

THIS APPENDIX IS REDACTED FOR PUBLICATION

This document has been redacted to remove exempt information under Schedule 12A of the Local Government Act 1972. The reason for exemption is Category 3: Information relating to the financial or business affairs of any particular person (including the authority holding that information)

Equalities Impact Assessment: Full Assessment

Before completing this form you should have completed an Equalities Screening Tool and had sign off from your Head of Service and the Fairness and Equality Team.

This Equality Impact Assessment should be completed where the Screening Tool identifies a potentially negative impact on one or more specific groups but it can also be used to highlight positive impacts.

Summary of proposal

Name of proposal	Bunhill Network Extension (HNIP funded)
Reference number (if applicable)	
Service Area	Environment – Climate Change and Transport
Date assessment completed	7/3/2023

Before completing the EQIA please read the guidance and FAQs. For further help and advice please contact equalities@islington.gov.uk.

1. Please provide a summary of the proposal.

Please provide:

- Context on how the service currently operates (if relevant) and the scope of suggested changes
- The intended beneficiaries and outcomes of the proposal
- Reference to any savings or income generation

Bunhill Heat Network

The Bunhill Heat Network is located in the south of the London Borough of Islington. It has two Energy Centres and provides heat to over 1200 homes, local leisure centres and a primary school. The council's Vision 2030 net zero strategy contains a commitment to look at opportunities to add new connections to the Bunhill Heat Network. The aim of this project is to extend the Bunhill Heat Network to two new sites, City Forum and Telfer House simultaneously.

Beneficiaries

The main beneficiaries of this project are City Forum and Telfer House. City Forum is a private development with mixed usage (housing, retail and commercial) with around 1,000 dwellings. It was identified as a future connection as part of a Bunhill north extension in our heat masterplan in 2014. Telfer House is a council owned housing new build development that consists of 38 new homes. There will be 26 social rented homes and 12 homes for private sale. As the council housing is allocated in line with the council's Allocation Scheme based on, priorities will most likely be given to social tenants with urgent welfare needs, overcrowding, life-threatening medical condition, homelessness and etc.

The outcome of the proposal is that the beneficiaries benefits from low carbon heating from the heat network extension and reducing the reliance on fossil fuels heating.

Savings/Income Generation

With this project, the earnings for the Council will increase as the Bunhill network will be fully utilised. The connections are relatively small and technically straightforward. It is expected to increase sales of heat in the region.

Heat Supply Agreement with City Forum

A 20-year heat supply agreement was negotiated between the council and Berkeley Homes and was drawn up by the council's Legal team and Sharpe Pritchard. Berkeley Homes is a private developer that owns City Forum. Sharpe Pritchard is the legal representative for the council. The key financial elements of the agreement are:

- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]

Please provide:

- Context on how the service currently operates (if relevant) and the scope of suggested changes
- The intended beneficiaries and outcomes of the proposal
- Reference to any savings or income generation

The aim of this part of the proposal is to execute the heat supply contract with Berkeley Homes for the City Forum development at 250 City Road, which is planned to be connected to the Bunhill Heat Network. This connection is a requirement of the section 106 agreement for the development. Section 106 (S106) agreements are legal agreements between Local Authorities and developers; these are linked to planning permissions and can also be known as planning obligations. The contract sets an agreed heat supply cost, standing charge and connection fee.

The connection fee will part-fund the connection to the Bunhill network. The connection will also be part-funded by Heat Network Investment Project, a government funding programme provided by Department for Business, Energy & Industrial Strategy (BEIS) as well as the council's match-funding.

The latest modelling suggests that, based on current energy prices, the City Forum connection will generate annual heat sales of [REDACTED] alongside the standing charge of around [REDACTED]. The connections to City Forum and Telfer House (neither of which can proceed without this heat supply agreement being signed) increase the projected annual surplus of the network (based on current energy prices) by around [REDACTED] per annum. Any additional surplus generated by the network can be reinvested in the network or used to reduce heat supply costs to connected sites.

As this contract is only between the council and Berkeley Homes, the council does not have any control on how the tenants/service users will be charged for the heat supplied. The council acts as a bulk energy supplier to City Forum.

