



Resident Impact Assessment

AWARD OF A PRE-CONSTRUCTION SERVICES CONTRACT FOR THE CONSTRUCTION OF FORTY ONE NEW HOMES, ESTATE IMPROVEMENTS AND LANDSCAPING AT DIXON CLARK COURT

Service Area: Housing Needs & Strategy

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

No. 1 – 60 Dixon Clark Court Canonbury Road is situated in a residential block surrounded by a car parking, a communal garden for residents and a small office occupied by the Tenant Management Organisation (TMO). The estate is bordered by the Highbury Gyratory which is the subject of a major re-development scheme being undertaken by Transport for London (TfL), Canonbury Primary School, Keens Yard which contains parking and a garage block and the back gardens/yard of properties which front onto St Pauls Road. All of the residents in occupation at Dixon Clark Court will be impacted by the Council's proposal to build 41 new homes, to remove two existing flats on the ground floor and replace them with a bin, bike and recycling store as well as storage for the existing and new homes on the estate. In addition the new build proposals will up-date the front entrance to the existing tower, replace the existing TMO office and re-configure the resident's garden.

2. Resident Profile

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

		Borough profile	Service User profile
		Total: 206,285	Total: 103
Gender	Female	51%	48.54%
	Male	49%	33.98%
Age	Under 16	32,825	17.48%
	16-24	29,418	9.71%
	25-44	87,177	27.18%
	45-64	38,669	17.48%
	65+	18,036	12.62%
No Data recorded		160	15.53%
			100%
Disability	Disabled	16%	12.62%
	Non-disabled	84%	22.33%
	No data recorded	0	65.05%

Sexual orientation	LGBT	No data	0.97%
	Heterosexual/straight	No data	29.13%
	No data recorded	No data	69.9%
Race	BME	52%	20.39%
	White	48%	36.89%
	No data recorded	0%	42.72%
Religion or belief	Christian	40%	21.36%
	Muslim	10%	5.83%
	Other	4.5%	0.97%
	No religion	30%	8.74%
	Religion not stated	17%	3.88%
	No data recorded	0%	59.22%

3. Equality impacts

- Residents currently living at Dixon Clark Court with physical disabilities will benefit from improved access to the front of the existing block. A new entrance will be created which will include a ramp which currently does not exist. As a result of the creation of the internal bin, waste and recycling store and bringing the residents garden closer to the existing block, residents reliant on wheelchairs and with limited mobility will have greater access to these facilities than they currently do. The proximity of placing the new residents garden close to the existing block will hopefully encourage those residents who are elderly and living with mental illness to make use of the new garden.
- In constructing the new homes at Dixon Clark Court 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 who 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 building.
- 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
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
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

Dae 10/2018

Head of Service or higher:

Signed: Service Nash

Date: 10/2018