

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:	Older Person's Accommodation Programme
Name of person completing the assessment:	Louise Ramsay/ Vicky Japes
Job title:	Head of Older Person's Accommodation Programme
Directorate:	Health Housing & Adult Social Care
Date Completed:	06/02/20
Date Approved (form to be checked by head of service):	06/03/20

Section 1: What is the proposal?

1.1	Name of the service, project, programme, policy or strategy being assessed? The proposal to procure Extra Care Accommodation on the Lowfield Green site
1.2	What are the main aims of the proposal? The proposal is to make the site previously earmarked for a care home, available for the development of mixed tenure extra care apartments. The opportunity will be advertised and the successful developer will build and operate (or commission the operation of) the accommodation scheme and the care services within it. Residents will be able to live independently in their own apartment with care and support staff available 24hrs a day to support them to live well. There are currently no open market extra care properties in the city. This
1.3	What are the key outcomes? The key outcomes include an increase in the number of extra care properties in the city, reducing the shortfall of properties. A reduction in the number of older people moving into residential care. An integrated community in the Lowfield Green development. Homes available for market sale, shared ownership and social rent.

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) 96% of residents in recent consultation said that they would like to live independently in their later years. 67% of respondents indicated that they would like to move to a small, safe, manageable property. There is a current shortage of over 546 extra care properties in the city.
2.2	What public / stakeholder consultation has been undertaken and what were the findings? recent research with residents asked what was important to residents about where and how they wanted to live in their later years. These results have been shared with partners and potential bidders, so that they can develop homes which meet residents needs. Residents are keen to live independently with access to private space, outdoor space, care and support when needed and close to their friends and family and community facilities. Residents have also said that they would be happy to be supported by assistive technology.

	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 extra care homes are going to be developed within the Lowfield Green development. During the development phase this will have a combined impact on the local residential area. It will create a new intergenerational community. The developments will include bungalows, flats for the over 55s as well as the extra care homes, so there will be an opportunity for an integrated retirement community on the site. The extra care development will include communal facilities which will be made available to the wider community.



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.

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	This proposal will provide a construction opportunity for local workers. It will also offer long term work
3.2 Provide additional employment or training opportunities in the city?	Positive	Local tradespeople will be employed on the construction site, operational staff will be required for
3.3 Help improve the lives of individuals from disadvantaged backgrounds or underrepresented groups?	Positive	The procurement of extra care accommodation will require that the development includes properties for social rent and shared ownership properties. This will

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	Having access to good quality housing is one of the biggest determinants of good health. This proposal will allow people to live independently in their own home
3.5 Help reduce health inequalities?	Positive	The proposal will provide a mix of tenure types.
3.6 Encourage residents to be more responsible for their own health?	Positive	The proposal is to build independent living properties rather than a care home. This will enable residents to
3.7 Reduce crime or fear of crime?	Positive	The development will have a 24 hour staffing
3.8 Help to give children and young people a good start in life?	Neutral	This proposal is designed to provide accommodation for older people it is unlikely to have any impact on children

Culture & Community

Does your proposal?	Impact	What are the impacts and how do you know?
3.9 Help bring communities together?	Positive	The development will include communal social facilities
3.10 Improve access to services for residents, especially those most in need?	Positive	There are no other extra care developments in the west of the city. This development will give access to affordable homes and affordable 24hr care.
3.11 Improve the cultural offerings of York?	Neutral	
3.12 Encourage residents to be more socially responsible?	Positive	Residents in this development will be encouraged to part of the wider community. The development will be

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	The procurement will be designed to reward proposals which prioritise energy efficiency, low life time costs for homes and reduced carbon.
3.14 Minimise the amount of water we use and/or reduce the amount of water we pay for?	Neutral	

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?	Unsure	bidders will be asked for their proposals on minimising waste and maximising recycling and reuse.

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	This project will provide accommodation in the heart of a residential community with easy access to walking, cycling and bus routes. It also provides easy access to a range of local amenities and services.
3.17 Help improve the quality of the air we breathe?	Neutral	

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?	Unsure	Bidders will be asked how they will minimise the environmental impact of their goods and services. This
------	--	--------	---

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?	Unsure	Bidders will be asked to consider how they can support local and sustainable food initiatives.

