



## Future Generations Evaluation (includes Equalities and Sustainability Impact Assessments)

<p><b>Name of the Officer</b> completing the evaluation</p> <p>Debra Hill-Howells  <b>Phone no:</b> 01633 644281  <b>E-mail:</b> debrahill-howells@monmouthshire.go.uk</p>	<p><b>Proposal Name:</b></p> <p>Proposal to create a wholly owned development trading company</p>
	<p><b>Please give a brief description of the aims of the proposal</b></p> <p>To ascertain the viability of established a wholly owned company to undertake residential and commercial developments. The residential developments would have a financial and social agenda, intervening in the housing market to provide increased supply and future proofing homes.</p>
<p><b>Name of Service</b></p> <p>Commercial &amp; Landlord Services</p>	<p><b>Date Future Generations Evaluation</b> form completed</p> <p>25.03.19, Updated 27.11.20</p>





***NB. Key strategies and documents that may help you identify your contribution to the wellbeing goals and sustainable development principles include: Single Integrated Plan, Continuance Agreement, Improvement Plan, Local Development Plan, People Strategy, Asset Management Plan, Green Infrastructure SPG, Welsh Language Standards, etc***


- 1. 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.

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?
<p><b>A prosperous Wales</b> Efficient use of resources, skilled, educated people, generates wealth, provides jobs</p>	<p>The proposal would involve the Council setting up a trading company which would then to draw upon the local supply chain for materials and the construction expertise. Developers profit would be retained by the public purse and recycled back into service provision. Design standards could be employed that maximize social value including carbon neutrality.</p> <p>Proposal is to undertake a pilot development of 14 affordable units which would create employment and wealth creation.</p>	<p>This report is only in the feasibility stage a detailed business case will need to be developed which further explores these impacts and how best to maximize opportunities whilst mitigating risks and impact</p>
<p><b>A resilient Wales</b> Maintain and enhance biodiversity and ecosystems that support resilience and can adapt to change (e.g. climate change)</p>	<p>It is anticipated that Carbon neutrality will underpin the ethos of the company through the implementation of renewable technologies, three phase energy for electric vehicle charging. It is however accepted that any development on greenfield sites will inevitably have a negative impact on the local wildlife and off setting policies will be explored.</p>	<p>As above</p>
<p><b>A healthier Wales</b> People's physical and mental wellbeing is maximized and health impacts are understood</p>	<p>Affordable, quality housing is a key determinant in health and well-being. Ensuring that houses are well designed and provide essential supporting infrastructure to create and support sustainable communities is expected to be one of the driving principles of the new company</p> <p>The proposed pilot development will be affordable housing and meet the needs of those most in need.</p>	<p>As above</p>

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?
<p><b>A Wales of cohesive communities</b> Communities are attractive, viable, safe and well connected</p>	<p>Design principles and a social lens will ensure that we develop properties that strive to maximize both social and financial value. The company and the Council will have a long term legacy involvement through the management of stock and the services it provides</p>	<p>As above</p>
<p><b>A globally responsible Wales</b> Taking account of impact on global well-being when considering local social, economic and environmental wellbeing</p>	<p>We will work to develop local supply chains, utilizing local materials, reduce carbon emissions through the implementation of energy efficient and renewable technologies and where possible design properties to become positive contributors to the power grid.</p>	<p>As above</p>
<p><b>A Wales of vibrant culture and thriving Welsh language</b> Culture, heritage and Welsh language are promoted and protected. People are encouraged to do sport, art and recreation</p>	<p>Developments will ensure compliance with LDP policies around green space, amenity infrastructure and affordable housing designed to support local communities</p>	<p>As above</p>
<p><b>A more equal Wales</b> People can fulfil their potential no matter what their background or circumstances</p>	<p>The provision of affordable well designed energy efficient homes will create equity for those who are currently unable to live within the communities that they were born due to escalating rental levels and house prices. We will ensure compliance with affordable housing requirements.</p>	<p>As above</p>

**2. 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?
 <p data-bbox="147 469 282 501">Long Term</p> <p data-bbox="331 256 517 480">Balancing short term need with long term and planning for the future</p>	<p data-bbox="546 256 1326 480">The aspiration of carbon neutrality and power generating homes will underpin the delivery model through the provision of renewable technologies to mitigate the need for fossil fuels and grid consumption. We will explore new construction methods that build local renewable supply chains and embed sustainable development principles.</p>	<p data-bbox="1352 256 1480 280">As above</p>
 <p data-bbox="129 732 295 764">Collaboration</p> <p data-bbox="331 520 517 743">Working together with other partners to deliver objectives</p>	<p data-bbox="546 520 1326 743">Given that this will be a new venture working with delivery partners either through the provision of construction services, or with RSL's partnership working will underpin delivery. We will continue to engage with the Welsh Government's energy service to maximize our plans around carbon neutrality</p>	<p data-bbox="1352 520 1480 544">As above</p>
 <p data-bbox="143 1038 295 1070">Involvement</p> <p data-bbox="353 823 517 1007">Involving those with an interest and seeking their views</p>	<p data-bbox="546 783 1326 1086">When undertaking a development the company will be required to listen to local views as part of the statutory process. We will also engage with PSB partners to maximize benefits within localities based on evidenced need. The proposal has been driven by data and evidence from the Local Housing Market Assessment and we will work with Housing and RSL partners to ensure that the voice of local stakeholders are heard.</p>	<p data-bbox="1352 783 1480 807">As above</p>
 <p data-bbox="152 1358 286 1390">Prevention</p> <p data-bbox="344 1123 508 1426">Putting resources into preventing problems occurring or getting worse</p>	<p data-bbox="546 1123 1326 1347">The purpose of the trading company is to intervene in a market where house prices are continuing to escalate and supply has failed to meet pace with demand. The Council does not have a track record of delivering residential properties, but it will develop a model to facilitate this working with experienced advisors and supply chain.</p>	<p data-bbox="1352 1123 1480 1147">As above</p>

