



The 'Better Decision Making' tool has been designed to help you consider the impact of your proposal on the health and wellbeing of communities, the environment, and local economy. It draws upon the priorities set out in our Council Plan and will help us to provide inclusive and discrimination-free services by considering the equalities and human rights implications of the decisions we make. The purpose of this tool is to avoid decisions being made in isolation, and to encourage evidence-based decision making that carefully balances social, economic and environmental factors, helping us to become a more responsive and resilient organisation.

The Better Decision Making tool should be used when proposing new projects, services, policies or strategies, or significant amendments to them. The tool should be completed at the earliest opportunity, ideally when you are just beginning to develop a proposal. However, it can be completed at any stage of the decision-making process. If the tool is completed just prior to the Executive, it can still help to guide future courses of action as the proposal is implemented.

**The Better Decision Making tool must be attached as an annex to Executive reports. A brief summary of your findings should be reported in the One Planet Council / Equalities section of the report itself.**

Guidance to help you complete the assessment can be obtained by hovering over the relevant question.

Please complete all fields. If you wish to enter multiple paragraphs in any of the boxes, hold down 'Alt' before hitting 'Enter'.

### Introduction

<b>Service submitting the proposal:</b>	Older People's Accommodation Programme
<b>Name of person completing the assessment:</b>	Vicky Japes
<b>Job title:</b>	Older Person's Accommodation Programme Manager
<b>Directorate:</b>	HHASC
<b>Date Completed:</b>	28/01/19
<b>Date Approved</b> (form to be checked by head of service):	

### Section 1: What is the proposal?

<b>1.1</b>	<b>Name of the service, project, programme, policy or strategy being assessed?</b> Investment in the extension and enhancement of older person's accommodation at Lincoln Court
<b>1.2</b>	<b>What are the main aims of the proposal?</b> To refurbish and upgrade the existing apartments in the Lincoln Court independent living scheme, to provide enhanced communal facilities and to provide an additional 15 (net increase of 9) fully wheelchair accessible apartments to meet the needs of future residents and to cater for the increasing older population.
<b>1.3</b>	<b>What are the key outcomes?</b> 1) To provide a new boiler house and hot water circulation system to heat the existing properties. 2) To reroof the existing building to keep it watertight and improve the insulation in the building. 3) To provide photovoltaic cells on the building to reduce service charge costs for the scheme. 4) To combine bedsits to create fit for purpose apartments. 5) To build additional apartments to meet the increasing demand for independent living properties. 6) to ensure that the properties are designed to meet the needs of wheelchair users.

### Section 2: Evidence

<b>2.1</b>	<b>What data / evidence is available to support the proposal and understand its likely impact?</b> (e.g. hate crime figures, obesity levels, recycling statistics) The city currently has 1170 independent living units, with plans in place to increase this to 1252. The national benchmark for this type of housing is 12.5 units per hundred residents aged 75+. With this planned provision York will only have 7 units per hundred residents aged 75+. York has 38 Independent living schemes with an average of 39 units per scheme. The average number of applications for CYC 1 bed roomed sheltered housing properties is 18.4, reflecting the significant demand for properties. The number of bids per property varies across the schemes from 30+ to 1 when vacancies were last advertised. This scheme will provide the first multiple unit scheme that the council has developed which is specifically designed to meet the needs of wheelchair users.
	<b>What public / stakeholder consultation has been undertaken and what were the findings?</b>

2.2	<p>Resident engagement has taken place throughout the development of the scheme. The revised design reflects the wishes of tenants for additional communal lounge space, an improved location for the boiler house and improved access for mobility scooters. A local area consultation event was held in the scheme in spring 2018, with interest shown by older residents in the new apartments and the integration of the old and new elements of the building. The Older Person's Accommodation Programme Stakeholder Group which includes representatives from Age UK and the Older Person's Assembly in York is very supportive of the provision of additional age appropriate accommodation in the west of the city.</p>
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2.3	<p><b>Are there any other initiatives that may produce a combined impact with this proposal?</b> (e.g. will the same individuals / communities of</p> <p>The former Windsor House site next door to Lincoln Court now has planning approval for the development of a Centre of Excellence for Disabled Children. This scheme is due to start on site at the same time as the Lincoln Court scheme. This will increase the construction traffic and disruption in the area. The projects are being jointly procured to try to limit the disruption and avoid duplication.</p>
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**Section 3: Impact on One Planet principles**

Please summarise any potential positive and negative impacts that may arise from your proposal on residents or staff. This section relates to the impact of your proposal on the ten One Planet principles.

For 'Impact', please select from the options in the drop-down menu. If you wish to enter multiple paragraphs in any of the boxes, hold down 'Alt' before hitting 'Enter'.

