



Housing Allocations Local Lettings Policy : 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: 1074

Brief description: This is Local Lettings Policies to complement the main Housing Allocations Policy for prioritising households for housing

Date Completed: [TEXT HERE] Version: 0

Completed by: [TEXT HERE]

Responsible Service: Customers, Communications & Marketing

Localities affected by the proposal: Whole County,

Who will be affected by the proposal? Households on the Common Housing Register

Was this impact assessment completed as a group? Yes

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 Policy is about ensuring we can target Allocations to create sustainable and resilient communities. We want to limit the use of Local Polices as we are required to operate a policy in accordance with legislation and guidance however LLP's are allowed in certain circumstances. We want to build effective communities and avoid households having to move around the county based on where there is available housing as the location of their support networks should be their primary choice.

Prevention

We want families in new build social housing developments to remain as close to their existing support networks as possible to avoid unnecessary travel and ensure they can continue to access local services they are used to (there may be exceptions to this in some circumstances)

Integration

Providing high quality social housing in areas where people want to live is vital to increase resilience and reduce dependence on services.

Collaboration

The Policy has been shared and developed with Registered Social Landlords who are adopting a

similar approach for new build housing developments.

Involvement

N/A

Summary of impact

Well-being Goals	Overall Impact
A prosperous Denbighshire	Positive
A resilient Denbighshire	Positive
A healthier Denbighshire	Neutral
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

We will avoid wide ranging use of LLP's and use the main Allocations Policy for the majority of lettings. LLPs will only be considered where an exceptional approach is required such as very rural areas, or new build developments where there are a larger number of new households moving in to a new community at the same time.

The likely impact on Denbighshire, Wales and the world.

A prosperous Denbighshire

Overall Impact

Positive

Justification for impact

A Local Lettings Policy supports resilience in households and the community by providing homes locally and avoids households moving around the County based on where new homes become available.

Further actions required

The above should be managed carefully to ensure meeting Housing Need is the primary aim however to support household resilience the policy will balance various levels of need to avoid over concentration of high need households.

Positive impacts identified:

A low carbon society

Less travel by providing homes to households local to the area already

Quality communications, infrastructure and transport

Less travel by providing homes to households local to the area already

Economic development

Avoiding households needing to move within the county to find Housing

Quality skills for the long term

Enables households to remain in their local area for long term resilience and support

Quality jobs for the long term

Enables households to remain in their local area for long term resilience and support

Childcare

Enables households to remain in their local area for long term resilience and support

Negative impacts identified:

A low carbon society

[TEXT HERE]

Quality communications, infrastructure and transport

[TEXT HERE]

Economic development

[TEXT HERE]

Quality skills for the long term

[TEXT HERE]

Quality jobs for the long term

[TEXT HERE]

Childcare

[TEXT HERE]

A resilient Denbighshire

Overall Impact

Positive

Justification for impact

The purpose of a Local Lettings Policy is to create sustainable lettings. This should have a positive impact on developing community resilience and interest in the area whilst ensuring we create balanced communities and meet local housing needs

Further actions required

[TEXT HERE]

Positive impacts identified:

Biodiversity and the natural environment

The purpose of a Local Lettings Policy is to create sustainable lettings. This should have a positive impact on developing community resilience and interest in the area.

Biodiversity in the built environment

The purpose of a Local Lettings Policy is to create sustainable lettings. This should have a positive impact on developing community resilience and interest in the area.

Reducing waste, reusing and recycling

The purpose of a Local Lettings Policy is to create sustainable lettings. This should have a positive impact on developing community resilience and interest in the area.

Reduced energy/fuel consumption

The purpose of a Local Lettings Policy is to create sustainable lettings. This should have a positive impact on developing community resilience and interest in the area.

People's awareness of the environment and biodiversity

The purpose of a Local Lettings Policy is to create sustainable lettings. This should have a positive impact on developing community resilience and interest in the area.

Flood risk management

[TEXT HERE]

Negative impacts identified:

Biodiversity and the natural environment

[TEXT HERE]

Biodiversity in the built environment

[TEXT HERE]

Reducing waste, reusing and recycling

[TEXT HERE]

Reduced energy/fuel consumption

[TEXT HERE]

People's awareness of the environment and biodiversity

[TEXT HERE]

Flood risk management

[TEXT HERE]

A healthier Denbighshire

Overall Impact

Neutral

Justification for impact

The purpose of the Local Lettings Policy is to create sustainable lettings. This should have a positive impact on developing community resilience, meet local housing need which will support wellbeing.

Further actions required

[TEXT HERE]

Positive impacts identified:

A social and physical environment that encourage and support health and well-being

The purpose of the Local Lettings Policy is to create sustainable lettings. This should have a positive impact on developing community resilience, meet local housing need which will support wellbeing.

