

Resident Impact Assessment

Title of policy, procedure, function, service activity or financial decision:

Service Area:

1. What are the intended outcomes of this policy, function etc?

Once completed, the RIA will:

- Identify whether the proposal needs a full Resident Impact Assessment (RIA).
- Detail which residents are expected to be affected by the policy and the expected impact in relation to:
 - The Public Sector Equality Duty,
 - Safeguarding responsibilities; and
 - Human Rights legislation, specifically with regard to Article 3 (Inhuman Treatment) and Article 8 (Right to Private Life).
- Identify evidence, such as data, research and consultation, used to predict the impact of the proposal.
- Identify options for addressing issues raised by the assessments.

Background

The Charles Simmons House is a block of eightbedsits that does not meet modern standards in terms of space and amenity and has become hard to let in recent years. A feasibility study was carried out to evaluate the development potential opportunity on this site.

To this end, the architects together with design consultants were appointed to design a scheme that included the demolition of the existing residential block and community centre and to design a new build block which would provide twenty five 1, 2 and 3 bed energy efficient flats, a new community centre and one commercial unit.

2. Resident Profile

Who is going to be impacted by this change i.e. residents/service users/tenants? Please complete data for your service users. If your data does not fit into the categories in this table, please copy and paste your own table in the space below. Please refer to **section 3.3** of the guidance for more information.

The current residents of CSH are all accommodated as temporary accommodation tenants via the council's duties and obligations under the Housing act to accommodate pending the council's investigations into their homeless applications. Not all data requested is either held or divulged by the tenants as the criteria is optional.

		Borough profile	Service User profile
		Total: 206,285	Total: 16
Gender	Female	51%	63%
	Male	49%	38%
Age	Under 16	32,825	7
	16-24	29,418	4
	25-44	87,177	5
	45-64	38,669	0
	65+	18,036	0
Disability	Disabled	16%	Not declared
	Non-disabled	84%	Not declared
Sexual orientation	LGBT	No data	Not declared
	Heterosexual/straight	No data	Not declared
Race	BME	52%	Not declared
	White	48%	Not declared
Religion or belief	Christian	40%	Not declared
	Muslim	10%	Not declared
	Other	4.5%	Not declared
	No religion	30%	Not declared
	Religion not stated	17%	Not declared

3. Equality impacts

With reference to the [guidance](#), please describe what are the equality and socio-economic impacts for residents and what are the opportunities to challenge prejudice or promote understanding?

- Is the change likely to be discriminatory in any way for people with any of the protected characteristics?

There are no changes that have been identified that will be discriminatory towards the people that live on the estate.

- Is the proposal likely to have a negative impact on equality of opportunity for people with protected characteristics?

Like any new development construction will result in noise, dust and inconvenience to residents. The contractor will sign to the considerate contractor scheme to work with the Council and residents to minimise any inconvenience to residents.

The new development will replace 3 garages and refuse stores and will result with no parking on the completed development. The refuse stores will be relocated with easy walking distance. The council will allocate parking spaces on other Islington estates to residents who live on the estate and have allocated parking; with priority given to blue badge holders.

The Charles Simmons House block currently has no secured tenants or leaseholders and is occupied by temporary accommodation residents. All residents are aware the block will be developed following the last residents consultation. As the residents are in temporary accommodation the council has an obligation to provide alternate housing in the event of them being made to leave Charles Simmons House, and this will be taken into account throughout the project.

Are there any opportunities for advancing equality of opportunity for people with protected characteristics?

This scheme seeks to provide housing for one or more of those with protected characteristics, namely people with disabilities, families with children and older people.

The size of the development is for 2 family-sized 3 bed homes. There will be 2 accessible homes, which will be a mix of 1 and 2 bed homes.

Residents who live next to the Margery Estate can apply to up-size or down-size through the local lettings policy.

The new design at Charles Simmons House will also provide new play equipment to resident that live on the Margery Estate. The new block will provide larger accommodation and also have a secure door entry system servicing all units.

- Is the proposal likely to have a negative impact on good relations between communities with protected characteristics and the rest of the population in Islington?

No. The council intends to provide housing which has been designed to accommodate people living with disabilities.

The new homes for social rent will be prioritised for residents who live on the estate. It is highly likely that households with one of the other protected characteristics will be housed in this development.

Are there any opportunities for fostering good relations?

Yes. The council has engaged with the Tenant and Resident Association (TRA) at meetings and through resident consultation drop-in events. Completed questionnaires and comments from residents have resulted in changes to the design proposals. The police and housing management will benefit from new development as the proposals design out anti-social behavior allowing their resource to be moved to other hot spots in the community. The design proposals will create a community on an estate with homes people would like to live.

The council will continue to engage with the TRA and residents through the design and construction stages to foster better relationships.

- Is the proposal a strategic decision where inequalities associated with socio-economic disadvantage can be reduced?

Yes. The development allows tenants on the Margery Estate to upsize to larger or downsize to smaller homes, which could either increase or decrease their rent payments.

Most new homes could be connected to the district heating network reducing energy bills, in the future. The development will provide wheelchair-accessible and much needed family-sized homes. All homes will be provided with a door entry system increasing security on the estate.

The development will foster good relationship with residents by improving the quality of homes and will encourage social cohesion and wellbeing.

4. Safeguarding and Human Rights impacts

a) Safeguarding risks and Human Rights breaches

Please describe any safeguarding risks for children or vulnerable adults AND any potential human rights breaches that may occur as a result of the proposal? Please refer to **section 4.8** of the [guidance](#) for more information.

There are no risks or breaches against human rights

If potential safeguarding and human rights risks are identified then please contact equalities@islington.gov.uk to discuss further:

5. Action

How will you respond to the impacts that you have identified in sections 3 and 4, or address any gaps in data or information?

For more information on identifying actions that will limit the negative impact of the policy for protected groups see the [guidance](#).

Action	Responsible person or team	Deadline
Allocation of housing through the Local Lettings policy	Lettings team	TBC
Allocation of parking	Area Housing Office, Customer Services	TBC

Please send the completed RIA to equalities@islington.gov.uk and also make it publicly available online along with the relevant policy or service change.

This Resident Impact Assessment has been completed in accordance with the guidance and using appropriate evidence.

Staff member completing this form:

Signed: 

Date: 1/11/2016

Head of Service or higher:

Signed: 

Date: 01/11/2016

