

## STRATEGIC INVESTMENT GROUP

# BUSINESS CASE – CAPITAL INVESTMENT

*This Business Case provides justification for undertaking a project. The completed form will be reviewed by the Strategic Investment Group who will make a recommendation to Council whether the bid should be approved and included within the Capital Plan. All sections should be completed and evidence of costs will need to be supplied.*

*For details of Strategic Investment Group meetings and deadlines for the submission of this form, please contact Richard Humphreys, Capital & Technical Finance Team on ext 6144.*

<b>Project Name:</b>	<b>Homelessness Wales PRS Leasing Scheme</b>
<b>Project Reference:</b>	
<b>Project Manager:</b>	<b>Nigel Jones – Service Manager CSS Business Support</b>
<b>Workstream/Programme:</b>	<b>Homelessness Prevention</b>

<b>Head of Service/Project Sponsor</b>	Ann Lloyd	<b>Lead member:</b>	Councillor Rhys Thomas
<b>Service:</b>	CSS – Business Support	<b>LM Portfolio:</b>	Housing and Communities
<b>Form completed by:</b>	Nigel Jones	<b>Date:</b>	July 2022
<b>Service Accountant:</b>		<b>Date:</b>	

### PROJECT TYPE

Please categorise your project type. Mark **one** box only.

<b>SMALL</b> <input type="checkbox"/>	<b>MEDIUM</b> <input checked="" type="checkbox"/>	<b>LARGE</b> <input type="checkbox"/>
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<b>DECISION SOUGHT FROM SIG:</b>	To approve the scheme allowing the drawdown of capital and revenue funding from Welsh Government.
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### EXECUTIVE SUMMARY

Highlights the key points in the Business Case to include:-

- what the project will achieve / important benefits

- estimated costs
- how the project will be funded

Welsh Government have developed a leasing scheme offer for property owners interested in Leasing Scheme Wales (LSW). This scheme is intended to complement and act as a resource for local authority homelessness teams seeking to move households on from temporary accommodation. Tenants housed will be provided with a high-level of support to help maintain their tenancy. LSW is intended to benefit tenants, property owners and local authorities

The project will aim to achieve additional private rented sector properties, with a target of 80 properties to be leased from Landlords to the council during the first 5 years and the subsequent years managing the portfolio.

The costs are variable due to the variability of the lease lengths and sizes of properties acquired, as property size determines rental value, the scheme allows for 10% management fee to be deducted from the rental payments to the Landlord for repairs and maintenance purposes.

The project has one additional post to administer the scheme which is funded from the Housing Support Grant.

This application is being submitted due to the size of the grant, the application is NOT looking for any additional funding from DCC, the grant is fully supported and approved by Welsh Government.

## BUSINESS OPTIONS

Analysis and reasoned recommendation for the base business options of: do nothing / do the minimal or do something.

You must include an environmentally enhanced (net carbon zero/ecologically positive compatible) option. If your project is a business development project, then this may not be relevant.

<b>Option 1:</b>		<b>Do nothing – maintain the existing situation</b>			
<b>Please provide brief details:</b>					
<b>Please mark with an X how this option compares with the preferred option in terms of Cost, Time, Quality and Benefits:</b>					
<b>Costs</b>	Costs more	<b>x</b>	<b>Time</b>	Takes longer to deliver	<b>x</b>
	Costs the same			Takes the same to deliver	
	Costs less			Is quicker to deliver	
<b>Quality</b>	Improves the quality		<b>Benefits</b>	Improves benefits	
	Is the same quality			No impact on benefits	
	Is a lower quality	<b>x</b>		Worsens benefits	<b>x</b>
<b>What is the main reason this option has not been selected?</b>					
Currently there are 230 people in temporary emergency accommodation, there is a shortage of suitable move on properties for these Citizens. The temporary accommodation cost to DCC are in excess of £2.5m per annum, leasing 80 properties could save the revenue spend by £1.6m per annum.					

