



## **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:** 21/02/2023 14:23:58 Version: 2

**Completed by:** Mark Cassidy

**Responsible Service:** Finance and Audit 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 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>                                     | Neutral        |
| <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

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. We will be seeking guidance from Roberta Bailey - Procurement Business Partner - Decarbonisation on acceptable measures, we should expect to see.

##### **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. The CBs we'd like to see are around job creation or training, helping with talks in schools about entry into the construction industry, but also physical works to such places as community halls and spaces, similar to the CB work completed at the Phoenix Centre in Rhydwen Drive.

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

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

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

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

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 re-tendering of the Void Housing Maintenance & Refurbishment Framework

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 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 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]