

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

Service submitting the proposal:	Housing Delivery
Name of person completing the assessment:	Michael Jones
Job title:	Assistant Director, Housing and Community Safety
Directorate:	HHASC
Date Completed:	28th September 2020
Date Approved (form to be checked by head of service):	N/A

Section 1: What is the proposal?

1.1	Name of the service, project, programme, policy or strategy being assessed?
	Phase 2 of the Housing Delivery Programme - consideration of allocation of part of a previously approved capital budget to develop new homes at Duncombe Barracks and Burnholme alongside facilitating more self-build housing through the disposal of 8 small HRA land
1.2	What are the main aims of the proposal?
	To progress with the construction, rental and sale of much needed new homes in York set within healthy and sustainable neighbourhoods.
1.3	What are the key outcomes?
	Approximately 133 new homes - a mix of social rent, shared ownership, market sale and self-build alongside new high quality public open space

Section 2: Evidence

2.1	What data / evidence is available to support the proposal and understand its likely impact? (e.g. hate crime figures, obesity levels, recycling statistics)
	Significant housing need in the city identified as part of the local plan process. 415 people on our self-build register.
2.2	What public / stakeholder consultation has been undertaken and what were the findings?
	Contained within paragraphs 35-38 of the report - in summary there was significant support for the aspirations of the programme and the objectives set out in the Executive approved Design Manual. Public engagement has been fundamental to shaping the design proposals for which a capital budget is sought.

	Are there any other initiatives that may produce a combined impact with this proposal? (e.g. will the same individuals / communities of identity also be impacted by a different project or policy?)
2.3	The programme takes a holistic approach to delivering housing with input from colleagues in adult social care, planning, public health, and transport to ensure the projects create joined up solutions which meet a number of council objectives.



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?	Positive	Creation of construction jobs including apprenticeships and training, purchase of building materials locally, new residents to increase spend in local shops, creation of one new commercial space at Duncombe Barracks
3.2 Provide additional employment or training opportunities in the city?	Positive	Programme includes the utilisation of LGA grant to provide a training session for York College and contractors on the subject of sustainable design and construction. Duncombe and Burnholme will be the
3.3 Help improve the lives of individuals from disadvantaged backgrounds or underrepresented groups?	Positive	Duncombe and Burnholme will deliver new affordable homes. New high quality green spaces created within the developments for all to use. New homes will be more accessible than a typical house with a number being fully wheelchair accessible.

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	Health and wellbeing is at the heart of the design through good space standards, good natural light, each home having access to a private outdoor space as well as communal, homes which can adapt and allow
3.5 Help reduce health inequalities?	Positive	See above - mixed tenure homes within health new neighbourhoods
3.6 Encourage residents to be more responsible for their own health?	Positive	The developments will foster relationships between residents, creating strong community links which will allow residents to support each other
3.7 Reduce crime or fear of crime?	Neutral	Designs have been developed alongside officer from NYP to ensure they meet Secure by Design principles which could reduce the likelihood and fear of crime within the new developments.
3.8 Help to give children and young people a good start in life?	Positive	Developments encourage play. Houses have private gardens for children. When a little older they can play in the shared but private garden gardens, allowing children to mix and be active and creative. After that they can

Culture & Community

Does your proposal?	Impact	What are the impacts and how do you know?
3.9 Help bring communities together?	Positive	Communal spaces are integral into both designs. Residents from surrounding areas are encouraged to use the spaces.
3.10 Improve access to services for residents, especially those most in need?	Positive	The housing site at Burnholme is within the general 'health and wellbeing campus'. The accessible houses will support residents to move into a suitable home close to the SEN school should they wish
3.11 Improve the cultural offerings of York?	Positive	The development budget includes 1% towards art/culture allowing each site to provide a cultural offering to the local area
3.12 Encourage residents to be more socially responsible?	Positive	Shared spaces are provided and residents will be encouraged to take a degree of ownership of these spaces and to influence how they are used and managed

Zero Carbon and Sustainable Water

Does your proposal?	Impact	What are the impacts and how do you know?
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3.13	Minimise the amount of energy we use and / or reduce the amount of energy we pay for? E.g. through the use of low or zero carbon sources of energy?	Positive	Each new home will achieve certified PassivHaus standard with the developments being net zero carbon in use. This means that the developments will generate as much energy as needed to live in the homes
3.14	Minimise the amount of water we use and/or reduce the amount of water we pay for?	Positive	Homes will have a waterbutt for capturing rainwater which can then be used for watering private and communal gardens and growing areas

