

WELSH GOVERNMENT INTEGRATED IMPACT ASSESSMENT

Title of proposal:	Self Build Wales
Official(s) completing the Integrated Impact Assessment (name(s) and name of team):	Robert Davis, Land Manager, Housing Supply, Homes & Places
Department:	Housing & Regeneration
Head of Division/SRO (name):	Ian Williams, Deputy Director, Homes & Places
Cabinet Secretary/Minister responsible:	Julie James, Minister for Climate Change
Start Date:	Scheme launched in January 2020

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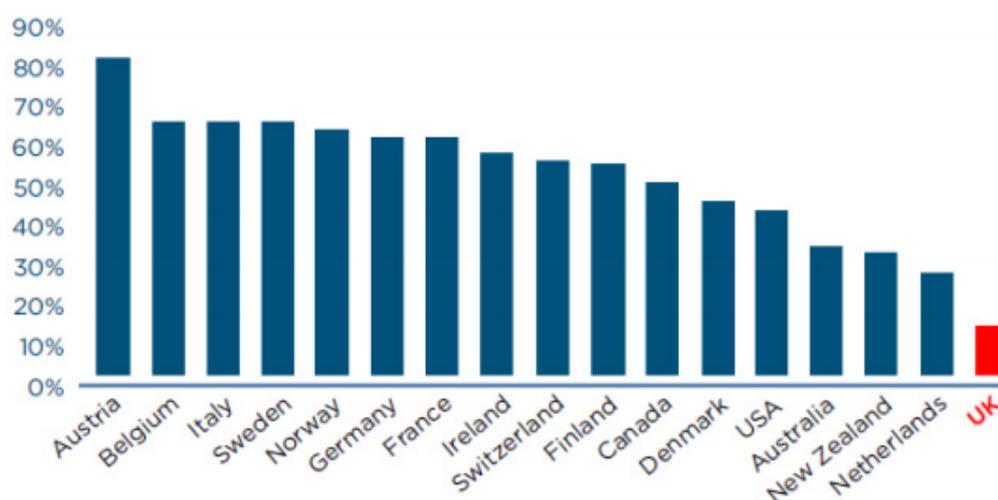
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SECTION 1. WHAT ACTION IS THE WELSH GOVERNMENT CONSIDERING AND WHY?

Self Build Wales (SBW) is a government led scheme designed to explore Self/Custom-Build as a mechanism to increase housing supply. Welsh Government is providing £40million in Capital (loan) funding to support this.

Research by the Joseph Rowntree Foundation (JRF) and WG has identified that the UK has a much lower rate of self-building compared to European countries, with the sector currently accounting for 7-10% of new home completions, while in Austria it accounts for around 80%.

Proportion of all homes delivered by self-build - illustration taken from 'An Action Plan to promote the growth of self build housing' report 2011



Source: NaCSBA

In the UK there is evidence of over homogenisation of new build design due to the concentration of delivery through a small number of Plc house builders; something that is mitigated in other countries through individual self-build projects. An additional key driver in self-building is the ability to save money. The average self-build house in the UK costs only 59% of its final value, as self-builders cut out the developer's profit. However, it is important to put this figure into perspective, as illustrated in the JRF research the vast majority of self-build homes are commissioned by relatively wealthy households building bespoke executive houses, increasing the potential 'profit' margins. Data is not currently available on the potential profit for more mainstream self-build homes, but house builders operate on a 20-25% margin for similar homes. Allowing for the large homebuilders economies of scale self building a typical first home is still expected to leave the homeowner with a level of equity without the need for further intervention (HtBW etc.)

To identify the need for a self-build strategy and quantify the potential demand in the UK the Building Societies Association (BSA) commissioned and published a survey in October 2011. The results suggested that 53% of people in the UK would consider building their

own home given the opportunity. This significant unmet demand for self-build in the UK is further evidenced by around 100,000 people subscribing to Buildstore, one of the main plot-finding websites. The survey also highlighted the key barriers to self-building:

- Land supply and procurement
- Access to finance
- The planning process
- General regulation and red tape.

The original intention was for the scheme to be restricted to the Welsh local authorities and housing associations to provide land sites / plots, however, a decision was made in June 2021 for the scheme to be opened up to private land owners in order to boost land supply.