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<b>Option 2:</b>	<b>Environmentally enhanced option</b>				
<b>Please provide brief details:</b>					
To build new homes					
<b>Please mark with an X how this option compares with the preferred option in terms of Cost, Time, Quality and Benefits:</b>					
<b>Costs</b>	Costs more	<b>x</b>	<b>Time</b>	Takes longer to deliver	<b>x</b>
	Costs the same			Takes the same to deliver	
	Costs less			Is quicker to deliver	
<b>Quality</b>	Improves the quality	<b>x</b>	<b>Benefits</b>	Improves benefits	<b>x</b>
	Is the same quality			No impact on benefits	
	Is a lower quality			Worsens benefits	
<b>What is the main reason this option has not been selected?</b>					
To build 80 Homes would be a direct cost to the council, it would also take a considerable time to develop, this option is however part of the Local Development Plan, other options are required to support the homelessness situation.					

<b>Option 3:</b>	•				
<b>Please provide brief details:</b>					
<b>Please mark with an X how this option compares with the preferred option in terms of Cost, Time, Quality and Benefits:</b>					
<b>Costs</b>	Costs more		<b>Time</b>	Takes longer to deliver	
	Costs the same			Takes the same to deliver	
	Costs less	<b>x</b>		Is quicker to deliver	<b>x</b>
<b>Quality</b>	Improves the quality	<b>x</b>	<b>Benefits</b>	Improves benefits	<b>x</b>
	Is the same quality			No impact on benefits	
	Is a lower quality			Worsens benefits	
<b>What is the main reason this option has not been selected?</b>					



## EXPECTED BENEFITS

The benefits that the project will deliver expressed in measurable terms against the situation as it exists prior to the project. Remember to capture co-benefits (the added benefits we get from this action/project as well as the direct benefits it will realise).

The project will immediately create more housing options for the homeless in Denbighshire, it comes with the added revenue and Capital grants from Welsh Government to facilitate delivering the target of 80 homes across 5 years.

## EXPECTED DIS-BENEFITS

Outcomes perceived as negative by one or more stakeholders

## TIMESCALE

Over which the project will run (summary of the Project Plan) and the period over which the benefits will be realised

Date	Milestone
2022 - 23	Projection of 4 homes brought into lease
2023 - 24	Projection of 8 homes brought into lease, totalling 12
2024 - 25	Projection of 20 homes brought into lease, totalling 32
2025 - 26	Projection of 16 homes brought into lease, totalling 48
2026 - 27	Projection of 32 homes brought into lease, totalling 80

## CAPITAL COSTS – BUSINESS DEVELOPMENT PROJECTS

**COMPLETE ALL THREE TABLES BELOW FOR BUSINESS DEVELOPMENT PROJECTS  
LEAVE BLANK/DELETE SECTION FOR CONSTRUCTION PROJECTS**

*The capital cost of a project is an important consideration in terms of whether or not it should proceed. Note that even some Business Development Projects may have a requirement for capital costs, for example to fund the acquisition of new ICT hardware or undertaking alterations to buildings.*

- Any costs relating to ICT infrastructure and equipment should have been provided by ICT department
- Any costs that relate to construction should have been provided by Design & Development or Building Services

Please provide details of any capital funding that has already been spent on the project:	
Enter details of cost element below:	Total
Feasibility (surveys, market research, etc)	
Client side project management	
OTHER (please enter)	
OTHER (please enter)	
<b>TOTAL</b>	<b>0</b>

Please provide details of the capital funding requirement (not including amount already spent):				
Enter details of cost element below:	2022/23	2023/24	Future Years	All Years Total
Feasibility (surveys, market research, etc)				
Client side project management				
ICT infrastructure and hardware				
Building alterations				
Design Team Fees (architects, QS, etc)				
Furniture				
Other professional support (legal, etc)				
Marketing/Consultation				
External Project Support (gateway review, etc)				
OTHER - Repairs and Damages (10 years)	4,900	14,700	687,225	706,825
OTHER -,Renovation Grant (1 <sup>st</sup> 5 years)	20,000	40,000	340,000	400,000
OTHER (please enter)				

<b>OTHER (please enter)</b>				
<b>TOTAL</b>	24,900	54,700	1,027,225	1,106,825

Please provide details of proposed capital funding sources					
Enter details of funding source	Status:	2022/23	2023/24	Future Years	TOTAL
Welsh Government	Approved	24,900	54,700	1,027,225	1,106,825
<b>TOTAL</b>		24,900	54,700	1,027,225	1,106,825