Telfer House is not involved in any parts of the contract, and hence the residents of Telfer House has a different method of being charged for the heating. As a council housing block, Telfer House will be charged in the same way that existing council housing connections are. The council operates a pooled heating system which means charges are set based on the cost of the delivery of the service weighted by the size of their property and the number of properties on the communal heat network and the type of service they receive. For tenants who are connected to the Bunhill Heat Network like Telfer House, a 10% reduction is applied to this weekly charge to reflect a more efficient system.

Once the heat supply contract is agreed, the connection works will then proceed to the construction stage upon appointing the main contractor.

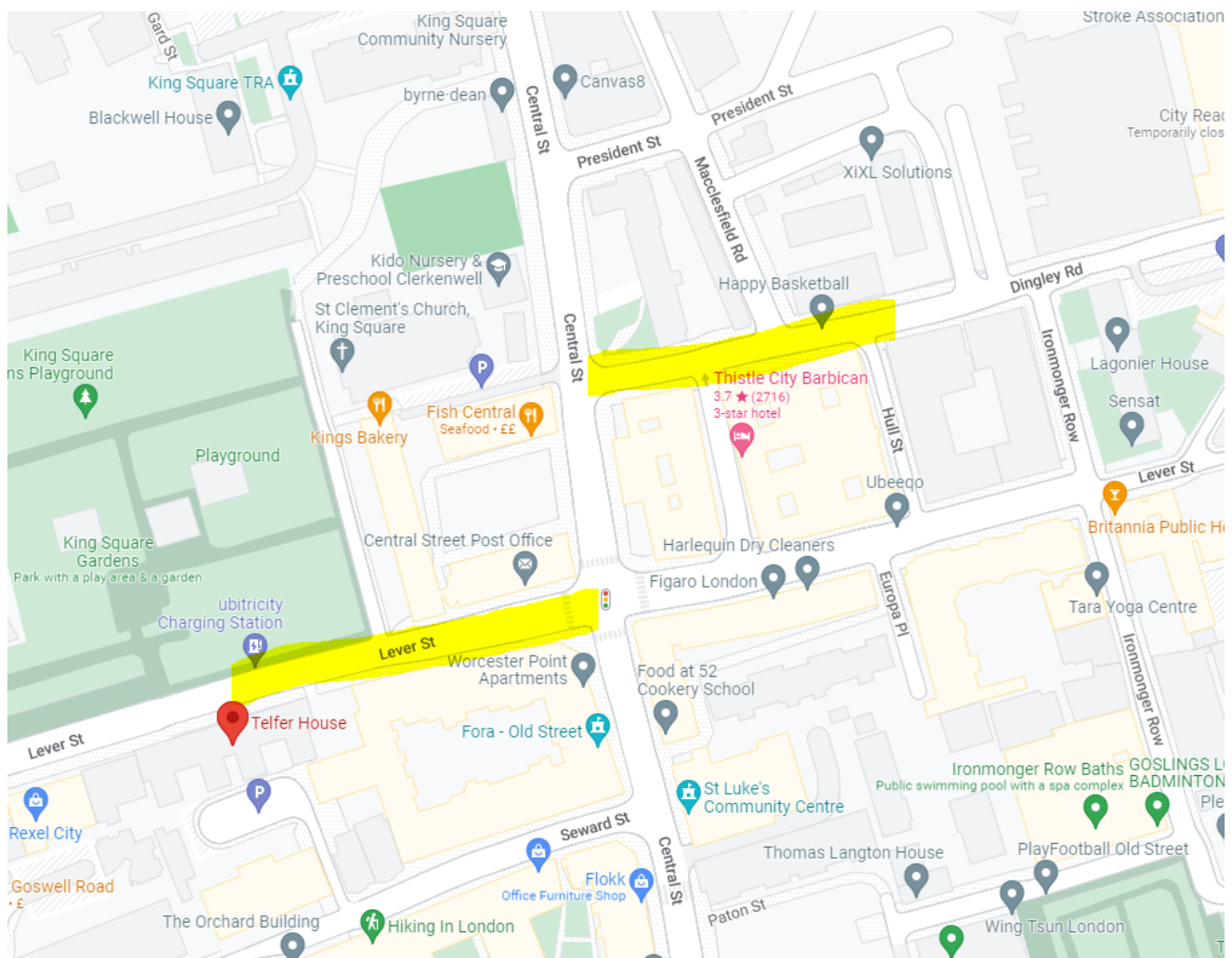
2. What impact will this change have on different groups of people?