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?	Neutral	The development will include garden areas and direct access onto the shared communal open space.
3.21	Improve the quality of the built environment?	Neutral	
3.22	Preserve the character and setting of the historic city of York?	Neutral	
3.23	Enable residents to enjoy public spaces?	Positive	this development will be directly linked to the public open space within the Lowfield Green development, allowing

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	This proposal is to provide independent living accommodation for older residents with 24 hour care for residents who need it.
4.2	Disability	Positive	This proposal will support residents with care needs including those with disabilities to live independently in their own homes.
4.3	Gender	Neutral	This proposal will provide independent accommodation for all residents, each person will be able to live in their own home, with an individual tenancy. Care will be provided in people's own homes.
4.4	Gender Reassignment	Neutral	As people will be living in their own homes they will be able to live with privacy and dignity without sharing communal bathing and care facilities.
4.5	Marriage and civil partnership	Positive	As this proposal is providing independent living accommodation for sale or rent. Partners and spouses will be able to move into apartments with the resident who needs care. Maintaining relationships and carers.
4.6	Pregnancy and maternity	Neutral	As this is older person's accommodation it is unlikely to have any impact on this community of identity.
4.7	Race	Neutral	This proposal offers independent homes which will be available to rent and buy based on the need for care, regardless of race.
4.8	Religion or belief	Neutral	
4.9	Sexual orientation	Neutral	
4.10	Carer	Positive	This accommodation will allow people to live independently with 24 hour care when needed. It will enable carers to move with those who need the care but will mean that the carer won't have to be fully responsible for meeting all of the resident's needs.
4.11	Lowest income groups	Positive	The development will offer a mix of tenure types, with at least 20% of the properties being social rented homes. These will be allocated on the basis of care need and North Yorkshire Home Choice housing criteria.
4.12	Veterans, Armed forces community	Neutral	

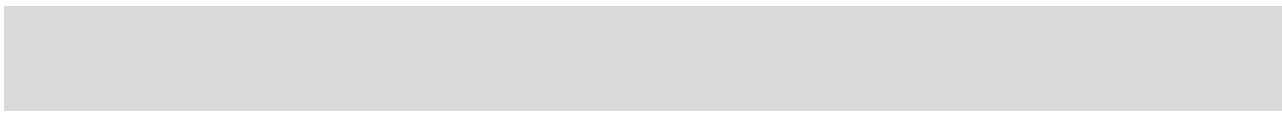
Human Rights

Consider how a human rights approach is evident in the proposal

	Impact	What are the impacts and how do you know?
--	--------	---

4.13	Right to education	Neutral	
4.14	Right not to be subjected to torture, degrading treatment or punishment	Positive	Resident will live in their own homes and have care and support when they need it.
4.15	Right to a fair and public hearing	Neutral	
4.16	Right to respect for private and family life, home and correspondence	Positive	This proposal will provide independent homes where residents can live the lives they choose, with care provided when needed.
4.17	Freedom of expression	Positive	Resident's will live independently in their own homes, where they will be free to live as they choose.
4.18	Right not to be subject to discrimination	Positive	Residents will live in their own homes but will have access to communal facilities and care services. The building will be managed and activities will be provided to support the
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 procurement of this development will be clear that the council is looking to develop energy efficient, low carbon homes with low whole life costs. Higher scores will be awarded during the procurement evaluation for proposals which impact positively on the one planet principles.

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)
	The procurement will include questions to establish how the development will be operated, how a mixed and tolerant community will be established and how all residents will be included in activities.

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)
	Ongoing engagement with local residents and older residents and older people's advocacy groups to ensure the development meets their needs.

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)
-----	---

Action	Person(s)	Due date
Include specific questions in the procurement to address energy efficiency, waste reduction, local food initiatives.	Project Manager, procurement	Summer 2020
The building to be designed to reduce energy use minimise carbon and enhance the local environment	Development partner	From Autumn 2020 ongoing.

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.