Integration

The delivery of housing contributes to the achievement of six of the seven well-being goals provided by the Well-being of Future Generations (Wales) Act 2015 at a population level:

- a prosperous Wales;
Building new homes contributes to local economies, creating and supporting jobs and training opportunities. Through engagement with local authorities and communities, house building activity delivers new infrastructure in roads and schools as well as new homes. Constructing homes provides social and economic support to the area through local employment and opportunities to local SMEs.
- a resilient Wales;
This proposal will look to increase focus on design of the individual builds which in turn will provide a greater emphasis towards Energy Efficiency and the wider Decarbonisation agenda.
- a healthier Wales;
This is demonstrated by the clear health benefits of having a good quality home which is affordable and located in a safe environment, as well as improving people's well-being and quality of life. Through the scheme, homes can be designed to suit the individual needs of its owner(s), which can have a significant positive impact on their mental health and well-being.
- a more equal Wales;
The scheme is designed to make home ownership through self-build much more achievable for a wider range of people due to the potential financial savings and need for a lower deposit. Led by the local authorities, the application criteria for each plot will meet the housing need in the area and therefore serve those most in need.
- a Wales of cohesive communities;
Through contributing to the application criteria, the local authority will be assisted in meeting local housing need in a particular area. The integrated design and planning process will also enable the creation of cohesive communities by a larger amount of control on the final builds. For the successful applicant, the financial gain that can be achieved through the scheme will provide more people with an opportunity into home ownership.
- a Wales of vibrant culture and thriving Welsh language;
As part of the planning process that each home developed through the scheme will be subject to, every local planning authority (LPA), as part of their individual development strategies, must prepare a Local Development Plan (LDP) for its area

which should make considerations of how the strategy and policies are likely to impact on use of the Welsh language and the sustainability of Welsh speaking communities.

Collaboration and Involvement

Throughout the development of the scheme, engagement has taken place with key sector representatives including the National Custom & Self Build Association (NaCSBA), UK Finance, the Welsh Local Government Association (WLGA) and the individual local authorities, Community Housing Cymru (CHC) and the individual housing associations, the Builders Merchants Federation (BMF) and the Federation of Master Builders (FMB).

The Self Build Wales Project Steering Group has been established and will oversee the delivery of a Self-Build scheme in Wales. The role of the group will be to ensure wider ‘fit’ within the overarching Housing Supply Programme and support the objectives outlined in the Programme for Government. The group includes representatives from Welsh Government, Development Bank of Wales (DBW), Welsh Local Government Association (WLGA) and the Federation of Master Builders (FMB).

Impact

The scheme is designed to make home ownership more affordable by reducing the level of initial deposit required and by enabling the successful applicant to build equity into the final build by removing the developer’s profit that would be paid if acquiring a house off plan. The positive impact of this is that home ownership will become more affordable, resulting in market housing becoming a viable option to a wider range of people. The negative impact of this is that by utilising land for self build, this will be competing with the need for social housing / wider affordable housing. However, there is a need for both market and affordable housing across Wales in order to provide mixed tenure, sustainable communities and therefore the impact should be considered acceptable and will be managed by the local authorities housing need assessments in each area.

There has been significant public interest in the scheme with over 1,300 site specific Expressions of Interest (EOIs) and 2,400 non-site specific Registrations of Interest (ROIs) since the www.SelfBuild.Wales website went live in January 2020. The scheme however, is reliant on land sites being made available to meet this demand. Officials are in constant dialogue with local authorities and registered social landlords to encourage land to be included in the scheme, but progress has been slower than anticipated, due in part to the COVID-19 pandemic. As such the scheme is in the process of being opened up to private land owners with a view that this will accelerate the provision of sites for the scheme. The planned marketing campaign for the scheme was also paused as a result of COVID-19, but future marketing and events are currently being developed and the SBW team will continue to engage across the housing sector to encourage sites to be made available.

Costs and Savings

To successfully meet the Fund objectives the proposed composition of the £40m fund is £10m of core capital and £30m of Financial Transaction Capital. The fund will be managed by the Development Bank of Wales and will be recycled throughout the funding term to achieve a maximum output from the investment.

SECTION 2. WHAT WILL BE THE EFFECT ON SOCIAL WELL-BEING?

2.1 People and Communities

The scheme has the potential to have a high impact on people and communities in some cases. The scheme (plot dependant) will be available across Wales and so this positive impact will not be restricted to certain geographical areas or certain groups.

