

Council Housing Rent Increase 2018/19

Wellbeing Impact Assessment Report

This report summarises the likely impact of a proposal on the social, economic, environmental and cultural well-being of Denbighshire, Wales and the world.

Assessment Number:	350
Brief description:	Increase in weekly council house rents
Date Completed:	21/12/2017 09:55:46 Version: 1
Completed by:	Geoff Davies
Responsible Service:	Facilities, Assets & Housing
Localities affected by the proposal:	Whole County,

IMPACT ASSESSMENT 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

Could some small changes in your thinking produce a better result?

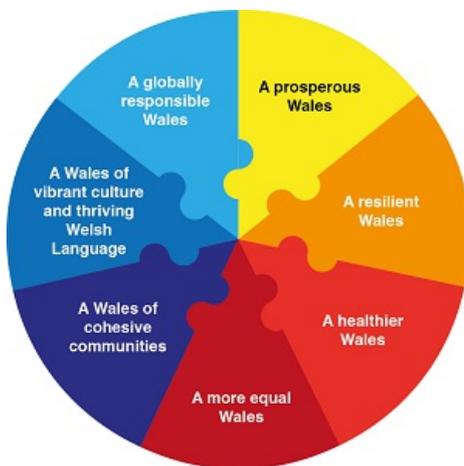


(3 out of 4 stars)

Actual score : 21 / 24.

Summary of impact

Wellbeing Goals



A prosperous Denbighshire	Positive
A resilient Denbighshire	
A healthier Denbighshire	Positive
A more equal Denbighshire	Positive
A Denbighshire of cohesive communities	Positive
A Denbighshire of vibrant culture and thriving Welsh language	
A globally responsible Denbighshire	Positive

Main conclusions

Overall the provision of quality, social housing and the investment delivered by the HRA contributes significantly to the local economy, health and well being and safety of communities. The negative impact of increasing rents is the impact on individual households however the increase is in line with Welsh Government policy and CPI inflation. An increase in outgoings may trigger an increase in benefit entitlement and these are based on government calculations on what people need to live on. There was a strong view within the group that we should not reduce our income to mask affordability and poverty issues in society generally. Detailed work is being undertaken to support all household's to mitigate against financial exclusion issues and significant developments are underway to promote resilient communities well into the future. As our rents are below other social landlords on the county there is a fear that the poorer households would choose Denbighshire Housing as their landlord for this reason and we would have a disproportionate amount of poorer households seeking housing. The group considered other costs also increasing such as utility prices and council tax and the feeling was that these are out of our control and again we should not jeopardise our business plan and what investment we can make for our tenants because of other factors in society. A clear explanation of the use of HRA resources will be given to tenants with their rent increase notification.

THE LIKELY IMPACT ON DENBIGHSHIRE, WALES AND THE WORLD

A prosperous Denbighshire

Overall Impact	Positive
Justification for impact	This will have a positive impact because a sustainable HRA will support the provision of quality social housing for people in Denbighshire into the long term. Whilst any increase in weekly out goings could have an impact on households failure to invest could jeopardise our future growth.

Positive consequences identified:

Increasing our income will allow us to investigate and invest in better ways to provide homes
A sustainable HRA business plan will support local businesses into the future.

Increasing our income will help us to meet staffing costs and develop future opportunities

This will enable us to continue to invest in skills through improvement works and community benefits.

This will enable us to continue to invest in areas we own

Unintended negative consequences identified:

An increase in weekly rent could have an adverse effect on families weekly income and ability to manage their childcare and work balance

Mitigating actions:

We have a Financial Inclusion Action Plan which will help mitigate the impact on households through a series of actions. The increased income will enable us to increase our investment in our stock, neighbourhoods and support services.

A resilient Denbighshire

Overall Impact	
Justification for impact	A sustainable HRA will lead to investment and will enable us to develop more modern, innovative and resilient homes and neighbourhood environments.

Positive consequences identified:

Investment in lower quality stock will enable us to demolish and replace homes and consider biodiversity in this process.

Investment in housing stock including new build will enable us to consider community benefits including these factors

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Investment in our existing housing stock and through new build will enable us to consider community benefits including these factors

Investment in housing stock including new build will enable us to consider community benefits including these factors

Investment in housing stock including new build will enable us to consider flood risk factors factors

Unintended negative consequences identified:

Mitigating actions:

Positives will be assessed through Community Benefit tool kits

A healthier Denbighshire

Overall Impact	Positive
Justification for impact	We are able to invest in promoting healthier communities for our tenants and residents.