**NOTE: For funding status, please only use the following categories:**

- **Approved** – written approval for the funding exists
- **Applied** – no written approval exists but an application has been made
- **Approached** – initial approach to or by funding body has been made but no application submitted
- **None** – no contact or approach has been made to or by the funding body

## CAPITAL COSTS – CONSTRUCTION PROJECTS

**COMPLETE ALL THREE TABLES BELOW FOR CONSTRUCTION PROJECTS**  
**LEAVE BLANK/DELETE SECTION FOR BUSINESS DEVELOPMENT PROJECTS**

*The capital cost of a project is an important consideration in terms of whether or not it should proceed.*

- Any costs relating to ICT infrastructure and equipment should have been provided by ICT department.
- Any costs that relate to construction should have been provided by Design & Development or Building Services.

Please provide details of any capital funding that has already been spent on the project:	
Enter details of cost element below:	Total
Feasibility (surveys, market research, etc)	
Client side project management	
OTHER (please enter)	
OTHER (please enter)	
<b>TOTAL</b>	

Please provide details of the capital funding requirement (not including amount already spent):				
Enter details of cost element below:	2022/23	2023/24	Future Years	All Years Total
Feasibility (surveys, market research, etc)				
Client side project management				
Land/property acquisition				
Land preparation/remediation				
Demolition and/or site security				
Construction, refurbishment or maintenance				
BREEAM rating of "Excellent"				
Security measures (CCTV, door entry, etc)				
Fire prevention measures (sprinklers, etc)				
External landscaping and other works				
Land/property acquisition				
Highways work				
ICT infrastructure and hardware				
Fixtures & fittings				
Furniture				
Planning/Building Regulation Costs				
Design Team Fees (architects, QS, etc)				
Legal Costs and Fees				
Marketing/Consultation				
External Project Support (eg gateway review)				
OTHER (please enter)				
OTHER (please enter)				
OTHER (please enter)				
OTHER (please enter)				
<b>TOTAL</b>				



Please provide details of proposed capital funding sources					
Enter details of funding source	Status:	2022/23	2023/24	Future Years	TOTAL
<b>TOTAL</b>					

**REVENUE COST IMPACT**  
**TO BE COMPLETED FOR ALL PROJECTS**

*In considering whether a project should be developed due regard should be made to the potential impact on revenue budgets.*

If the activity will result in a requirement for additional revenue funding, please provide details below:			
What is the impact of this project in terms of the <u>annual</u> revenue requirement for:	Existing Revenue Budget	Post-project Revenue Budget	Increase/Decrease
staff costs (salaries and associated)	36,000		
energy costs (heating, lighting, ICT, etc)	0		
property maintenance and servicing costs	47,000 plus capital grant		
other property related costs (rental, insurance, etc)			
ongoing ICT costs (licences, etc)	0		
mileage of Denbighshire fleet vehicles			
mileage for business travel by Denbighshire employees using their personal vehicles	1500		
OTHER (please enter)			
OTHER (please enter)			
<b>OVERALL REVENUE REQUIREMENT</b>			

*Please provide brief details of the revenue impact of this project:*

- *Where revenue savings are forecast, you should detail what is proposed for the saving (e.g. reduction of an existing revenue budget, re-allocation of revenue to alternative services area, etc)*
- *Where revenue increases are forecast, you should provide details of how the revenue shortfall will be addressed. In this instance you should also append a three year surplus/deficit forecast.*

- *Details of any one-off revenue cost requirements that may be required post-project implementation (e.g. recruitment, redundancies, etc). DO NOT include any costs detailed in the capital section of this Business Case*

During the lease period repairs and maintenance are DCC responsibility however we will have the capital allowance within the scheme and the 10% management fee to cover such costs. In theory if we had 80 2 bedroom properties signed up by year 5 the management fee would be £47k p a plus the grant of £98k per annum for all repairs and maintenance, if all 80 where on 5 year leases then that is a maintenance allowance of £9k per property over the 5 year period which is highly unlikely across all 80 properties.