SBW will have a positive impact on individuals and families as it will increase opportunities into home ownership and for them to have a bigger input into the design of their home, enabling them to build a home which suits their individual needs.

In addition to developing and supporting a self-build market for individuals, it is expected the scheme will have a number of wider community benefits. These include bringing derelict land into use which may otherwise incur taxes and management costs for the land owner, as well as supporting local Small Medium Enterprises (SME) building companies and the employment opportunities this creates.

By the local authority having the ability to set the application criteria for sites they enter into the scheme, the local authority is able to have greater control over the end recipient of the plot, helping to, for example, retain local people or to attract certain professions to an area that are needed. This will in turn provide wider benefits for not only the plot recipient but the local community and possibly in some cases support the Welsh language as a thriving community language.

The scheme will also have a positive influence on communities as the greater control on design and planning than through the traditional self-build market will enable the developed homes to be more in keeping with surrounding properties and the local area.

2.2 Children's Rights

As per Article 27 of the United Nations Convention on the Rights of the Child (UNCRC), children have the right to an adequate standard of living which meets their physical and mental needs. SBW provides the opportunity for more children to live in homes that suit their individual needs by giving individuals a larger input into the design of their home. The scheme also assists the Welsh Government Tackling Poverty agenda by supporting the provision of homes and promoting the creation of local jobs, training opportunities and housing development supply chains.

Whilst this could play a key part in enabling children to have access to good quality, warm and safe housing, it is just one option in a suite of housing options available for the provision of homes for sale in Wales. For these reasons, it is has been deemed that a Children's Rights Impact Assessment is not required and has not been completed.

2.3 Equality

A full Equality Impact Assessment has been completed and can be found at Annex A.

2.4 Rural Proofing

SBW will enable the development of housing (where plots are made available for the scheme) throughout Wales, including in rural areas. Evidence suggests that the majority of new home developments take place in the more populated areas of Wales, however, due to the increased control on design and with planning integrated into the process, the scheme may be a far more attractive product than traditional market housing in rural areas. The scheme will also enable homes to be built to suit individual housing need in an area, including adapted housing for older people / those with individual needs. Due to the local authorities ability to contribute to the application criteria for plots in their area, this also provides the opportunity for certain conditions to be applied to individual plots, including to favour applications from individuals already living within the area or wishing to return, if deemed appropriate by the local authority. This can also be applied to assist with the retention of Welsh speakers in an area (see Annex B for more information).

The Welsh Government also has a strong track record of supporting SMEs to build in Wales. Smaller firms often operate in rural areas, therefore the scheme will create more opportunities for SMEs due to the higher potential impact of self-build developments in rural areas.

On the assessment of the above, a full rural proofing impact assessment is not considered necessary due to the limited direct impact.

2.5 Health

A good quality, safe and warm home is a key factor in a healthy life. A home that is free from damp, is warm and is in a safe environment enables families, individuals and children to thrive. In addition, good quality housing has a positive impact on mental health.

The scheme is designed to enable individuals to have more input into the design of their homes in order to suit their individual needs, thus improving their mental health and well-being.

The impacts on health will be varied dependant on the individual requirements and therefore a more detailed health impact assessment is not considered necessary.

2.6 Privacy

SBW will be managed by the Development Bank of Wales (DBW) on behalf of Welsh Government, and therefore DBW will be responsible for complying with all GDPR requirements as set out in the UK-led bill. Welsh Government will not process or have access to any personal data.

2.7 Socio-economic disadvantage

SBW will have a positive impact on individuals and families who wish to build their own home throughout Wales where plots are made available for the scheme. The Socio-economic Duty (Section 6) has been completed – please see below for further information.

SECTION 3. WHAT WILL BE THE EFFECT ON CULTURAL WELL-BEING AND THE WELSH LANGUAGE?

3.1 Cultural Well-being

Access to good quality, affordable housing enables, families, children and individuals to flourish. Living in new build homes that meet community needs, as laid out in planning regulations, ensure people have access to community facilities, good transport links, etc. which supports participation in the arts, sports and culture. There are no negative impacts identified.

3.2 Welsh Language

A Welsh Language Impact Assessment has been completed and is available at Annex B below.

SECTION 4. WHAT WILL BE THE EFFECT ON ECONOMIC WELL-BEING?

Supporting growth in the Welsh economy, and through this tackling poverty, is at the heart of the Welsh Government's Programme for Government.

