

## Appendix 1

# Impact Assessment



- 1 Assessment of: Property Change Programme
- 2 Service: Transformation & Business Services
- 3 Head of Service: Matthew Jones
- 4 Version / date of sign off by Head of Service:
- 5 Assessment carried out by (job title): Assistant Director – Transformation and Lead

## 1. Description of project under review

The Property Change Programme proposes the disposal for fourteen sites, in locations across Devon. These include:

- Land at Moortown Picnic Site, South of South Molton on North Devon Link Road
- Land at Sidemoor Picnic Site, South of South Molton on North Devon Link Road
- Land at Rooksbridge Former Picnic Site, A39 between Barnstaple & Bideford
- Land at Lydacott Former Picnic Site, A39 between Barnstaple & Bideford
- Canal House at Grand Western Canal, Tiverton
- Land at Honiton Park and Ride, Exeter – South West Corner
- Land at Lemonford Depot, Bickington
- Marldon Oak Valley, Paignton
- Land at Lambeth Walk, Dawlish
- Bowring building, Moretonhampstead
- Land at Ideford (former picnic site) , Kingsteignton
- Silverhill Lodge Garden to west of building, Barnstaple
- Land Parcel in Alphington, Exeter
- County Hall cottage, Exeter

## 2. Proposal, aims and objectives, and reason for change or review

The aim of the project is to reduce Devon County Councils property portfolio without detriment to services or the local community. We are responding to our corporate priority of 'making best use of assets and buildings'.

The disposal of these sites will generate capital receipts and annual revenue savings to support Devon County Council financial sustainability.

In addition it will reduce our carbon footprint to help us achieve our net zero target of 2030.

The Vision is to ‘Reduce, Dispose, Repurpose and Transform’ the authority’s property portfolio to provide a sustainable estate which promotes and facilitates agile and integrated service delivery.

The key elements of the estate strategy are:

- Identifying properties that are no longer required or are not cost effective.
- Identifying the potential for co-location of services within DCC sites or public sector.
- Opportunities for better use of assets via repurposing to meet key strategic needs.
- Improving the energy efficiency of assets and reducing our carbon.

### 3. Risk assessment, limitations and options explored (summary)

The impacts of the strategy and the success of the recommendations in minimising those impacts will be included as questions in future staff surveys, to include various factors of feedback, including impact of both staff and customers in the community.

Estates will report regularly on the property rationalisation targets and continually review property to ensure it is being efficiently used.

#### Economic impacts

<b>Positives</b>	Impact ( <i>how</i> they may be affected)	Mitigation/action required
Devon Ratepayers	helps protect need for rises in council tax by decreasing annual demand on revenue budget	
DCC Budgets	Reduces annual revenue costs, backlog maintenance costs and facilitates capital receipts.	

## Environmental Impacts

<b>Positive</b>	Impact ( <i>how they may be affected</i> )	Mitigation/action required
The environment	The strategy optimises the use of property, reducing the carbon footprint per employee. In this phase we are largely reducing our land holdings, resulting in less environmental impact.	
Carbon/greenhouse gas reduction	We are reducing our output by reducing our portfolio holdings	
<b>Negatives</b>		

## Equality

This strategy has an equal impact on people of protected characteristics, including age, disability, gender, marriage and civil partnership, pregnancy and maternity, race and ethnicity, religion and beliefs, sexual orientation, Trans-gender/gender identity. All have been taken into consideration when looking at the alternative office bases and service delivery spaces to not have any negative effect on any protected group.

## 4. People affected, diversity profile and analysis of needs

In phase four of the property change programme, twelve of the sites listed for disposal at land holdings and the disposal stage will not impact people directly.

One site (County Hall Cottage) is vacant and has been previously used to provide short term accommodation to overseas social workers.

One site (Canal House, Tiverton) is used by the rangers for the canal as offices and a small training & education room. The building needs significant investment and given the proximity of other office accommodation in Tiverton (0.8miles), we can relocate the current users. The alternative sites have better accessibility and are sites that are already visited frequently by members of the public to access DCC and district services. We have the opportunity to continue to provide educational visits via the visitors centre located on the canal, near the Canal House.

## 5. Stakeholders, their interest and potential impacts

### **Senior management and Elected Members:**

Service directors and senior leadership team have been briefed on the strategy and local members have been consulted with on the proposed disposals in phase four.

### **Services:**

Many elements of the strategy are already being implemented as part of the ongoing office rationalisation programme. The service stakeholders involved in these moves have been actively engaged.

## 6. Additional relevant research used to inform this assessment

N/a

## 7. Description of consultation process and outcomes

No consultation process is required. Informal consultation has taken place with staff at Canal House affected by these proposals with mitigations and solutions put in place to address any concerns.

## 8. Equality analysis

As per section 4 of this impact assessment, no equality analysis is applicable as we are not reducing access to services.

## 9. Human rights considerations:

N/a

## 10. Environmental analysis

<b>Devon County Council's Environmental Review Process</b>	
<b>Planning Permission</b>	
<b>Environmental Impact Assessment</b>	
<b>Strategic Environmental Assessment</b>	

	Description of any actual or potential negative consequences and consider how to mitigate against these.	Description of any actual or potential neutral or positive outcomes and consider how to improve as far as possible.
Reduce, reuse, recycle and compost	N/A	N/A
Conserve and enhance wildlife	Not as part of the disposal process, but to be considered as part of future use and mitigations would be required to protect and conserve wildlife.	N/A
Safeguard the distinctive characteristics, features and special qualities of Devon's landscape	N/A	N/A
Conserve and enhance Devon's cultural and historic heritage	N/A	N/A
Minimise greenhouse gas emissions	N/A	Reduction in the land holdings, so site visits are not required and emissions reduced.
Minimise pollution (including air, land, water, light and noise)	N/A	Reduction in the land holdings, so site visits are not required and emissions reduced.

Contribute to reducing water consumption	N/A	N/A
Ensure resilience to the future effects of climate change (warmer, wetter winters; drier, hotter summers; more intense storms; and rising sea level)	N/A	N/A

## 11. Economic analysis

	Description of any actual or potential negative consequences and consider how to mitigate against these.	Description of any actual or potential neutral or positive outcomes and consider how to improve as far as possible.
Impact on knowledge & skills	N/A	N/A
Impact on employment levels	N/A	N/A
Impact on local business	N/A	N/A