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	**Extra Care Housing Programme of Procurements**
Brief description of proposal	Since 2015, Extra Care Housing has been commissioned by Health and Adult Services (HAS) through a framework agreement, which is due to expire in mid-September 2025. As we move into the next phase of development, the ambition is to build on the success of the first 20 years of Extra Care Housing. This means creating a model that is both flexible and adaptable—capable of meeting the evolving needs of a new generation, while also responding to changes in design standards, family structures, and lifestyle expectations. The proposed duration for this phase of development is five years, running from 1 November 2025 to 31 October 2030. There will be an option to extend the programme for up to five additional years—initially for three years (1 November 2030 to 31 October 2033), followed by a further two years (1 November 2033 to 31 October 2036)—bringing the potential total duration to ten years.
Directorate	Health and Adult Services
Service area	Prevention and Service Development

Lead officer	Mike Rudd
Names and roles of other people involved in carrying out the impact assessment	Rebecca Dukes, Ben Audsley, Marion Drewery, Laura Elchaar
Date impact assessment started	30 September 2025

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.

No

What impact will this proposal have on council budgets? Will it be cost neutral, have increased cost or reduce costs?

Please explain briefly why this will be the result, detailing estimated savings or costs where this is possible.

Overall, the project will reduce the impact on the Council's budgets by reducing the reliance on costly residential and supported living placements. The Extra Care Housing Programme of Procurements in North Yorkshire Council has an allocated budget which enables the Council to contribute grant funding on a scheme by scheme basis.

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Minimise **greenhouse gas emissions** e.g. reducing emissions from travel, increasing energy efficiencies etc.	Emissions from travel					As per guidance NYC's Accommodation with Care Design and Ethos Guide, we expect the following considerations to be taken into account:	Work with providers, architects and builders to encourage installation of electric charging

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						• installing electric car charging points to provide accessible charging for staff, residents, and visitors with electric cars, and to show a commitment to sustainability.	points on site and also that ample cycle storage should be provided as an alternative travel method.
	Emissions from construction				As per guidance NYC's Accommodation with Care Design and Ethos Guide, we expect the following considerations to be taken into account: • Minimising energy consumption in construction and design • Minimising construction waste • Recycling materials and buildings • Sustainable construction	• Within its enabling role, the Council will expect any design of buildings and the layout of the site consider the following topics: energy use, carbon emissions, water, materials, run-off, waste, pollution, health and wellbeing, management, land use and ecology. • Careful design and specification, including off-site manufacture, can help reduce waste during construction. • Many materials used in construction and finishing give off VOCs (volatile organic	Work with providers, architects and builders to ensure that all buildings take into account sustainable practices and energy conservation

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						compounds). This can be avoided by using natural breathable products and water-based finishes. • Careful design and specification, including off-site manufacture, can help reduce waste during construction. • Re-using buildings, parts of buildings or elements of buildings such as bricks, tiles, slates or large timbers all help achieve a more sustainable approach to design and construction. Re-cycling and re-use of materials can help to minimise the extraction of raw materials and the use of energy in the production and transportation of materials. Developments should maximise the re-use of existing buildings (where appropriate) which can support	

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						social environmental and economic objectives. • Within our enabling role, the Council will expect its developer partners to pursue BREEAM 2014 certification, aiming to achieve the 'Very Good' rating. Innovative design and construction, including the contribution of modern methods of construction, will be a vital element of delivering this target. • The BREEAM Certification requires that the design of the buildings and the layout of the site be considered across the following topics: energy use, carbon emissions, water, materials, run-off, waste, pollution, health and wellbeing, management, land use and ecology. Our approach is to	

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						maximise passive solar gain, build airtight dwellings with adequate ventilation, shading and cooling and incorporate thermal mass to reduce overheating where appropriate. • Where appropriate, flood resistance and resilience measures must be considered within the development design, along with measures to reduce overheating and promote water efficiency. • Considered the selection of materials and the type of construction influence how energy efficient a building can be and how much embodied carbon it contains • Chosen materials to reduce their environmental impact by being locally sourced, high thermal or solar performance	

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						or designs based on the typical dimensions of materials to reduce waste • Considered re-using materials that can help to minimise the extraction of raw materials and the use of energy in the production and transportation of materials • Used innovative and smart technologies, supported by digital infrastructure. The whole life costs are potentially reduced, and users can customise the products • Considered maximising passive and active technologies to support the reduction of both CO2 emissions and fossil fuel energy use • Where appropriate, used flood resistance and resilience measures and considered	

