

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 Development
Name of person completing the assessment:	Derek Gauld
Job title:	Housing Development Manager
Directorate:	Housing And Adult Services
Date Completed:	05/10/2017
Date Approved (form to be checked by head of service):	

#### Section 1: What is the proposal?

1.1	<b>Name of the service, project, programme, policy or strategy being assessed?</b> Proposed new Council house builds at Newbury Avenue (5 bungalows) and Chaloners Road (6 semi detached houses)
1.2	<b>What are the main aims of the proposal?</b> To provide new affordable homes for local people
1.3	<b>What are the key outcomes?</b> Provision of 11 x new affordable homes in 2018

#### Section 2: Evidence

2.1	<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) Housing Needs Survey which demonstrates that there is a need for around 900 new affordable homes per annum. Council House Waiting List which reports that there are 2,000 people registered as being in need of a Council House
2.2	<b>What public / stakeholder consultation has been undertaken and what were the findings?</b> Newbury - Public consultation event held in 2015 on previous proposal to build 9 new apartments. Some local concern about heights of proposed building. Public consultation as part of submitted planning application, again with some local opposition to proposed height of building. Planning permission granted but, in view of some local opposition, consideration given to new scheme to build bungalows instead of apartments. Chaloners Road - public consultation 2015 through planning submission, and no objections received. Planning approval given, but opportunity taken to consider alternative build options.
2.3	<b>Are there any other initiatives that may produce a combined impact with this proposal?</b> (e.g. will the same individuals / communities of identity also be impacted by a different project or policy?) No

**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	New house building will employ local businesses/ sub contractors
3.2	Provide additional employment or training opportunities in the city?	Positive	New house building will provide employment and training opprtunities for local people
3.3	Help improve the lives of individuals from disadvantaged backgrounds or underrepresented groups?	Positive	The two developments will provide much needed new affordable hgousing for local people. The Newbury Avenue will provide bungalow housing for older people in housing need.

**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 two development will provide new housing for residents curently living in unsuitable accommodation.
3.5	Help reduce health inequalities?	Positive	The two developments will take residents away from currently unsuitable accommodation.
3.6	Encourage residents to be more responsible for their own health?	Positive	The two development s will provide new homes for people who may be currently sharing with their families. The Newbury Avenue devpeloment will provide accessible bungalow development for older people, where there is wheelchais access and other adaptatoions which will lead to more independent lifestyles.
3.7	Reduce crime or fear of crime?	Positive	Planning approval will be sought for both developments which will include consultation with the Police in order to ensure that the home designs and layout are Secure by Design.
3.8	Help to give children and young people a good start in life?	Positive	The proposed new housing at Chaloners Road will be for young families.

**Culture & Community**

	Does your proposal?	Impact	What are the impacts and how do you know?
3.90	Help bring communities together?	Positive	Planning applications will be put together for both proposed developments, which will include consultation with local residents and Ward communities.
3.10	Improve access to services for residents, especially those most in need?	Positive	The two new developments are located in areas with very good access to services.
3.11	Improve the cultural offerings of York?	Unsure	The two new developments are located in areas where there is good access to cultural offerings in York.
3.12	Encourage residents to be more socially responsible?	Positive	The two housingf developments wil provide independent living for local people curerently living in unsuitable accommodation.

**Zero Carbon and Sustainable Water**

	Does your proposal?	Impact	What are the impacts and how do you know?
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	Building Regulations include compliance with levels of sustainability. We will endeavour to comply with and exceed these required standards. The sites are easily accessible by public transport.

3.14	<b>Minimise the amount of water we use and/or reduce the amount of water we pay for?</b>	Neutral	Average domestic usage anticipated. Means to improve to be considered where practicable.
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**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>	Positive	Recycling already in place in area (separate 2 weekly collections).

**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	Cycle path on Chaloners Road which connects to wider strategic cycle network. Newbury Avenue is very walkable into town.
3.17	<b>Help improve the quality of the air we breathe?</b>	Positive	Hob Moor is adjacent to the Newbury Avenue proposed development. 'A' rated boilers in both developments will reduce gas emissions.

