

Climate change impact assessment

The purpose of this assessment is to help us understand the likely impacts of our decisions on the environment of North Yorkshire and on our aspiration to achieve net carbon neutrality by 2030, or as close to that date as possible. The intention is to mitigate negative effects and identify projects which will have positive effects.

This document should be completed in consultation with the supporting guidance. The final document will be published as part of the decision making process and should be written in Plain English.

If you have any additional queries which are not covered by the guidance please email climatechange@northyorks.gov.uk

Version 2: amended 11 August 2021

Please note: You may not need to undertake this assessment if your proposal will be subject to any of the following:

Planning Permission
Environmental Impact Assessment
Strategic Environmental Assessment

However, you will still need to summarise your findings in the summary section of the form below.

Please contact climatechange@northyorks.gov.uk for advice.

Title of proposal	Developing care services in the Craven area
Brief description of proposal	<p>This proposal is to seek approval for the replacement of Neville House with an Extra Care Housing scheme at Eshton Road, Gargrave, comprising approximately 30 residential units for older people, subject to successful procurement.</p> <p>The proposal is also to undertake further work to deliver an, as yet, undefined number of supported accommodation units for people with a range of care and support needs including younger adults across Craven.</p> <p>The approval of the proposed development of the above accommodation-based services will result in the closure of Neville House in late 2023. This will be before the proposed Extra Care Development in Gargrave is completed.</p>

	<p>A detailed options appraisal has been undertaken over the last 12 months including exploration of potential alternative care and support opportunities on the Neville House site that meet locality need, however in light of other locality developments and more opportunities arising from LGR, it is proposed that the site is handed back to Corporate Property Services in the short-term.</p> <p>The initial CCIA screening tool looked at the full duration of the project. We foresee that there will be a CCIA required at each stage of the project. Therefore, multiple CCIA's will be utilised across the duration of this project to ensure all aspects are covered and the risk on the environment is minimised. We intend these stages to be the following:</p> <ol style="list-style-type: none"> 1. Closure of Neville House and the supported move of people to alternative appropriate settings and handing the site back to Corporate Property Services 2. Actions of Corporate Property Services relating to retention of the site and potential deconstruction of the building 3. Decision to progress to future utilisation of the site and potential new development. <p>This CCIA is in relation to Stage 1 - Closure of Neville House and the supported move of people to alternative appropriate settings and handing the site back to property services.</p>
Directorate	Health and Adult Services
Service area	Service Development / Care Provider Services
Lead officer	Hannah Brown
Names and roles of other people involved in carrying out the impact assessment	Ellie Stubbings – Service Development Project Officer, Housing, Technology and Sustainability Ben Kirkhope – Service Development Project Officer, Service Development
Date impact assessment started	09/03/23

Options appraisal

Were any other options considered in trying to achieve the aim of this project? If so, please give brief details and explain why alternative options were not progressed.

This Climate Change Impact Assessment is to consider and facilitate the environmental impact of the proposal for the closure of Neville House Elderly Persons Home in Gargrave. This assessment has been completed in light of the options being explored around Neville House, and which of these options will be best to mitigate the impact on the climate and the local environment.

The replacement of Neville House and associated subsequent closure has been deemed to be the most viable option, therefore this CCIA explores the possible environmental impact of this in further detail. Other considerations and the environmental impact are outlined in the table below, taken from Appendix A of the Executive Committee Report.

<p>Retain Neville House as is on a permanent basis</p> <p>Without significant investment into the fabric of the building, Neville House is not fit for purpose and not viable for medium-term delivery of social care services. The home has no en-suite facilities and limited supported bathing. Maintenance costs will continue to escalate with a significant failure of some part of the building or infrastructure increasingly likely over time which would necessitate a less planned conclusion to the use of the building.</p> <p>Locality data has also been reviewed to determine demand in this community, and notwithstanding the confirmed proposal to develop a new Extra Care scheme in Gargrave, data does not support the need for continued delivery of traditional EPH services. Occupancy at Neville House has been consistently low over the last three years; with only eight permanent admissions during the period January 2020 – March 2022. Whilst this is partly COVID related and staffing challenges have also been a factor, this is significantly below what would be considered a commercially viable level.</p>	<p>CCIA considerations</p> <p>Inefficient building of EPC D. The parameters for EPC are 76-100. Neville House currently sits at 99. This has increased over the last 5 years. The national Government guidelines for any building are D or above. If the Neville House EPC trajectory continues to decline at it's current rate, by 2024 it will have an EPC rating of F. This will be below the national government guidelines.</p> <p>Continued use of Neville House will result in increasing maintenance costs to provide adequate EPH provision, which has the potential to increase carbon emissions.</p>
<p>Redevelop Neville House as an NYCC Provision</p> <p>As detailed above, Neville House is an ageing EPH which would be in need of full renovation and internal redevelopment to become viable in the long term. Based on estimates for other EPHs in the county, this work is likely to cost in excess of £3 million to bring the home up to a reasonable standard.</p> <p>As stated above, given low occupancy rates and other operational challenges, alongside other care market solutions that offer more favourable and personalised models of care, this remains an unattractive option.</p>	<p>CCIA considerations</p> <p>Refurbishment and construction work would have a negative impact on emissions produced on the site. This would also increase the air, light and noise pollution for the residents and visitors in Gargrave.</p>
<p>Offer Neville House as a going concern to the Care Market</p> <p>An appraisal by Property Services has indicated that it is highly unlikely that it would be possible to dispose of Neville House into the market as a going concern due to the condition of the building.</p>	<p>CCIA considerations</p> <p>In the unlikely event that a provider adopted the Neville House site, it is expected that they would seek to demolish and rebuild into a new development. Both of these options would have</p>

