

Form name	Integrated Impact Assessment
Reference	IA552455211
Date	11/10/2023



Policy details

Request date	11/10/2023 13:05
Directorate	PCC Housing, Neighbourhood and Building Services
Service	Housing Needs & Supply
Title of policy, service, function	Development of council Hoes - Twyford Avenue
Type of policy, service, function	New
What is the aim of your policy, service, function, project or strategy?	Provision of new affordable housing
Has any consultation been undertaken for this proposal?	yes
What were the outcomes of the consultations?	Housing have consulted with the remaining tenant in the existing block, the previous tenant and the ward Councillors
Has anything changed because of the consultation?	no
Did this inform your proposal?	no

Equality & diversity - will it have any positive/negative impacts on the protected characteristics?

This section is not applicable to my policy	<input checked="" type="checkbox"/>
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Crime - Will it make our city safer?

This section is not applicable to my policy	<input checked="" type="checkbox"/>
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Housing - will it provide good quality homes?

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?	The provision of new affordable housing looks to meet demand from the housing register.
How are you going to measure/check the impact of your proposal?	The new block will enable 6 families to be placed in accommodation which meets their need. The success of this will be measured by the area housing office in terms of contact from the tenants.

Health - will this help promote healthy, safe and independent living?

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?	Enabling families to move into properties which meet far better their accommodation needs, this in turn promotes better mental health, improves quality of life.
How are you going to measure/check the impact of your proposal?	The new tenancies are managed by the area housing office, they will provide support to the tenants should the need arise

Income deprivation and poverty - will it consider income deprivation and reduce poverty?

<p>Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?</p>	<p>Affordable housing looks to provide low cost housing for families, tenants have a financial assessment completed prior to moving into the properties, Housing also have a proven track record of providing support around finances, benefits, employment, tenants of these properties are able to access these services.</p>
<p>How are you going to measure/check the impact of your proposal?</p>	<p>The area housing team will support the new tenants and look to provide and offer support as and when necessary.</p>

Carbon emissions - will it reduce carbon emissions?

<p>Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?</p>	<ul style="list-style-type: none"> - How will it reduce greenhouse gas emissions during its full design life? <ul style="list-style-type: none"> o The new development will be electric only; no gas connections will be made to the new dwellings. All space heating, water heating and cooking appliances will be electric only, preventing the burning fossil fuels on site. The new development will have solar panels installed to generate electricity on site to generate some of the energy supply to the new dwellings. The energy consumer will also have access to green energy tariffs for the supply of electricity. The development is being built to Passivhaus standards, resulting in high energy efficiency and low heating demand. The result will be lower carbon emissions for space heating in the new development, when compared to the existing building. The development is also being supplied with new electric car charging outlets, to encourage the use of electric cars and further reduce carbon emissions. - How will it reduce energy consumption? <ul style="list-style-type: none"> o The development is being built to Passivhaus standards, resulting in high energy efficiency and low heating demand. This is achieved through high insulation levels, orientation, solar gains, efficient form factor, ventilation and heat recovery, airtight building envelope and high performing windows and doors. The energy demand for space heating will be significantly lower than that of the existing buildings. - How will it substitute high carbon energy or fossil fuels with lower carbon energy? <ul style="list-style-type: none"> o The new development will be electric only; no gas connections will be made to the new dwellings. All space heating, water heating and cooking appliances will be electric only, preventing the burning fossil fuels on site.
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The new development will have solar panels installed to generate electricity on site to generate some of the energy supply to the new dwellings. The energy consumer will also have access to green energy tariffs for the supply of electricity.

- How will it reduce emissions from any goods, materials and services the project requires?

o The demolition of the existing building will be undertaken in a manner which enables the separation of waste to maximise the reuse of materials and recycling - reducing the waste designated for landfill. The specification for the new development includes the reuse of existing materials on site, for example the reuse of bricks for new boundary walls and the reuse of masonry as hardcore. This in turn reduces carbon emissions required for their transportation and disposal away from site.

o The goods and materials for construction have been assessed to reduce the use of materials with high embodied energy. Materials will be sourced from the local supply chain where possible, to reduce the emissions caused by the transporting of materials. The use of sustainable materials has been specified where possible.

o The appointment of a contractor to construct the new development, will be undertaken via Portsmouth City Council's Primary Contractor Framework. The framework has contractors local to Portsmouth, which reduces emissions from travel, whilst supporting the local economy. The contractors on the Primary Contractor Framework have made social value commitments, including the reduction of carbon emissions through a variety of means.