4.1 Business, the general public and individuals

SBW will have a positive impact on members of the public by increasing the opportunity for home ownership for a wider range of people. Whether it be first time buyers who don't have a big enough deposit to buy a market house, or for older people with a need for suitable housing in the area they want to live, SBW will enable more people into suitable home ownership by reducing the amount of deposit required and increasing the input on design.

The scheme will also have a positive influence on communities as the greater control on design and planning than through the traditional self-build market will enable the developed homes to be more in keeping with surrounding properties and the local area.

SBW will benefit construction SMEs, local builder's merchants and the wider supply chain by enabling more SMEs into house building by increasing local demand. The builder's merchants will also act as advisors for the self-build developments, which in turn will increase business for them and local suppliers. Local employment and training opportunities will also be enabled through an increase in demand for SMEs to build the homes through SBW.

4.2 Public Sector including local government and other public bodies

SBW could impact local government and housing associations both positively and negatively. It is believed the positive impact will far outweigh the negative however.

The potential negative impact on the local authorities / housing associations will be the resource required in order to explore its land availability in order to provide plots for Self-build / small developments. This, however, is a requirement for all local authorities to undertake through the Welsh Government Planning Policy Wales guidance. This impact has also been mitigated by providing access to loan funding to assist with the resource implications identified. As awareness and demand for the scheme increases, local authorities may also experience an increase in enquiries about availability of plots in their areas.

The positive impact on the local authorities will be, by having more say in the application criteria and design process through the planning conditions, local authorities will be able to tailor the criteria at a plot / site level to meet local housing need. The scheme will also give the opportunity for local authorities and housing associations to boost affordable market housing supply in their areas by enabling them to enter land sites into the scheme which may otherwise have remained unused and continue to incur management and maintenance costs.

4.3 Third Sector

SBW will impact house builders. There will be no impact directly on third sector organisations.

4.4 Justice Impact

SBW does not require any legislation and will not impact the Justice system.

SECTION 5. WHAT WILL BE THE EFFECT ON ENVIRONMENTAL WELL-BEING?

5.1 Natural Resources

Any new build developments are subject to individual planning consents, with the need to consider and evidence impact on the community and habitats. SBW will give a greater degree of control over this process and therefore enable the local authorities to set priorities at a plot / site level in each area. This will provide local authorities with a greater control over the final design of the homes to ensure they are in keeping the natural environment, particularly in rural areas / National Park authorities.

5.2 Biodiversity

To demonstrate compliance with Section 6 of the Environment (Wales) Act 2016, a Biodiversity Impact Assessment has been completed and is available at annex C below.

5.3 Climate Change

The proposed scheme can be used as a lever to encourage the construction of low carbon homes. It could also help in showcasing new energy efficient technologies and methods of construction. The self-build fund is targeted at using local trades and supply chain and as such could create training and supply of low carbon building. The only mandatory application criteria for each plot is the consideration of the energy efficiency of the proposed self-build home.

5.4 Strategic Environmental Assessment (SEA)

An SEA is not required for this policy. Any new build developments undertaken will be the subject of individual planning consents, with the need to consider and evidence impact on the community and habitats.

5.5 Habitats Regulations Assessment (HRA)

A HRA is not required for this policy. Any new build developments undertaken will be the subject of individual planning consents, with the need to consider and evidence impact on the community and habitats.

5.6 Environmental Impact Assessment (EIA)

An EIA is not required for this policy. Any new build developments undertaken will be the subject of individual planning consents, with the need to consider and evidence impact on the community and habitats.

SECTION 6. WHAT WILL BE THE IMPACT ON SOCIO-ECONOMIC DISADVANTAGE?

6.1 The Socio-economic Duty.

SBW will have a positive impact on individuals and families who wish to build their own home throughout Wales where plots are made available for the scheme. The scheme is designed to enable individuals to have more input into the design of their homes in order to suit their individual needs, and build equity into their homes through the SBW process.

SECTION 7. RECORD OF FULL IMPACT ASSESSMENTS REQUIRED

Impact Assessment	Yes/ No	If yes, you should
Children's rights	No	
Equality	Yes*	Annex A
Socio-economic Duty	No	
Rural Proofing	No	
Health	No	
Privacy	No	
Welsh Language	Yes*	Annex B
Economic / RIA	No	
Justice	No	
Biodiversity	Yes*	Annex C
Climate Change	No	
Strategic Environmental Assessment	No	
Habitat Regulations Assessment	No	
Environmental Impact Assessment	No	

* Mandatory for all proposals in order to meet statutory obligations.

