity and the natural environment	Not applicable
Biodiversity in the built environment	The proposal has the potential to enhance biodiversity in the built environment through the inclusion of bat and bird boxes in the development.
Reducing waste, reusing and recycling	The proposal will help to encourage recycling by residents through the provision of bin stores which will incorporate appropriate facilities.
Reduced energy/fuel consumption	The proposal will reduce fuel consumption by enabling people to live near town centre services thereby reducing the need to travel by car.
People's awareness of the environment and biodiversity	Not applicable
Flood risk management	The proposal will help to avoid the risk of injury or death due to flood risk in a coastal community by providing homes in area of the community which is not subject to flood risk.

Negative impacts identified:

Biodiversity and the natural environment	None
Biodiversity in the built environment	None
Reducing waste, reusing and recycling	None
Reduced energy/fuel consumption	None
People's awareness of the environment and biodiversity	None

Flood risk management	
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A healthier Denbighshire

Overall Impact	Positive
Justification for impact	The overall impact of the proposal is positive because the health and well being of residents will be improved by being able to access services without having to travel by car; residents' access to healthcare will be improved by locating new homes close to the town's primary healthcare facility; and participation in leisure opportunities will be increased by locating new homes close to leisure facilities.
Further actions required	Positives can be maximised by enabling town centre services, health services and leisure facilities to promote awareness of their offer to residents.

Positive impacts identified:

A social and physical environment that encourage and support health and well-being	The proposal will encourage and support health and well being by providing homes which are located near services which can be accessed without having to travel by car.
Access to good quality, healthy food	Not applicable
People's emotional and mental well-being	Not applicable
Access to healthcare	The proposal has the potential to improve residents' access to healthcare by providing new homes within easy reach of the primary health care facility in West Kinmel Street.
Participation in leisure opportunities	The proposal has the potential to improve participation in leisure opportunities through the provision of new homes close to facilities such as Rhyl Leisure Centre.

Negative impacts identified:

A social and physical environment that encourage and support health and well-being	None
Access to good quality, healthy food	None
People's emotional and mental well-being	None
Access to healthcare	None
Participation in leisure opportunities	None

A more equal Denbighshire

Overall Impact	Positive
Justification for impact	The overall impact is positive because the well being of people with protected characteristics will be improved by the provision of additional accessible homes; because people will be able to live in homes which better meet their needs in an area with poor health outcomes; and because poverty will be reduced by providing homes which minimize the amount which residents spend on energy.
Further actions required	Positives can be maximised by incorporating the latest thinking on implementing Part M of the Building Regulations into the conversion of the building and instructing tenants on how to minimise energy consumption in their homes.

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 proposal will improve the well being of people with protected characteristics by providing apartments which meet the requirements of Category 2 of Part M of the Building Regulations for adaptable and accessible dwellings.
People who suffer discrimination or disadvantage	Not applicable
Areas with poor economic, health or educational outcomes	The proposal will deliver better health outcomes for people living in an area where these are poor through the provision of better quality housing which is designed to meet their needs.
People in poverty	The proposal will help to tackle fuel poverty by providing energy efficient homes which will minimize the proportion of residents' income spent on fuel.

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	None
People who suffer discrimination or disadvantage	None
Areas with poor economic, health or educational outcomes	None
People in poverty	None

A Denbighshire of cohesive communities

Overall Impact	Positive
Justification for impact	The overall impact will be positive because community safety will be improved by bringing a new use to a vacant building which could otherwise have become a focus for anti social behaviour; and community participation will be improved through engagement in the design process.
Further actions required	A drop in could be arranged during the pre-application consultation to encourage engagement in the design process.

Positive impacts identified:

Safe communities and individuals	The proposal will improve community safety by returning a vacant building to a productive use and preventing it becoming a focus for anti social behaviour.
Community participation and resilience	The proposal encourages community participation through engagement in the design process during the pre-Planning application consultation for a major development.
The attractiveness of the area	Not applicable
Connected communities	Not applicable
Rural resilience	Not applicable

Negative impacts identified:

Safe communities and individuals	None
Community participation and resilience	None
The attractiveness of the area	None
Connected communities	None
Rural resilience	None

A Denbighshire of vibrant culture and thriving Welsh language

Overall Impact	Positive
Justification for impact	The overall impact is positive because use of the Welsh language will be promoted through the provision of bilingual signage on the development.
Further actions required	Positives can be maximised by installing bilingual signage throughout common areas.

Positive impacts identified:

People using Welsh	Not applicable
Promoting the Welsh language	The proposed development will promote the use of the Welsh language by incorporating bilingual signage both during the works and on a permanent basis following its completion.
Culture and heritage	Not applicable

Negative impacts identified:

People using Welsh	None
Promoting the Welsh language	None
Culture and heritage	None

A globally responsible Denbighshire

Overall Impact	Positive
Justification for impact	The proposal will benefit local supply chains by enabling locally based SMEs to submit tenders for the works.
Further actions required	Positives can be maximised by ensuring that work packages are offered to the market in a way which is accessible to local suppliers.

Positive impacts identified:

Local, national, international supply chains	The proposal will benefit local supply chains by enabling locally based SMEs to submit tenders for the works.
Human rights	Not applicable

Broader service provision in the local area or the region	Not applicable
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Negative impacts identified:

Local, national, international supply chains	None
Human rights	None
Broader service provision in the local area or the region	None