

# Resident Impact Assessment

## 1920-0140 Hathersage Court Communal Heating Works (2020)

### Service Area: Housing

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

The intended outcome is to completely remove the gas from the Hathersage Court block in line with a structural assessment of the building performed by Conisbee. The heating works will thus include the replacement of individual boilers with an external communal heating plantroom, the installation of distribution pipework and new domestic installations.

#### 2. Resident Profile

DATA PRESENTED BELOW EXCLUDES UNKNOWN OR MISSING DATA FOR COUNCIL TENANT & LEASEHOLD HOUSEHOLDS		Tenants	Leaseholders
<b>Gender</b>	<b>Female</b>	<b>58.70%</b>	<b>52.30%</b>
	<b>Male</b>	<b>40.30%</b>	<b>47.70%</b>
	<b>Transgender</b>	<b>0.10%</b>	<b>0%</b>
<b>Age</b>	<b>Under 20</b>	<b>0.30%</b>	<b>0.10%</b>
	<b>20 - 29</b>	<b>10.50%</b>	<b>4.30%</b>
	<b>30 - 39</b>	<b>16.00%</b>	<b>21.20%</b>
	<b>40 - 49</b>	<b>22.20%</b>	<b>27.90%</b>
	<b>50 - 59</b>	<b>20.50%</b>	<b>23.40%</b>
	<b>60-69</b>	<b>13.40%</b>	<b>12.60%</b>
	<b>70 and over</b>	<b>17.20%</b>	<b>10.50%</b>
<b>Disability</b>	<b>Blind/Visually Impaired</b>	<b>2.10%</b>	<b>1.00%</b>
	<b>Deaf/Hearing Impaired</b>	<b>2.10%</b>	<b>1.50%</b>
	<b>Learning Difficulty</b>	<b>2.10%</b>	<b>0.30%</b>
	<b>Mental Illness</b>	<b>11.40%</b>	<b>1.30%</b>

	<b>Mobility Difficulty</b>	<b>5.10%</b>	<b>1.40%</b>
	<b>No Disability</b>	<b>57.70%</b>	<b>81.70%</b>
	<b>Other Disability</b>	<b>13.80%</b>	<b>9.20%</b>
	<b>Physical Difficulty</b>	<b>5.30%</b>	<b>3.30%</b>
	<b>Wheelchair User</b>	<b>0.50%</b>	<b>0.20%</b>
<b>Sexual orientation</b>	<b>LGBT</b>	<b>3.60%</b>	<b>6.70%</b>
	<b>Heterosexual</b>	<b>96.40%</b>	<b>93.30%</b>
<b>Race</b>	<b>BME</b>	<b>42.40%</b>	<b>35.80%</b>
	<b>White</b>	<b>57.50%</b>	<b>64.20%</b>
<b>Religion or belief</b>	<b>Buddhist</b>	<b>1.10%</b>	<b>1.60%</b>
	<b>Christian</b>	<b>58.80%</b>	<b>55.70%</b>
	<b>Hindu</b>	<b>0.50%</b>	<b>2.40%</b>
	<b>Humanist</b>	<b>0.40%</b>	<b>0.80%</b>
	<b>Jewish</b>	<b>0.30%</b>	<b>1.40%</b>
	<b>Muslim</b>	<b>16.90%</b>	<b>7.60%</b>
	<b>No Religion</b>	<b>19.60%</b>	<b>28.50%</b>
	<b>Other Religion</b>	<b>1.80%</b>	<b>1.30%</b>
	<b>Rastafarian</b>	<b>0.40%</b>	<b>0.10%</b>
	<b>Sikh</b>	<b>0.20%</b>	<b>0.50%</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? 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

**Disruption to residents:** 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. There will be a disruption to heating and hot water services for the duration of a working day (about 8 hours), when domestic installations are required.

**Site Access:** There will be some restricted access around the residential blocks due to excavations. This is due to the new distribution pipework and temporary plantroom locations around the building. At certain stages of the project, residents may be required to go alternative routes round the site as they go to/from their homes.

**Block and property access:** Increased numbers of staff and contractors accessing the block or individual properties and the use of scaffolding towers may result in an increased risk of burglaries and anti-social behaviour.

**Major disruption to heating and hot water services:** Cadent, the gas supplier to the block, have advised that if gas is detected in any flat, they will permanently isolate the supply of gas to a group of flats and potentially the block.

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## 4. Safeguarding and Human Rights impacts

### a) Safeguarding risks and Human Rights breaches

Access to individual properties will be required but all residents will be contacted by a Resident Liaison Officer prior to this.

If potential safeguarding and human rights risks are identified, then please contact [equalities@islington.gov.uk](mailto:equalities@islington.gov.uk) to discuss further:

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## 5. Action

**Disruption to residents/ Site Access:** Prior to commencing work there will be regular communication 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). 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.

Residents will be notified in advance on the date the domestic works are going to take place by the Resident Liaison Officer. The heating contractor, Cenergist, have successfully delivered a number of projects for Islington. We have received positive feedback from residents on their work and how they have communicated with residents.

A room will be available in the block with refreshments and hot water offered to residents while the domestic works take place in individual properties.

**Block and property access:** All contractors will be required to wear a badge at all times and access to scaffolding towers will be controlled. This will minimise the risk of burglaries and anti-social behaviour.

**Major disruption to heating and hot water services:** The Council is doing everything in its power to minimise the risk of delayed works or non-delivery; namely working with contractors with experience in similar communal heating projects in Islington and opting for a heating solution that the Council has extended experience with.

Upon completion of the project, residents will experience a more reliable and efficient communal heating service which will benefit the community.

**This Resident Impact Assessment has been completed in accordance with the guidance and using appropriate evidence.**

**Staff member completing this form:**

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

Date: [Click here to enter a date.](#)

**Head of Service or higher:**

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

Date: [Click here to enter a date.](#)