

**1. What is the proposal?**

The recommendations for approval are to:

- (i) note the Planning Parameters Document produced for the Winstanley and York Road regeneration scheme, endorse the further development work undertaken to the preferred option and note that this will form the basis of the scheme for which the Council will seek to secure a development partner.
- (ii) approve the commencement of a competitive public procurement process to be advertised by a contract notice published in the Official Journal of the European Union (OJEU) to select a development partner to work with the Council through a Joint Venture arrangement to deliver the Winstanley and York Road regeneration scheme;
- (iii) delegate the development, approval and management of the public procurement process and of all the procurement and contractual documentation needed to be put in place for the joint venture arrangement to the Director of Finance in consultation with the Director of Housing and Community Services. . To note the governance arrangements that it is proposed to be put in place are to ensure transparency of process and structured involvement of key stakeholders;
- (iv) note and have regard to the relevant key powers for the decision to procure a partner 7. Approve the undertaking of a design and costing feasibility report to explore the potential to develop the 5 sites, for new housing ahead of and separate to the main partner procurement in recommendation (ii). The new housing will contribute to providing the first phase of affordable re-provision for the Winstanley and York Road regeneration schemes;
- (v) approve the undertaking of design and costing feasibility reports to explore the potential to develop the Grant road car park sites and the Sendall Court car park site for new housing, commercial and community uses ahead of and separate to the main partner procurement process in recommendation;
- (vi) approve the discretionary voluntary buy back of leasehold and freehold interests that are identified as required for redevelopment within the endorsed preferred option.
- (vii) approve the procurement of a panel of legal and valuation firms to provide independent advice to estate owners in line with the Winstanley and York Road Leaseholders and Freeholders rehousing information booklet (October 2014).
- (viii) authorise the Head of Property Services, in conjunction with the Director of Finance and the Borough Solicitor and Assistant Director of Administration, to conclude terms by negotiation for the acquisition of all interests in the affected properties identified as required for redevelopment

within the endorsed preferred option. Agree that, if it is not possible to agree terms by negotiation, then a further report be brought to consider the case for the use of compulsory purchase powers;

The Winstanley and York Road master planning programme has been undertaken with the aim to set out an urban design strategy which will provide a framework to enable the delivery of the following broad objectives.

- Re-provision, where appropriate, of existing and improvement of retained housing;
- Identification of opportunities for new residential development;
- Identification for improvements to existing and for opportunities for a new commercial area;
- Provision of a network of safe and attractive routes through the area for pedestrians and cyclists;
- Creation of safe and attractive public realm which minimises opportunities for crime and promotes strong sense of place
- Improvements to public transport accessibility and
- Provision of a coherent landscape design strategy.

The preferred option for the regeneration of the Winstanley and York Road Estate involved considerable engagement and consultation with the local residents, community and stakeholder groups. A number of consultation events were held by the council with GVA and Levitt Bernstein which explored the issues affecting local residents and stakeholders. These and further discussion groups with existing service providers including groups that might be considered harder to engage with also offered the opportunity to understand the future requirements of local services.

The preferred option was identified after extensive engagement, consultation and feedback from local residents and stakeholders on four potential options. An EIA was undertaken and submitted to Executive at this stage of the process. The original scheme for the two estates; which was an extensive refurbishment of the existing buildings on the York Road Estate and external decorations for the Winstanley blocks, was pitted against three increasingly interventionist approaches requiring more development and ultimately replacement homes, with each option extending the opportunity to achieve a clearer, better and safer street pattern, with improvement play facilities, open spaces, replacement of existing social housing with new homes meeting the up to date needs of the existing residents plus new.