Access to good quality, healthy food

[TEXT HERE]

People's emotional and mental well-being

This should have a positive impact on developing community resilience, meet local housing need which will support wellbeing.

Access to healthcare

This should have a positive impact on developing community resilience, meet local housing need which will support wellbeing.

Participation in leisure opportunities

This should have a positive impact on developing community resilience, meet local housing need which will support wellbeing.

Negative impacts identified:

A social and physical environment that encourage and support health and well-being

[TEXT HERE]

Access to good quality, healthy food

[TEXT HERE]

People's emotional and mental well-being

[TEXT HERE]

Access to healthcare

[TEXT HERE]

Participation in leisure opportunities

[TEXT HERE]

A more equal Denbighshire

Overall Impact

Positive

Justification for impact

The LLP seeks to create balance and avoid a concentration of high level needs, this may mean that a household of less priority (Band 2) may be housed before someone in Band 1 due to potential quotas to create a mix but this seeks to protect households from an over concentration and develop sustainable lettings and communities.

Further actions required

We will avoid wide ranging use of LLP's and use the main Allocations Policy for the majority of lettings. LLPs will only be considered where an exceptional approach is required such as very rural areas, or new build developments where there are a larger number of new households moving in to a new community at the same time.

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

Housing Allocations Local Lettings Policy

The Allocations Policy aims to ensure we meet housing need effectively and ensure anyone with protected characteristics can access good quality housing. The Local Lettings Policy will seek to ensure balance to support a wide range of needs within the overall policy framework

People who suffer discrimination or disadvantage

The Allocations Policy aims to ensure we meet housing need effectively and ensure anyone with protected characteristics can access good quality housing. The Local Lettings Policy will seek to ensure balance to support a wide range of needs within the overall policy framework

People affected by socio-economic disadvantage and unequal outcomes

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Areas affected by socio-economic disadvantage

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People who suffer discrimination or disadvantage

[TEXT HERE]

People affected by socio-economic disadvantage and unequal outcomes

[TEXT HERE]

Areas affected by socio-economic disadvantage

[TEXT HERE]

A Denbighshire of cohesive communities

Overall Impact

Positive

Justification for impact

A Local Lettings Policy seeks to create settled and sustainable tenancies and therefore this will help develop participation and resilience and build cohesive communities.

Further actions required

[TEXT HERE]

Positive impacts identified:

Safe communities and individuals

The Local Lettings Policy seeks to create settled and sustainable tenancies and therefore this will help develop safe communities.

Community participation and resilience

The Local Lettings Policy seeks to create settled and sustainable tenancies and therefore this will help develop participation and resilience.

The attractiveness of the area

[TEXT HERE]

Connected communities

[TEXT HERE]

Rural resilience

The rural Lettings policy acknowledges the exceptional circumstances of rural communities and the need to maintain its characteristics.

Negative impacts identified:

Safe communities and individuals

[TEXT HERE]

Community participation and resilience

[TEXT HERE]

The attractiveness of the area

[TEXT HERE]

Connected communities

[TEXT HERE]

Rural resilience

[TEXT HERE]

A Denbighshire of vibrant culture and thriving Welsh language

Overall Impact

Positive

Justification for impact

The rural Lettings policy acknowledges the exceptional circumstances of rural communities and the need to maintain its characteristics including the use of the Welsh language . This is a specific example in WG's code of guidance for LLP's

Further actions required

[TEXT HERE]

Positive impacts identified:

People using Welsh

The rural Lettings policy acknowledges the exceptional circumstances of rural communities and the need to maintain its characteristics including the use of the Welsh language .

Promoting the Welsh language

The rural Lettings policy acknowledges the exceptional circumstances of rural communities and the need to maintain its characteristics including the use of the Welsh language . .

Culture and heritage

The rural Lettings policy acknowledges the exceptional circumstances of rural communities and the need to maintain its characteristics.

Negative impacts identified:

People using Welsh

[TEXT HERE]

Promoting the Welsh language

[TEXT HERE]

Culture and heritage

[TEXT HERE]

A globally responsible Denbighshire

Overall Impact

Positive

Justification for impact

The right to Housing is a basic human right so the Allocations Policy and LLP supports this.

Further actions required

[TEXT HERE]

Positive impacts identified:

Local, national, international supply chains

[TEXT HERE]

Human rights

The right to Housing is a basic human right so the Allocations Policy and LLP supports this.

Broader service provision in the local area or the region

[TEXT HERE]

Reducing climate change

[TEXT HERE]

Negative impacts identified:

Local, national, international supply chains

[TEXT HERE]

Human rights

[TEXT HERE]

Broader service provision in the local area or the region

[TEXT HERE]

Reducing climate change

[TEXT HERE]