Please consider:

- Whether the impact will predominantly be external or internal, or both?
- Who will be impacted – residents, service users, local communities, staff, or others?
- Broadly what will the impact be – reduced access to facilities or disruptions to journeys for example?

Affected population:

Residents, service users, local communities and visitors. The area that will be affected will be only along **Lever Street** and **Dingley Road** (highlighted in picture below)



Short Term Impact:

This project will affect the residents and local communities around the City Forum and Telfer House area due to temporary road closure/traffic diversion is anticipated for carrying out the

construction works. There will also be parking disruptions and noise expected during the works. The construction works is estimated to be for the duration of approximately 6 months.

The heat network will only be disrupted when the connection is made, likely to happen over the summer so zero to minimal effects should be seen by the current users of the heat network.

Long Term Impact

In the long run, this project will be able to tackle fuel poverty in the borough by providing economical and greener energy for local residents, specifically for Telfer House residents, as well as contributing to our commitments to reduce carbon emissions, improve air quality and make the borough more self-sufficient in energy. District heating networks connect multiple users to a heat network which supplies heat from a centralised source. Such a system removes the need to use individual heating systems located in homes or communal boiler systems in building basements. This project will enable the Bunhill network to operate at maximum capacity which will reduce the overall energy export price and economically help clients connected to the network.

The tenants and residents at Telfer House will benefit from using the Bunhill 2 heat network, where the tenants will receive discounted bills at certain levels and the residents will receive a small discount off their energy bills.

We do not expect any significant impact on City Forum residents; [REDACTED]

There are no negative impacts in the long term.

Overall, the temporary adverse impacts are far outweighed by the long lasting positive impacts on the well being of the local residents.

3. What impact will this change have on people with protected characteristics and/or from disadvantaged groups?

This section of the assessment looks in detail at the likely impacts of the proposed changes on different sections of our diverse community.

3A. What data have you used to assess impacts?

Please provide:

- Details of the evidence used to assess impacts on people with protected characteristics and from disadvantaged groups (see guidance for help)
- A breakdown of service user demographics where possible
- Brief interpretation of findings

Targeted Tenant Services – Telfer House

The Council Homes at Telfer House are only nearly finished and has only gone through the bidding process between 13 October to 16 October 2022. Hence, the demographics of the new Council Homes are yet to be available. Tenants may move in the first quarter of 2023. Based on the Telfer House Design and Access Statement, there are also four disabled accessible flat units available (10% of the overall total units in the development).

Targeted Tenant Services – City Forum

As City Forum is a private development, the demographics of the development is not available.

Local Communities – State of Equalities Report

People aged 65 and over living in Islington make up 9% of Islington's resident population in 2022. It is estimated that Islington residents with a disability in 2021 is 15% of the population and 1.8% of the population has visibility impairment.

Local Communities – Businesses and Services

A number of facilities/services that cater to the protected characteristics and disadvantaged groups that may be affected by the construction in the affected area include but not limited to Central Street Post Office and King Square Gardens on Lever Street. No facilities/services identified on Dingley Road. However, this depends on the design of the construction works which has yet to take place.

Overall, there will be a relatively small percentage of people with protected characteristics and disadvantaged groups that will be affected by the delivery of the project. The way they are affected and actions to mitigate the adverse impacts are discussed on the next section.

3B: Assess the impacts on people with protected characteristics and from disadvantaged groups in the table below.

Please first select whether the potential impact is positive, neutral, or negative and then provide details of the impacts and any mitigations or positive actions you will put in place.

