

West Rhyl Housing Targeted Regeneration Investment Funding Project

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:	583
Brief description:	Acquisition and redevelopment of eyesore and sub-standard properties to deliver energy efficient affordable homes in the West Rhyl Regeneration Area
Date Completed:	13/12/2018 15:46:35 Version: 1
Completed by:	Mark Dixon
Responsible Service:	Facilities, Assets & Housing
Localities affected by the proposal:	Rhyl,
Who will be affected by the proposal?	Business and residents in, and visitors to, the West Rhyl Regeneration Area
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 independently in their homes for longer thereby improving community resilience. We can improve the resilience of our infrastructure by removing ground floor bedrooms from existing homes to reduce the risk of injury or death due to flooding. 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 an inter-generational community where tenants can help each other and be less reliant on public services.

We will link our proposal to other corporate priorities by supporting people's independence, minimizing carbon emissions and providing commuted sums which will enable biodiversity to be increased in important habitats. We will help to deliver the Local Development Plan by providing more affordable homes and developing on land which is not considered to be more suitable for another purpose.

We will collaborate with the Pennaf Housing Group to deliver additional affordable homes and with the Economic & Business Development team to increase footfall and enhance the vitality of Rhyl town centre.

We will involve the community in developing our proposal by holding pre-Planning application consultations about our 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

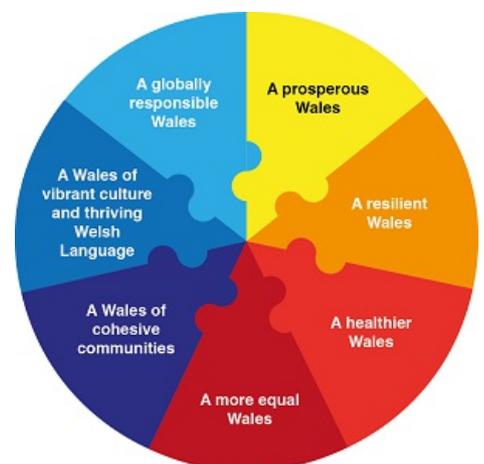
Positive

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 on foot or by cycling 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 improving derelict properties which have previously attracted anti social behaviour; and it will have a positive impact upon biodiversity by enabling habitat improvements in an urban area of Rhyl.

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 minimize flood risk through the provision of improved highways and additional parking in the area; 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 the construction of new homes which will require very little energy for their operation, and renovating existing properties to improve their energy efficiency, thereby minimizing carbon emissions from energy generation.
Quality communications, infrastructure and transport	The proposal will improve infrastructure through the provision of a two lane access road built to adoptable standards where only an alley exists currently and additional parking for residents.
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 will help to provide quality skills for the long term by providing 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 through the inclusion of soft landscaping in the development; residents will be provided with facilities to recycle more waste; residents of the development will be able to access town centre services without having to travel by car thereby saving fuel; and it will reduce the risk of death or injury from flooding by removing ground floor bedrooms from existing properties.
Further actions required	Positives can be maximised by increasing residents' knowledge of waste recycling and how to respond to flood risk.

Positive impacts identified:

Biodiversity and the natural environment	Not applicable
Biodiversity in the built environment	The proposal will enhance biodiversity in the built environment by the inclusion of soft landscaping 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 reduce the risk of injury or death due to flooding risk through the elimination of ground floor bedrooms in existing properties.

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	None
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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 walk or cycle to access services; residents' access to healthcare will be improved by locating new homes close to the town's new healthcare facility; and participation in leisure opportunities will be increased by locating new homes close to new 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 by pedestrians or by cycling.
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 new Rhyl 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 SC2.

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; by improving the quality of housing in area with poor economic, health and educational 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 design of buildings and instructing new 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 Categories 2 and 3 of Part M of the Building Regulations for adaptable and accessible dwellings and wheelchair users respectively.
People who suffer discrimination or disadvantage	Not applicable
Areas with poor economic, health or educational outcomes	The proposal will improve economic, health and education outcomes in area which has a high ranking in the Welsh Index of Multiple Deprivation by improving the quality of housing in the area and increasing the proportion of economically active residents.
People in poverty	The proposal will help to tackle poverty by providing highly 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 redeveloping buildings which previously attracted anti social behaviour; community participation will be improved through engagement in the design process, and the attractiveness of the neighbourhood will be improved by renovating derelict eyesore properties.
Further actions required	The attractiveness of the area can be maximised by ensuring that the design of the new building to be delivered through the project complements the existing buildings in the area.

Positive impacts identified:

Safe communities and individuals	The proposal will improve community safety by redeveloping derelict buildings which were previously locations for anti social behaviour .
Community participation and resilience	The proposal will encourage community participation through engagement in the design process during the pre-Planning application consultation for a major development.
The attractiveness of the area	The proposal will improve the attractiveness of the neighbourhood by renovating derelict eyesore properties and returning them to productive use.
Connected communities	Not applicable

Negative impacts identified:

Safe communities and individuals	None
Community participation and resilience	None
The attractiveness of the area	None
Connected communities	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 and two Listed buildings will be renovated.
Further actions required	Positives can be maximised by installing bilingual signage throughout the buildings with 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	The proposal will have a positive impact upon the built heritage of the area as a consequence of the renovation of two Listed buildings.

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 overall impact will be positive because local supply chains will potentially be able to benefit from the works procured.
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.
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Human rights	Not applicable
Broader service provision in the local area or the region	Not applicable

Negative impacts identified:

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