**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>	Positive	Contractor social and environmental credentials will be questioned through contract tender

**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	Local food suppliers within walking distance of both developments

**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	One small tree lost on Chaloners Road development, but backed by mature trees. No trees proposed to be lost at Newbury Avenue, and design will include improved landscape and environment.
3.21	<b>Improve the quality of the built environment?</b>	Positive	Both developments are currently underused as Council garages and are in a fairly poor state of repair. New development on both sites will improve these barren urban areas and house design and layout will be approved in order to fit in with neighbouring homes.
3.22	<b>Preserve the character and setting of the historic city of York?</b>	Neutral	Neither development will impact on the historic environment of York, and heritage groups will be given the opportunity to consider and comment on the proposals.
3.33	<b>Enable residents to enjoy public spaces?</b>	Positive	The Chaloners Road is a very small development which continues the building frontage along Chaloners Road. The Newbury Avenue development will include an improved area for public open space for enjoyment by existing and new residents.

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'?

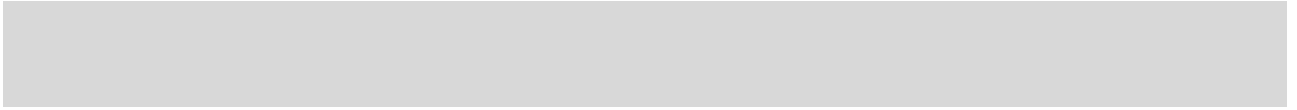
		Impact	What are the impacts and how do you know?
4.1	<b>Age</b>	Positive	Both developments will be available for downsizing for older people, and the Newbury Avenue development will include wheelchair access and adaptability as the resident gets older.
4.2	<b>Disability</b>	Positive	As above, the new homes will be built to meet disability/ adaptability standards
4.3	<b>Gender</b>	Neutral	Access to both developments are gender neutral.
4.4	<b>Gender Reassignment</b>	Neutral	As above, access is gender neutral.
4.5	<b>Marriage and civil partnership</b>	Neutral	Access is not inhibited by same sex marriage.
4.6	<b>Pregnancy and maternity</b>	Neutral	Access is not inhibited by pregnancy.
4.7	<b>Race</b>	Neutral	Access is not inhibited by race.
4.8	<b>Religion or belief</b>	Neutral	Access is not inhibited by religion or belief.
4.9	<b>Sexual orientation</b>	Neutral	Access is not inhibited by sexual orientation
4.10	<b>Carer</b>	Neutral	Access is not closed to carers
4.11	<b>Lowest income groups</b>	Positive	Both proposed developments are 100% affordable (ie. substantially below market rents and prices).
4.12	<b>Veterans, Armed forces community</b>	Neutral	Access is not closed to members of the armed forces.

**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	<b>Right to education</b>	Neutral	no impact
4.14	<b>Right not to be subjected to torture, degrading treatment or punishment</b>	Neutral	no impact
4.15	<b>Right to a fair and public hearing</b>	Neutral	no impact
4.16	<b>Right to respect for private and</b>	Neutral	no impact
4.17	<b>Freedom of expression</b>	Neutral	no impact
4.18	<b>Right not to be subject to</b>	Neutral	no impact
4.19	<b>Other Rights</b>	Positive	Promotes the right of individuals to a decent home.

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



**Section 5: Planning for Improvement**

5.1	<p><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)</p> <p><b>New Council house developments already consider One Planet principles in terms of sustainability and renewables.</b></p>
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5.2	<p><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)</p> <p><b>The proposed new homes are for people identified in York as being in affordable housing need and are, therefore, addressing equality issues in access to decent housing.</b></p>
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5.3	<p><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)</p> <p><b>The development proposals will go out for consultation with environment groups, Police, and local residents as part of the planning process.</b></p>
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5.4	<p><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)</p>
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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.**