## WHOLE LIFE COST

**NOTE: THIS SECTION IS CURRENTLY IN DEVELOPMENT AND FURTHER GUIDANCE ISSUED IN DUE COURSE. OFFICERS DO NOT NEED TO COMPLETE THIS SECTION AT THIS STAGE UNLESS THEY HAVE UNDERTAKEN A WHOLE LIFE COSTING EXERCISE ALREADY INDEPENDENTLY WITHIN THEIR PROJECT.**

*Please provide brief details of the whole life cost impact of this project over a 20-year period. This should be completed for the preferred business option as well as for the environmentally enhanced business option if it is not selected as the preferred option:*

- *[guidance to follow]*
- *[guidance to follow]*
- *[guidance to follow]*

## PROJECT MANAGEMENT

*Please provide details of proposed project management – Establishment of Project Board etc*

**NOT REQUIRED, SCHEME WILL BE A CORE BUSINESS FUNCTION.**

## **STATUTORY REQUIREMENTS / HEALTH & SAFETY**

*This section should identify how the activity will help Denbighshire meet any of its statutory requirements. Please include any Health & Safety Issues that the activity will address in this section. Please leave blank if not applicable.*

The scheme helps DCC meet its statutory obligations of part 2 of the Housing (Wales) Act 2014, in relation to duties requiring the Local authority to assist citizens presenting as homeless to find suitable permanent accommodation.

## CARBON MANAGEMENT IMPACT

Please consult with Council's Principal Energy Manager ([robert.jones@denbighshire.gov.uk](mailto:robert.jones@denbighshire.gov.uk)) and the Council's Climate and Ecological Change Programme Manager ([helen.vaughan-evans@denbighshire.gov.uk](mailto:helen.vaughan-evans@denbighshire.gov.uk)) before completing this section.

Denbighshire has committed to reducing its carbon emissions from buildings and fleet by at least 15% by 2022, for the Council to be net carbon zero by 2030 (buildings, fleet, waste, business travel, staff commuting, street lighting) and for the Council to reduce its supply chain emissions by 35% by 2030.

The Business Case requires you to make a forecast for the anticipated carbon emissions impact of the project.

Annual Forecasts:	Annual (current)	Carbon (kgCO <sub>2</sub> e)	Annual (Post Project)	Carbon (kgCO <sub>2</sub> e)	Carbon Variance	Comments
Money spent on external goods and services (UNIT= £)						N/A
Energy consumption in buildings: (UNIT = kWh)						All properties will consume normal domestic energy levels, these will be the responsibility of the Tenants not DCC
Energy consumption in Street Lighting: (UNIT = kWh)						N/A
Fuel consumption of Denbighshire Fleet vehicles: (UNIT = litres/ kWh)						Project Officers will be required to carry out on site surveys however mileage is dependent on levels of activity and location of properties which is difficult to determine at present
Mileage of Business Travel (personal vehicles): (UNIT = miles travelled)						As above
Mileage of Staff Commute: (UNIT = miles travelled)						As above
Tonnes of waste produced: (UNIT = tonnes)						N/A
One off Forecasts:			Project cost (£)	Carbon (kgCO <sub>2</sub> e)		Comments
Money spent on external goods and services						N/A

Annual Forecasts:	Annual (current)	Carbon (kgCO <sub>2</sub> e)	Annual (Post Project)	Carbon (kgCO <sub>2</sub> e)	Carbon Variance	Comments
(UNIT= £)						
<b>TOTAL CARBON EMISSIONS</b>						N/A

Annual Forecasts:	Current	Carbon Absorption (kgCO <sub>2</sub> e)	Post Project	Carbon Absorption (kgCO <sub>2</sub> e)	Carbon Absorption Variance	Comments
Hectare of Grassland (UNIT=ha)						N/A
Hectares of Forestland (UNIT=ha)						N/A
<b>TOTAL CARBON ABSORPTION</b>						N/A

*Please highlight the appropriate cell depending on whether on balance this project helps, hinders or is neutral to the Council's goal to become net carbon zero by 2030 (reducing carbon emissions and increasing carbon absorption).*

Net Carbon Zero Council Summary	HELPS	HINDERS	NEUTRAL

*Please provide brief details of the carbon impact of this project, and detail specific actions that will be taken to reduce carbon emissions. If carbon emissions are expected to increase as a result of this project, please provide details of proposed actions to compensate for this increase in other areas of the Service's activity and/or via tree planting/land management for the benefit of carbon sequestration.*

The scheme does have a grant for bringing properties into good state of repair, the guidance allows the grant application to bring properties into energy efficiency "C".  
 If Lease grants include boiler renewal, then consideration will be given to ensure the most up to date energy efficient units are installed.  
 Installation of alternative energy such as solar panels has been explored, however, the grant does not extend to such desirable options.  
 Wherever and whenever possible staff mileage will be carried in in fleet electric vehicles.

