

Resident Impact Assessment

Title of policy, procedure, function, service activity or financial decision: New Lease at 49-59 Old Street, London, ECIV

Service Area: Resources

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

One of the council's priorities for non-residential property is to ensure that it generates revenue from open market lettings of investment properties. Existing properties suitable for investment are limited on account of the small size of the property portfolio.

49/59 Old Street represents a strong case to invest through generating rental income to fund other services and will strengthen the capital value of the property.

2. Resident Profile

Who is going to be impacted by this change i.e. residents/service users/tenants? We do not envisage any group will be affected by this new lease.

		Borough profile	Service User profile
		Total: 206,285	Total:
Gender	Female	51%	
	Male	49%	
Age	Under 16	32,825	
	16-24	29,418	
	25-44	87,177	
	45-64	38,669	
	65+	18,036	
Disability	Disabled	16%	
	Non-disabled	84%	
Sexual orientation	LGBT	No data	
	Heterosexual/straight	No data	
Race	BME	52%	
	White	48%	
Religion or belief	Christian	40%	
	Muslim	10%	

	Other	4.5%	
	No religion	30%	
	Religion not stated	17%	

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 people with any of the protected characteristics.

- 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?

The proposal is not likely to have a negative impact on people with protected characteristics and there are in fact opportunities for advancing equality for people with protected characteristics as the refurbishment has improved accessibility to the building.

The proposal will also improve security on the access road to the rear of the site reducing the risk of fly-tipping and other anti social behaviour.

- 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?

The proposal will not have any negative impacts. The building is more accessible through good design, including services being installed at an accessible height, contrasting colour schemes being used to make it easier for people with a visual impairment to navigate the building and the installation of a ground floor accessible toilet. Cladding will also be removed from the existing lifts, increasing the internal dimensions.

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

The proposal is not a strategic decision in this regard.

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 identified risks or breaches against human rights.

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
Should any impacts arise relating to building access and use we will investigate to address any issues	Corporate Property Services	15 working days from receipt of impact issue

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: *Peter M. Holman*

Date: 27/01/2020

Head of Service or higher:

Signed: *Stephen Biggs*

Date: 29/01/2020