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						within the development design, along with measures to reduce overheating and promote water efficiency. • Considered local environmental issues, both prevailing and forecast such as temperature extremes in summer and winter	
	Emissions from running of buildings				As per guidance NYC's Accommodation with Care Design and Ethos Guide, we expect the following considerations to be taken into account: • Extra Care Housing schemes are built to a "Fabric first" principle • Environmental sustainability • Sustainability and energy conservation • Affordable running costs • Minimising energy consumption in construction and design	• Our approach is to maximise passive solar gain, build airtight dwellings with adequate ventilation, shading and cooling and incorporate thermal mass to reduce overheating where appropriate. • Internal air pollution and toxicity is a particular issue in buildings made more airtight to prevent heat loss.	Work with providers, architects and builders to ensure that emissions from the running of buildings are minimised and the running costs are affordable and sustainable.

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						• New developments must consider their impact on the environment; how they can respond to rising energy cost, the need to reduce carbon emissions and for overall, long-term sustainability and recognise good practice in these areas. • We expect to see both sustainability and energy conservation embraced within design for new buildings, in particular, the use of natural light, recycling of rainwater, high levels of heat conservation, solar panels, heat pumps, ground and air source and biomass heating along with renewable electricity supply where practicable. • We anticipate lower costs for residents in terms of heating	

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						charges and service charges due to efficiencies which can be accrued over a period of time due to reaching and surpassing sustainability standards. This will support affordable warmth and help people out of fuel poverty. • It is the responsibility of all new development to minimise energy use in the construction and ongoing use of buildings and to maximise passive and active technologies to support the reduction of both Co2 emissions and fossil fuel energy use.	
	Emissions from data storage				Data storage in schemes which could include servers, routers CCTV and security systems as well as resident electronic records are procured and installed by the extra care housing provider.	• Use storage to avoid overprovisioning, which leads to wasted energy and stranded capacity	We will work with providers, architects and builders to ensure that emissions from data storage are kept to a minimum by

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						• Install renewable energy systems to power local IT infrastructure. • Choose cloud services from providers committed to net-zero goals and powered by renewable energy	exploring low energy platforms, renewable energy etc
	Other						
Minimise **waste:** Reduce, reuse, recycle and compost e.g. reducing use of single use plastic					As per guidance in NYC's Accommodation with Care Design and Ethos Guide, we expect the following considerations to be taken into account: • Refuse and Recycling	• Designs within the home and the building must be innovative and adaptable to meet the increasing demands for effective recycling and refuse collection • Refuse/recycling points must be located in easily accessible locations but away from any windows of apartments or neighbouring houses • Refuse and recycling requirements will be met within	Work with the providers, architects and builders to ensure sustainable practices are encouraged in relation to reduction and minimisation of waste.

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					the internal arrangements of the building • Collection facilities must not be intrusive in the landscape or within the communal areas • Refuse collection and storage with recycling facilities puts greater demand on good management and maintenance. Adequate space must be provided for the increased size of containers and the amount of refuse which is now separated for recycling • Exterior bin stores should be screened and painted with climbing plants External bin stores must be easily accessible for refuse vehicles collecting waste • Ensured refuse collection points are within limits set by the local authority and if	

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					vehicles are required to enter the site, ensured that adequate turning areas are provided? The selection of materials and the type of construction influence how energy efficient a building can be and how much embodied carbon it contains. • Materials should be chosen to reduce their environmental impact by being locally sourced, high thermal or solar performance or designs based on the typical dimensions of materials to reduce waste • The re-use and adaptation of existing buildings (where appropriate) reduces the consumption of resources and contributes to the local	

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					character and context of the area. • Reuse of materials can help to minimise the extraction of raw materials and the use of energy in the production and transportation of materials	
Reduce **water** consumption				As per guidance in NYC's Accommodation with Care Design and Ethos Guide, we expect the following considerations to be taken into account: • Environmental sustainability	• Where appropriate, measures to reduce overheating and promote water efficiency should be implemented. • We expect to see both sustainability and energy conservation embraced within design for new buildings, in particular, the recycling of rainwater • Sustainable energy supply should be incorporated with the intention of minimising or eliminating the use of fossil fuels and reducing carbon emissions. For space and water heating this may result	Work with providers, architects and builders to encourage environmental sustainability around reduction of water consumption.