**Equity and Local Economy**

Does your proposal?	Impact	What are the impacts and how do you know?
3.1 Impact positively on the business community in York?	mixed	The project will invest in the development of new accommodation and will require work on site for at least a year. There is likely to be significant local sub contractor works contracts, which may be won by York based businesses. There will be an increase in the workforce in the area for a year which will increase the expenditure in the area. However the increase in traffic flow and disruption may impact on local small businesses.
3.2 Provide additional employment or training opportunities in the city?	Positive	The contractor who has been appointed following stage 1 of the procurement process is committed to developing trade skills on site and has written apprenticeship and training opportunities into their tender submission.
3.3 Help improve the lives of individuals from disadvantaged backgrounds or underrepresented groups?	Positive	The project to extend and modernise Lincoln Court will focus on providing warm safe and accessible properties for Council housing tenants. The scheme is in Westfield ward in the west of the city, an area with a high population of older residents, a high proportion of social housing tenants, and a higher than average proportion of the population living with a long term limiting health condition. These new properties will provide affordable, accessible apartments for older people and particularly those with a mobility impairment.

**Health & Happiness**

Does your proposal?	Impact	What are the impacts and how do you know?
3.4 Improve the physical health or emotional wellbeing of residents or staff?	positive	The Lincoln Court extension and modernisation will provide safe, modern, warm, accessible properties for older people in the west of the city. Having a safe and affordable home has a significant impact on individuals' mental and physical wellbeing. The scheme will modernise the existing properties, providing a new heating system, a new insulated roof, fire and intruder safety alarms. The improved communal facilities will provide the opportunity for increased communal activity and social interaction within the scheme and the scope for better integration with the local community. The new apartments will be category 3 properties, fully accessible for wheelchair users. These properties will allow older residents with mobility impairments to live independently in their own homes for longer.
3.5 Help reduce health inequalities?	Positive	This scheme will provide the first purpose built category 3 fully accessible independent living properties in the Council's stock. These will enable wheelchair users to live independently in properties designed to meet their needs. It will increase independence. All tenants will have access to a range of communal facilities which will enable social interaction and tenants to use the space in ways that suit them. The scheme will increase the number of independent living properties in the west of the city where there is very high demand.
3.6 Encourage residents to be more responsible for their own health?	positive	The scheme will provide enhanced communal facilities where tenants can choose to run a range of activities and socialise. Well designed independent living properties will allow older people to live independently in their own homes for longer rather than having to move into residential care to have their everyday needs met. Evidence shows that moving into accessible, level, easy to manage properties can reduce residents need for care and support and allow them to continue to make their own daily choices.
3.7 Reduce crime or fear of crime?	positive	As our residents age there is a corresponding increase in the fear of crime in their locality. Independent living schemes enable residents to continue to live independently in their own home, with a personal front door, but also with a main scheme front door which adds additional security. The scheme will include improved CCTV coverage.
3.8 Help to give children and young people a good start in life?	mixed	This project is a housing scheme specifically for older residents. It will have minimal impact on the lives of young people. However the project to refurbish Lincoln Court helps to enable the development of the site next door for a centre of excellence for disabled children. As part of the project investment will also be made into active play/fitness equipment in Westbank park and Chesney's field youth play areas, to re-provide the unused Multi use games area which will be lost as part of the development.

**Culture & Community**

Does your proposal?	Impact	What are the impacts and how do you know?
3.90 Help bring communities together?	Positive	The project is designed specifically for a discrete community of older residents. It will provide communal facilities which will offer activities which can be accessed by residents in the surrounding area. The replacement fitness/ play facilities will be available for local young people. The scheme will also include a guest suite to allow tenants friends and family to visit.
3.10 Improve access to services for residents, especially those most in need?	Positive	The project will provide purpose built accommodation for older residents in the west of the city. Every independent living apartment that is advertised to rent receives an average of 19 bids. We know that there is a significant demand for age appropriate accommodation. This scheme will develop a net increase of 9 new apartments (providing 15 new properties) which are fully accessible for wheelchair users.

3.11	<b>Improve the cultural offerings of York?</b>	Positive	Community sports clubs and sports facilities contribute to the cultural opportunities in an area. They allow people to meet and belong to their local area. The projects will provide these opportunities on 3 site in the West of the city, by creating new and enhancing existing recreational open space.
3.12	<b>Encourage residents to be more socially responsible?</b>	neutral	The scheme will provide enhanced social facilities which can be used for the benefit of the wider community.

