



The re-tendering of the Void Housing Maintenance & Refurbishment Framework :

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: 1171

Brief description: The re-tendering of the Void Housing Maintenance & Refurbishment Framework

Date Completed: 20/02/2023 15:03:06 Version: 1

Completed by: Mark Cassidy

Responsible Service: Finance and Property Services

Localities affected by the proposal: Whole County,

Who will be affected by the proposal? Denbighshire Housing Maintenance, Contractors and DCC Housing team and Tenants

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 : 30 / 36.

Summary for each Sustainable Development principle

Long term

As the new Framework is being developed, we will be ensuring contractors and ourselves plan for carbon reduction and the protection of bio-diversity, by specifying such in the specification.

Prevention

Contractors will be engaged with to use methods of working to support DCCs climate change and biodiversity policies e.g. encouraging the use of electric vehicles and plant etc.

Integration

We will develop the framework specification to link with Well-being goals. In practice, the principles of well-being, and an assets-based approach to ensure DCC tenants have quality housing that meets their needs, as defined in the Corporate Plan.

Collaboration

We have consulted with our colleagues in housing and contractors about the best way to develop this framework.

Involvement

The re-tendering of the Void Housing Maintenance & Refurbishment Framework

We won't be expecting contractors to tell us how to develop this framework, however feedback from those using the current framework will be incorporated.

Summary of impact

Well-being Goals	Overall Impact
A prosperous Denbighshire	Positive
A resilient Denbighshire	Positive
A healthier Denbighshire	Positive
A more equal Denbighshire	Neutral
A Denbighshire of cohesive communities	Positive
A Denbighshire of vibrant culture and thriving Welsh language	Neutral
A globally responsible Denbighshire	Positive

Main conclusions

We will be using the corporate business plan as the driver for the framework, particularly item 1, A Denbighshire of quality housing that meets people's needs.

The likely impact on Denbighshire, Wales and the world.

A prosperous Denbighshire

Overall Impact

Positive

Justification for impact

It is positive because we expect to spend about £10M over the life of the framework, which will be invested in good quality homes and jobs.

Further actions required

N/A

Positive impacts identified:

A low carbon society

We will require contractors to demonstrate they are helping DCC achieve the relevant climate change initiatives.

Quality communications, infrastructure and transport

We will ensure that our gardens are in a condition that is conducive with a good quality of life.

Economic development

We will be offering the opportunity for local contractors to join the framework, we will also be including community benefits as part of the tender.

Quality skills for the long term

We expect that contractors will provide upskilling qualifications as part of their plan.

Quality jobs for the long term

The re-tendering of the Void Housing Maintenance & Refurbishment Framework

By offering a relatively stable workflow, we trust contractors will be able to provide good, quality jobs for residents of Denbighshire.

Childcare

N/A

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

Biodiversity in the natural environment won't be affected. We will be encouraging recycling and reuse with our contractors.

Further actions required

N/A

Positive impacts identified:

Biodiversity and the natural environment

No impact

Biodiversity in the built environment

No impact

Reducing waste, reusing and recycling

Contractors will be expected to manage waste responsibly and within the law. Contractors will be encouraged to send rubble, timber etc. for recycling.

Reduced energy/fuel consumption

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.

People's awareness of the environment and biodiversity

Tenant packs including explanations of how to operate the heating system efficiently are available to tenants.

Flood risk management

Small maintenance works will have no impact.

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

The refurbishment of homes will have some positive impacts on our tenants, however with regards to lifestyle and access to fast food etc. this framework will have little or no effect.

Further actions required

N/A

Positive impacts identified:

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

We will provide our residents with a safe, quality home to live in, adding to their emotional and mental wellbeing.

Access to good quality, healthy food

[TEXT HERE]

People's emotional and mental well-being

We will provide our residents with a safe, quality home to live in, adding to their emotional and mental wellbeing.

Access to healthcare

[TEXT HERE]

Participation in leisure opportunities

[TEXT HERE]

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

Neutral

Justification for impact

Whilst properties will be updated with modern heating systems, windows, insulation etc., this does not necessarily mean that tenants on low income could actually afford to run the heating systems.

Further actions required

N/A

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

[TEXT HERE]

People affected by socio-economic disadvantage and unequal outcomes

The re-tendering of the Void Housing Maintenance & Refurbishment Framework

The refurbishment of properties will include sheltered accommodation, with adaptations where required. We will provide tenants with modern, safe heating systems and insulated properties to aid with tackling fuel poverty.

Areas affected by socio-economic disadvantage

[TEXT HERE]

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

Modern heating systems may prove to be too expensive to run for some tenants to use regularly.

Areas affected by socio-economic disadvantage

[TEXT HERE]

A Denbighshire of cohesive communities

Overall Impact

Positive

Justification for impact

New let properties will look presentable with manageable gardens, new fence lines where deemed

The re-tendering of the Void Housing Maintenance & Refurbishment Framework

necessary. Shared spaces will be addressed as required.

Further actions required

N/A

Positive impacts identified:

Safe communities and individuals

Refurbished homes will be safe and secure when handed over to incoming tenants. Tenant forums DTARF, do contribute to the running of the service. Feedback on newly let homes is gathered and used to improve standards. Refurbished homes will be handed over in a smart, tidy appearance. Gardens will be made manageable for incoming tenants. New fences will be provided where necessary.

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

Neutral

Justification for impact

We have no influence over the use of Welsh Language in the voids process.

Further actions required

N/A

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

Use of carbon reduction initiatives in the supply chain and use of local contractors.

Further actions required

N/A

Positive impacts identified:

Local, national, international supply chains

The framework will hopefully attract local contractors. We already have a supply agreement from a local builders merchant.

Human rights

[TEXT HERE]

Broader service provision in the local area or the region

[TEXT HERE]

Reducing climate change

We will be encouraging prospective contractors to provide support to Denbighshire's climate targets.

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]