

# Resident Impact Assessment

## Wedmore Estate

### Service Area: Housing New Build

## 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 Wedmore Estate Scheme P2017/4763/FUL: Construct of 19 new dwelling units (100% social rent) on the Wedmore Estate Site and is part of Islington's New Homes Programme.**

### Background:

The Wedmore Estate Scheme will provide 19 new residential homes (3 x 1B2P flats, 9 x 2B4P flats, and 7 x 3B5P flats including 2 wheelchair units). All properties will be for social rent. In addition, the scheme will include improvements to the public realm.

The planning committee resolved on 23 April 2018 to grant planning permission for the development being ref: **P2017/4763/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 department also consulted was the Metropolitan Police Secured by design officers to deliver the best possible outcomes.

The appointed architects together with the design consultants have designed a scheme occupied by the existing car parking and children's play area to provide 19 new dwellings with a mix of 1, 2 and 3 bed energy efficient homes and upgraded landscaping across the entire estate.

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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.

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The residents of the Wedmore Estate and Wedmore Street 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. There will be no loss of car parking spaces on the estate as new spaces will be reprovided on other parts of the estate. Traffic calming measures will make the estate safer and new landscaping will increase biodiversity and improve amenity space across the estate.

		<b>Borough profile</b>	<b>Service User profile</b>
		<b>Total: 206,285</b>	<b>Total: 223</b>
<b>Gender</b>	<b>Female</b>	<b>51%</b>	<b>53%</b>
	<b>Male</b>	<b>49%</b>	<b>47%</b>
<b>Age</b>	<b>Under 16</b>	<b>32,825</b>	<b>46</b>
	<b>16-24</b>	<b>29,418</b>	<b>19</b>
	<b>25-44</b>	<b>87,177</b>	<b>76</b>
	<b>45-64</b>	<b>38,669</b>	<b>47</b>
	<b>65+</b>	<b>18,036</b>	<b>35</b>
<b>Disability</b>	<b>Disabled</b>	<b>16%</b>	<b>Not declared</b>
	<b>Non-disabled</b>	<b>84%</b>	<b>Not declared</b>
<b>Sexual orientation</b>	<b>LGBT</b>	<b>No data</b>	<b>Not declared</b>
	<b>Heterosexual/straight</b>	<b>No data</b>	<b>Not declared</b>
<b>Race</b>	<b>BME</b>	<b>52%</b>	<b>Not declared</b>
	<b>White</b>	<b>48%</b>	<b>Not declared</b>
<b>Religion or belief</b>	<b>Christian</b>	<b>40%</b>	<b>Not declared</b>
	<b>Muslim</b>	<b>10%</b>	<b>Not declared</b>
	<b>Other</b>	<b>4.5%</b>	<b>Not declared</b>
	<b>No religion</b>	<b>30%</b>	<b>Not declared</b>
	<b>Religion not stated</b>	<b>17%</b>	<b>Not declared</b>

### 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? **No**
- 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.

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

- 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?

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

The construction of the new residential block will also impact on Rights to Light to neighbouring properties surrounding the development. The council has commissioned a Right to Light survey which identified two properties being affected. The council's Right to Light surveyors are in advanced negotiations to agree compensation for the two properties.

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.

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

- Are there any opportunities for fostering good relations?

The council has engaged with the Tenant and Resident Association (TRA) at meetings and through resident consultation drop-in events. As part of the consultation residents have attended drop in events and completed questionnaires. Resident's comments have influenced the design and wherever possible we have incorporated resident's suggestions. Residents beyond the Wedmore Estate have also attend consultation events. The newly designed play areas allowing the communities on the estate to interact and develop community cohesion. Throughout

the consultation and design process the design team have met with key stakeholders including the Police and key council departments to develop the scheme to address anti-social behaviour. The council will continue to engage with the TRA and residents through the design and construction stages to foster stronger relationships.

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

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## 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**

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## 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
Appoint contractor with a requirement to adhere to Considerate Contractor scheme's rules	New Build team	Ongoing
Agree compensation with residents whose properties will be affected by loss of light	Council's appointed surveyors	Ongoing
Allocation of parking	Area Housing Office, Customer Services	Ongoing
Allocation of housing through the Local Lettings policy	Lettings team	Ongoing

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: 22/05/2019

**Head of Service or higher:**



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

Date: 22/05/2019