SECTION 8. CONCLUSION

8.1 How have people most likely to be affected by the proposal been involved in developing it?

The 22 Welsh local authorities and Welsh housing associations have been consulted from very early on in the process of developing this policy. A number of key stakeholder events have been delivered across Wales to listen to the LAs and HAs thoughts about the scheme and areas they think that it could be improved. The feedback from these discussions about the scheme were overwhelmingly positive.

Engagement has also taken place with key stakeholder bodies, including the Builders Merchants Federation (BMF) which represents the Builders Merchants and UK finance which represents the lenders.

The National Custom and Self Build Association (NaCSBA) were also a key part of the development of the scheme with a number of discussions held to use their expertise and experience of the self-build process to shape the scheme for individuals. Furthermore, DBW has engaged with a number of bodies and individual authorities throughout the early development of the scheme to identify what is working and what changes need to be made.

A number of public engagement events were planned for March 2020 but were postponed due to the COVID-19 pandemic. Targeted events are currently being considered as part of a revised communications strategy due to the inclusion of privately owned land into the scheme.

8.2 What are the most significant impacts, positive and negative?

SBW will have a positive impact on a wide range of stakeholders, as well as welcome outputs in terms of housing need and supply for local government and Welsh Government.

Individuals that benefit from the scheme will not only be able to build a home that is tailored to their individual needs, but will also be given the opportunity to build up to 25% equity in the final property by removing the developer profits usually associated with market housing.

Local authorities and housing associations will have the opportunity to get a return on land holdings that may otherwise have remained unutilised and will also have greater input into the application process in determining the end recipient of the homes, aligning the scheme with local housing need and housing priorities.

Through setting the application criteria for the self-build plots, local authorities will be provided an opportunity to align this locally with Welsh language and / or housing need in an area in order to assist the long-term sustainability of our Welsh-speaking communities. Local authorities, if deemed appropriate for a specific area, can include criteria for the retention of Welsh speakers or a requirement for someone with local connections to the

area. This may support Welsh speakers to continue to live in their communities or to return to the communities where they have been brought up.

8.3 In light of the impacts identified, how will the proposal:

- **maximise contribution to our well-being objectives and the seven well-being goals; and/or,**
- **avoid, reduce or mitigate any negative impacts?**

SBW will increase opportunities for more individuals and families to access home ownership. This in turn will contribute to the well-being objectives and seven well-being goals in the following way:

- a prosperous Wales:
Building new homes contributes to local economies, creating and supporting jobs and training opportunities. Through engagement with local authorities and communities, house building activity delivers new infrastructure in roads and schools as well as new homes. Constructing homes provides social and economic support to the area through local employment and opportunities to local SMEs.
- a resilient Wales:
This proposal will look to increase focus on design of the individual builds which in turn will provide a greater emphasis towards Energy Efficiency and the wider Decarbonisation agenda.
- a healthier Wales:
This is demonstrated by the clear health benefits of having a good quality home which is affordable and located in a safe environment, as well as improving people's well-being and quality of life. Through the scheme, homes can be designed to suit the individual needs of their owner(s), which can have a significant positive impact on their mental health and well-being.
- a more equal Wales:
The scheme is designed to make home ownership through self-build much more achievable for a wider range of people due to the potential financial savings and need for a lower deposit. Led by the local authorities, the application criteria for each plot will meet the housing need in the area and therefore serve those most in need.
- a Wales of cohesive communities:
Through contributing to the application criteria, the local authority will be assisted in meeting local housing need in a particular area. The integrated design and planning process will also enable the creation of cohesive communities by a larger amount of control on the final builds. For the successful applicant, the financial gain that can be achieved through the scheme will provide more people with the opportunity into home ownership.
- a Wales of vibrant culture and thriving Welsh language:
As part of the planning process that each home developed through the scheme will be subject to, every Local Planning Authority (LPA), as part of their individual development strategies, must prepare a Local Development Plan (LDP) for its area which should make considerations of how the strategy and policies are likely to impact on use of the Welsh language and the sustainability of Welsh speaking communities.

8.4 How will the impact of the proposal be monitored and evaluated as it progresses and when it concludes?

DBW have committed to undertaking a scheme review after 2 years. Welsh Government will consider the results of this and measure performance of the scheme against the initial modelling and targets. A further evaluation will be conducted upon conclusion of the scheme to understand the true impact of the scheme.

