

Resident Impact Assessment

Appendix 4

AWARD OF A CONTRACT FOR THE CONSTRUCTION OF 36 NEW HOMES, AFFORDABLE WORKSHOP SPACE, LANDSCAPE AND ENVIRONMENTAL IMPROVEMENTS AT ANDOVER ESTATE

Service Area: Housing Needs & Strategy

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

Plans to develop Andover Estate is a significant step and has been in the making for many years, towards Islington Council investing its resources to meeting its commitment to deliver 1900 much needed genuinely affordable new homes by 2022. As it strives for a 'fairer Islington', the council have championed community engagement and leadership from the very outset to achieve "buy-in" from tenants and leaseholders on the Andover Estate. The Council has ensured that residents informed the decision making and design process through the creation of the Andover Estate Development Plan, followed by council led and facilitated community consultation sessions over a 4-year period.

An outline master plan to deliver a total of 199 new homes on the estate to include Council owned sites along the Hornsey Road was granted in November 2017 subject to reserved matters being submitted. The Council now considers that it has a unique opportunity to deliver its strategic objectives to provide additional new homes, a new health provision that is fit for purpose and can accommodate the growing population in the area and the revival of a commercial hub along the Hornsey Road by including the Holloway Police Station site.

The first phase of the project attained detailed planning approval in November 2017. It will deliver the first 36 new homes outlined in the masterplan, alongside new affordable workspace, improvements to the landscaping and the provision of 162 cycle parking spaces. A contractor has been appointed and works are due to begin in November 2019.

Islington Council as a Leader/Enabler

With nearly 1,065 homes occupying 10 hectares of land, Andover Estate is the largest within Islington, and has been identified by the council as a valuable opportunity to maximise space and increase housing within the area.

Andover Estate has become an 'urban island': despite its proximity to main transport hubs and amenities, few people choose to walk through the estate due to its tangled network of narrow streets and redundant public space.

The scheme therefore not only focuses on providing an increase in quality housing but also seeks to enliven the public realm by improving connectivity and legibility of routes through the estate, helping to stitch it back into the wider community.

Garages, many of which are unused, will be converted to provide affordable community workspace on the ground floor with affordable new homes above. Small single aspect flats will be converted into larger, dual aspect homes with improved access and security.

Redundant pockets of space located at key points around the edge of the estate, currently fronted by blank gables, have been identified as sites for new build infill, with careful consideration of massing and fenestration within the context. In response to local housing demand, these new residential blocks will change from single bedroom apartments to spacious family homes.

A proportion of the new build and refurbished flats will be wheelchair accessible, and where new buildings adjoin old, lift and level access will be provided to ensure accessibility for all.

The current phase one proposals consist of 3 infill locations around the existing estate and will provide 36 new council homes including family houses, affordable workshop space, estate improvement and upgrades to landscaping and community space.

2. Resident Profile

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

		Borough profile	Andover Estate Resident Profile
		Total: 206,285	
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	
	No Data recorded	160	
			100%
Disability	Disabled	16%	
	Non-disabled	84%	
	No data recorded	0	
Sexual orientation	LGBT	No data	
	Heterosexual/straight	No data	
	No data recorded	No data	
Race	BME	52%	
	White	48%	
	No data recorded	0%	
Religion or belief	Christian	40%	
	Muslim	10%	
	Other	4.5%	
	No religion	30%	
	Religion not stated	17%	

	No data recorded	0%	
--	------------------	----	--

3. Equality impacts

- Residents currently living at Andover Estate with physical disabilities will benefit from improved access to a number existing blocks with lifts replacing ramp access to upper floors which were not DDA compliant. As a result of the creation of the internal bin, waste and recycling store, residents reliant on wheelchairs and with limited mobility will have greater access to these facilities than they currently do. These estate improvements will include up-grades to existing central court yards which will include the provision of communal gardens for growing vegetables and other plants. This initiative will be supported by a local community organisation who will work alongside residents to engage with the gardening project as a way to overcome isolation and encourage participation. This will be particularly target elderly people and those living with mental illness to make use of the new garden.
- In constructing the new homes at Andover Estate the building works will cause changes to the existing layout of the estate. It is anticipated that whilst the works are underway, steps will be taken by the contractor to minimise the impact of changes to the layout from the existing building for road users and pedestrians.
- Those residents who are known to the Project Team to have disabilities will be communicated with early on 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 the needs those with protected characteristics are highlighted and if necessary communicated with directly in person.

4. Safeguarding and Human Rights impacts

a) Safeguarding risks and Human Rights breaches

The developments will take place across seven locations on the estate and will impact many residents who live there. The Contractor will be required to undertake training with its workforce to ensure employees understand members of the community who are greater risk and what forms these risks can take, how to spot human rights breaches and the responsibility every employee has to address it or to seek advice and support on dealing with such breaches

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
Identify and communicate with people physical disabilities	Project Team	Prior to start on site
Communicate with the Andover Community Centre based within the estate	Project Team	Prior to start on site
Take steps during the construction phase to minimise the impact in the changing levels around the estate	Construction Team	Prior to start on site

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: Rosemarie Jenkins

Date: 09/2017

Head of Service or higher:

Signed: Stephen Nash

Date: 09/2017