**Climate Change Lead Officer statement:**

*Please provide a statement from the Climate Change Lead Officer. Contact Helen Vaughan-Evans on [climatechange@denbighshire.gov.uk](mailto:climatechange@denbighshire.gov.uk).*

**Supplied by:** Jane Hodgson      **Date:** 04/07/2022

## BIODIVERSITY IMPACT

Please consult with Denbighshire’s Biodiversity Lead Officer before completing this section. Contact Joel Walley on joel.walley@denbighshire.gov.uk.

The Council has a statutory duty to ensure compliance and enforcement of the Habitats Regulations (as amended in 2017). Furthermore, the Environment (Wales) Act, 2016 requires the Council to maintain and enhance biodiversity, and promote the resilience of ecosystems. At this pre-feasibility stage, please determine the anticipated impact of the project on biodiversity, and proposed measures to ensure the project results in an overall biodiversity enhancement.

Please mark a cross in the appropriate box.

<b>Will this project impact on a habitat that supports living organisms (plant or animal), or involve physical works to property or Land?</b>	<b>Yes</b>		<b>No</b>	x
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If you have answered yes to the above question, please complete all the following biodiversity sections. If answered no, please leave blank

<b>IMPACTS ON BIODIVERSITY</b>		<b>Yes</b>		<b>No</b>	x
<b>Has an ecological appraisal or survey of the site or proposals taken place?</b>					
<b>Cofnod eMapper Link:</b>	N/A				
<b>Please provide brief summary of survey findings, or provide a copy of the ecological report for review:</b>					
N/A					

Please provide brief details of how the project will avoid harm to biodiversity.

- The project does not alter any biodiversity state neither harm nor enhance as it is using existing properties but repurposing them from Private dwellings to leased properties to the council.

Please provide brief details of how the project will mitigate and compensate for any harm to biodiversity.

- The project does not alter any biodiversity state neither harm nor enhance as it is using existing properties but repurposing them from Private dwellings to leased properties to the council.

Please provide brief details of how the project will enhance biodiversity and restore ecosystem resilience.

The project does not alter any biodiversity state neither harm nor enhance as it is using existing properties but repurposing them from Private dwellings to leased properties to the council.

Please highlight the appropriate cell depending on whether on balance this project helps, hinders or is neutral to the Council's goal to become ecologically positive by 2030 (increasing the species richness of land).

<b>Ecologically Positive Council Summary</b>	HELPS	HINDERS	<b>NEUTRAL</b>
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**Ecology Officer summary:**

Please provide a statement from the Biodiversity Lead Officer. Contact Joel Walley on [joel.walley@denbighshire.gov.uk](mailto:joel.walley@denbighshire.gov.uk).

The project has no impact on biodiversity, and does not appear to represent an opportunity for biodiversity enhancement. I therefore have no objections, concerns, or recommendations.

**Name:** Joel Walley                      **Date:** 06/07/2022

## MAJOR RISKS TO THE PROJECT

A summary of the key risks associated with the project together with the likely impact and plans should they occur is provided below:

Title	Inherent Risk	Mitigating Action	Residual Risk
	•	•	
	•	•	
	•	•	



Likelihood	A - Almost Certain					
	B - Highly Likely					
	C - Probable					
	D - Possible					
	E - Rare					
		5 - Very Low	4 - Low	3 - Medium	2 - High	1 - Very High
		Impact				

## SUPPORTING INFORMATION

Please list any supporting documents that accompany this Business Case

## ANNUAL CAPITAL BIDS – BLOCK ALLOCATIONS

Please provide details of expenditure and commitments for allocations received in the current financial year.

