

## Resident Impact Assessment

**Title of policy, procedure, function, service activity or financial decision: Hathersage & Besant Court estate new build homes**

**Service Area: Housing**

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

The Hathersage & Besant new homes project will provide 21 new council homes, 21 open market sale housing to fund estate improvements and 3 other new homes for shared ownership supporting first time buyers get onto the property ladder.

The outcome of the new homes at Hathersage & Besant estate not only extend to the construction of 45 new dwelling units with associated amenity space for affordable and private homes but will benefit existing residents through:

- upgrade of existing Besant Court entrance on Newington Green Road with improved access for both pedestrians and vehicles;
- new landscaped garden square and communal landscaped estate gardens for residents with play areas;
- memorial garden retained in existing location with funding available for improvements;
- controlled pedestrian links into estate from Mildmay Park;
- re-provide commercial accommodation on Mildmay Park Road subject to negotiation with owners;
- rearranged parking for residents;
- retain existing mature trees; and a
- new entrance and extension to the front of Hathersage Court.

Other socio-economic benefits from the new homes also include:

- 5 wheelchair accessible units;
- 3 construction trade apprenticeships
- 12 accessible parking bays within the site
- 149 total number of cycle storage space
- 13 total spaces for mobility storage

### **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?*

The proposed development will not have a negative impact on relations between residents who live on the estate who have a protected characteristic and the rest of the population in Islington.

The project team will be required to produce monthly newsletters which will address matters concerning all residents but will also bring to the fore the steps taken by the contractor to ensure that the needs those with protected characteristics are highlighted and if necessary communicated with directly in person. The contractor will also provide a dedicated resident liaison officer, senior site manager who will be based on site and accessible to residents and a site office.

Residents currently living at Hathersage Court and Besant Court with physical disabilities will benefit from improved access to the front of their block. A new entrance will be created to each block which will include a level access, wider access, easier to navigate and secure entrance. Mobility scooter spaces with charging points are also being provided.

As a result of the creation of the internal bin, waste and recycling store and new landscaped garden square residents reliant on wheelchairs and with limited mobility will have greater access to these facilities than they currently do. The central location of the new central square garden will hopefully encourage those residents who are elderly and living with mental illness to make use of the new garden.

In constructing the new homes at Hathersage & Besant Court estate the building works will cause changes to the existing layout of the estate. It is anticipated that whilst the works are underway, steps will be taken by the contractor to minimise the impact of changes to the layout from the existing building for road users and pedestrians.

Those residents who are known to the Project Team to have disabilities will be communicated with early on before the building works begin to ensure that steps can be taken to minimise the difficulties they will experience when moving around the estate and in and out of the existing buildings.

## 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
Identify and communicate with people physical disabilities	Project Team	Prior to start on site
Communicate with the TRA on the estate	Project Team	Prior to start on site
Take steps during the construction phase to minimise the impact in the changing levels around the estate	Construction Team	Prior to start on site
Consult with the TRA on the Construction Management Plan and Resident Engagement Plan	Construction Team	Prior to start on site

Please send the completed RIA to [equalites@islington.gov.uk](mailto:equalites@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: A.R. Wilson

Date: 11/3/19  
Click here to enter a date.

**Head of Service or higher:**

Signed: [Signature]

Date: 11/3/19  
Click here to enter a date.