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					in the use of: solar hot water, ground source heat pumps, air source heat pumps, biomass boilers, biomass district heating linked to the local community.	
Minimise **pollution** (including air, land, water, light and noise)				As per guidance in NYC's Accommodation with Care Design and Ethos Guide, we expect the following considerations to be taken into account: • Use lighting only where and when needed: • Internal air pollution and toxicity as this is a particular issue in buildings made more airtight to prevent heat loss.	• The lighting should be economical to run. PIRs (Passive Infrared Sensors) should be fitted in areas such as communal toilets but programmed to come on as soon as the door is opened and to stay on for the maximum period. • Consideration must be given to all party walls and ceiling/floors to prevent the transfer of noise, which must achieve any noise reduction, or improvement, of at least 5dB over building regulations to account of noise levels in the scheme. The reverberation	Work with providers, architects and builders to consider minimising pollution and practices that support our expectation as outlined in our design and Ethos Guide.

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					time of large spaces need to be controlled in accordance with current guidance. • Many materials used in construction and finishing give off VOCs (volatile organic compounds). This can be avoided by using natural breathable products and water-based finishes. •	
Ensure **resilience** to the effects of climate change e.g. reducing flood risk, mitigating effects of drier, hotter summers				As per guidance in NYC's Accommodation with Care Design and Ethos Guide, we expect the following considerations to be taken into account:	Where appropriate, flood resistance and resilience measures must be considered within the development design, along with measures to reduce overheating and promote water efficiency.	Work with providers, architects, and builders to consider the risk of climate change around flood resistance and resilience.
Enhance **conservation** and wildlife				As per guidance in NYC's Accommodation with Care Design and Ethos Guide, we expect the following considerations to be taken into account:	Biodiversity should also be incorporated into the design to encourage wildlife into the garden space and maximise the potential of the plants used i.e., fruit trees, herbs for kitchen use and craft	Work with providers, architects and builders to enhance conservation round biodiversity when

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					use, plants for sensory enhancement, areas to encourage fitness and social activities.	designing outdoor spaces.
Safeguard the distinctive characteristics, features and special qualities of **North Yorkshire's landscape**				As per guidance in NYC's Accommodation with Care Design and Ethos Guide, we expect the following considerations to be taken into account: • Context emphasises the requirement for the layout and appearance of buildings to be based on an appraisal of the character of the site including buildings and land in the surrounding local area. New developments must cater for the needs of residents and visitors and must consider and raise the general aspirations and expectations of neighbouring residents and the general public (as appropriate). • With an application for accommodation involving 'housing with care', the Design & Access Statement should include specific reference to the issues related to the model. This is likely to be of considerable assistance to the planning officers dealing with the application.		Work with provider, architects and builders to ensure that the design features of a scheme take into consideration local context, features and vernacular expectations for each scheme.

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				• The guides states that the following points must be taken into consideration.
				
				  • Carried out an appraisal of the site, taking into account the surrounding local area
				
				  • Carried out a demographic analysis of the local population in terms of age profile, the existing provision for housing 'with care' in the area and its 'fitness for purpose' and a projection of future need to establish a case for new housing
				
				  • Considered the development model including communal provision, tenure opportunities and integration into the wider neighbourhood
				
				  • Considered the benefits that the development will bring to the area in terms of facilities, employment and release of existing housing in the community due to under occupation (as appropriate)		

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				• Referenced to precedent and guidance on similar models to aid the planning process • Assessed/evaluated your parking requirements based upon residency and expected service provision within the scheme, and that Each development should sit within and contribute to, local communities, local businesses, and local facilities, enhancing the sustainability of that neighbourhood and ensuring a positive future for its residents.		
Other (please state below)						

Are there any recognised good practice environmental standards in relation to this proposal? If so, please detail how this proposal meets those standards.

Accommodation with
Care Design and Etho:

Summary

North Yorkshire Council's Design and Ethos Guide has been a cornerstone of our extra care housing development programme for over a decade. It sets out the Council's minimum expectations for the design and delivery of extra care schemes and reflects our long-standing commitment to environmental sustainability.
The guide has been reviewed and updated regularly to incorporate emerging best practices and innovations in sustainability and conservation. This ensures our approach remains responsive to evolving environmental standards and priorities.
The Council is committed to delivering affordable, energy-efficient housing and promoting sustainable building practices. We work exclusively with experienced developers who share our values and meet our high standards.
All schemes—past, present, and future—are subject to the planning process, which provides further scrutiny and detail around sustainable design and construction methods.

Sign off section

This climate change impact assessment was completed by:

Name	**Marion Drewery**
Job title	**Senior Service Development Officer**
Service area	**Service Development**
Directorate	**HAS**
Signature	**M. Drewery**
Completion date	**03/10/2025**

Authorised by relevant Assistant Director (signature):

Date:03/10/2025