Please use the following definitions as a guide:

Neutral – The proposal has no impact on people with the identified protected characteristics

Positive – The proposal has a beneficial and desirable impact on people with the identified protected characteristics

Negative – The proposal has a negative and undesirable impact on people with the identified protected characteristics

Characteristic or group	Positive/Neutral/Negative	What are the positive and/or negative impacts?	How will potential benefits be enhanced or negative impacts be eliminated or reduced?
Age	Negative	<ul style="list-style-type: none"> • Construction does not result in temporary closures of footpaths for users. • Pedestrians and road users may have to find an alternative and more lengthy routes to access services. • Noise disruption from the construction works could cause anxiety and confusion for some people. 	<ul style="list-style-type: none"> • Clear and organised routes to help avoid confusion in new areas. • Clear communications to local communities around the affected area prior to the construction works via flyers, physical road signs and disruption announcement on Council’s websites for journey planning.

Characteristic or group	Positive/Neutral/Negative	What are the positive and/or negative impacts?	How will potential benefits be enhanced or negative impacts be eliminated or reduced?
Disability (include carers)	Negative	<ul style="list-style-type: none"> • Construction will result in temporary closures for road users including cyclists. This may temporarily disrupt access to facilities/services for disability groups such as the post office and King Square Gardens on Lever Street. There will be no exemptions as the connection will be short and straight forward. • Construction works can cause major obstructions on key walking routes and unexpected changes to the 'landscape' for blind and partially sighted people. • Noise disruption from the construction works could cause anxiety and confusion for some disabled people with auditory sensitivity (autism, anxiety, etc) 	<ul style="list-style-type: none"> • Disability elements of the Equality Act will be implemented, which will incorporate inclusive facilities accessible to disabled people such as alternative disabled parking where required. • Access to services and shops kept clear with ramps where required. • Clear and organised routes to help avoid confusion in new areas often experienced by people with disabilities. • Clear communications to local communities around the affected area prior to the construction works via flyers, physical road signs and disruption announcement on the accessible local council websites. Engagement with the local disability action groups will be considered nearer to the construction period if required. • Considers the noise level criteria when selecting equipment to be used for construction during the design phase of the project to minimise noise disruptions. • Noisy works can only take place between a certain time during the day and will be defined in the terms and conditions of the contract specification.

Characteristic or group	Positive/Neutral/Negative	What are the positive and/or negative impacts?	How will potential benefits be enhanced or negative impacts be eliminated or reduced?
Race or ethnicity	Neutral		
Religion or belief (include no faith)	Neutral		
Gender and gender reassignment (male, female, or non-binary)	Neutral		

Characteristic or group	Positive/Neutral/Negative	What are the positive and/or negative impacts?	How will potential benefits be enhanced or negative impacts be eliminated or reduced?
Maternity or pregnancy	Neutral		
Sex and sexual orientation	Neutral		
Marriage or civil partnership	Neutral		

Characteristic or group	Positive/Neutral/Negative	What are the positive and/or negative impacts?	How will potential benefits be enhanced or negative impacts be eliminated or reduced?
<p>Other Age (e.g. elderly) (e.g. people living in poverty, looked after children, people who are homeless or refugees)</p>	<p>Positive</p>	<p>As the council housing in Telfer House will be allocated through the Allocated Scheme that prioritise certain groups of people (urgent welfare needs, life threatening medical conditions, overcrowding, threat of homelessness, etc), it is likely that residents/tenants of Telfer House will be from a lower income background. With the rise in cost of living, the discounted energy bills from the Bunhill connection could help them to heat their homes by paying less as compared to relying on communal boiler systems in building basements. This positive impact is long lasting.</p>	<p>As the number of sites connected to the Bunhill Heat Network, the more efficient the heat network is, increasing the revenue from the heat supply charges. Any additional surplus generated by the network will be reinvested in the network, saved for future equipment replacements, or used to reduce heat supply costs to existing connected sites.</p>

4. How do you plan to mitigate negative impacts?

Please provide:

- An outline of actions and the expected outcomes
- Any governance and funding which will support these actions if relevant

- Noisy works can only take place between a certain time during the day and will be defined in the terms and conditions of the contract specification.
- Clear and organised routes to help avoid confusion in new areas often experienced by people with disabilities.
- Risk assessment completed especially for affected groups.
- Ensuring that alternative routes for pedestrians and road users are well lit for their safety.
- Clear communications to local communities around the affected area prior to the construction works via flyers/notices, physical road signs and disruption announcement on websites. The need for clear, simple information on the project and all communications/consultation on the project to ensure it is accessible for all regardless of age and spoken language. Engagement with the local disability action groups and older people will be considered nearer to the construction period if required.
- Monitor disabled pay parking usage in the area during construction and look to re-provide disabled parking bay spaces on alternative parking spaces during construction.