	a significant impact on the environment, as defined above.
<p>Alternative site options</p> <p>One of the most effective options to optimise the value of the Neville House site, financially, operationally and in terms of benefits to the local community, of the site lies in potential alternative future uses either as housing or as a site for an alternative new care setting, dependent on a review of locality need and further feasibility studies by Property Services and partners.</p> <p>There are a number of possible alternative uses for the site, either for Council-delivered services and/or broader residential or commercial use. Potential options include development of housing either through Brierley Homes or another developer, Supported Living or other housing-based support services. Future services delivered from the site may be delivered by NYC Provider Services or an independent sector provider dependent on the type(s) of service.</p> <p>A number of potential options have been considered to date, including the following:</p> <ul style="list-style-type: none"> • An 'enhanced sheltered housing' model with a housing association. This fell through due to rising construction costs. • Identified potential Supported Living and 'key worker' housing opportunities for the site under new frameworks available post LGR. • Development of general needs housing. <p>Further work is planned to deliver an, as yet, undefined number of supported accommodation units for people with a range of care and support needs including younger adults across South Craven. Feasibility studies will be undertaken of a range of site options, including the Neville House site, with Property Services and partners.</p>	<p>CCIA considerations</p> <p>Environmental impact on the deconstruction of the site outlined above. A further CCIA would be required if there was any redevelopment on the site, as defined in Stage 3 of the proposed plans.</p>
<p>What impact will this proposal have on council budgets? Will it be cost neutral, have increased cost or reduce costs?</p> <p>Please explain briefly why this will be the result, detailing estimated savings or costs where this is possible.</p> <p>Replacement of Neville House has an allocated saving of £135,000 on the Council's Medium Term Financial Strategy. Considering the proposals for extra care and supported housing, there is potential to achieve increased recurrent savings. Extra Care Housing is also evidenced to deliver</p>	

circa £300,000 annual recurrent savings based on a 60 unit scheme due to diversion of costs from residential care, meaning we can estimate a recurrent saving of £150,000 to be achieved through the replacement of Neville House with an Extra Care Housing scheme in Gargrave.

The overall budget position for the site and service is further impacted by the ongoing property maintenance required to maintain a safe service. The total spend for 2022 on maintenance was £50,760.10; 76% of which was unplanned responsive maintenance orders. The average annual spend on maintenance for Neville House over the last five years is £70,954.54. The latest Condition Report for Neville House was undertaken in January 2023. This indicated that maintenance work to the value of £469,338 would be required over the next three years to maintain safe standards.

<p>How will this proposal impact on the environment?</p> <p>N.B. There may be short term negative impact and longer term positive impact. Please include all potential impacts over the lifetime of a project and provide an explanation.</p>	<p>Positive impact (Place a X in the box below where relevant)</p>	<p>No impact (Place a X in the box below where relevant)</p>	<p>Negative impact (Place a X in the box below where relevant)</p>	<p>Explain why will it have this effect and over what timescale?</p> <p>Where possible/relevant please include:</p> <ul style="list-style-type: none"> • Changes over and above business as usual • Evidence or measurement of effect • Figures for CO₂e • Links to relevant documents 	<p>Explain how you plan to mitigate any negative impacts.</p>	<p>Explain how you plan to improve any positive outcomes as far as possible.</p>
<p>Minimise greenhouse gas emissions e.g. reducing emissions from travel, increasing energy efficiencies etc.</p>	<p>Emissions from travel</p>		<p>X</p>	<p>The current staff team at Neville House live across the Craven area; and some travel into work. Some staff do live in Gargrave or within close proximity, however the net position in terms of required travel is likely to be neutral overall. It is also difficult to estimate the impact on travel for residents' families in visiting their loved on in an alternative setting, as it is likely people will move to different alternative residential care settings across the Craven</p>	<p>If the approval for replacement goes ahead, this will be able to be measured by tracking where current residents are placed and how this impacts on the organisation of their care and support plans, as well as impact on staff</p>	

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					<p>locality to best meet their needs and wishes, and it is likely family members and friends who visit will also travel from various locations.</p>	<p>travel subject to the outcomes of the staff consultation.</p>	
	Emissions from construction	X			<p>No further maintenance would take place if the closure went ahead therefore there would be no immediate increase in emissions from construction. Likely decrease in emissions in the short term due to the inefficient building no longer being in use.</p>		
	Emissions from running of buildings	X			<p>Likely decrease in emissions in the short term due to the inefficient building no longer being in use.</p>		
	Emissions from data storage		X		<p>Data and information still stored where appropriate; no change.</p>		
	Other						