Zero Waste

Does your proposal?		Impact	What are the impacts and how do you know?
3.15	Reduce waste and the amount of money we pay to dispose of waste by maximising reuse and/or recycling of materials?	Neutral	There will be a requirement for our construction partners to minimise waste as part of their works. Recycling facilities will be provided for the homes once occupied

Sustainable Transport

Does your proposal?		Impact	What are the impacts and how do you know?
3.16	Encourage the use of sustainable transport, such as walking, cycling, ultra low emission vehicles and public transport?	Positive	Car parking levels are below 1 car per home. Cycle parking is above 4 spaces per home. Cycle parking includes access to an electric plug to better enable the use of electric bikes. Additional storage is to be provided for cargo bikes. Electric cargo bike hire
3.17	Help improve the quality of the air we breathe?	Positive	Developments will not be connected to fossil fuels and will therefore not emit pollutants. Tree's are retained with many more to be planted on each site. Developments encourage walking and cycling over car

Sustainable Materials

Does your proposal?		Impact	What are the impacts and how do you know?
3.18	Minimise the environmental impact of the goods and services used?	Positive	Developments are zero carbon in use. Embodied carbon will be measured and reduced where possible e.g. use of timber frame and reduced cement concrete in the housing construction

Local and Sustainable Food

Does your proposal?		Impact	What are the impacts and how do you know?
3.19	Maximise opportunities to support local and sustainable food initiatives?	Positive	Burnholme and Duncombe contain facilities for communal food growing including raised beds

Land Use and Wildlife

Does your proposal?		Impact	What are the impacts and how do you know?
3.20	Maximise opportunities to conserve or enhance the natural environment?	Positive	Key trees are retained. Each scheme is landscape led in its design with an emphasis on creating biodiverse natural landscapes. Specific habitat features are included in the design to help support birds, bats and
3.21	Improve the quality of the built environment?	Positive	Developments are designed by Stirling Prize winning architects in collaboration with local residents as part of the public engagement work
3.22	Preserve the character and setting of the historic city of York?	Positive	The designs are generally two storey in height with no buildings more than three storey. The designs have been influenced by local design details and materials seen around the sites and in the city generally. The
3.23	Enable residents to enjoy public spaces?	Positive	Proposals provide significant areas of high quality new public open space for all local residents to enjoy

3.40	Additional space to comment on the impacts		

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	Age	Positive	Design of houses enables people to live in their homes for longer. Designs provide opportunity for people of different ages to meet and interact. Benches are provided to support people to interact who can only walk short distances at a time.
4.2	Disability	Positive	Houses are M4(2) accessibility as a minimum with many being M4(3) fully wheelchair accessible. Developments will be level access to enable all residents to access the different parts of the site.
4.3	Gender	Neutral	
4.4	Gender Reassignment	Neutral	
4.5	Marriage and civil partnership	Neutral	
4.6	Pregnancy and maternity	Neutral	
4.7	Race	Neutral	
4.8	Religion or belief	Neutral	
4.9	Sexual orientation	Neutral	
4.10	Carer	Positive	Homes will be accessible and adaptable to support people caring for family members within the setting of their family home.
4.11	Lowest income groups	Positive	Social rent homes are part of the proposed tenure mix.
4.12	Veterans, Armed forces community	Neutral	

Human Rights

Consider how a human rights approach is evident in the proposal

	Impact	What are the impacts and how do you know?
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4.13	Right to education	Neutral	
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	Additional space to comment on the impacts		



Section 5: Planning for Improvement

5.1	What have you changed in order to improve the impact of the proposal on the One Planet principles? (please consider the questions you marked either mixed or negative, as well as any additional positive impacts that may be achievable)
	The objectives of the Housing Delivery Programme were reviewed and confirmed by Executive in September 2019. The design of the new developments reflects these ambitions of creating net zero carbon in use housing including Passivhaus Certification.

5.2	What have you changed in order to improve the impact of the proposal on equalities and human rights? (please consider the questions you marked either mixed or negative, as well as any additional positive impacts that may be achievable)

5.3	Going forward, what further evidence or consultation is needed to ensure the proposal delivers its intended benefits? e.g. consultation with specific vulnerable groups, additional data)
	Subject to approval of planning, detailed discussions will take place with a range of groups to ensure that our developments are fully accessible for all. A system of post occupancy testing will be introduced to ensure we can measure the outcomes and learn lessons for future projects.

5.4	Please record any outstanding actions needed to maximise benefits or minimise negative impacts in relation to this proposal? (Expand / insert more rows if needed)
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Action	Person(s)	Due date

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.