The master planning process identified that the preferred option was greater intervention for the area, with residents supporting the development of the estates in the widest sense. The development of the preferred option will be subject to further financial viability testing as the scheme and the procurement process progress however the below baselines have been established:

- (i) 706 properties demolished;

- (ii) 530 Social Rent properties provided in the regeneration area;
- (iii) 167 Social Rent and decant properties provided on satellite sites;
- (iv) Estimated 109 existing resident leaseholder and freeholder properties provided; and
- (v) 1294 additional private for sale, rent and affordable housing properties provided

## **Equalities**

Under the Public Sector Equality Duty the council is required to have due regard to the need to eliminate discrimination, promote equality of opportunity and foster good relation between different communities. This needs to be applied to shaping policy and delivering services. The Public Sector Equality duty requires the council to consider the needs of people who may have one or more of the following protected characteristics Age, Disability, Marriage and Civil Partnership, Gender reassignment, pregnancy and maternity, Race, Religion and Belief, Gender and Sexual Orientation.

The Winstanley and York Road regeneration is a long term project which will be delivered over a period of approximately 15 years. This exercise therefore represents the scoping of potential and predicted equalities impacts for the master plan at this stage, the implementation of the preferred option through commencement of a competitive public procurement process.

This document continues an on-going exercise of assessment of the potential equalities impacts which will be assessed at each stage; this document therefore indicates the potential equalities impacts.

### **2. Rational behind the proposal?**

The rationale behind the proposals is the relatively poor physical environment existing in the area, and the level of social, economic and environmental deprivation affecting the residents of the Winstanley and York Road Estates. The York Road Neighbourhood is ranked in the most deprived 9% of all areas in England, (with income domain being particularly related to deprivation) and the Winstanley in the most deprived 18% (where outdoor living environment domain is particularly associated with deprivation)

Socio-economic polarisation also results from these estates being located in an area which is one of the most wealthy and popular in London – whilst challenges result from the levels of deprivation experienced by the estates residents. This is exacerbated by:

- Poor housing conditions (both internally and externally);
- A limited and poorly utilised local retail offer for local residents;

- Major barriers (physical and perceived) that do not enable linkages between the Winstanley and York Road Estates and the surrounding areas;
- Hotspots of antisocial behaviour and crime; poor quality and under utilised spaces;
- a lack of positive identity associated with the area.

These issues present challenges in terms of the well being and social-economic opportunities for residents of the estates. The poor physical environment also results in high maintenance costs and limitations in terms of the improvements that can be delivered on a piecemeal basis. The delivery of a more significant level of change through the preferred option will:

- deliver additional new and high quality housing with greater housing choice through combining intermediate and market housing with low cost rented housing;
- provide new social housing in the area to meet the needs of existing tenants and address particular identified needs, for example overcrowding and the specific housing needs of the older or disabled residents;
- secure a safe, attractive and legible public realm by enhancing existing routes and developing new connections to increase integration;
- address poor quality public space and improve visibility and natural surveillance to reduce the problems associated with crime and anti social behaviour;
- improve accessibility to public transport, the town centre and the Thames Riverside to increase access to new opportunities for local residents; and
- Create new employment opportunities through improved linkages to the Clapham Town Centre and Nine Elms and Vauxhall Opportunity Area.

Therefore a clear rationale is in place for the delivery of these improvements which will have long term benefits for the residents of Winstanley and York Road Estates.

- The competitive public procurement process to deliver the Winstanley and York Road regeneration scheme is both legally required to ensure a robust, clear process but provides optimum opportunity to deliver the objectives set out above and in turn to improve the economic, social and environmental well-being of the area.
- The decision to commence design, development and build of housing for decant on a number of sites in the Battersea area is progression to ensure effective phasing for the regeneration area. The development of these sites will allow existing residents to remain in the local area, without undue disruption to their day to day lives. The sites positioning will allow the continued access to local facilities; GPs surgeries, places of worship, schools, shops, work places as well as access to the same transport network which allowed residents to access the wider area. With the development of these sites it should be considered within this equalities impact assessment that those who are rehoused off of the main Winstanley and York Road Site as part of the phasing plan will have the option to return to the area.