#### Zero Carbon and Sustainable Water

Does your proposal?		Impact	What are the impacts and how do you know?
3.13	<b>Minimise the amount of energy we use and / or reduce the amount of energy we pay for?</b> E.g. through the use of low or zero carbon sources of energy?	Neutral	This project will include a new roof with increased insulation in all areas. There will be photovoltaic cells on the roof of the three storey wing. The power produced from these will be used to fuel the communal areas of the building which will reduce tenants annual service charges. The project will include a new energy efficient boiler system and insulated heating system throughout the building to reduce energy consumption.
3.14	<b>Minimise the amount of water we use and/or reduce the amount of water we pay for?</b>	positive	The building will have a new water circulation system and new kitchen and bathroom fittings. This modernisation will reduce any waste water from leaks and will fit modern taps designed to minimise water use.

#### Zero Waste

Does your proposal?		Impact	What are the impacts and how do you know?
3.15	<b>Reduce waste and the amount of money we pay to dispose of waste by maximising reuse and/or recycling of materials?</b>	Neutral	We will work with the construction contractor to establish where recycled and reused materials can be incorporated into the build.

#### Sustainable Transport

Does your proposal?		Impact	What are the impacts and how do you know?
3.16	<b>Encourage the use of sustainable transport, such as walking, cycling, ultra low emission vehicles and public transport?</b>	Positive	The scheme is on a busy bus route. The project and the centre of excellence scheme next door will be providing a new bus shelter for the local area. The project will include 4 electric vehicle charging points. Cycle storage will be provided inside the building to encourage residents, visitors and staff to cycle to the scheme and store their bikes safely. The project provides an enlarged electric buggy store and the opportunity to recharge these buggies using the power generated by the photovoltaic cells on the building's roof.
3.17	<b>Help improve the quality of the air we breathe?</b>	Neutral	We will be replacing all hedges and trees removed within the project.

#### Sustainable Materials

Does your proposal?		Impact	What are the impacts and how do you know?
3.18	<b>Minimise the environmental impact of the goods and services used?</b>	neutral	The project team will work with the contractor to take opportunities to appoint local sub contractors, use sustainable materials and reduce traffic journeys as part of the project.

#### Local and Sustainable Food

Does your proposal?		Impact	What are the impacts and how do you know?
3.19	<b>Maximise opportunities to support local and sustainable food initiatives?</b>	neutral	The new outdoor areas in the scheme will include areas for edible planting.

#### Land Use and Wildlife

Does your proposal?		Impact	What are the impacts and how do you know?
3.20	<b>Maximise opportunities to conserve or enhance the natural environment?</b>	Mixed	The project will involve the removal of an existing boundary hedge. This will be replaced along the new boundary, to reinstate the wildlife corridor from Hob Moor. Planting and amenities in the garden area will be designed to attract birds and other wildlife for the benefit of the wildlife and the tenants.
3.21	<b>Improve the quality of the built environment?</b>	Neutral	This project will significantly improve the quality of the built environment in the area. It will use modern energy efficient materials, with good insulation. The new apartments will be designed with generous space standards to enable wheelchair users to live independently. The new enhanced communal areas have been designed with a large glazed area to integrate the building with the garden area. The internal layout has been improved to include an improved entrance area, a salon area and a communal kitchen.
3.22	<b>Preserve the character and setting of the historic city of York?</b>	negative	The scheme will involve the removal of a section of historic headgerow, close to Hob Moor. This will be replaced and will reinstate the wildlife corridor from Hob Moor.
3.23	<b>Enable residents to enjoy public spaces?</b>	Positive	Both the Lincoln Court and Centre of excellence for disabled children will have new garden areas with amenities to attract wildlife and encourage use of the outdoor area. The project will be providing new fitness/ play equipment in youth play areas to encourage outdoor physical activity for the local young people. Following the project investment will be made in the area of land which currently includes the unused MUGA to provide a usable area of open space close to the footpath.

3.40	<b>Additional space to comment on the impacts</b>		



**Section 4: Impact on Equalities and Human Rights**

Please summarise any potential positive and negative impacts that may arise from your proposal on staff or residents. This section relates to the impact of your proposal on **advancing equalities and human rights** and should build on the impacts you identified in the previous section.

For 'Impact', please select from the options in the drop-down menu.  
If you wish to enter multiple paragraphs in any of the boxes, hold down 'Alt' before hitting 'Enter'

**Equalities**

Will the proposal **adversely impact** upon 'communities of identity'?  
Will it **help advance equality** or **foster good relations** between people in '**communities of identity**'?

