

Resident Impact Assessment Purchase of Former Holloway Police Station from MOPAC (Mayors Office for Policing and Crime)

Service Area: Housing New Build, Homes and Neighbourhoods

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

The former Holloway Police Station on Hornsey Road is currently being sold off-market by the Mayor's Office for Policing and Crime. The site is located within the edge of the council's Andover Estate and has been vacant for a number of years. Acquiring the site would enable the council to redevelop the site to provide new council housing that would benefit the residents of the Andover Estate and elsewhere in the borough.

The New Build team's scheme for the site would create a 5/6 storey block that would fit into the council's overall masterplan for the Andover Estate and would create 30 units of new housing, delivering up to 21 units of social rent housing with 9 units for private sale. The scheme also delivers commercial space on the ground floor which is intended to be divided into two or three units, one of which can be affordable workspace.

Acquisition of this site would enhance plans to develop the Andover Estate which have been underway for several years, as part of the council's plans to invest resources to meet its commitment to deliver 1,900 much needed genuinely affordable new homes by 2022.

As it strives for a 'fairer Islington', the council has championed community engagement and leadership to achieve 'buy-in' from tenants and leaseholders on the Andover Estate, ensuring residents have 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 four year period.

The Andover Estate master plan was granted outline planning consent in November 2017, subject to reserved matters being submitted, to deliver a total of 199 new homes on the estate, including on council owned sites along the Hornsey Road. The acquisition of the former Holloway Police Station site will enhance the revival of the commercial hub along Hornsey Road as well as increase the number of new homes delivered to support the growing population in the area.

The first phase of the Andover Estate project obtained detailed planning approval in November 2017. It will deliver the first 64 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 began in June 2021.

Islington Council as a Leader/Enabler

With nearly 1,065 homes occupying 10 hectares of land, Andover Estate is the largest council estate within Islington, and has been identified 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 wider 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.

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%	1,015 (50.3%)
	Male	49%	851 (42.2%)
	No Data recorded		152 (7.5%)
Age	Under 16	32,825	329 (16.3%)
	16-24	29,418	212 (10.5%)
	25-44	87,177	501 (24.8%)
	45-64	38,669	454 (22.5%)
	65+	18,036	337 (16.7%)
	No Data recorded	160	185 (9.2%)
			100%
Disability	Disabled	16%	206 (10.2%)
	Non-disabled	84%	368 (18.2%)
	No data recorded	0	1,444 (71.6%)
Sexual orientation	LGBT	No data	17 (0.8%)
	Heterosexual/straight	No data	429 (21.3%)
	No data recorded	No data	1,572 (77.9%)
Race	BME	52%	602 (29.8%)
	White	48%	396 (19.6%)
	No data recorded	0%	1,020 (50.6%)
Religion or belief	Christian	40%	283 (14%)
	Muslim	10%	152 (7.5%)
	Other	4.5%	33 (1.6%)
	No religion	30%	78 (3.9%)
	Religion not stated	17%	125 (6.2%)
	No data recorded	0%	1,347 (66.8%)

3. Equality impacts

- Residents who occupy the new building would benefit from living in a modern, energy efficient building which addresses issues such as disability through providing level access to all dwellings as well as 10% of the homes being built to building regulation Approved Document M, category 3 standards. The new homes can be prioritised for existing Andover Estate residents with physical disabilities where their current needs are not being met by their existing homes.
- The Project Team will produce regular newsletters to Andover Estate residents which will also bring to the fore the steps taken by the Project Team and the contractor to ensure that the needs of 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.
- In constructing the new homes on the former Holloway Police Station site the building works will not change the existing layout of the Andover Estate but will change the interface between the site and the Andover Estate where existing high walls are removed and the site better integrated with Mingard Walk, the existing neighbouring building and Andover Road. It is anticipated that whilst boundary works are underway, steps will be taken by the contractor to minimise the impact of for residents, pedestrians and road users.
- 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

If the former Holloway Police Station site is purchased, the development will take place on the edge of the Andover Estate and will impact the residents who live in the immediate surroundings. Construction access will be limited to Hornsey Road or to Andover Roads only.

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.

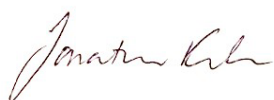
Action	Responsible person or team	Deadline
Identify and communicate with people physical disabilities.	Project Team	Prior to start on site
Communicate with the Andover Community Centre based within the estate.	Project Team	Prior to start on site
Take steps during the construction phase to minimise the 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:



Date: 18/10/2021

Head of Service or higher:

Signed:



Date: 19/10/2021