SECTION 9. DECLARATION

Declaration

I am satisfied that the impact of the proposed action has been adequately assessed and recorded.

Name of Senior Responsible Officer / Deputy Director:

Ian Williams, Deputy Director, Homes & Places

Department:

Housing & Regeneration

Date:

September 2021

FULL IMPACT ASSESSMENTS

A. EQUALITY IMPACT ASSESSMENT

1. Describe and explain the impact of the proposal on people with protected characteristics as described in the Equality Act 2010.

SBW will increase opportunities for more individuals and families to access home ownership, including those with individual needs for adapted housing. This could potentially include all those with protected characteristics as described in the Equality Act 2010. The scheme has the potential to have a positive impact for all individuals but will have no differential impact on those with protected characteristics. Each applicant will be required to provide 25% of the land cost as a deposit. This would be expected to be less than a deposit required for purchasing a traditional new build house, although this will be dependent on the property and land value. The remaining finance will be provided as a loan by DBW which will be repayable upon completion of the build, usually via the applicant securing a mortgage against the completed property.

Record of Impacts by protected characteristic:

Protected characteristic or group	What are the positive or negative impacts of the proposal?	Reasons for your decision (including evidence)	How will you mitigate Impacts?
Age (think about different age groups)	<p>Positive in that young people may be able to use the scheme to build their home at an earlier point than they would through purchasing an existing home. The nature of the schemes requires a deposit on the plot only, rather than the completed value and therefore they may benefit from the lower deposit.</p> <p>Older people; older people are more likely to require adapted housing to be built to suit individual needs / enable individuals to stay in the area they want to live but</p>	<p>SBW will increase opportunities for individuals and families to access home ownership.</p> <p>Good quality housing, providing a safe, warm and secure home, is essential for children of all ages.</p> <p>Whilst the SBW is not specifically aimed at particular age groups we know that with the recent increase in house prices, it is taking young people longer to save a sufficient deposit to purchase their own home. The scheme aims to build in up to 25% equity in the final build by removing the profit margin traditionally gained by large house builders on a typical development.</p> <p>SBW also provides an opportunity for applicants to build homes to meet their individual needs. This could be for older people in need of adapted housing or to enable individuals to stay in the area they want to live but where suitable</p>	No negative impacts identified.

	where suitable housing is not available.	housing is not available e.g. bungalows, improved access, proximity to public transport, etc.	
Disability (think about different types of disability)	The scheme could provide the opportunity for adapted housing to be built to suit individual needs / enable individuals to stay in the area they want to live but where suitable housing is not available.	Good quality housing can provide a positive impact by providing a warm, safe, secure environment, improvements in family life and offers increased independence, confidence and self-reliance among people with disabilities.	No negative impacts identified.
Gender Reassignment (the act of transitioning and Transgender people)	Neither positive nor negative impacts.	The only restrictions to the scheme are financial. LAs have the ability to set plot criteria. Legislation ensures there is no discrimination.	No negative impacts identified. Therefore, there is no action to take to mitigate the impacts.
Pregnancy and maternity	Neither positive nor negative impacts.	The only restrictions to the scheme are financial. LAs have the ability to set plot criteria. Legislation ensures there is no discrimination.	No negative impacts identified. Therefore, there is no action to take to mitigate the impacts.
Race (include different ethnic minorities, Gypsies and Travellers and Migrants, Asylum seekers and Refugees)	The scheme provides the potential to build a home to meet specific requirements including culturally specific needs, this could provide the opportunity for adapted housing to be built to suit individual needs.	<p>Whilst the SBW is not specifically aimed at people of a particular race, the lower deposit requirements has the potential to impact positively and increase opportunities for home ownership.</p> <p>Housing is an important area for race equality because people from Black, Asian and minority ethnic backgrounds are more likely to face housing disadvantage and there is a strong link between housing, poverty, income and social cohesion.</p> <p>Published Welsh statistics suggest that homeownership rates are lower for Black, Asian and minority ethnic groups, with much higher percentages renting in both the private and social rented sector (Statistics for Wales, 2020a).</p> <p>https://www.wcpp.org.uk/wp-content/uploads/2021/03/Improving-Race-Equality-in-Housing-and-Accommodation-.pdf sets out that whilst there is no one size fits all</p>	No negative impacts identified. Therefore, there is no action to take to mitigate the impacts.

