

# North Wales Construction Framework Phase 2

## Wellbeing Impact Assessment Report

This report summarises the likely impact of a proposal on the social, economic, environmental and cultural well-being of Denbighshire, Wales and the world.

Assessment Number:	227
Brief description:	Renewal of a Framework to procure public sector construction projects in north Wales in partnership with the North Wales Local Authorities
Date Completed:	19/04/2017 16:19:20 Version: 1
Completed By:	Tania Silva
Responsible Service:	Legal, HR & Democratic Services
Localities affected by the proposal:	Whole County,

# 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

Could some small changes in your thinking produce a better result?

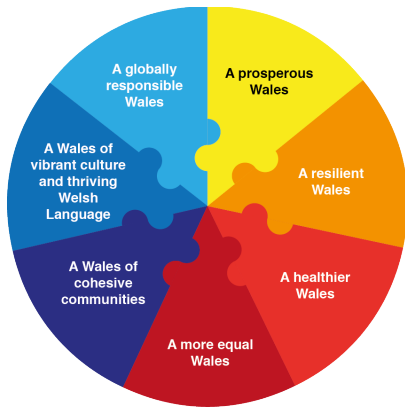
(3 out of 4 stars)



Actual score: 22/ 24.

## Summary of impact

Wellbeing 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	Positive
A globally responsible Denbighshire	Positive

## Main conclusions

The Framework will overall have a positive impact not only in Denbighshire but in the north Wales region by creating new facilities for public use including new schools which will create jobs in the construction sector, improve educational attainment, provide opportunity for community involvement and engagement and help promote vibrant, culture and welsh language.

The framework place importance on delivering the greatest benefit from the investment made ensuring there is a positive impact on local communities.

# THE LIKELY IMPACT ON DENBIGHSHIRE, WALES AND THE WORLD

## A prosperous Denbighshire

Overall Impact:	Positive
Justification for Impact:	The large investment in the region will most likely boost the economy through the creation of jobs, training initiatives and the creation of quality new educational facilities.

### **Positive consequences identified:**

Use of recyclable and recycled materials

Energy Efficient buildings. Breeam Excellent is the target for the majority of project in the programme.

Imbedded community benefits deliver on each project, support the local supply chain.

Delivers construction jobs

Sustainable targeted recruitment and training initiatives incorporated into the Framework Agreement and each project

There will be training and apprenticeship places as an integral part of construction contracts.

The majority of buildings under this Framework will be for education, a travel plan is likely to be included as part of the project.

On educational project the buildings will provide breakfast and afterschool clubs.

### **Unintended negative consequences identified:**

Materials such as concrete are unavoidable and will have an impact on the environment

Potential disruption to local businesses during the construction phase.

None identified

None identified

Buildings in remote rural areas are likely to face public transport shortage.

None identified

### **Mitigating actions:**

Each project will be reviewed individual in order to minimise negative impact. The new Framework is design to create opportunities for medium and small local businesses.

## A resilient Denbighshire

Overall Impact:	Positive
Justification for Impact:	The new buildings will be developed under a strict set of regulations to minimise their impact and where we are developing on brown field sites it will create the opportunity to improve the environment. The Framework has a specific requirement to educate the community on environmental issues.

### Positive consequences identified:

Working to the BREEAM target will mean that biodiversity issues will be incorporated into the whole construction process.

A lot of the adverse impact will be addressed at the planning stage and working to the BREEAM target will mean that biodiversity issues will be incorporated into the whole construction process.

The target for projects under the Framework is 100% waste diverted from landfill and on-site separation of waste.

The buildings will be far more energy efficient than any building they replace.

We target working with local companies and where possible buying material locally to reduce travel requirements.

To educate the community through the projects on how the build handles biodiversity and the incorporation of renewables, via site visits and displays.

Some of the buildings that will be delivered through this project will be in flood risk areas, but the adverse impact will be addressed at the planning stage.

### Unintended negative consequences identified:

Any significant construction site has the possibility of having a negative impact on the natural environment. Some sites may have protected species presence which will require special action.

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There are products historically used in construction that by their nature are not recyclable.

Some specified products in builds may be sourced abroad and therefore travel long distances.

None identified

None identified

### Mitigating actions:

Some new building will be on green field sites but we would have undertaken an options appraisal to determine the best location and always seek to minimise the environmental impact of the build.

## A healthier Denbighshire

Overall Impact:	Positive
Justification for Impact:	It will increase opportunities for healthy leaving and active lifestyles whilst improving the built environment and create a positive feel for the place where they live 'sense of pride'.

### **Positive consequences identified:**

When planning a school an important consideration is for children to be able to walk or cycle to and from school providing cycle storage.

As part of the business case for a school safe environments where children can play in the evenings, weekends and holidays are inbuilt into the project.

