



Housing Rent Setting 2024 2025: 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: 1309

Brief description: The impact of the annual rent increase for council tenants and the balance between maintaining affordability and being able to invest in our homes for the benefit of all our tenants.

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Completed by: Geoff Davies

Responsible Service: Housing and Communities Service

Localities affected by the proposal: Whole County,

Who will be affected by the proposal? Council Housing 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

4 out of 4 stars

Actual score : 36 / 36

Summary for each Sustainable Development principle

Long term

The annual rent increase is critical to the Housing Revenue Account Business plan to ensure we can continue to maintain investment in our housing stock and in particularly the improvements in energy efficiency to promote affordable warmth and help tackle the climate emergency. Increases in costs mean we have to increase our income through rents and this is carefully considered to maintain a balance with affordability.

Prevention

The business plan relies on keeping pace with inflation to ensure we can continue to develop tenants to support those that need, build resilience in others and tackle the energy performance issues of our homes. This impacts on the climate and also tackles fuel poverty for households

Integration

The Business Plan will enable us to deliver high quality homes and services for tenants and their communities. we can also build new council homes to meet the significant need. this supports a safe and secure home which impacts on many other services such as health, social care and education

Collaboration

The HRA 30 year Business plan supports the Asset Management Plan and our approach to

improving the lives of our communities

Involvement

We consult the Tenants Federation on the rent increase each year. Whilst they accept it is not popular they acknowledge the investment needs and the longer term view. We survey our tenants every 2 years and ask about their views on our services and specifically about the value for money for their rent

Summary of impact

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

Main conclusions

The annual rent increase will present challenges for some households particularly due to the current cost of living crisis. However in order for the Housing service to be able to continue to invest in our housing stock and out services particularly to increase the energy performance of our homes we need to increase our income as close to meeting rising costs as possible.

Housing Rent Setting 2024 2025

A detailed affordability assessment carried out by using the JRF Living rent Model ensures that our rents, with the increase in 24/25, remain affordable for households with the lowest earned incomes in Denbighshire.

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 outgoings could have an impact on households failure to invest could jeopardise our future growth.

Further actions required

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.

Positive impacts identified:

A low carbon society

Increasing our income will allow us to invest in improving the efficiency of existing stock, reduce carbon emissions and build new build homes which are low carbon.

Quality communications, infrastructure and transport

This will enable us to continue to invest in areas we own including open spaces and neighbourhoods

Economic development

A sustainable HRA business plan will support local businesses into the future. A detailed affordability assessment carried out by using the JRF Living rent Model ensures that our rents, with the increase in 24/25, remain affordable for households with the lowest earned incomes in Denbighshire.

Quality skills for the long term

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

Quality jobs for the long term

This will enable us to continue to invest in skills through improvement works and community benefits. Also to provide services to support households into work

Childcare

A detailed affordability assessment carried out by using the JRF Living rent Model ensures that our rents, with the increase in 24/25, remain affordable for households with the lowest earned income s in Denbighshire.

Negative impacts identified:

A low carbon society

[TEXT HERE]

Quality communications, infrastructure and transport

[TEXT HERE]

Economic development

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

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

We are able to invest in promoting healthier communities for our tenants

Further actions required

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.

Positive impacts identified:

Biodiversity and the natural environment

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

Biodiversity in the built environment

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

Reducing waste, reusing and recycling

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

Reduced energy/fuel consumption

Investment in our housing stock is required to ensure we can maximise energy efficiency and reduce fuel use and carbon through poor performing homes.

People's awareness of the environment and biodiversity

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

Flood risk management

Ensuring that new build schemes will achieve flood mitigation works by design

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

We are able to invest in promoting healthier communities for our tenants and provide safe and secure homes for families

Further actions required

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.

Positive impacts identified:

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

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

Access to good quality, healthy food

We have staff resources to help our communities develop resilience and promote healthy lifestyles

People's emotional and mental well-being

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.

Access to healthcare

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

Participation in leisure opportunities

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.

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

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

Further actions required

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

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

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.

People who suffer discrimination or disadvantage

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.

People affected by socio-economic disadvantage and unequal outcomes

A sustainable HRA will enable us to continue to provide quality housing and also invest in support initiatives that tackle poverty and provide opportunity in our communities

Areas affected by socio-economic disadvantage

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

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

A sustainable HRA business plan will enable us to maintain adequate resources to support communities

Further actions required

The Business Plan has enabled us to deliver increased work with communities to focus on additional areas of work which will support community participation and resilience in the long term.

Positive impacts identified:

Safe communities and individuals

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

Community participation and resilience

The Business Plan has enabled us to deliver a community development team 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.

The attractiveness of the area

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

HRA

Connected communities

The Housing team and community development work enables us to ensure that people are connected to services and network as well as through digital inclusion work

Rural resilience

The Housing team and community development work enables us to ensure that people are connected and ensure that our homes in rural areas are able to contribute to the rural economy by providing quality homes and investment projects and opportunities

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 service adheres to the Welsh language standards but a sustainable HRA will enable us to consider opportunities to further promote the Welsh Language

Further actions required

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

Positive impacts identified:

People using Welsh

A sustainable HRA enables us to continue to promote the Welsh Language and support staff to work in the medium of Welsh so people can use their first language to access the service. We also adopt a local lettings policy which gives priority in rural areas to people from the community to help with protecting the future use of the welsh language in our communities.

Promoting the Welsh language

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.

Culture and heritage

A sustainable HRA enables us to continue to promote the Welsh culture and heritage and support organisations and projects in our communities

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

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 services to our tenants. Investment in our homes can contribute significantly to the net zero target.

Further actions required

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

Positive impacts identified:

Local, national, international supply chains

The HRA commits significant invest through stock and neighbourhood improvement programmes. In addition new build homes will add significantly to this and we have awarded a significant contract for new homes components that will be manufactured in North Wales. 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.

Human rights

The HRA investment enables us to provide jobs and opportunities which promote excellent employment practices and working conditions. High quality housing supports the Right to Housing

Broader service provision in the local area or the region

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.

Reducing climate change

The HRA Business Plan will invest in existing homes and new homes to deliver the highest standards of energy performance and use of renewable energy sources in our homes.

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]