

## Resident Impact Assessment

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

**Service Area: Housing New Homes**

**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 Harvist Estate Scheme P2018/2767/FUL: Construct of 24 new dwelling units (100% social rent) on the Harvist Estate Site and is part of Islington's New Homes Programme.**

### **Background:**

The Harvist Estate Scheme will provide 24 new residential homes (4 x 1B2P flats, 4 x 2B3P flats, 8 x 2B4P houses, 4 x 3B4P houses and 4 x 4B7P Houses). All properties will be for social rent. In addition the scheme will include improvements to the public realm, new refuse facilities and bicycle storage on the estate.

The planning committee resolved on 8 January 2019 to grant planning permission for the development being ref: **P2018/2767/FUL** with a letter of undertaking by the Director of Housing in the form of a section 106 agreement. The description, reason and manner of this dependency is explained below.

We have already consulted local residents, local ward councillors, the council's planning, refuse, estate services, and energy and housing allocation departments. Other departments also consulted were the fire brigade services and Metropolitan Police Secured by design officers to deliver the best possible outcomes.

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## **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 residents of the Harvist Estate will be impacted following the construction of the new development with noise, dust and traffic. No residents will be required to move from their homes. Traffic calming measures will make the estate safer and new landscaping will increase

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biodiversity and improve amenity space across the estate. The realignment of Citizen road will provide better emergency vehicles better access.

		Borough profile	Service User profile
		Total: 206,285	Total: 960
Gender	Female	51%	49%
	Male	49%	48%
	Other / Undisclosed	-	3%
Age	Under 16	32,825	197
	16-24	29,418	99
	25-44	87,177	304
	45-64	38,669	227
	65+	18,036	90
	Undisclosed	-	43
Disability	Disabled	16%	11%
	Non-disabled	84%	83%
	Undisclosed	No data	6%
Sexual orientation	LGBT	No data	1%
	Heterosexual/straight	No data	24%
	Undisclosed	No data	75%
Race	BME	52%	38%
	White	48%	23%
	Undisclosed	-	39%
Religion or belief	Christian	40%	14%
	Muslim	10%	9%
	Other	4.5%	1.5%
	No religion	30%	5.5%
	Religion not stated	17%	70%

### 3. Equality impacts

There are no changes that have been identified that will be discriminatory towards the people that live on the estate and 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 scheme will provide 4 wheelchair units (which is twice the requirement at 10%). The new homes will be suitable for families with children and residents with mobility needs.

Residents with allocated car parking on Citizen Road will retain their parking allocation. Residents blue badge holder will be allocated the closest car parking spaces to their home. During the construction period temporary parking will be allocated on the estate and locally. Residents will always have to access their homes.

The new homes will be allocated via the Council's Local Lettings Strategy to council residents living on the estate of which some would have one or more protected characteristics. The new homes will be fully accessible on the ground floor. The new homes are 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.

Like any new development, construction will result in noise, dust and inconvenience to residents adjacent to the construction site. For the Harvist Estate site, we have identified residents in the immediate vicinity on which the building works will impact and will continue to discuss this element with them.

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. In addition, the contractor will allow 24-hour access to Citizen road during the construction period for emergency vehicles and resident disable vehicles at Globe Court.

To mitigate against loss of parking during the construction period, temporary parking will be provided for residents with allocated parking either on or off the estate.

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. The newly designed play areas are between the new and old residential blocks allowing the communities on the estate to interact and develop community cohesion. Also, the police department and council will benefit from the new development as the design seeks to eliminate anti-social behavior allowing their resource to be moved to other hot spots in the community. The council will continue to engage with the TRA and residents through the design and construction stages to foster stronger relationships.

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 Harvist Estate scheme is part of Islington's Corporate objective to deliver New Homes.

The Council will be able to achieve a significant amount of social benefit and value through this procurement. Social value will be included as an award criterion within the tender process in order to derive the maximum social benefit from the contract and the supply chain. As part of the evaluation process bidders will be asked to include a proposal regarding the social value they can achieve. The social evaluation will require bidders to consider their economic, environmental and social plans for delivery.

The Council is committed to supporting residents into employment, especially those who are disadvantaged in the labour market. Increased training apprenticeship and employment outcomes have been achieved by building in these requirements at the commencement of the procurement process. The contractor is committed to meeting the Council's requirement of 1:20 where 1 fulltime apprenticeship will be provided for every 20 homes built.

There will be opportunities for sustained employment for local unemployed people facilitated through the new development with the requirement for all contractors to pay the LLW.

## 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**

## 5. Action

Action	Responsible person or team	Deadline
Allocation of parking	Area Housing Office, Customer Services	09/2021 and ongoing throughout programme.
Minimise implications of construction nuisance	LBI, Employers Agent and selected Building contractor	March 2020 and ongoing throughout programme.
Allocation of housing through the Local Lettings policy	Lettings team	09/2021 and ongoing throughout programme

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: \_\_\_\_\_

Date: 17/05/2019

Head of Service or higher:



Signed: \_\_\_\_\_

Date: 20/05/2019