

Resident Impact Assessment

Title of policy, procedure, function, service activity or financial decision: Hathersage & Besant Court estate new build homes

Service Area: Housing

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

The Hathersage & Besant new homes project will provide 22 new council homes, 17 open market sale housing to fund estate improvements. This scheme has been updated. Due to the prohibitive costs of acquiring 2 commercial units on Mildmay Park, a block has been removed which would have delivered 7 residential units.

The scheme for 39 new homes at Hathersage & Besant estate will make provision for associated amenity space for affordable and private homes. The scheme would continue to provide benefits for existing residents, including:

- Upgrade of existing Besant Court entrance on Newington Green Road with improved access for both pedestrians and vehicles;
- New landscaped garden square and communal landscaped estate gardens for residents with play areas;
- Memorial garden retained in existing location with funding available for improvements;
- Controlled pedestrian links into estate from Mildmay Park;
- Rearranged parking for residents;
- Retain existing mature trees;
- Planting of new semi-mature trees; and
- New entrance and extension to the front of Hathersage Court.

Other socio-economic benefits from the new homes also include:

5 wheelchair accessible units;
3 construction trade apprenticeships
12 accessible parking bays within the site
136 total number of cycle storage space
13 total disable car parking spaces

2. Resident Profile

The table below provides a breakdown of those with protected characteristics living at Hathersage and Besant Estates when compared to the boroughs population:

		Borough profile	Service User profile (Hathersage Court)*	Service User profile (Besant Court)*
		Total: 206,285	Total: 171	Total: 157
Gender	Female	51%	40%	48%
	Male	49%	40%	37%
	Unknown	%	20%	15%
Age	Under 16	32,825	22%	23%
	16-24	29,418	9%	8%
	25-44	87,177	24%	26%
	45-64	38,669	19%	21%
	65+	18,036	6%	8%
	No data recorded		20%	14%
Disability	Disabled	16%	4%	7%
	Non-disabled	84%	16%	15%
	No data recorded		80%	78%
Sexual orientation	LGBT	No data	No data	No data
	Heterosexual/straight	No data	18%	18%
	No data recorded		82%	82%
Race	BME	52%	28%	30%
	White	48%	15%	24%
	No data recorded		57%	46%
Religion or belief	Christian	40%	11%	14%
	Muslim	10%	5%	1%
	Other	4.5%		1%
	No religion	30%	3%	3%
	Religion not stated	17%	2%	8%
	No data recorded		79%	73%

* Spring 2019 data

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?

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 regular 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. The contractor will also provide a dedicated resident liaison officer, senior site manager who will be based on site and accessible to residents and a site office.

Residents currently living at Hathersage Court and Besant Court with physical disabilities will benefit from improved access to the front of their block. A new entrance will be created to each block which will include a level access, wider access, easier to navigate and secure entrance. Mobility scooter spaces with charging points are also being provided as well as 13 disable car parking spaces.

As a result of the creation of the internal bin, waste and recycling store and new landscaped garden square residents reliant on wheelchairs and with limited mobility will have greater access to these facilities than they currently do. The central location of the new central square garden 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 Hathersage & Besant Court 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.

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.*

The 39 residential new homes including existing estate improvements and significant landscape improvements and the retention of all existing estate buildings with improved entrances to Hathersage Court and Besant Tower.

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

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
Identify and communicate with people physical disabilities	Project Team	Prior to start on site and ongoing
Communicate with the TRA on the estate	Project Team	Prior to start on site
Plan Meet the Contractor event, providing contact details of resident liaison officer and	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 and ongoing
Consult with the TRA on the Construction Management Plan and Resident Engagement Plan	Construction Team	Prior to start on site and ongoing

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:

Signed: Ayesha Malik

Date: 20/09/2021

Head of Service or higher:

Signed: Jed Young



Date: 20/09/2021