



monmouthshire
sir fynwy

Integrated Impact Assessment document

(incorporating Equalities, Future Generations, Welsh Language and Socio-Economic Duty)

Name of the Officer completing the evaluation E-mail: louisecorbett@monmouthshire.gov.uk	Please give a brief description of the aims of the proposal To consider the repurchase of a Low Cost Home Ownership (LCHO) property at Usk.
Name of Service area Housing & Communities	Date 2 nd February 2026

1. **Are your proposals going to affect any people or groups of people with protected characteristics?** Please explain the impact, the evidence you have used and any action you are taking below.

Protected Characteristics	Describe any positive impacts your proposal has on the protected characteristic	Describe any negative impacts your proposal has on the protected characteristic	What has been/will be done to mitigate any negative impacts or better contribute to positive impacts?
Age	This proposal has the potential to support people of all protected characteristics by virtue of seeking to make more affordable accommodation available in Monmouthshire.	None	None
Disability	As above	As above	As above

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Protected Characteristics	Describe any positive impacts your proposal has on the protected characteristic	Describe any negative impacts your proposal has on the protected characteristic	What has been/will be done to mitigate any negative impacts or better contribute to positive impacts?
Gender reassignment	As above	As above	As above
Marriage or civil partnership	As above	As above	As above
Pregnancy or maternity	As above	As above	As above
Race	As above	As above	As above
Religion or Belief	As above	As above	As above
Sex	As above	As above	As above
Sexual Orientation	As above	As above	As above

2. The Socio-economic Duty and Social Justice

The Socio-economic Duty requires public bodies to have due regard to the need to reduce inequalities of outcome which result from socio-economic disadvantage when taking key decisions This duty aligns with our commitment as an authority to Social Justice.

	Describe any positive impacts your proposal has in respect of people suffering socio economic disadvantage	Describe any negative impacts your proposal has in respect of people suffering socio economic disadvantage.	What has been/will be done to mitigate any negative impacts or better contribute to positive impacts?

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Socio-economic Duty and Social Justice	It is recognised that lack of suitable housing and homelessness is often characterised by issues such as low income; affordability; impact of childhood trauma; substance misuse; accessing employment / training opportunities; barriers to accessing mental health and lack of independent living skills. The provision of affordable accommodation therefore can benefit those experiencing socio economic disadvantage. Good quality affordable accommodation also supports wider priorities such as health and well-being, poverty, employment opportunities etc.	There are no negative impacts associated with this proposal	Housing and homelessness are a cross cutting priority of the Corporate and Community Plan with a multi-agency involvement.
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3. Policy making and the Welsh language

How does your proposal impact on the following aspects of the Council's Welsh Language Standards:	Describe the positive impacts of this proposal	Describe the negative impacts of this proposal	What has been/will be done to mitigate any negative impacts or better contribute to positive impacts
Policy Making Effects on the use of the Welsh language, Promoting Welsh language Treating the Welsh language, no less favourably	Neutral impact	None	N/A
Operational Recruitment & Training of workforce	Neutral impact. The Council encourages the appointment of Welsh Language speakers and offers staff Welsh Language training	The Council struggles to employ Welsh speaking staff	Actively promote roles and make sure they reach Welsh speaking candidates through Welsh Language recruitment sites.
Service delivery Use of Welsh language in service delivery Promoting use of the language	Neutral impact	None	N/A

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4. Does your proposal deliver any of the well-being goals below? Please explain the impact (positive and negative) you expect, together with suggestions of how to mitigate negative impacts or better contribute to the goal. There's no need to put something in every box if it is not relevant!

Well Being Goal	Does the proposal contribute to this goal? Describe the positive and negative impacts.	What actions have been/will be taken to mitigate any negative impacts or better contribute to positive impacts?
A prosperous Wales Efficient use of resources, skilled, educated people, generates wealth, provides jobs	Positive: Positively contributes to increasing housing options in Monmouthshire. Potentially helps to reduce the use of bed and breakfast accommodation if utilised as temporary accommodation. Any remodelling and refurbishment work required will not only need to maximise energy efficiency but will also support the local construction sector and wider economy Negative: None	If used as temporary accommodation it supports the on-going priority for the Council to increase the provision of self-contained temporary accommodation and reduce reliance on bed & breakfast accommodation.
A resilient Wales Maintain and enhance biodiversity and ecosystems that support resilience and can adapt to change (e.g., climate change)	Positive: N/A Negative: N/A	The energy efficiency standards of the property will be enhanced where possible.
A healthier Wales People's physical and mental wellbeing is maximized, and health impacts are understood	Positive: Positively contributes to the health and well being of people in need of suitable housing. Safe and secure housing supports well-being. Negative: N/A	The proposal has the potential to align with the Housing Support Grant programme to enable residents to access housing support and help to maintain their accommodation.
A Wales of cohesive communities	Positive: Positively contributes by effectively increasing housing supply thereby helping	N/A

