

# Framework for Reactive Building Maintenance contractors

## 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:	427
Brief description:	The establishing of a framework for contractors to carry out building repairs on DCC schools and non school public buildings.
Date Completed:	04/09/2020 15:20:07 Version: 2
Completed by:	Mark Cassidy
Responsible Service:	Facilities, Assets & Housing
Localities affected by the proposal:	Whole County,
Who will be affected by the proposal?	DCC public building tenants and visitors.
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 : 22 / 30.

## Implications of the score

Long Term - The framework will provide for DCC building maintenance services to meet not just it's short term needs, but to safeguard the Council's ability to meet it's long term objectives for the improvement and refurbishment of it's schools and public building stock to meet the needs of our tenants.

Prevention - Working with a group of suitably qualified contractors, should help us reduce our responsive maintenance calls.

Integration -

Collaboration - Working closely with the Business and Finance managers for schools and Building Managers for non-schools, will allow us to understand the needs of our tenants. Then working with contractors to translate this need into building suitability.

Involvement - Contractors, DCC Surveyors, Business & Finance Manager and other customers are all involved in the process.

## 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

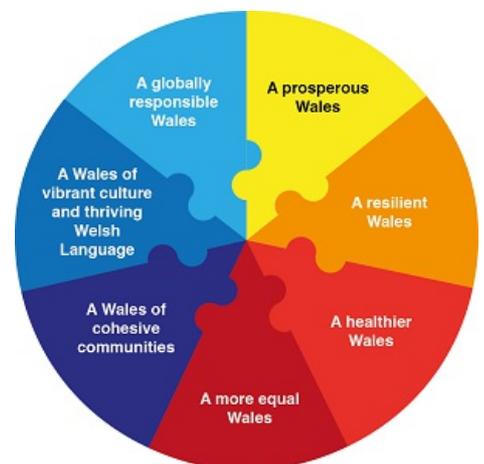
Positive

Neutral

Positive

Neutral

Positive



## Main conclusions

No further impact assessment required. The main conclusion is that the Framework will provide contractors who will repair and maintain the Council's assets for the betterment of our tenants and customers.

## 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

<b>Overall Impact</b>	Positive
<b>Justification for impact</b>	The improvement of DCC building stock will provide excellent, safe, quality buildings for our building tenants and will enhance the experience for visitors to schools and non-schools. By aiming to use as many local contractors as possible, the money spent with contractors, will encourage their business and keep the money in Denbighshire. Expected community benefits include hiring of apprentices, thereby protecting and developing relevant construction skills within the county.
<b>Further actions required</b>	No negative impacts identified.

### Positive impacts identified:

<b>A low carbon society</b>	It will identify any poorly insulated properties and allow us to improve the Fabric of the buildings and install low carbon solutions for heating systems etc.
<b>Quality communications, infrastructure and transport</b>	Public Building stock will be improved to the relevant DCC standard, ensuring all building regulations and legislation are complied with.
<b>Economic development</b>	The use of local contractors thus keeping Denbighshire money within the County. Exiting contractors have expressed an interest in being part of the process.
<b>Quality skills for the long term</b>	As part of the Community Benefits element of the project, the contractors will be encouraged to engage with the public at events such as contractors explaining entry into the building trade.
<b>Quality jobs for the long term</b>	There is likely to be improved employment opportunities, and the use of apprentices will be encouraged.
<b>Childcare</b>	

### Negative impacts identified:

<b>A low carbon society</b>	
<b>Quality communications, infrastructure and transport</b>	
<b>Economic development</b>	
<b>Quality skills for the long term</b>	
<b>Quality jobs for the long term</b>	
<b>Childcare</b>	

## A resilient Denbighshire

<b>Overall Impact</b>	Positive
<b>Justification for impact</b>	There will be a neutral impact as it is only small reactive maintenance works to existing building stock.
<b>Further actions required</b>	No negative impacts identified.