## COUNTY LANDLORD STATEMENT

Please provide a statement from the County Landlord and where applicable the recommendation of the Asset Management Group. Contact Tom Booty on [tom.booty@denbighshire.gov.uk](mailto:tom.booty@denbighshire.gov.uk).

The proposals don't impact on DCC owned assets but the principle of increasing accommodation to alleviate homelessness is supported. It is noted that grant funding is available for initial improvements to properties and for ongoing maintenance. However, individual grants are limited (£5K per dwelling & £25K for empty properties) and awarded to the property owners to complete the works. Initial property selection needs to consider condition carefully as any shortfall in required works is unfunded (and presumably would fall to the property owner to supplement). Inadequate or poorly renovated properties could lead to increased ongoing maintenance and management cost during the term of the lease, particularly towards the end of the tenancy/lease agreement. Works required to voids will also need to be factored in to post renovation costs.

David Lorey 8<sup>th</sup> December 2022

## CHIEF FINANCE OFFICER STATEMENT

Please provide a statement from the Chief Finance Officer. Contact Steve Gadd on [steve.gadd@denbighshire.gov.uk](mailto:steve.gadd@denbighshire.gov.uk).

**Supplied by:**      **Date:**

## VERIFICATION:

<b>Project Manager:</b>	Nigel Jones		
<b>Project Sponsor:</b>	Ann Lloyd		
<b>Name:</b>		<b>Position:</b>	
<b>Signature:</b>		<b>Date:</b>	

**For use by Finance:**

<b>Result of S.I.G. Review</b>	
<b>Date of Meeting</b>	
<b>Approval</b>	
<b>Code</b>	



## **Housing Support Programme Strategy: 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:** 997

**Brief description:** A requirement from Welsh Government to develop a new Housing Support Programme Strategy

**Date Completed:** 12/01/2023 11:29:09 Version: 1

**Completed by:** Nigel Jones

**Responsible Service:** Community Support Services

**Localities affected by the proposal:** Whole County,

**Who will be affected by the proposal?** Homeless Citizens, Homelessness Services, Community Housing, partners and support providers.

**Was this impact assessment completed as a group?** No

## **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 : 33 / 36.**

### **Summary for each Sustainable Development principle**

#### **Long term**

The strategy is based upon "ending Homelessness in Wales" it is written under Welsh Government guidance, it deals directly with Citizens who find themselves in this position. The strategy includes an action plan to deliver the program, the plan includes implementation of Rapid Rehousing Plans with specific projects to bring on board more properties to support the homelessness presentations within Denbighshire. One such project being the Private Rented Sector Leasing Scheme.

#### **Prevention**

The very nature of homelessness often comes with a high level of personal resilience for the citizens it just needs channelling in a positive way. The preventative work is designed to prevent reliance on public services and give Citizens the choice and control at an earlier stage of their experience. The action plan specifically utilising in a sustainable way existing properties and repurposes their use for homelessness through projects such as Leasing Scheme Wales.

#### **Integration**

The strategy supports corporate priorities, Housing, Connected Communities, Resilient Communities, Environment, and Young People and can be demonstrated within the strategy 7 priorities: rapid rehousing, prevention services, securing accommodation, strengthening Multi-disciplinary services, community based support, sustainable accommodation, and tenancy support.

## Collaboration

The Strategy clearly focusses on collaboration and whilst the core homelessness service in a statutory provision ending homelessness is not a unilateral approach, Collaboration from partners is key in understanding the issues faced and what solutions all partners can provide, eg. specialist substance misuse workers from the Local Health Board and integrating them into the team to provide timely and effective interventions to support individuals faced with homelessness.

## Involvement

The strategy is based upon the long term goal of ending homelessness, through involvement, collaboration, and integration of in house services, support providers, citizens, partners such as the Health Board, prisons/probation services and community based support, all looking to provide preventative programmes to alleviating homelessness, public engagement is key to the strategy.

