

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?

This assessment is not related to a policy, strategy or plan. It is in relation to the proposed implementation of a planning permission for the Hanley Crouch Scheme P2013/4924/FUL : Construction of 8 x 4bd Houses on the Hanley Crouch Site and is part of Islington's New Homes Programme.

Background:

The Hanley Crouch Scheme is a part of the Ivy Hall Scheme. The Ivy Hall scheme required the demolition of an existing single storey structure occupied by the Ivy Hall Community Centre (D1 non-residential institutions use class) and also used as covered car park. The redeveloped site at Ivy Hall consisted of a part-two, part-three, part-five storey mixed use building comprising of a new community centre (D1 non-residential institutions use class 1,000 sqm) and 23 residential (8 x 1B2P flats, 11x 2B4P flats, and 4 x 3B5P flats) which are all for social rented housing and comprises of 100% of the Affordable Housing provision.

The planning committee resolved on 3 April 2014 to grant planning permission for both developments being ref: P2013/4952/Ful for the Ivy Hall Scheme and P2013/4924/Ful for the Hanley Crouch Scheme. Both the Ivy Hall and Hanley Crouch Schemes are linked and inter-dependent and development conditions are made in a combined letter of undertaking by the Director of Housing in the form of a section 106 agreement as amended by a variation Directors Letter for Hanley Crouch dated 20 December 2016. The description, reason and manner of this dependency is explained below.

The Hanley Crouch Scheme is the second phase of both developments and allows for the provision of 8 new residential units for sale at market value, the receipts of which would contribute to the funding for the redevelopment of Ivy Hall and its carpark. Without the sales receipts the Ivy Hall Scheme would be unviable. To ensure that the sales receipt for the Hanley Crouch scheme would be used to provide funding for the Ivy Hall scheme, the planning consent P2013/4924/FUL for the Hanley Crouch Scheme was strictly conditional upon the Council obtaining planning consent for an 5d actual redevelopment and occupation of the Ivy Hall Scheme prior to the demolition of the Hanley Crouch Site.

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.

		Borough profile	Service User profile
		Total: 206,285	Total:
	Female	51%	55%
	Male	49%	45%
Age	Under 16	32,825	17%
	16-24	29,418	12%
	25-44	87,177	33%
	45-64	38,669	25
	65+	18,036	13%
Disability	Disabled	16%	35
	Non-disabled	84%	65
Sexual orientation	LGBT	No data	3
	Heterosexual/straight	No data	97
Race	BME	52%	50
	White	48%	50
Religion or belief	Christian	40%	42
	Muslim	10%	16
	Other	4.5%	3
	No religion	30%	16
	Religion not stated	17%	23

3. Equality impacts

- There are no changes that have been identified that will be discriminatory towards people that live in the area.

- The proposal is not likely to have an impact on equality of opportunity for people with protected characteristics.
- There are opportunities for advancing equality of opportunity for people with protected characteristics. There are three main elements which are:
 - **1. Provision of the new much larger Brickworks Community Centre:**
The Hanley Crouch Community centre 'The Laundry' has been replaced by a new 1000msq community centre: Brickworks at 42 Crouch Hill which is a distance of 0.3km from where the Laundry centre was once situated. The new much larger centre is a fully accessible centre for the whole of the tollington ward. Facilities include a reception office, large communal foyer area, café with seating area, meeting rooms, kitchens, a sports hall, children's play spaces, a nursery provider with external play space, 2 therapy rooms, 2 offices for community organisations, a roof garden and music room. Brickworks also boasts a special "Changing places" toilet, which provides additional facilities such as a hoist, a changing bench and a shower for people with profound and multiple disabilities, beyond those usually found in a standard accessible toilet
 - A range of energy and environmental improvements and benefits are included in the new building to minimise longer-term running costs, and has: achieved a BREEAM rating of Excellent, creates natural benefits through landscaping, species protection, along with photo-voltaic cells, communal heating, increased insulation and rainwater harvesting as examples of energy efficiency methods being built in.
 - There will be greater opportunities for co-location of services and staffing, and due to the design of the building, greater flexibility for use of the community centre spaces, to provide facilities and services for the community, during the day and evening, seven days a week.
 - **2: Provision of 23 New Homes for social rent on the Ivy Hall site including 2 wheelchair units.** These new homes have all been allocated via the Council's Local lettings Strategy to council residents living on the adjacent estate of which some would have had one or more of the protected characteristics. The new homes will be either fully accessible on the ground floor or accessible by lift for the upper floors. The new homes are also connected to a communal heating plant and fully insulated reducing heating bills. The new homes are also linked to an entryphone system improving security to their homes
 - **3: Construction of 8 X 4bd houses for Private Sale providing large family accommodation on the Hanley Crouch site which will be available on the open market on completion.**

- Like any new development, construction will result in noise, dust and inconvenience to residents adjacent to the construction site. For the Hanley Crouch site, we have identified residents in the immediate vicinity on which the building works will impact and have discussed this element with them. We have also inserted some additional clauses into the building contract to minimise the amount of potential inconvenience should these be required. The contractor will also be required to sign to the Considerate Contractor Scheme to work with the Council and residents to minimise any inconvenience to neighbouring residents. The contractor will also be asked to provide regular newsletters so that the residents affected are kept up to date with the progress of the new development. There will also be a comment book held on site for any resident to register any comments or complaints for LBI's action.
- Islington's vision for housing as laid down in the Housing Strategy 2014 – 2019 is to make sure everyone in Islington has a place to live that is affordable, decent and secure. Secure and affordable housing is recognised as an enabler. Housing has an important role in shaping healthy places, preventing ill health, supporting residents into work and tackling child poverty. The council has a corporate objective to deliver 550 new council homes by 2022. The delivery of the Hanley Crouch Scheme is part of Islington's Corporate objective to deliver New Homes.

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.

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
Minimise implications of construction nuisance	LBI, Employers Agent and selected Building contractor	May 2019 and on going through out building contract.

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: 17/01/2019

Head of Service or higher:



Signed: _____

Date: 17/01/2019