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<p>Minimise waste: Reduce, reuse, recycle and compost e.g. reducing use of single use plastic</p>	X			<p>In the short term there will be some items that will need to be removed from the building (i.e. furniture, IT systems, office equipment). Where possible this will be recycled and reutilised in other NYC services, including other EPHs. However, there will be a reduction in waste produced from the residents that are currently living at Neville House. If this property is returned to Corporate Property Services, this impact is likely to change depending on future decisions around the site.</p>		<p>Further CCIA to be completed as part of future decision-making on future use of the site.</p>
<p>Reduce water consumption</p>	X			<p>Currently, less residents at the EPH mean operating below capacity. This will further reduce if the replacement takes place.</p>		
<p>Minimise pollution (including air, land, water, light and noise)</p>	X			<p>Reduction of traffic, light and noise pollution at the site. Urban structure will remain, therefore is not advantageous for the ecology of the land</p>		

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<p>Ensure resilience to the effects of climate change e.g. reducing flood risk, mitigating effects of drier, hotter summers</p>		X		<p>In the immediate term, the closure of the home will result in no impact for the resilience of the local area. Future decisions will define whether this will become a positive or negative impact – i.e. land use, increase in biodiversity in the area/ new development on the site, local topography, etc.</p>		<p>Reliant on future decisions and priorities for this to be a positive impact on local flora and fauna, biodiversity and improving resilience in the local area from adverse/ extreme weather events. Further CCIA to be completed as part of future decision-making on future use of the site.</p>
<p>Enhance conservation and wildlife</p>		X		<p>Urban structure and concrete base will remain. In the immediate term no impact.</p>		

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<p>Safeguard the distinctive characteristics, features and special qualities of North Yorkshire's landscape</p>		X		<p>The building design does not align with the local vernacular of the surrounding area. The local character has not been taken into consideration when the building was first designed and developed and therefore is outdated to modern building standards.</p>		
<p>Other (please state below)</p>						

<p>Are there any recognised good practice environmental standards in relation to this proposal? If so, please detail how this proposal meets those standards.</p>
<p>The Neville House site would require significant investment to support the continued safe delivery of social care services from the site if it is to remain open. Average annual maintenance costs over the last five years at Neville House are £70,954.54 per annum, and it is anticipated that this will continue to escalate with a significant failure of some part of the building or infrastructure increasingly likely over time which would potentially necessitate a less planned conclusion to the use of the building. Emergency and unplanned responsive maintenance orders represent over 75% of maintenance spend for the last two years. The latest Condition Report for Neville House was undertaken in January 2023, this indicated that maintenance work to the value of £469,338 would be required over the next three years to maintain safe standards. The energy efficiency rating of Neville House is currently at D - 99, which is the lowest minimum requirement set by national government for suitable accommodation. D ranges from 76 to 100. The trajectory of Neville House's energy efficiency has had an overall decrease from 2019 which will have a further impact on maintenance costs in the future. See guidance at Display Energy Certificates and advisory reports for public buildings - GOV.UK (www.gov.uk)</p>

Whilst Neville House currently meets the relevant standards for residential care, the current building design restricts the potential for further best practice to take place particularly in relation to dementia friendly design, and adaptation of the environment to meet best practice in supporting people living with a range of other care and support needs. Examples of best practice include:

[NICE | The National Institute for Health and Care Excellence](#)

[NHS England » \(HBN 08-02\) Dementia-friendly Health and Social Care Environments](#)

The Dementia Good Practice Guide and the Design and Ethos Guide which are standard documentation included in Extra Care Housing developments include guidance on environmental best practice and building design requirements such as energy efficiency.

Summary Summarise the findings of your impact assessment, including impacts, the recommendation in relation to addressing impacts, including any legal advice, and next steps. This summary should be used as part of the report to the decision maker.

If this proposal is approved for the replacement of Neville House with an Extra Care Housing scheme at Eshton Road, Gargrave, comprising approximately 30 residential units for older people, there may be initial increases in the negative impact on waste, which will be mitigated by recycling and reusing as many items as possible.

The approval of the proposed development of the above accommodation-based services will result in the closure of Neville House in 2023. This will be before the proposed Extra Care Development in Gargrave is completed.

This CCIA is in relation to Stage 1 - Closure of Neville House and the supported move of people to alternative appropriate settings and handing the site back to Corporate Property Services. Overall, as outlined in this report, once the closure is complete, there will be a net positive impact on emissions and the environment.

Sign off section This climate change impact assessment was completed by:

Name	Ellie Stubbings
Job title	Service Development Project Officer
Service area	Housing, Technology & Sustainability
Directorate	Prevention & Service Development
Signature	Ellie Stubbings
Completion date	02/06/23

Authorised by relevant Assistant Director: Abigail Barron

Date: 08/06/23