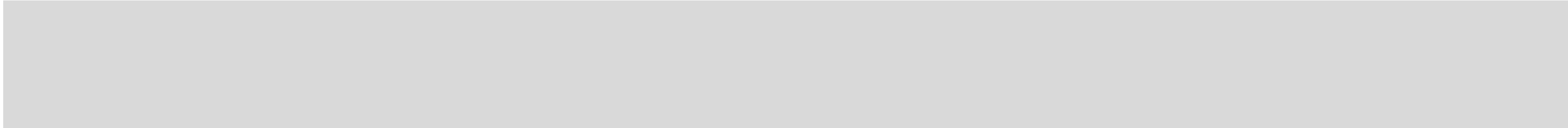
		Impact	What are the impacts and how do you know?
4.1	<b>Age</b>	Positive	The project is specifically to provide high quality purpose built accommodation for older residents in the city.
4.2	<b>Disability</b>	Positive	The project will include 15 new purpose built category 3 wheelchair accessible apartments. All properties can be accessed by lift. All properties will have level access and all rooms on one floor. There will be provision for mobility scooters.
4.3	<b>Gender</b>	Neutral	The accommodation will all be one bedroomed properties designed to accommodate couples or single people. The scheme currently has a mix of single males, single females and one couple. All residents will be asked to make choices of bathroom and kitchen equipment before they vacate the building for the work.
4.4	<b>Gender Reassignment</b>	Neutral	The project will not have a specific impact on any of these groups. But all properties will be let using the existing council allocations policies which is designed to support those who are most in need of housing support, and to ensure equality of opportunities.
4.5	<b>Marriage and civil partnership</b>	Neutral	
4.6	<b>Pregnancy and maternity</b>	Neutral	
4.7	<b>Race</b>	Neutral	
4.8	<b>Religion or belief</b>	Neutral	
4.9	<b>Sexual orientation</b>	Neutral	
4.10	<b>Carer</b>	Neutral	
4.11	<b>Lowest income groups</b>	Neutral	
4.12	<b>Veterans, Armed forces community</b>	Neutral	

**Human Rights**

Consider how a human rights approach is evident in the proposal

		Impact	What are the impacts and how do you know?
4.13	Right to education	Neutral	This housing development project is unlikely to have a significant impact on this. Allocation of properties will comply with the council's allocations property, designed to support those who are most in need of housing support. The allocation of the category 3 properties will include an analysis of who will benefit most from these properties.
4.14	Right not to be subjected to torture, degrading treatment or punishment	Neutral	
4.15	Right to a fair and public hearing	Neutral	
4.16	Right to respect for private and family life, home and correspondence	Neutral	
4.17	Freedom of expression	Neutral	
4.18	Right not to be subject to discrimination	Neutral	
4.19	Other Rights	Neutral	

4.20	<b>Additional space to comment on the impacts</b>



**Section 5: Planning for Improvement**

	<b>What have you changed in order to improve the impact of the proposal on the One Planet principles?</b> (please consider the questions you marked either mixed or negative, as well as any additional positive impacts that may be achievable)
5.1	We have increased the budget for the project to include photovoltaic cells, electrical charging points and internal cycle storage. We have taken the opportunity during the review of the building design to include category 3 properties to develop the first of these apartments in the Council's independent living stock. We have carried out consultation with local young people and have agreed to invest in outdoor fitness equipment to encourage outdoor activity and increased physical activity.

	<b>What have you changed in order to improve the impact of the proposal on equalities and human rights?</b> (please consider the questions you marked either mixed or negative, as well as any additional positive impacts that may be achievable)
5.2	We will be moving tenants out of the scheme during the work to minimise the negative impact on tenants. All tenants will be asked for their tenants choice options before vacating the property. Tenants have been consulted throughout the design work and have given feedback which has lead to design changes which will increase tenants privacy and safety.

	<b>Going forward, what further evidence or consultation is needed to ensure the proposal delivers its intended benefits?</b> e.g. consultation with specific vulnerable groups, additional data)
5.3	During and following phase 2 of the procurement process and the appointment of the contractor we will work with them to highlight the need to minimise the environmental impact of the construction work and to encourage them to source sustainable materials.

5.4	<b>Please record any outstanding actions needed to maximise benefits or minimise negative impacts in relation to this proposal?</b> (Expand / insert more rows if needed)
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Action	Person(s)	Due date
Establish what water saving devices can be incorporated into the building design.	CYC project team and contractor	Prior to contract commencement
Seek opportunities to incorporate sustainable materials in the scheme.	CYC project team and contractor	Prior to contract commencement
work with tenants to design outdoor scpace to meet their needs, encourage wildlife and provide edible planting.	CYC project team, contractor and community groups	prior to completion of the scheme
Review the contractors social value elements of their tender submission and ensure that these are delivered.	CYC project team and procurement	Prior to signing contract and during delivery.

**In the One Planet / Equalities section of your Executive report, please briefly summarise the changes you have made (or intend to make) in order to improve the social, economic and environmental impact of your proposal.**