



## **Block capital bid for delivery of Housing Adaptation & Improvements: 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:** 1142

**Brief description:** Block capital bid for delivery of adaptations and improvements to private residential properties in Denbighshire. This is a statutory undertaking under Housing, Grants, Construction and Regeneration Act 1996

**Date Completed:** 18/01/2023 09:43:17 Version: 1

**Completed by:** Andrea Fisher

**Responsible Service:** Planning, Public Protection and Countryside Services

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

**Who will be affected by the proposal?** Denbighshire residents

**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 : 25 / 36.**

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

#### **Long term**

The main focus of the team is to provide adaptations to enable disabled and vulnerable persons to remain in their own home for as long as possible. Although adaptations are focussed on the citizen's condition in the short to medium term a long term view is taken as the property is adapted for subsequent users. Works are to private sector dwellings only but infrastructural resilience and energy efficiency is considered in terms of effects on water use, drainage, lighting etc.

#### **Prevention**

The proposal will deliver adaptations to private dwellings in Denbighshire to enable those most vulnerable are able to remain independent for as long as possible and mitigate over-reliance on existing services (NHS etc). As the works are within existing dwellings it should have a neutral impact on biodiversity

#### **Integration**

The delivery of disabled facilities grants and empty homes is both a Welsh Government public accountability measure and a corporate priority. Adaptations increase the number of adapted homes in the County which adds to the stock of these properties which are an identified need in the LDP. Adapting homes is also more sustainable than building new specialist housing all of which have a bearing on the LDP and overall housing requirement in the county.

## Block capital bid for delivery of Housing Adaptation & Improvements

### Collaboration

The bid is for yearly capital allocation to deliver housing adaptations and improvements to private dwellings in Denbighshire. It has been developed by our team with input from other teams (occupational therapists).

### Involvement

Prior to adaptation commencing, preferred proposal is discussed and agreed with the citizen and any concerns taken into consideration.

### Summary of impact

Well-being Goals	Overall Impact
<a href="#">A prosperous Denbighshire</a>	Positive
<a href="#">A resilient Denbighshire</a>	Positive
<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>	Neutral
<a href="#">A globally responsible Denbighshire</a>	Positive

### Main conclusions

The block capital bid is to allow the delivery of Disabled Facilities Grant for 23/24. This is a statutory undertaking as per the Housing Grants, Construction and Regeneration Act 1996.

## Block capital bid for delivery of Housing Adaptation & Improvements

The delivery of DFGs allows vulnerable citizens of Denbighshire to continue to live independently within their own homes for as long as possible and thus reduce the reliance on other services, such as NHS, social services etc. and thus contribute to a resilient, healthier and more equal Denbighshire.

Working with colleagues from the Homelessness Team to identify and enable empty homes to be brought back into use will assist in helping Denbighshire to homelessness. It will also improve the amenity to the neighbourhood that the presence of empty homes can affect and thus contribute to a Denbighshire of cohesive communities.

Working with local contractors, where possible, will contribute to a more prosperous Denbighshire.

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

### **A prosperous Denbighshire**

#### **Overall Impact**

Positive

#### **Justification for impact**

Projects are awarded to local contractors who in turn use locals sub-contractors and local builders merchants. Resources are spent within the local community and local employment. Opportunities for new local employment and training.

Improvements to energy efficiency will reduce the carbon footprint of older dwellings through adaptations

#### **Further actions required**

All work carried out in accordance with Building Regulations and where possible energy efficiency of existing dwellings will be improved.

Local contractors are used to carry out the work. Local employment

Improvements to energy efficiency will reduce the carbon footprint of older dwellings through adaptations

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

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

All work carried out in accordance with Building Regulations and where possible energy efficiency of existing dwellings will be improved.

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

N/A as works to private dwellings

##### **Economic development**

## Block capital bid for delivery of Housing Adaptation & Improvements

Projects are awarded to local contractors who in turn use local sub-contractors and local builders merchants.

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

Local contractors potential to opportunities for training, which in turn can create links to local colleges, apprenticeships etc.

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

Improved training and skills, enable workers to be more specialized and get higher paid employment in the longer term

### **Childcare**

Protects care providers for disabled children from injury by providing specialist equipment

### **Negative impacts identified:**

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

Works are to mainly older dwellings with a higher carbon footprint.