## Summary of impact

Well-being Goals	Overall Impact
<a href="#">A prosperous Denbighshire</a>	Positive
<a href="#">A resilient Denbighshire</a>	Neutral
<a href="#">A healthier Denbighshire</a>	Positive
<a href="#">A more equal Denbighshire</a>	Positive
<a href="#">A Denbighshire of cohesive communities</a>	Positive
<a href="#">A Denbighshire of vibrant culture and thriving Welsh language</a>	Positive
<a href="#">A globally responsible Denbighshire</a>	Positive

## **Main conclusions**

The wellbeing impact assessment clearly demonstrates that the Housing Support Programme Strategy and its function to end homelessness has a positive affect across all areas of the well being goals, the short term goals are key to the sustainability of the long term goals. The strategic priorities provide equality, diversity and respect to vulnerable Citizens faced with the prospect or are homeless.

## **The likely impact on Denbighshire, Wales and the world.**

### **A prosperous Denbighshire**

#### **Overall Impact**

Positive

#### **Justification for impact**

Ending homelessness will contribute to the prosperity of Citizens, their families, communities, and less reliance on public services, the utilisation of Welsh Government Grant funding such as the Leasing scheme Wales supports the positive impact of the strategy.

#### **Further actions required**

Ensuring that a robust implementation and monitoring plan is place

#### **Positive impacts identified:**

##### **A low carbon society**

New builds or renovations of existing accommodation will be considered for low carbon efficiency

##### **Quality communications, infrastructure and transport**

Communications and pathway infrastructure are to be strengthened

##### **Economic development**

Ending homelessness will have immediate economic benefit for individuals and the county as a whole

##### **Quality skills for the long term**

Honing the skills of Homeless individuals is key to the long term sustainability of the strategy

##### **Quality jobs for the long term**



As part of the process of ending homelessness

**Childcare**

[TEXT HERE]

**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**

Neutral

**Justification for impact**

There may be some residual impacts of the operational elements of the strategy, however the strategy does not directly influence these areas

**Further actions required**

Capture any residual impacts that may occur and ensure that these are included in the design of future services

**Positive 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]

**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**

Positive

#### **Justification for impact**

Ending homelessness will improve the lives of Citizens faced with it, from an emotional, psychological, health and well being perspective

#### **Further actions required**

Ensuring that a robust implementation and monitoring plan is place, also keep reviewing the service model and strengthen any identified gaps in provision.

**Positive impacts identified:**

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

Ending homelessness and the multi disciplinary approach will support health and wellbeing of the citizens

**Access to good quality, healthy food**

This will be part of the operational plan to encourage and develop overall life skills

**People's emotional and mental well-being**

Direct access to Counselling and Social work

**Access to healthcare**

Direct access to Mental Health and substance misuse services

**Participation in leisure opportunities**

Community based support will facilitate leisure activities

**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**

Homeless people are affected by socio economic disadvantage and all too often discriminated and areas such as Rhyl are often labelled in the same manner, ending homelessness will directly and positively affect such disadvantage.

#### **Further actions required**

Ensuring that a robust implementation and monitoring plan is place, also keep reviewing the service model and strengthen any identified gaps in provision.

#### **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**

[TEXT HERE]

#### **People who suffer discrimination or disadvantage**

Homeless persons are discriminated against

#### **People affected by socio-economic disadvantage and unequal outcomes**

Homeless persons are affected directly by socio-economic disadvantage.

**Areas affected by socio-economic disadvantage**

Large concentration of homelessness does create socio economic disadvantage wider than the individuals

**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**

[TEXT HERE]

**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**

Ending homelessness will bring communities together, making a safer and more resilient society

**Further actions required**

Ensuring that a robust implementation and monitoring plan is place, also keep reviewing the service

model and strengthen any identified gaps in provision.

**Positive 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]

**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 strategy utilises the cultural heritage of Denbighshire by recognising the value of existing services both public and community based, all cultural beliefs are respected in the plan to end homelessness.

#### **Further actions required**

Ensuring that a robust implementation and monitoring plan is place, also keep reviewing the service model and strengthen any identified gaps in provision.

#### **Positive impacts identified:**

##### **People using Welsh**

[TEXT HERE]

##### **Promoting the Welsh language**

[TEXT HERE]

##### **Culture and heritage**

[TEXT HERE]

#### **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 Strategy will undoubtedly have a positive affect on the Human rights of individuals, the aim is to protect and respect these in all that is done to tackle homelessness

**Further actions required**

Ensuring that a robust implementation and monitoring plan is place, also keep reviewing the service model and strengthen any identified gaps in provision.

**Positive 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]

**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]