



Resident Impact Assessment

Communal Lighting and Power (including emergency lighting) to 24 Residential High Rise Tower Blocks

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

These works are to replace life cycle expired lighting systems presently installed within the communal areas of 24 residential high rise tower blocks.

Residents will benefit from the use of less electrical power and the new systems will be cheaper to maintain as they do not have to have monthly checks by an electrician.

Instead, checks are reported electronically using internet backed technology and managed by the Council's maintenance teams.

2. Resident Profile

There are 1,303 homes effected by these works with 398 homes identified as having vulnerable residents living there.

The table below sets out the resident demographic profile to identify where there might be an impact caused from the work.

There are no specific demographic impacts identified.

		Borough profile	Service User profile
		Total: 206,285	Total:
Gender	Female	51%	Not known – has no impact to electrical services works
	Male	49%	Not known – has no impact to electrical services works
Age	Under 16	32,825	Not known – has no impact to electrical services works
	16-24	29,418	Not known – has no impact to electrical services works

	25-44	87,177	Not known – has no impact to electrical services works
	45-64	38,669	Not known – has no impact to electrical services works
	65+	18,036	Not known – has no impact to electrical services works
Disability	Disabled	16%	334 addresses identified
	Non-disabled	84%	863 addresses identified
Sexual orientation	LGBT	No data	Not known – has no impact to electrical services works
	Heterosexual/straight	No data	Not known Not known – has no impact to electrical services works
Race	BME	52%	Not known – has no impact to electrical services works
	White	48%	Not known – has no impact to electrical services works
Religion or belief	Christian	40%	Not known – has no impact to electrical services works
	Muslim	10%	Not known – has no impact to electrical services works
	Other	4.5%	Not known – has no impact to electrical services works
	No religion	30%	Not known – has no impact to electrical services works
	Religion not stated	17%	Not known – has no impact to electrical services works

3. Equality impacts

Consideration has been given to the equality impact these works might have to residents.

Equality has been considered in regard to the following key characteristics: age, disability gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

It was considered that residents age and disability would be factors that require consideration in the undertaking of these works.

The risks are poor lighting effected as existing systems are removed and the risk of the works themselves with factors such as work tools, step ladders, etc. as these are in use by works teams and the risk of potential harm to residents which might be caused.

The risk of poor lighting has been reduced as the existing lighting is to be removed and the new fitted and commissioned within the same working day (on a phased programme).

The risk of harm to residents has been mitigated by the use of setting out / fencing off work spaces using barrier / hazard screening, warning signs, etc.

Residents are to be consulted on the works programme via resident organisations such as Tenant Management Organisations (TMO) and Resident Associations (RA), etc.

Leaseholders are to be notified on the works in accordance with the recommendations of the Landlord and Tenant Act (1985) and consulted accordingly.

4. Safeguarding and Human Rights impacts

These works are to communal areas and plant rooms, etc. No work is to be undertaken within dwellings. Safeguarding risk has been mitigated by the points stated below.

a) Safeguarding risks and Human Rights breaches

The safeguarding risk has been identified as:

1. Risk to residents
2. Risk to workforce

Risk to residents has been categorised as low and has been reduced by the following measures:

- introduction of the workforce via Tenant Management Organisations / Resident Associations (TMO / RA) meetings
- newsletters and site posted updates on works
- contractor using directly employed staff except where a specialist task is required e.g., fire stopping
- Contract teams wearing lanyard i.d.'s

Risk to the workforce has been categorised as low.

Reduced by the following measures:

- Use of Project Liaison Officer (PLO's)
- Use of TMO / RA and resident groups
- Contract teams wearing lanyard i.d.'s

5. Action

From the impacts identified the table below provides an action appropriate to reduce overall risk. The task has been allocated to the Council's team and stated a deadline for the task which corresponds to the forecast works programme.

Action	Responsible person or team	Deadline
Complete tender returns and award contract to tenderer who meets the quality criteria for managing work	Wesley Carlisle-Goldthorpe	May 2020
Identify residents with a disability and arrange for contacting those who might be effected by these works	Stan Goulding / Wesley Carlisle-Goldthorpe	May 2020
Liaise with resident groups prior to work starting and throughout contract duration	Stan Goulding / Wesley Carlisle-Goldthorpe	June / July 2020 to October 2021
Review contractor Risk Assessment Method Statements (RAMS) and approve prior to work commencing	Wesley Carlisle-Goldthorpe	June / July 2020 to October 2021
Manage works throughout contract and carry out spot checks on activities throughout contract duration ensuring all requirements of RAMS are met	Wesley Carlisle-Goldthorpe	June / July 2020 to October 2021

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

Staff member completing this form:

Signed: WP Carlisle-Goldthore

Date: 11/03/2020

Head of Service or higher:

Signed: Simon Kwong

Date: 16/04/2020