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

No impacts identified

#### **Economic development**

No impacts identified

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

No impacts identified

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

No impacts identified

## **Childcare**

No impacts identified

## **A resilient Denbighshire**

### **Overall Impact**

Positive

### **Justification for impact**

Properties that receive energy conservation financial assistance will be more energy efficient and therefore lower energy consumption and reduced energy usage

Energy conservation advice offered to householders via signposting to potential financial support for energy conservation measures

### **Further actions required**

Opportunities to include biodiversity enhancement measures when external building works required.  
Install bird and bat boxes etc

### **Positive impacts identified:**

#### **Biodiversity and the natural environment**

Improving energy efficiency may help reduce impacts of climate change which can impact negatively on biodiversity in an area.

#### **Biodiversity in the built environment**

Improving energy efficiency may help reduce impacts of climate change which can impact negatively on biodiversity in an area.

#### **Reducing waste, reusing and recycling**

Most of the works are permanent but where possible recycling is undertaken - eg. recycling of stairlifts

**Reduced energy/fuel consumption**

Where possible the energy efficiency of the dwelling will be enhanced by the works in line with Building Regulation requirements

**People's awareness of the environment and biodiversity**

Signposting to energy efficiency financial assistance and advice available to householders

**Flood risk management**

Works primarily internal

**Negative impacts identified:**

**Biodiversity and the natural environment**

Some adaptations may require extensions which may reduce garden space.

**Biodiversity in the built environment**

Some adaptations may require extensions which may reduce garden space.

**Reducing waste, reusing and recycling**

No impact identified

**Reduced energy/fuel consumption**

No impact identified

**People's awareness of the environment and biodiversity**

No impact identified

**Flood risk management**

No impact identified



## **A healthier Denbighshire**

### **Overall Impact**

Positive

### **Justification for impact**

Adaptation of dwellings for the benefit of the disabled occupants will provide an environment to promote independence.

Provision of improved access to and from the dwelling and to and from the garden encourages a healthier more active lifestyle.

Steps, paths and walls – trips hazards within homes are removed

Adaptation of dwellings for the benefit of the disabled occupants promotes independence in and around the home which will have a positive impact on the emotional and mental well-being of the occupants

### **Further actions required**

Keep abreast of good practice to ensure citizens of Denbighshire receive the best possible service.

### **Positive impacts identified:**

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

The work promotes independent living and therefore contributes to a healthier mental and physical life style

#### **Access to good quality, healthy food**

Improved access to gardens may give opportunities to grow own veg etc.

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

The work promotes independent living and therefore contributes to a healthier mental and physical life style for not only the vulnerable citizen but also immediate family / care givers.

#### **Access to healthcare**

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The work should ensure less reliance on healthcare - visits to hospitals from falls etc

### **Participation in leisure opportunities**

Removal of trip hazards / steps etc will allow citizens to access leisure opportunities

### **Negative impacts identified:**

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

No impact identified

#### **Access to good quality, healthy food**

No impact identified

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

No impact identified

#### **Access to healthcare**

No impact identified

#### **Participation in leisure opportunities**

No impact identified

#### **A more equal Denbighshire**

#### **Overall Impact**

Positive

#### **Justification for impact**

Financial assistance is prioritised to applicants with disabilities to adapt dwellings to assist the disabled occupants to access facilities in and around the home.

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Access to disabled facilities grants have had means testing restricted to large adaptations to ensure no discrimination to those who are equity rich but cash poor.

All other applications for financial assistance are means tested and awards are based on applicants ability to pay.

Applicants are referred to 3rd sector for benefits checks where appropriate in order to maximise income.

The new Empty Homes officer is working with Supporting Communities to find appropriate empty dwellings that could be brought back into use for homelessness team

### **Further actions required**

Keep abreast of good practice to ensure all citizens of Denbighshire receive the best possible service.

