

Resident Impact Assessment

1819-0168 Bevin Court and Holford House Communal Heating Renewal (2020)

Service Area: Housing

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

The intended outcome is to provide an improved heating and hot water system to the residents of Bevin Court and Holford House, in line with London Borough of Islington (LBI) policy and our legislative requirements as a landlord. The renewal of the distribution pumps and the pipework running from the plant room into each home will provide more reliable and efficient hot water and heating facilities. These changes will also improve water pressure throughout the estate.

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.

DATA PRESENTED BELOW EXCLUDES UNKNOWN OR MISSING DATA FOR COUNCIL TENANT & LEASEHOLD HOUSEHOLDS		Tenants	Leaseholders
Gender	Female	58.70%	52.30%
	Male	40.30%	47.70%
	Transgender	0.10%	0%
Age	Under 20	0.30%	0.10%
	20 - 29	10.50%	4.30%
	30 - 39	16.00%	21.20%
	40 - 49	22.20%	27.90%
	50 - 59	20.50%	23.40%
	60-69	13.40%	12.60%
	70 and over	17.20%	10.50%

Disability	Blind/Visually Impaired	2.10%	1.00%
	Deaf/Hearing Impaired	2.10%	1.50%
	Learning Difficulty	2.10%	0.30%
	Mental Illness	11.40%	1.30%
	Mobility Difficulty	5.10%	1.40%
	No Disability	57.70%	81.70%
	Other Disability	13.80%	9.20%
	Physical Difficulty	5.30%	3.30%
	Wheelchair User	0.50%	0.20%
Sexual orientation	LGBT	3.60%	6.70%
	Heterosexual	96.40%	93.30%
Race	BME	42.40%	35.80%
	White	57.50%	64.20%
Religion or belief	Buddhist	1.10%	1.60%
	Christian	58.80%	55.70%
	Hindu	0.50%	2.40%
	Humanist	0.40%	0.80%
	Jewish	0.30%	1.40%
	Muslim	16.90%	7.60%
	No Religion	19.60%	28.50%
	Other Religion	1.80%	1.30%
	Rastafarian	0.40%	0.10%
	Sikh	0.20%	0.50%

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? NO
- Is the proposal likely to have a negative impact on equality of opportunity for people with protected characteristics? Are there any opportunities for advancing equality of opportunity for people with protected characteristics? NO

- 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? Are there any opportunities for fostering good relations? NO
- Is the proposal a strategic decision where inequalities associated with socio-economic disadvantage can be reduced? NO

During the construction phase residents are likely to occur temporary disruption, but this will be kept to a minimum. Access inside residents' homes will be required in order to renew their heating equipment. Upon completion of the project, residents will experience a more reliable and efficient communal heating service which will benefit the community.

Site Access: There will be some restricted access around the residential blocks due to excavations. This is due to the affected pipe work feeding Holford house being situated underground. At certain stages of the project, residents may be required to go alternative routes round the site as they go to/from their 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](#).

Prior to commencing work there will be regular consultation with residents. The council will keep residents informed on key dates and will be given information and updates through letters from Stan Goulding (Project Liaison Officer). In the tender process contractors will be assessed on their ability to minimise disruption, this will be assessed by past experience and the proposal put forward. It will also be a requirement that contractors will have a Resident Liaison Officer on site to interact and plan works which directly affect residents.

