

Housing Asset Management Strategy 2026-31: Matrix to Assess Crime and Disorder Impacts

	Positive Impact	Negative Impact	Mitigation Measure (for negative Impacts)
Reduces the opportunity to commit crime	Improved lighting, CCTV, and secure design reduce ASB.		
Builds resilience and safeguards young people and vulnerable adults from exploitation.	Safer homes reduce exploitation risk.		
Supports attitudinal behaviour change to reduce violence and crime	Community engagement and involvement in design of estate improvement fosters ownership and pride.		
Creates an environment where people feel safe	Improvements to estate design, facilities and maintenance improve safety perception.		
Builds the resilience of a crime hot-spot	Targeted investment in high-ASB areas.		

Housing Asset Management Strategy 2026-31: Matrix to Assess Health and Wellbeing Impacts

Marmot Principles	No impact / Not applicable	Positive impact	Negative impact	Mitigation measure (for negative impacts)
<p>Give every child the best start in life</p> <p>Please detail any ways in which the proposal improves outcomes in the early years of life, particularly for those in the most deprived communities.</p>		<p>Improved housing quality, such as through improved ventilation and prompt treatment of damp and mould, will support child physical and mental health</p>	<p>Temporary disruption during works.</p>	<p>Clear communication and flexible scheduling to reduce disruption to family life</p>
<p>Enable all children, young people and adults to maximise their capabilities and have control over their lives.</p> <p>Experiences during childhood and into early adulthood continue to impact people throughout their lives, affecting employment opportunities, lifetime earnings and health. Please detail any ways in which the proposal improves outcomes in this stage of life, particularly for those in the most deprived communities.</p>		<p>Safe, warm, good quality housing has a positive impact on mental and physical health.</p>		
<p>Create fair employment and good work for all</p> <p>Unemployment and poor-quality work harm health and contribute to health inequalities. Please detail any way in which your proposal supports access to good employment for local residents,</p>		<p>Social value as part of repairs and maintenance contracts aims to provide local job and apprenticeship opportunities for local residents.</p>		

Marmot Principles	No impact / Not applicable	Positive impact	Negative impact	Mitigation measure (for negative impacts)
particularly those not currently accessing the jobs market.				
<p>Ensure a healthy standard of living for all</p> <p>Poverty damages health in many ways, from reducing access to healthy and nutritious food and good quality, sufficiently warm housing, to directly causing physiological stress and harming physical health. Please detail ways in which your proposal will support access to a healthy standard of living, particularly those most likely to experience poverty.</p>		Energy efficiency upgrades help reduce fuel bills and makes homes warmer and more comfortable to live in.		
<p>Create and develop healthy and sustainable places and communities</p> <p>Healthy and sustainable places support good mental and physical health by enabling and encouraging healthy, active and socially engaged lifestyles. Such places feature access to good quality, affordable housing, safe urban and green spaces, opportunities for active travel and a range of opportunities for social interaction. Please detail any ways in which your proposal will create healthier places for residents to live in, focusing on</p>		The strategy will help improve the quality of homes, whilst investment in estate improvements in particular green spaces, can have a positive impact on physical and mental health, increasing opportunities for social interaction and improving air quality.		

Marmot Principles	No impact / Not applicable	Positive impact	Negative impact	Mitigation measure (for negative impacts)
those in the most deprived parts of the borough.				
<p>Strengthen the role and impact of ill health prevention</p> <p>Preventing ill health is beneficial for the population and the economy and vital for reducing demand for NHS services. Examples of ill-health prevention approaches include those that prevent smoking, drug and alcohol misuse or social isolation. Please detail any ways in which your proposal will prevent behaviours or situations that lead to health conditions developing, particularly for those in the most deprived communities.</p>		Improved ventilation reduces respiratory illness; warmer, well-ventilated homes can reduce the risk of damp and mould.		

