

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:	Asset and Property Management
Name of person completing the assessment:	Tim Bradley
Job title:	Asset Manager
Directorate:	Economy and Place
Date Completed:	27th September 2017
Date Approved (form to be checked by head of service):	

Section 1: What is the proposal?

1.1	Name of the service, project, programme, policy or strategy being assessed? Sale of the Former Older Persons Home, Willow House, Walmgate, York
1.2	What are the main aims of the proposal? The sale of the property to the highest bidder and consideration of the proposed uses to which the property will eventually be put to.
1.3	What are the key outcomes? A capital receipt. Redevelopment of the site for student housing. Consideration was also given to accepting a lower offer for care home use.

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) Bids received from other interested parties. Shown in appendix 2. Projected growth of student numbers over the next 10 years. Expected to rise by 4,000 to 6,000 over the next 10 years. National benchmarks for residential and nursing care beds. There is currently a shortfall of 657 rising to 962 by 2020.
2.2	What public / stakeholder consultation has been undertaken and what were the findings? Consultation with the Council's Older Persons Accommodation programme team and the Capital and Asset Board.
2.3	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?) The capital receipt from the sale of this property will be used to fund investment in the Older Persons Accommodation Programme. Alternatively, selling the property for care home use at a lower capital receipt would help to address the shortfall in bed numbers across the city.

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	University and research led business growth
3.2	Provide additional employment or training opportunities in the city?	Positive	Students living in the accommodation will develop skills.
3.3	Help improve the lives of individuals from disadvantaged backgrounds or underrepresented groups?	Negative	The proposed type of accommodation will not help those in care, homeless, or on low incomes. The rents in this type of accommodation will not be affordable to these groups.

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?	Neutral	
3.5	Help reduce health inequalities?	Neutral	
3.6	Encourage residents to be more responsible for their own health?	Neutral	
3.7	Reduce crime or fear of crime?	Neutral	
3.8	Help to give children and young people a good start in life?	Positive	Provision of accommodation for young people (students)

Culture & Community

Does your proposal?		Impact	What are the impacts and how do you know?
3.90	Help bring communities together?	Negative	The proposal will have little effect on bringing people and communities together.
3.10	Improve access to services for residents, especially those most in need?	Negative	Student housing will not reduce the barriers.
3.11	Improve the cultural offerings of York?	Mixed	
3.12	Encourage residents to be more socially responsible?	Mixed	Does not promote residents to promote or shape their communities. However, students may become involved in volunteering and local deomcracy as part of their studies.

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 Council will no longer occupy the building

3.14	Minimise the amount of water we use and/or reduce the amount of water we pay for?	Positive	The Council will no longer occupy the building
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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	

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	City centre location
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?	Neutral	

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?	Neutral	

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	Retain mature Caustican Pine Tree. Advice from the Council's landscape architect.
3.21	Improve the quality of the built environment?	Positive	Improved building design shown by indicative plans provided by developer.
3.22	Preserve the character and setting of the historic city of York?	Positive	The proposed buildings will be designed to have a positive impact on York's built environment.
3.33	Enable residents to enjoy public spaces?	Neutral	

3.40 Additional space to comment on the impacts

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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	Neutral	The proposal will adversely impact on the older community, as there is a shortfall of car home places in York, but will provide accommodation for young People who have come to study in York and need good quality accommodation.
4.2 Disability	Positive	The existing building will be replaced with one that will conform to modern standards which will include disabled facilities as required by current legislation.
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	Negative	The shortfall of bed spaces for good quality residential and nursing care will not be addressed by the proposed sale.
4.11 Lowest income groups	Neutral	
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	Positive	Student accommodation is provided in connection with higher education. Extra good quality housing for students will have a positive impact.
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	Positive	Providing student housing on this site will help to reduce the adverse impact of the demand on private family housing from the student population.

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)
	It is considered that there are no changes that could be made.

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)
	No improvements could be made.

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)
	The older persons accommodation programme will ensure that the project delivers its intended benefits.

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
Progress Older Persons Accommodation Programme to reduce the shortfall in care home places.	Roy Wallington	Apr-20

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.