### **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 Renewal assistance helps to provide better quality of housing and living conditions for people in greatest need, which will include many people with one or more of the protected characteristics listed above

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

Projects enable vulnerable people (due to age / disability) to live as independently as possible  
Provides assistance to Supporting Communities team tackling homelessness through finding potential empty homes for use

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

Most DFGs are for medium adaptations. Means testing of these have been removed such that people who maybe classed as equity rich but cash poor can access necessary adaptations

### **Areas affected by socio-economic disadvantage**

People in areas of disadvantage are more likely to have poorer health outcomes and therefore be in

## Block capital bid for delivery of Housing Adaptation & Improvements

more need of adaptations. This is a positive project which will assist in reducing disadvantage by removing barriers within the home.

### **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**

No impact identified

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

No impact identified

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

No impact identified

### **Areas affected by socio-economic disadvantage**

No impact identified

### **A Denbighshire of cohesive communities**

### **Overall Impact**

Positive

### **Justification for impact**

Assistance is offered to make dwellings safe and secure to benefit the occupants. Assistance is also available to elderly and / or disabled residents to help them improve / maintain their dwellings and therefore to remain living independently in their own homes for longer.

Assistance is provided to bring empty homes back into use. This can improve the visual amenity of an area and can prevent further potential deterioration of the visual impact in the community

### **Further actions required**

Ensure that adaptations are provided that can enable people to continue to live in an area that they have local connections to.

### **Positive impacts identified:**

#### **Safe communities and individuals**

Assistance is offered to make dwellings safe and secure to benefit the occupants.

Bringing empty homes back into use helps to reduce anti-social behaviour and sense of threat within communities

#### **Community participation and resilience**

Financial assistance enables those most vulnerable to remain independently in their own home for as long as possible thus keeping the sense of community and resilience

#### **The attractiveness of the area**

Improvements to the visual amenity of an area will be achieved through bringing empty properties back into use as these properties can have a negative impact on an area

#### **Connected communities**

Adaptations can enable people to continue to live in an area that they have local connections to.

#### **Rural resilience**

Financial assistance enables those most vulnerable to remain independently in their own home for as long as possible thus keeping the sense of community and resilience

### **Negative impacts identified:**

#### **Safe communities and individuals**

No impacts identified

**Community participation and resilience**

No impacts identified

**The attractiveness of the area**

No impacts identified

**Connected communities**

No impacts identified

**Rural resilience**

No impacts identified

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

**Overall Impact**

Neutral

**Justification for impact**

Impact on Welsh language is neutral however improvements in promoting the Welsh language could be made through encouraging contractors to use bi-lingual signage, company stationary and their websites etc.

**Further actions required**

Improvements in promoting the Welsh language could be made through encouraging contractors to use bi-lingual signage, company stationary and their websites etc.

Encourage team members to learn / use the Welsh language

**Positive impacts identified:**

**People using Welsh**

We have a number of Welsh speakers within the team

### **Promoting the Welsh language**

All literature is bilingual

### **Culture and heritage**

May enable Welsh speakers to remain within their communities and thus continue to use Welsh and thus enhance Welsh culture and heritage.

### **Negative impacts identified:**

#### **People using Welsh**

Not all of the team are Welsh speaking

### **Promoting the Welsh language**

Contractors may not be Welsh speaking

### **Culture and heritage**

No impact identified

### **A globally responsible Denbighshire**

#### **Overall Impact**

Positive

#### **Justification for impact**

Advice and physical environmental improvements to properties and behaviours of residents are a key element in delivering housing adaptation and improvement projects

#### **Further actions required**

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Ensure that energy efficiency of dwellings is improved as part of the project to contribute towards having a positive impact on reducing climate change.

### **Positive impacts identified:**

#### **Local, national, international supply chains**

Where possible, local contractors and supply chains are used to deliver projects

#### **Human rights**

People who are disadvantaged (older people, those with protected characteristics) are more likely to have poorer health outcomes and therefore be in more need of adaptations. This is a positive project which will assist in reducing disadvantage by removing barriers within the home and access to the community.

#### **Broader service provision in the local area or the region**

We are working with other local authorities to stream-line the service

#### **Reducing climate change**

Improving energy efficiency will have a positive impact on reducing climate change.

### **Negative impacts identified:**

#### **Local, national, international supply chains**

No impact identified

#### **Human rights**

No impact identified

#### **Broader service provision in the local area or the region**

No impact identified

#### **Reducing climate change**



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No impact identified