		<p>model for Black, Asian and minority ethnic housing there are some identifiable needs such as larger than average household size which a greater likelihood of intergenerational living; heightened needs of private outdoor spaces, more toilet and washing facilities and larger food preparation areas.</p> <p>For those who can meet the economic requirements, SBW offers the ability to build a house to meet those needs.</p>	
Religion, belief and non-belief	The scheme provides the potential to build a home to meet specific requirements including culturally specific needs.	Whilst the SBW is not specifically aimed at people of a particular religion it provides the ability to build to meet specific needs considering for example, the heightened need for private outdoor spaces, particularly benefitting Muslim women who observe religiously-derived modesty rules.	No negative impacts identified. Therefore, there is no action to take to mitigate the impacts.
Sex / Gender	Neither positive nor negative impacts.	N/A	No negative impacts identified. Therefore, there is no action to take to mitigate the impacts.
Sexual orientation (Lesbian, Gay and Bisexual)	Neither positive nor negative impacts.	N/A	No negative impacts identified. Therefore, there is no action to take to mitigate the impacts.
Marriage and civil partnership	Neither positive nor negative impacts.	N/A	No negative impacts identified.
Children and young people up to the age of 18	Positive in that the scheme could provide the opportunity for families with children to access home ownership.	<p>Good quality housing, providing a safe, warm and secure home, is essential for children and adults of all ages.</p> <p>A good quality home enables children and young people to flourish and achieve their potential.</p>	No negative impacts identified.
Low-income households	Although market housing, due to the smaller initial deposit required and the potential for the successful applicant to build up to 25% equity in the completed property, the scheme has the potential to make home	The operation of the scheme aims to build in up to 25% equity in the final build by removing the profit margin traditionally gained by large house builders on a typical development.	No negative impacts identified.

	ownership more of a possibility for low-income households.		
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Human Rights and UN Conventions

Do you think that this policy will have a positive or negative impact on people's human rights?

SBW will benefit all individuals equally and therefore will have a positive impact on Human Rights and the UN Conventions. Although the impact is minimal, it is a positive impact and therefore there are no known negative impacts to mitigate.

B. WELSH LANGUAGE IMPACT ASSESSMENT

1. **Welsh Language Impact Assessment reference number:** 01/09/2021
2. **Does the proposal demonstrate a clear link with the Welsh Government’s strategy for the Welsh language? – *Cymraeg 2050 A million Welsh speakers* and the related Work Programme for 2017-2021?**

Yes – Theme 3 – Creating favourable conditions – infrastructure and context – Develop the economy to ensure a firm footing for Welsh-speaking communities.

In addition to the above, as part of their development strategy, each Local Planning Authority (LPA) must prepare a Local Development Plan (LDP) for its area which should make considerations on the impact on the Welsh Language. This will be applied to each development taken forward through Self Build Wales. This is in accordance with the Welsh Government Technical Advice Note 20: Planning and the Welsh Language (TAN 20) as outlined in the following sections:

1.4.3. LDPs should be focused on local issues and objectives, informed by local strategies and an evidence base. One of the issues requiring consideration when preparing a LDP is how the strategy and policies are likely to impact on use of the Welsh language and the sustainability of communities.

1.4.8. Section 70(2) of the Town and Country Planning Act 1990 (TCPA) clarifies that considerations relating to the use of the Welsh language may be taken into account when determining applications for planning permission, so far as they are material to the application. This may apply to any application in any part of Wales. This provision does not give any additional weight to the Welsh language above any other material consideration.

3. **Describe and explain the impact of the proposal on the Welsh language, and explain how you will address these impacts in order to improve outcomes for the Welsh language.**

How will the proposal affect Welsh speakers of all ages (both positive and/or adverse effects)? You should note your responses to the following in your answer to this question, along with any other relevant information:

The changes the Self Build Wales scheme will introduce will have no negative impacts on the Welsh Language. The service and all associated documentation provided by the Development Bank of Wales will be available bilingually and will be bound by similar Welsh Language Standards to the Welsh Government. Welsh speaking households will receive the same standards via the Welsh language.