Housing Asset Management Strategy 2026-31: Matrix to Assess Climate Emergency and Sustainability Impacts

	Positive impact	Negative impact	Mitigation measure (for negative impacts)	Opportunity to raise awareness and encourage behaviour change
Sustainability Standards & Accreditation:	Installation of energy efficiency measures will be			

<p>Please detail any sustainability standards or principals the proposal will be designed to meet, including relevant certifications schemes such as BREEAM, HQM, etc. or whether there are Environmental Management Systems in place.</p>	<p>completed to PAS2035 standard, by TrustMark accredited contractors</p>			
<p>Energy and Carbon Please detail any impacts on energy consumption, including energy efficiency measures proposed, opportunities for renewable energy generation, and how proposals meet carbon or energy reduction targets.</p>	<p>Energy-efficient upgrades reduce emissions; potential for solar PV.</p>	<p>Construction activity generates carbon emissions and upfront investment</p>	<p>Business case considers whole-life carbon emissions and costing. External funding bids made where possible.</p>	<p>Engagement with residents on the benefits of energy efficiency interventions</p>
<p>Water Efficiency Please detail any impacts on water consumption, including any measures to reduce mains water use.</p>	<p>Low-flow fittings reduce water use.</p>	<p>During construction works water use may increase</p>	<p>Consider water use controls (eg contractor responsible for bills during the works, and/or limitations to use)</p>	<p>Engagement with residents on the benefits and purpose of low-flow fittings</p>
<p>Climate Change Adaptation & Resilience Please outline any measures to mitigate and / or adapt to climate change effects including flooding (e.g., through use of SUDS), overheating, water scarcity.</p>	<p>Use of SUDS and insulation improves resilience to flooding and overheating.</p>	<p>Construction disruption.</p>	<p>Careful scheduling and resident engagement.</p>	<p>Engagement with residents, to increase understanding but also use and stewardship of improved outdoor spaces</p>

<p>Biodiversity and Green Infrastructure Please detail any effects on biodiversity and natural habitats, including green spaces, trees, rivers, and streams. Detail if proposals disturb or enhance wildlife and habitats. Please also state any measures to support and increase biodiversity and urban greening.</p>	<p>Enhancements to green spaces and tree planting.</p>	<p>Temporary disturbance during works.</p>	<p>Habitat protection and phased planting.</p>	<p>Engagement with residents to support Nature Recovery initiatives, and encourage resident-led actions within their home vicinities</p>
<p>Pollution and Air Quality Please detail any impacts and improvements on pollution levels, such as air pollution, water pollution, and ground contamination, and any mitigation measures.</p>	<p>Reduced emissions from energy efficiency; improved indoor air quality.</p>	<p>Dust during works.</p>	<p>Dust suppression and monitoring.</p>	
<p>Waste and resources Please detail any impacts on waste and resources from the proposal, including any measures to reduce waste and improve recycling / re-use, as well as measures to ensure the sustainable sourcing of materials.</p>	<p>Recycling of construction waste; sustainable materials sourcing.</p>	<p>Construction activities creates waste</p>	<p>Contractor requirements for recycling and reuse.</p>	<p>Consider engaging residents on reuse / recycling initiatives</p>
<p>Sustainable Transport Please detail any impacts on transport, including travel required to deliver any services proposed.</p>	<p>Encourage active travel through estate design; EV charging points.</p>			<p>Clear communication will be shared with residents on the changes and any temporary arrangements.</p>

<p>Please detail any measures proposed to discourage car use, reduce vehicular mileage, and encourage walking, cycling and use of public transport or 'greener' forms of vehicular transport if vehicles are necessary.</p>	<p>Temporary parking disruption provides opportunity for encouraging active travel options</p>			<p>Consider incentives for boosting active travel at these times of change</p>
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<p>Commentary on any differences in financial costings for climate change mitigation / adaptation measures including energy efficiency and potential external grant sources</p>
<p>External grant funding is sought in all relevant cases to support investment in homes and Council funding utilised wherever possible. Mitigation and adaptation measures proposed are always assessed on a value for money basis.</p>

Potential “whole life costing” savings i.e., whether any increased initial investment will deliver running cost savings over lifetime.

Any business case will consider the financial costing and the carbon emissions benefits of proposals in parallel, aiming for a return on investment in both over time. The proposals for adaptation measures will also be assessed in terms of benefits, such as improvement of access to green space and associated health and wellbeing benefits.