Creating a dining hall provide an environment where children want to be which encourage healthy eating as well as providing healthy options as part of the menu.

We create environment where more children can participate in sport and becoming hooked on sport for life. outdoor and indoor spaces to practice.

We create positive learning environments designed to have a positive impact on pupils, offering opportunities to learn new skills and practice sports.

### **Unintended negative consequences identified:**

None identified

None identified

None identified

None identified

### **Mitigating actions:**

N/A

## A more equal Denbighshire

Overall Impact:	Positive
Justification for Impact:	The building delivered through the Framework will be fully accessible and where appropriate the design of new buildings will incorporate the needs of other protected groups, through the construction process the training opportunities and work placements offers will help tackle poverty on those further from the job market.

### **Positive consequences identified:**

All new buildings delivered through the Framework will be fully accessible, religious requirement will be considering at design stage.

As part of the Community Benefits inbuilt into the Framework agreement, tackling disadvantaged groups and those further from the market through work experience, apprenticeships and job opportunities through each the projects (ie. Prince's Trust Programmes). Additionally grants are provided to specific projects in the community that will improve living standards.

### **Unintended negative consequences identified:**

It would be difficult to design every building to cater for every potential need as a protected requirements ie. we wouldn't be able to provide prayer rooms where a Muslim user is not currently identified.

None identified

### **Mitigating actions:**

## A Denbighshire of cohesive communities

Overall Impact:	Positive
Justification for Impact:	The programme is likely to create a sense of community through positive engagement and participation from the community during the development of the project, the final building will improve the attractiveness of the area and be designed to create safe environments.

### **Positive consequences identified:**

Safe environment is part of the BREEAM process, all projects need to meet this requirements, safety elements are considered in the design process.

Community engagement is an integral part of the Framework and building users have opportunities to have an input into the design elements of the building through small community projects.

The Framework will deliver projects that will have a positive impact on the physical appearance of the areas where those are built, increasing the sense of pride in the community.

### **Unintended negative consequences identified:**

If the design is wrong it may create areas vulnerable to vandalism and antisocial behaviour.

Some people may not want to be involved.

In rural areas a new building may detract from the natural feel of the area.

### **Mitigating actions:**

By continuing to work closely with the community.

## A Denbighshire of vibrant culture and thriving Welsh language

Overall Impact:	Positive
Justification for Impact:	Overall the provision of new or refurbished buildings through the programme will encourage greater use of the Welsh language and provide opportunities for cultural events. Larger national contractors may need to develop processes to engage closely with the local communities to understand their needs and continue to promote communication through Welsh medium.

### Positive consequences identified:

We will be delivering new schools where the use of Welsh language is inbuilt into the programme, where we deliver Welsh medium schools the new modern facilities are likely to attract a greater number of pupils. The contractors in the Framework are employing Welsh speaking staff to be able to improve their delivery in Welsh speaking regions.

Under the Framework all of the contractors will be required to work in line with the Welsh language standards, this will have a particular impact on the larger national contractors who may not have had it as a requirement if the contract are let through a different procurement route.

Where we are refurbishing existing buildings we are sensitive of the original architecture of the building, specially where the building is listed or in a conservation area.

The buildings themselves as public buildings will create venues for a whole range of cultural events.

### Unintended negative consequences identified:

None identified

Larger national contractors may need to develop processes to engage closely with the local communities to understand their needs and continue to promote communication through Welsh medium

Development of new public buildings may result on the closure of other existing public buildings it may result on the loss of culture and heritage in the community where the building is closed.

### Mitigating actions:

The Framework Agreement will include the use of Welsh language standards as a requirement so that in every project let the client can specify the use of Welsh language, also through the identification of Local needs the contractors can tailor their delivery of Community Benefits to maximise their impact.

On a project level Business Case the issues identified against negative impact to the Welsh language should be addressed earlier at the planning stage, before building design work commence.



## A globally responsible Denbighshire

Overall Impact:	Positive
Justification for Impact:	The Framework will be put together and procured in a way that takes account of local supply chains and human rights issues.

### **Positive consequences identified:**

We positively encourage and facilitate local supply chain, the Framework will be fully OJEU compliant. The framework has imbedded fair payment practices for subcontractors, use of project bank accounts is encouraged. Through the procurement process all contractors on the Framework are required to meet at least minimum standards for H&S, employment rights, etc. this requirement feeds down to their subcontractors and suppliers. Design buildings better suited to provide venues for shared use with the community and other organisations.

### **Unintended negative consequences identified:**

Some products and suppliers may only be sourced internationally having a negative impact on local suppliers. Whilst we have the right to audit the contractors and their supply chain on these issues, we do not have the resources to undertake such an audit  
None identified.

### **Mitigating actions:**

The building design should be done with sustainability in mind and products should only be specified when the positive impact is greater, a supply chain gap assessment should be on going to encourage companies to fill those gaps in the region.