Positive consequences identified:

This will allow us to continue to invest in health and well being including physical assets such as play areas and also working with our communities

We have staff resources to help our communities develop resilience and promote healthy lifestyles including projects to support healthy eating

This will allow us to continue to invest in health and well being including physical assets such as play areas and also working with our communities to enhance access to leisure activities. Being part of FAH is strengthening our joint working on increasing leisure opportunities for council tenants.

We have staff resources to help our communities develop resilience and promote health and well being. We have a Financial Inclusion action plan to tackle debt and financial exclusion issues which will support emotional well being.

Through having staff resources available we are supporting a Public Health Wales project on Tackling health inequality and can continue with similar work

Unintended negative consequences identified:

Mitigating actions:

We are able to invest in additional services such as community development staff to significantly increase our work to promote health and well being. The negative is increased could increase arrears / debt issues but our resources allow us to invest in projects to mitigate this and far reaching actions to tackle financial exclusion and debt.

A more equal Denbighshire

Overall Impact	Positive
Justification for impact	Continued investment in line with inflation will support our business plan to able to continue to offer social housing and related services to those who are not served by the private housing market.

Positive consequences identified:

Continued investment in line with inflation will support our business plan to able to continue to offer social housing and related services to those who are not served by the private housing market. A sustainable HRA will enable us to continue to provide quality housing and also invest in support initiatives that tackle poverty.

An increase in rent could have an adverse effect on households but the rise is on line with CPI inflation and will be offset by significant investment in support services in this area.

Unintended negative consequences identified:

A rent increase could have a disproportionate effect on low income households or people reliant on benefits. In many cases benefits will cover any increase but actions are in place to support households.

Mitigating actions:

We will mitigate the negatives of the rent increase, which could disproportionately effect households with the protected characteristics through investment in financial inclusion initiatives and support services which will also benefit wider tenant population.

A Denbighshire of cohesive communities

Overall Impact	Positive
Justification for impact	A sustainable HRA business plan will enable us to maintain adequate resources to support communities.

Positive consequences identified:

A sustainable HRA business plan will enable us to maintain adequate resources to promote safe communities and tackle issues and individuals. These resources can support partnership working to work together to take a strategic approach to promoting safe neighbourhood's and also joint working to tackle issues.

The Business Plan has enabled us to recruit 3 staff to focus on additional areas of work which will support community participation and resilience. We are developing this through a Community Investment strategy and related work plans.

We are able to invest significantly in improving the appearance of our neighbourhoods through the HRA

Unintended negative consequences identified:

Mitigating actions:

The Business Plan has enabled us to recruit 3 staff to focus on additional areas of work which will support community participation and resilience in the long term.

A Denbighshire of vibrant culture and thriving Welsh language

Overall Impact	
Justification for impact	The service adheres to the Welsh language standards but a sustainable HRA will enable us to consider opportunities to further promote the Welsh Language

Positive consequences identified:

The service adheres to the Welsh language standards but a sustainable HRA will enable us to consider opportunities to further promote the Welsh Language. This work can include providing community development activities through the Welsh language.

A sustainable HRA enables us to continue to promote the Welsh Language in our communities and will be integral with in our Community Development Strategy.

A sustainable HRA enables us to continue to promote the Welsh culture and heritage and support

organisations and projects in our communities

Unintended negative consequences identified:

Mitigating actions:

. This work can include providing community development activities through the Welsh language will be integral with in our Community Development Strategy.

A globally responsible Denbighshire

Overall Impact	Positive
Justification for impact	Good quality social housing is key to ensuring that the local economy can thrive in Denbighshire and North Wales. The continued growth of the business plan will support future provision to meet growing need. The service will be able to develop partnerships and support other organisations who are providing series to our tenants.

Positive consequences identified:

The HRA commits significant invest through stock and neighbourhood improvement programmes. In addition new build will add significantly to this. This supports the local economy. Community Benefits are integral to all contracts to ensure employment and training opportunities are mandatory and the impact is captured as evidence.

The HRA investment enables us to provide jobs and opportunities which promote excellent employment practices and working conditions.

Good quality social housing is key to ensuring that the local economy in Denbighshire and North Wales is sustainable and supports the economic activity of the area by providing affordable housing options in the area. In addition the provision of social housing with increasing stock numbers will support a number services which seek to support households with settled and secure accommodation in safe neighbourhoods.

Unintended negative consequences identified:

Mitigating actions:

The service supports the Council's corporate objectives in addition to the more specific plans such as the FAH Service business plan, the Housing Strategy and Homelessness Prevention Strategy. Wider heath & well being is promoted in addition to the investment in the local economy.