

Resident Impact Assessment

AWARD OF A D&B CONSTRUCTION SERVICES CONTRACT FOR THE CONSTRUCTION OF FORTY-SIX NEW HOMES, A NEW COMMUNITY CENTRE, A MULTI-GAMES COURT AND ASSOCIATED LANDSCAPING AND PUBLIC REALM IMPROVEMENTS ON THE ELTHORNE ESTATE (SUNKEN PITCH AND COMMUNITY CENTRE SITES AND ZOFFANY PARK N19).

Service Area: Housing Newbuild

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

1. The proposed development will deliver 46 new homes (52% affordable) on two sites:
 - Site 1: Sunken Pitch Site (disused football court) on St John's Way; and
 - Site 2: St John's Community Centre Site on Holland Walk (including the former School Caretakers' cottage on the corner of Nicholay Rd and Buxton Rd.
2. A new fit for purpose community centre will be built to replace the old on site (Site 2) with a mini-piazza in front of the new entrance;
3. A new multi-games court will be reprovided on Zoffany Park (Site 3) to replace the disused sunken pitch, along with improvements to the existing toddler play facilities and park landscaping.
4. Estate Road and Public realm improvements:
 - the development scheme will also create an additional pocket green space to the south of Site 1 as well as improvements to the end of Duncombe Rd;
 - Improved landscaping and paving at the entrances to the estate on Holland Walk from St John's Way /Duncombe Rd and Elthorne Road.
 - Improvements to estate paving; lighting; greening; accessibility and community safety.

2. Resident Profile

The table below provides a breakdown of those with protected characteristics living at Elthorne Estate when compared to the boroughs population.

		Borough profile	Service User profile
		Total: 206,285	Total: 877 HH's/ Hillrise ward
Gender	Female	51%	56%
	Male	49%	44%
Age	Under 16	32,825	169 (*)
	16-24	29,418	122 (*)

	25-44	87,177	292 (*)
	45-64	38,669	230 (*)
	65+	18,036	118 (*)
	No Data recorded	160	-
Disability	Disabled	16%	29%
	Non-disabled	84%	54%
	No data recorded	0	17%
Sexual orientation	LGBT	No data	2%
	Heterosexual/straight	No data	68%
	No data recorded	No data	30%
Race	BME	52%	29%
	White	48%	26%
	No data recorded	0%	45%
Religion or belief	Christian	40%	37%
	Muslim	10%	24%
	Other	4.5%	3%
	No religion	30%	11%
	Religion not stated	17%	24%
	No data recorded	0%	1%

(*) The estate population age group figures are based on available data therefore do not represent actual numbers.

3. Equality impacts

- There are no foreseeable negative equality impacts on the residents of the estate or surrounding area. The 16 social rent homes are offered as a priority to local residents (Local Lettings policy) addressing local housing needs, assisting with current overcrowding and under occupation on the estate, as well as increasing the affordable housing provision in the borough. The scheme will be providing 5 wheelchair dwellings. All 46 homes which will be to life time home standard where currently neither exist on the estate.
- 8 Shared ownership homes will be helping younger generation Islington residents and/or people working in LBI (eg key workers) to get a step onto the property ladder.
- The demolition of 45 Nicholay Rd corner site (previously school caretaker's cottage) will not impact on the residents living there under a temporary accommodation agreement. The residents housed in the caretaker's cottage have already been rehoused in suitable accommodation of their choice.

- The new homes will be life-time homes, enabling the elderly and/or residents with mobility issues to live their homes independently for longer.
- The new homes are highly insulated and will help address fuel poverty.
- Residents with physical disabilities, elderly and parents with prams etc currently living near the proposed sites on Elthorne Estate will benefit from improved accessibility from Holland Walk to their block and/or the new community facilities on Holland Walk. The external landscaping improvements include ramps where there were previously steps.
- A new multi-games court and improved play facilities at Zoffany Park will help increase provision for youths/families with children on the estate, compensating for the loss of the original sunken pitch.
- Potential impacts of the community centre and new ball court will be managed to ensure they are no worse than the existing. The new ball court will be locked daily after 9.30pm (until 8am).
- The new community centre will be more transparent and accessible, allowing better uptake of activities and services on offer. The potential nuisance from residents using the centre (eg parties) will be no worse than before. Special noise limitation measures have been employed, high insulation levels in the ceiling, and the entrance will face westward (toward a 'flank wall rather than the terrace to the south) to limit disturbance.
- The project team with the help of the Community Engagement team will help provide alternative locations during the works for activities/ clubs taking place at the existing community centre within reasonable proximity to the estate (eg at Caxton House, Hargrave Park Hall and Brickworks).
- In constructing the new homes on Sites 1 and 2, there will be significant environmental improvements to the urban layout, to lighting and residents' overlooking of spaces and levels of 'natural surveillance'. The changes to the urban design at the back of the community centre have improved visibility and sight lines. These will improve safety and help reduce levels of ASB on and around the estate.
- It is anticipated that whilst the works are underway, there will be dust, noise and nuisance that will affect all the adjacent blocks. All necessary steps will be taken by the contractor to minimise the impact of the works, including the changes to access to from the existing homes and school building, for road users (Duncombe and Buxton Rd) and pedestrians.
- Any issues and impacts concerning vulnerable residents, and those with mobility issues will be identified by the Project Team and the Contractor's Residents Liaison

Officer from the start, before the building works begin, to ensure that steps can be taken to minimise the difficulties they will experience when moving around the estate and in and out of the existing buildings.

- The proposed development will not have a negative impact on relations between residents who live on the estate who have a protected characteristic and the rest of the population in Islington. The project team will be required to produce monthly newsletters which will address matters concerning all residents but will also bring to the fore the steps taken by the contractor to ensure that those with protected characteristics are highlighted and if necessary communicated in person.

4. Safeguarding and Human Rights impacts

a) Safeguarding risks and Human Rights breaches

The proposed development will be built next to a school. Steps will be taken to ensure that overlooking will be limited during the construction phase. There will be no contact between the construction team and the adjacent school. There are no known vulnerable adults living on the estate.

If potential safeguarding and human rights risks are identified, then **please contact equalities@islington.gov.uk to discuss further:**

5. Action

The actions needed to address the gaps identified in sections 3 and 4 above are set out in the table below.

Action	Responsible person or team	Deadline
Decanting the residents living in the former Caretaker's cottage (temporary accommodation) at 45 Nicholay Rd to be demolished. They have been allocated suitable alternative accommodation of their choice and have moved out.	Housing Allocations Team	Prior to start on site COMPLETED
Identify and communicate with people physical disabilities	Project Team	Prior to start on site
Communicate with the school adjacent to the estate	Project Team	Prior to start on site and ongoing.

Take steps during the construction phase to minimise the impact in the changing levels around the estate; as well as site deliveries etc.	Construction Team	Prior to start on site

Please send the completed RIA to 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:

Head of Service or higher:

Signed: Eleni Tsoskounoglou Koroshilov

Signed: 

Date: 26/03/2019

Date: 05/04/2019

