

Resident Impact Assessment

Enabling Windsor Street development through appropriation of land for planning purposes

Service Area: Housing New Build

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

The intended outcome of the decision being considered is an appropriation of the council's owned land at Windsor Street car park and garages for planning purposes.

The land appropriation will result in extinguishing the rights of the owners of the adjoining properties such as Rights of Light or Rights of Way. The council is seeking to voluntarily agree appropriate financial compensations with the affected property owners based on the marginal infringements on their Rights of Light that will be caused by the proposed development.

In turn, the land appropriation will enable the council to progress the redevelopment without a risk of a legal challenge which could affect the project delivery or feasibility if an injunction of the development was brought based on the diminution of adjoining owners' rights.

The redevelopment of the land will result in the construction of a 11-bedroom (plus staff sleep-in unit) building to accommodate a supported living scheme on the Land. The proposal also includes communal kitchen/living/dining facilities, staff offices, laundry, plant room, and an accessible bathroom facility. Associated landscaping including courtyard garden areas, refuse and cycle storage provision are also proposed

The proposed development aligns with Islington's vision for housing as laid down in the Housing Strategy 2014 – 2019 and is a part of the corporate objective to deliver 550 new council homes by 2022.

2. Resident Profile

Who is going to be impacted by this change i.e. residents/service users/tenants? Please complete data for your service users. If your data does not fit into the categories in this table, please copy and paste your own table in the space below. Please refer to **section 3.3** of the guidance for more information.

		Borough profile	St Peter's ward*	Service User**
		Total: 206,285	Total: 11,822	Total: 990
Gender	Female	51%	49%	No data
	Male	49%	51%	No data
Age	Under 16	16%	15%	N/A
	16-24	14%	12%	24%
	25-44	42%	44%	40%
	45-64	19%	19%	29%
	65+	9%	10%	7%
Disability	Disabled	16%	16%	100%
	Non-disabled	84%	84%	0%
Sexual orientation	LGBT	No data	No data	No data
	Heterosexual/straight	No data	No data	No data
Race	BME	52%	22%	No data
	White	48%	74%	No data
Religion or belief	Christian	40%	43%	No data
	Muslim	10%	8%	No data
	Other	4.5%	3%	No data
	No religion	30%	31%	No data
	Religion not stated	17%	15%	No data

*The residents who would be adversely affected by the Windsor Street development will be some of those residents living close to the site in the St. Peter's ward.

** Service users, i.e. the tenants of the proposed development, will be adults with learning disabilities. The profile provided represents the total population of Islington Learning Disability Partnership service users as of 2016/17, i.e. people aged over 17 who have made contact with the service. These service users will not necessarily be living in St. Peter's ward but will be residents of Islington, currently living in the borough or placed elsewhere, outside the borough, by Islington, as a result of there being insufficient suitable accommodation in the borough.

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?

- Due to the lack of supply of suitable supported housing people with learning disabilities have had little choice about where and how they live and this development will contribute to providing self-contained suitable housing options locally that meet a variety of need within the learning disabilities spectrum.
- The development will contribute to eliminating indirect discrimination of residents with learning disabilities by providing bespoke accommodation rather than 'general needs' housing. The proposed building has been flexibly designed to meet the range of need within the learning disability spectrum and will allow residents to stay in their homes when their needs change. Thus the accommodation can cater for specific housing and support needs by providing a range of units for social rent along with a staff unit and accessibility features, which will increase the independence and the quality of life of its future residents.
- The development will contribute to advancing equality and opportunity by providing bespoke accommodation in a central location in the borough, thus allowing its future residents to live more independent lifestyles and be better able to participate in public life compared to out-of-borough accommodation.
- The development will contribute to fostering good relations by providing bespoke accommodation that will support its tenants' independence in their daily lives thus tackling prejudice against people with learning disabilities.
- Like any new development, the construction of this building will result in noise, dust and inconvenience to residents of the properties adjacent to the site. The contractor who will be appointed for this construction will be required to comply with the council's Code of Construction Practice and to sign up to the Considerate Contractor Scheme to work with the council and the residents to minimise any inconvenience to neighbouring residents. The contractor will also be required to provide regular newsletters to keep the residents up to date with the progress of the development
- The application proposes a sustainable form of development which would go some way to minimising carbon emissions. However, as the proposal does not quite meet Islington or London Plan policy standards in terms of carbon reduction targets, an offset payment would be required
- The construction of the new residential block will also impact on Rights of Light to neighbouring residential properties. The council has commissioned a Right of Light survey which has shown that there will be a minor infringement on four existing properties. The council's Right of Light surveyor has informed all property owners of a potential infringement and has commenced negotiations to agree financial compensations.
- It is acknowledged that there will be a visual impact but this is not deemed to be unacceptable nor unusual in this urban location. In summary, the proposal is not

considered to result in an unacceptable impact on neighbouring residential amenity in terms of loss of daylight, increased overlooking, loss of privacy, sense of enclosure or safety and security.

- The layout of the building has been designed so that corridors run to the rear of the building. This would minimise any potential for the occupiers of Packington Street to be able to overlook residents of the proposed building, thus protecting Windsor Street residents' privacy as far as possible
- The development will result in removal of the garages (used by residents of various estates) and a car park (used by local businesses). All residents who have requested this have been allocated alternative garage provision locally. The car parking facilities will not be re-provided but the changes will not affect parking provision of Cumming Estate residents nor have they affected any parking provision for disabled users.

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 proposed development will not affect Human Rights although it will cause a minor infringement on some of the existing residential properties by affecting their Rights of Light. This infringement has been limited by careful architectural design and will be mitigated by appropriate financial compensations.

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
To comply with Code of Construction Practice and Considerate Contractor Scheme to mitigate	Contractor	Construction completion

against negative construction impacts such as noise, pollution and vibration		
To agree to compensate for infringement of Rights to Light	The council's Right of Light surveyor	N/A

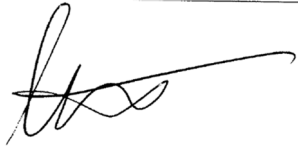
Please send the completed RIA to equalites@islington.gov.uk and also make it publicly available online along with the relevant policy or service change.

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: 

Signed: 

Date: 16/09/2019

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