### Positive impacts identified:

<b>Biodiversity and the natural environment</b>	No impact
<b>Biodiversity in the built environment</b>	No impact
<b>Reducing waste, reusing and recycling</b>	Contractors will be expected to manage waste responsibly and within the law. Contractors will be encouraged to send rubble, timber etc. for recycling.
<b>Reduced energy/fuel consumption</b>	Any identified insulation or poorly maintained properties will be made good. Also we will be encouraging contractors to reduce travel or find an improved method to do this, such as electric vehicles if possible.
<b>People's awareness of the environment and biodiversity</b>	Tenant packs including explanations of how to operate the heating system efficiently are available to tenants.
<b>Flood risk management</b>	Small maintenance works will have no impact.

### Negative impacts identified:

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

## A healthier Denbighshire

<b>Overall Impact</b>	Positive
<b>Justification for impact</b>	The timely maintenance of repairs will have some positive impacts on our tenants, however regards to lifestyle and access to fast food etc. this framework will have little or no effect.

<b>Further actions required</b>	No negative impacts identified.
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**Positive impacts identified:**

<b>A social and physical environment that encourage and support health and well-being</b>	Improvements to the building fabric, facilities and decoration will enhance pupil and visitors experience.
<b>Access to good quality, healthy food</b>	
<b>People's emotional and mental well-being</b>	We will provide our tenants with a safe, quality building to visit and learn from adding to their emotional and mental wellbeing.
<b>Access to healthcare</b>	
<b>Participation in leisure opportunities</b>	

**Negative impacts identified:**

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

## A more equal Denbighshire

<b>Overall Impact</b>	Neutral
<b>Justification for impact</b>	Whilst properties will be updated with modern heating systems, windows, insulation etc. this would not necessarily contribute to a more equal Denbighshire
<b>Further actions required</b>	No negative impacts identified.

**Positive impacts identified:**

<b>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</b>	The refurbishment of properties will include schools, with adaptations where required. We also offer a proactive approach to identifying tenant needs through involvement with Business and Finance managers for schools and Building Managers.
<b>People who suffer discrimination or disadvantage</b>	
<b>Areas with poor economic, health or educational outcomes</b>	Many of our schools are in poorer areas. Timely repairs and intervention will improve educational experiences.
<b>People in poverty</b>	

### Negative impacts identified:

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

## A Denbighshire of cohesive communities

<b>Overall Impact</b>	Positive
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<b>Justification for impact</b>	Well maintained properties will look presentable and enhance the aesthetics of the area.
<b>Further actions required</b>	No negative impacts identified.

**Positive impacts identified:**

<b>Safe communities and individuals</b>	Well maintained properties will be safe and secure.
<b>Community participation and resilience</b>	We have a customer feedback system which customers can use to keep us informed of how our works are perceived.
<b>The attractiveness of the area</b>	Well maintained buildings will enhance the attractiveness of the area.
<b>Connected communities</b>	
<b>Rural resilience</b>	

**Negative impacts identified:**

<b>Safe communities and individuals</b>	
<b>Community participation and resilience</b>	
<b>The attractiveness of the area</b>	
<b>Connected communities</b>	
<b>Rural resilience</b>	

**A Denbighshire of vibrant culture and thriving Welsh language**

<b>Overall Impact</b>	Neutral
<b>Justification for impact</b>	There will be no impact as it is small repair work on Council buildings.
<b>Further actions required</b>	No negative impacts identified.

**Positive impacts identified:**

<b>People using Welsh</b>	No impact
<b>Promoting the Welsh language</b>	No impact
<b>Culture and heritage</b>	Small impact, as the buildings being maintained are part of DCC stock.

**Negative impacts identified:**

<b>People using Welsh</b>	
<b>Promoting the Welsh language</b>	
<b>Culture and heritage</b>	

## A globally responsible Denbighshire

<b>Overall Impact</b>	Positive
<b>Justification for impact</b>	The above will allow for improved buildings for our tenants and visitors thereby improving their wellbeing. In addition, local contractors will have an opportunity to be part of the programme.
<b>Further actions required</b>	No negative impacts identified.

### Positive impacts identified:

<b>Local, national, international supply chains</b>	Some local suppliers will be used.
<b>Human rights</b>	Part of the works will be ensuring disabled access features etc. are properly maintained in a safe condition.
<b>Broader service provision in the local area or the region</b>	Local suppliers and contractors will be used wherever possible.

### Negative impacts identified:

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