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Well Being Goal	Does the proposal contribute to this goal? Describe the positive and negative impacts.	What actions have been/will be taken to mitigate any negative impacts or better contribute to positive impacts?
Communities are attractive, viable, safe and well connected	local people remain in their home communities. Negative: N/A	
A globally responsible Wales Taking account of impact on global well-being when considering local social, economic and environmental wellbeing	Positive: Positively contributes to the health of households and households in need of suitable housing. Any remodelling and refurbishment work required will also need to improve and maximise the energy efficiency of the properties to reduce future energy costs and loss. Negative: N/A	N/A.
A Wales of vibrant culture and thriving Welsh language Culture, heritage and Welsh language are promoted and protected. People are encouraged to do sport, art and recreation	Positive: N/A Negative: N/A	N/A
A more equal Wales People can fulfil their potential no matter what their background or circumstances	Positive: The proposal both strengthens the quality and availability of accommodation. This helps to increase the stability in people's lives improving opportunities in respect of personal finances; employment; training etc Negative: N/A	N/A

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5. How has your proposal embedded and prioritised the sustainable governance principles in its development?

Sustainable Development Principle	Does your proposal demonstrate you have met this principle? If yes, describe how. If not explain why.	Are there any additional actions to be taken to mitigate any negative impacts or better contribute to positive impacts?
 Long Term future Balancing short term need with long term and planning for the	The proposal is about sustainable housing solutions and maximising the potential to set people up to succeed.	Other accommodation elsewhere in the County is being reduced. The Council is moving towards a Rapid Rehousing Approach as required by Welsh Government
 Collaboration Working together with other partners to deliver objectives	The proposal supports Health (good accommodation contributes to well-being etc) and Social Care (good accommodation supports families, care leavers and corporate parenting etc)	Arrangements already exist with housing associations and private landlords.
 Involvement Involving those with an interest and seeking their views	Housing and Communities, Finance, Legal and Estates have all been consulted regarding this proposal.	N/A

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Sustainable Development Principle	Does your proposal demonstrate you have met this principle? If yes, describe how. If not explain why.	Are there any additional actions to be taken to mitigate any negative impacts or better contribute to positive impacts?
 Prevention Putting resources into preventing problems occurring or getting worse	The proposal is about strengthening and improving accommodation availability to offset the need to use inappropriate accommodation and reduce the budget deficit.	Resources are already being directed towards mitigating against homelessness through trying to prevent homelessness and acquiring accommodation in Monmouthshire. If utilised as temporary accommodation, it will support the objective above.
 Integration Considering impact on all wellbeing goals together and on other bodies	The proposal indirectly positively impacts on well-being e.g., potential for additional good quality accommodation supports well-being.	N/A

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6. Council has agreed the need to consider the impact its decisions has on the following important responsibilities: Corporate Parenting and Safeguarding. Are your proposals going to affect any of these responsibilities?

	Describe any positive impacts your proposal has	Describe any negative impacts your proposal has	What will you do/ have you done to mitigate any negative impacts or better contribute to positive impacts?
Safeguarding	If used as temporary accommodation it will support households where there could be safeguarding issues by providing safe and secure temporary accommodation.	None.	N/A
Corporate Parenting	If used as temporary accommodation the proposal supports Corporate Parenting by potentially providing safe and secure accommodation.	None.	N/A

7. What evidence and data has informed the development of your proposal?

Evidence has been gathered in the following ways:

- Consideration of current pressures being faced by Housing Options as a result of the statutory duty to accommodate all homeless households;
- Housing needs data e.g. housing waiting lists, numbers in temporary accommodation, demand for different types of accommodation

The legislation and good practice which have informed the policy revisions are:

- Housing Act 1996
- Housing (Wales) Act 2014
- Welsh Government's Code of Guidance for Local Authorities on the Allocation of Accommodation and Homelessness
- The Allocation of Housing and Homelessness (Eligibility)(Wales) Regulations
- Welsh Government Phase 2 Planning Guidance for Homelessness & Housing Related Support.

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- Welsh Government, Developing a Rapid Rehousing Transition Plan 2022-2027

8. SUMMARY: As a result of completing this form, what are the main positive and negative impacts of your proposal, how have they informed/changed the development of the proposal so far and what will you be doing in future?

This section should summarise the key issues arising from the evaluation. This summary must be included in the Committee report template

Positive

The positive impacts of this proposal are:

- Additional good quality affordable accommodation
- Additional accommodation provides an opportunity to factor in carbon reduction measures by improving quality and energy efficiency

If used as temporary accommodation it:

- Delivers positive impacts to those with protected characteristics
- Support of wider priorities such as responding to levels of homelessness and safeguarding
- Contributes to individual's health and well-being

Negative

N/A

9. ACTIONS: As a result of completing this form are there any further actions you will be undertaking? Please detail them below, if applicable.

What are you going to do	When are you going to do it?	Who is responsible
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10. VERSION CONTROL: The Equality and Future Generations Evaluation should be used at the earliest stage, such as informally within your service, and then further developed throughout the decision-making process. It is important to keep a record of this process to demonstrate how you have considered and built-in equality and future generations considerations wherever possible.

Version No.	Decision making stage	Date considered	Brief description of any amendments made following consideration
1.	DMT	February 2026	
2.	Cabinet	4 th March 2026	