- How will it reduce wastage and maximise re-use and recycling?

o The demolition of the existing building will be undertaken in a manner which enables the separation of waste to maximise the reuse of materials and recycling - reducing the waste designated for landfill. The specification for the new development includes the reuse of existing materials on site, for example the reuse of bricks for new boundary walls and the reuse of masonry as hardcore. This in turn reduces carbon emissions required for their transportation and disposal away from site.

o The new dwellings will have new bin storage facilities that are future proofed in order to facilitate twinsteam bin storage requirements. This will dedicated space to encourage the new occupiers to recycle.

How will it encourage and support residents to reduce

	<p>- How will it encourage and support residents to reduce carbon emissions?</p> <p>o The new development will be electric only; no gas connections will be made to the new dwellings. All space heating, water heating and cooking appliances will be electric only, preventing the burning fossil fuels on site. The new development will have solar panels installed to generate electricity on site to generate some of the energy supply to the new dwellings. The energy consumer will also have access to green energy tariffs for the supply of electricity. The development is being built to Passivhaus standards, resulting in high energy efficiency and low heating demand. The result will be lower carbon emissions for space heating in the new development, when compared to the existing building. The development is also being supplied with new electric car charging outlets, to encourage the use of electric cars and further reduce carbon emissions.</p>
<p>How are you going to measure/check the impact of your proposal?</p>	<p>Once the properties are completed Housing will make home visits to ensure tenants know how to use the equipment within the property, we will also revisit the properties a number of times to ensure any additional questions are answered, during the first year we look to understand utility bills and the effect of PV's on these. This information feeds into further new developments.</p>

Energy use - will it reduce energy use?

<p>Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?</p>	<p>Any new development completed by Housing looks to reduce energy consumption for the tenants, we are as a directorate, conscious of the current impact of costs for utilities and provide help, support and advice to enable our tenants to maximise their income and to have a good standard of living.</p>
<p>How are you going to measure/check the impact of your proposal?</p>	<p>As per the carbon emission section, Housing visit the properties during the 12 months to understand the cost of bills and the impact of any new innovation at the property</p>

Climate change mitigation and flooding - will it proactively mitigate against a changing climate and flooding?

This section is not applicable to my policy	<input checked="" type="checkbox"/>
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Natural environment - will it ensure public spaces are greener, more sustainable and well-maintained?

<p>Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?</p>	<p>How will it encourage biodiversity and protect habitats? - The new development will provide a biodiversity net gain of a minimum of 10% over 30 years as part of the planning condition process and the 2021 Environment Act. This will be achieved by the planting of new trees, shrubs and plants as part of the landscaping design. The new landscaping will encourage habitats for species of animals and insects.</p> <p>How will it preserve natural sites? - The development will provide a biodiversity net gain as part of the landscaping plans. The development will help reduce eutrophication of the Solent by offsetting the nitrates generated by the development.</p> <p>How will it conserve and enhance natural species? - This will be achieved by the planting of new trees, shrubs and plants as part of the landscaping design. The new landscaping will encourage habitats for species of animals and insects.</p>
<p>How are you going to measure/check the impact of your proposal?</p>	<p>please see the statement above</p>

Air quality - will it improve air quality?

This section is not applicable to my policy	<input checked="" type="checkbox"/>
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Transport - will it make transport more sustainable and safer for the whole community?

This section is not applicable to my policy	<input checked="" type="checkbox"/>
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Waste management - will it increase recycling and reduce the production of waste?

This section is not applicable to my policy	<input checked="" type="checkbox"/>
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Culture and heritage - will it promote, protect and enhance our culture and heritage?

This section is not applicable to my policy	<input checked="" type="checkbox"/>
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Employment and opportunities - will it promote the development of a skilled workforce?

This section is not applicable to my policy	<input checked="" type="checkbox"/>
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Economy - will it encourage businesses to invest in the city, support sustainable growth and regeneration?

This section is not applicable to my policy	<input checked="" type="checkbox"/>
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Social value

<p>Please explain how your policy, service, function, project or strategy delivers Social Value</p>	<p>Procurement of the build contract will be via Portsmouth City Council Primary Contractor Framework. This framework has social value built into it, but we will also ask the contractor to propose specific social value improvements as part of the procurement.</p>
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Involvement

<p>Who was involved in the Integrated impact assessment?</p>	<p>Alison Smart Patrick Leggatt</p>
<p>Name of the person completing this form</p>	<p>Alison Smart</p>
<p>Date of completion</p>	<p>2023-10-11</p>