In addition, local authorities, through setting the application criteria for the self-build plots, will be provided an opportunity to align this locally with Welsh language and / or housing need in an area in order to assist the long-term sustainability of our Welsh-speaking communities. Local authorities, if deemed appropriate for a specific area, can include

criteria for the retention of Welsh speakers or a requirement for someone with local connections to the area. Local authorities will be reminded of Welsh language considerations including the above option during the process of setting the local criteria for available plots. This may support Welsh speakers to continue to live in their communities or to return to the communities where they have been brought up, by making home ownership more affordable in these areas. Quite often, particularly in rural or coastal areas, there is high population mobility – with young Welsh speakers leaving, and an influx of mainly older people. By providing affordable, more accessible homes to certain targeted demographics, based on local housing need, the scheme provides an opportunity for issues such as these to be managed more effectively.

C. BIODIVERSITY IMPACT ASSESSMENT

Any homes developed under SBW will have to comply with necessary planning requirements around biodiversity, as per the Welsh Government Planning Policy Wales (PPW) guidance. Relevant sections from PPW are as follows:

6.4.3. The planning system has a key role to play in helping to reverse the decline in biodiversity and increasing the resilience of ecosystems, at various scales, by ensuring appropriate mechanisms are in place to both protect against loss and to secure enhancement.

6.4.5. Planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity. In doing so planning authorities must also take account of and promote the resilience of ecosystems, in particular the following aspects:

- diversity between and within ecosystems;
- the connections between and within ecosystems;
- the scale of ecosystems;
- the condition of ecosystems including their structure and functioning; and
- the adaptability of ecosystems.

Embedding biodiversity

1. How will your proposal integrate biodiversity into decision making?

SBW will Increase the quality, affordability and energy efficiency of homes and whilst doing so, increase knowledge of the importance of energy efficiency, assisting in WG's efforts to reduce carbon. Aligned with the planning process, by enabling local authorities to input into the application criteria on each plot / site, this provides them with greater control over the design and planning conditions on site, enabling them to ensure the development is in keeping with its local surroundings and that biodiversity implications have been considered.

2. Has your proposal ensured biodiversity is accounted for in business decisions?

Energy Efficiency will be a required criteria for all development applications under the scheme. Other considerations will be undertaken by the local authority through the planning process.

3. How does your proposal improve understanding and raise awareness of the importance of biodiversity, encouraging others to act?

SBW will Increase the quality, affordability and energy efficiency of homes and whilst doing so, increase knowledge of the importance of energy efficiency, assisting in WG's efforts to reduce carbon.

Improving our evidence, understanding and monitoring

- 4. Have you used the best available evidence of biodiversity to inform your proposal and this assessment?**

Not applicable.

- 5. Have you used up to date knowledge of the key impacts on biodiversity to make evidence-based decisions?**

Not applicable.

- 6. Can your proposal contribute to our body of knowledge for biodiversity?**

SBW will Increase the quality, affordability and energy efficiency of homes and whilst doing so, increase knowledge of the importance of energy efficiency, assisting in WG's efforts to reduce carbon

Governance and support for delivery of biodiversity action

- 7. Can your proposal support biodiversity action in any way?**

SBW will Increase the quality, affordability and energy efficiency of homes and whilst doing so, increase knowledge of the importance of energy efficiency, assisting in WG's efforts to reduce carbon.

- 8. Can your proposal help to build capacity for biodiversity action?**

As above.

- 9. Have you recorded decisions and actions to maintain and enhance biodiversity?**

Not applicable.

If your proposal concerns construction or management of land and/or sea, please also consider Questions 10 – 16:

Safeguarding species and habitats of principal importance

- 10. Is all legislation complied with to ensure protection of marine and terrestrial species and habitats?**

Any homes developed under SBW will have to apply with necessary planning requirements around biodiversity, as per the Planning Policy Wales guidance.

- 11. Does the proposal seek first to maintain and enhance biodiversity?**

As above.

Increasing the resilience of our natural environment

12. Does your proposal contribute to building the resilience of our ecosystems?

As above.

13. Does your proposal contribute to the creation of new habitat?

As above.

Tackling key pressures on species and habitats

14. Will the proposal have any negative impacts on habitats or species through

As with all development, there are potential negative impacts on habitats or species. The necessary surveys will be undertaken prior to development and any homes developed under SBW will have to apply with necessary planning requirements around biodiversity, as per the Planning Policy Wales guidance.

15. Has all legislation regarding the pressures on species and habitats been complied with? This would include:

As above.

16. How will any negative impacts be mitigated?

As above.