5. Please provide details of your consultation and/or engagement plans.

Please provide:

- Details of what steps you have taken or plan to take to consult or engage the whole community or specific groups affected by the proposal
- Who has been or will be consulted or engaged with
- Methods used or that will be used to engage or consult
- Key findings or feedback (if completed)

Building Owners/Managers

Monthly discussions are being held with Premises Managers at both the sites (Telfer House & City Forum) to understand the construction operation of the buildings and how works can be carried out to minimize disruption to building users situated around these sites. This insight will then be used to inform the specification and management of the contractor to ensure works are delivered with minimum disruption.

Local Communities

- All resident groups are to be kept informed on project timelines and the impact to residents caused by the works which will include noise disruption. Engagement with the local disability action groups and older people will be considered nearer to the construction period if required. Any feedbacks of complaints should be directed to the General Complaint Form on the council website.
- All announcements will go through Islington's communications team. If there is a requirement for the letter to be translated residents are required to contact the team and a translation will also be supplied.
- Residents and tenants will be made aware of any additional parking restrictions due to contractor's welfare and site office / storage facilities while the project takes place.
- Affected business owners and other residents in the affected area will be notified of the construction works in advance.

City Forum residents and tenants

As the Bunhill heat network is a bulk supplier, the building owners engage with the residents directly. Any disruptions will be informed to the residents of Telfer House through physical notices around the surrounding areas and announcements on the council website. For City Forum, the affected residents will be informed by the building owners as they are a private development. Any complaints or feedbacks from the residents should be directed to the building Premise Managers and communicated to the council.

Berkeley Homes undertook a dispensation process with their leaseholders, which concluded in November 2022 with no objections being raised. As the building owner, Berkeley Homes have a statutory obligation to consult with leaseholders before carrying out major works to City Forum if they were to recover the costs. The dispensation process was done between

Please provide:

- Details of what steps you have taken or plan to take to consult or engage the whole community or specific groups affected by the proposal
- Who has been or will be consulted or engaged with
- Methods used or that will be used to engage or consult
- Key findings or feedback (if completed)

Berkeley Homes and the residents without any involvement of the Council as Berkeley Homes is a private developer. The Council acts as a bulk energy supplier to City Forum, and does not have direct communication with the City Forum residents. Hence, all communications are done by Berkeley Homes as the owner of the building.


6. Once the proposal has been implemented, how will impacts be monitored and reviewed?

Please provide details in the table below.

Action	Responsible team or officer	Deadline
Periodic reviews of the EqIA as the project progresses (in line with above monitoring actions and any design changes, phases of work and new information relevant to the EqIA) to ensure all impacts are captured, mitigated and monitored accordingly.	Project Manager with Equalities Officers	
Working with the communication team on information strategy and to ensure an accessible information and consultation approach is adopted (pre and during construction and operation) and any relevant information is included in the EqIA as the project progresses. This includes the provision of consultation material in languages and formats that are appropriate for the local population, or those with visual impairments	Project Manager with Equalities Officers	

Please send the completed EQIA to equalities@islington.gov.uk for quality checking by the Fairness and Equality Team. All Equality Impact Assessments must be attached with any report to a decision-making board and should be made publicly available on request.

This Equality Impact Assessment has been completed in accordance with the guidance and using appropriate evidence.

Member	Name	Signed	Date
Staff member completing this form	Felisa Zainuddin		21/03/2023
Fairness and Equality Team	Sydney Alexander	<i>Sydney Alexander</i>	21/03/2023
Director or Head of Service	James Wilson		21 March 2023