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?
 <p>Considering impact on all wellbeing goals together and on other bodies</p>	<p>The development company proposal seeks to maximize financial value without compromising on its well being principles and social justice agenda. It will inevitably be challenging as capacity and skills need to be developed to put the theory into practice, but as evidenced though our commercial portfolio – we are more than capable of turning theory into practice to the benefit of our local communities</p> <p>The development pilot will be to deliver affordable housing which will take priority over commercial considerations.</p>	

**3. 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. For more detailed information on the protected characteristics, the Equality Act 2010 and the Welsh Language Standards that apply to Monmouthshire Council please follow this link: <http://hub/corporatedocs/Equalities/Forms/AllItems.aspx> or contact Alan Burkitt on 01633 644010 or [alanburkitt@monmouthshire.gov.uk](mailto:alanburkitt@monmouthshire.gov.uk)

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	Providing affordable housing for all age demographics, but may have significant benefits for younger people	Neutral	
Disability	Developments will be in accordance with planning and building regulation requirements.	Neutral	

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	Neutral	Neutral	
Marriage or civil partnership	Neutral	Neutral	
Pregnancy or maternity	Neutral	Neutral	
Race	Neutral	Neutral	
Religion or Belief	Neutral	Neutral	
Sex	Neutral	Neutral	
Sexual Orientation	Neutral	Neutral	
Welsh Language	Neutral	Neutral	

4. Council has agreed the need to consider the impact its decisions has on important responsibilities of Corporate Parenting and safeguarding. Are your proposals going to affect either of these responsibilities? For more information please see the guidance <http://hub/corporatedocs/Democratic%20Services/Safeguarding%20Guidance.docx> and for more on Monmouthshire's Corporate Parenting Strategy see <http://hub/corporatedocs/SitePages/Corporate%20Parenting%20Strategy.aspx>

	<b>Describe any positive impacts your proposal has on safeguarding and corporate parenting</b>	<b>Describe any negative impacts your proposal has on safeguarding and corporate parenting</b>	<b>What will you do/ have you done to mitigate any negative impacts or better contribute to positive impacts?</b>
Safeguarding	Neutral	<i>Neutral</i>	
Corporate Parenting	Neutral	Neutral	

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

- Local Housing Market Assessment – September 2018 & September 2020
- Report to Council in February 2019 detailing current position of the LDP and the expected shortfall
- Discussions with trading companies, professional advisors and attendance at a Westminster briefing.
- Business case prepared by Savilles
- Homeless figures for MCC

**6. 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?**

**Benefits**

- The creation of a wholly owned trading development company will allow the council to increase financial value either through retention of the developers profit or a revenue stream from rented accommodation
- Applying a strong social ethos to the values of the company will ensure that the company remains aligned to the Council's social justice and well being agendas and positively contribute to the carbon neutrality target of 2030.
- The proposal to undertake a pilot development of 14 affordable housing units will positively contribute to the existing housing and delivery chains.

**Negative Impacts**

- The company will be competing with the private sector for sites and construction contracts.
- Risks associated with the property market and financial returns

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

<b>What are you going to do</b>	<b>When are you going to do it?</b>	<b>Who is responsible</b>	<b>Progress</b>
Undertake a detailed business plan that considers the proposal in terms of viability and aspirations	By the end of 2019	Officer team (Peter Davies, Debra Hill-Howells, Matthew Phillips, Nick Keyse, Matthew Howcroft)	Completed
Undertake a pilot development of 14 units to build evidence, learning and capacity for the development company	By the end of 2022	Officer team and potential external partner	

**8. MONITORING:** The impacts of this proposal will need to be monitored and reviewed. Please specify the date at which you will evaluate the impact, and where you will report the results of the review.

<b>The impacts of this proposal will be evaluated on:</b>	<b>At the production of the detailed business case</b>
At pre-construction and completion stage	

**9. VERSION CONTROL:** The Future Generations Evaluation should be used at the earliest stages of decision making, and then honed and refined throughout the decision making process. It is important to keep a record of this process so that we can demonstrate how we have considered and built in sustainable development wherever possible.



<b>Version No.</b>	<b>Decision making stage</b>	<b>Date considered</b>	<b>Brief description of any amendments made following consideration</b>
	County Council	April 2019	
	Cabinet	December 2020	