- The decision to commence voluntary buy back of residential leasehold and freehold interests and to offer to pay compensation arrangements at this stage in line with those that would apply should the Council secure these interests under compulsory purchase is designed to give all owners a greater range of options at this stage. The decision would allow owners who do not wish to stay in the area the option to leave now or at some point in the future of their own choosing. This may be seen as potentially of benefit to more elderly or vulnerable resident owners who may wish to implement plans for their retirement or may be particularly concerned or stressed by the potential affects of change and who would want to sell their interest early and leave.
- The decision to offer terms for shared equity to resident owners under the Leaseholder and Freeholders Offer Terms is designed to help enable resident owners to stay in the area and benefit from the regeneration should they wish to do so. The decision potentially offers residents the opportunity to purchase and live in a newly developed property without the need for additional levels of borrowing. This may in particular benefit more elderly residents who may be significantly less likely to be able to be able to secure new mortgage funding.

**3. What information do you have on the proposals and the potential impact of your proposal in relation to the following?**

	Information
Race	<p>The 2011 Census collected the following data with regard to the ethnicity of residents of the Latchmere ward which includes the Winstanley and York Road Estates:</p> <ul style="list-style-type: none"> <li>• 56% were White (compared to 71% for the London Borough of Wandsworth)</li> <li>• 26% were Black/African/Caribbean (compared to 11% for the London Borough of Wandsworth)</li> <li>• 9% were Asian/Asian British (compared to 11% for the London Borough of Wandsworth)</li> <li>• 7 % were Mixed/Multiple (compared to 5% for the London Borough of Wandsworth)</li> <li>• 3% were 'other' (compared with 2% for the London Borough of Wandsworth)</li> </ul> <p>This highlights that the percentage of BME residents is higher than the borough average. Meaning that any changes (positive or negative) will impact more on BME residents than White Residents.</p>

	<p>The 2014 Initial Housing needs survey conducted across the potentially impacted properties on Winstanley and York Road Estates did not initially collect data on ethnicity of residents. The results of the door to door surveys will be sent in writing to the households, requesting that they complete a monitoring form and confirm the details as surveyed are correct.</p>
<p>Gender</p>	<p>The 2011 Census collected the following data with regard to the gender of residents of the Latchmere ward which includes the Winstanley and York Road Estates:</p> <ul style="list-style-type: none"> <li>• 48% were Male (compared to 48% for the London Borough of Wandsworth)</li> <li>• 52% were Female (compared to 52% for the London Borough of Wandsworth)</li> </ul> <p>The 2014 Initial Housing needs survey (HNS) conducted across the potentially impacted properties on Winstanley and York Road Estates collected data in regards to the sex of all tenants. There are 524 properties with 592 tenants, these are either sole, joint or in one instance a three way tenancy.</p> <ul style="list-style-type: none"> <li>• 37.5% of tenants surveyed were Male</li> <li>• 62.5% of adults surveyed were Female</li> </ul> <p>This suggests that slightly more female tenants than male residents maybe impacted by the changes (both positive and negative) identified.</p>
<p>Disability</p>	<p>The 2011 Census collected the following data with regard to disability affecting residents of the Latchmere ward which includes the Winstanley and York Road Estates:</p> <p><b>Day to day activities</b></p> <ul style="list-style-type: none"> <li>• 7% stated that their day-to-day activities were limited a lot. (compared with 5% for the Borough of Wandsworth)</li> <li>• 8% stated that their day-today activities were limited a little. (compared with 6% for the Borough of Wandsworth)</li> <li>• 86% stated that their day-to-day activities were not limited. (compared with 89% for the Borough of Wandsworth)</li> </ul> <p>This highlights that the percentage of disabled residents is slightly higher than the borough average. Meaning that any changes (positive or negative) will impact more on disabled residents.</p>

	<p>The 2014 Initial Housing needs survey (HNS) conducted across the 525 potentially impacted tenanted properties on Winstanley and York Road Estates collected data in regards to adaptations carried out in properties to enable accessibility in the home for tenants/household members in the property.</p> <ul style="list-style-type: none"> <li>• 35 properties stated that they had had adaptations carried out in their property to meet an assessed need for a disabled person via WBC Social services referral.</li> <li>• 1 property stated that they had arranged to have adaptations to be carried out in their property to meet the needs of a disabled person.</li> <li>• 25 additional properties asked that a disability be noted for consideration when being rehoused.</li> </ul>
Age	<p>The 2011 Census collected the following data with regard to the age profile of residents of the Latchmere ward which includes the Winstanley and York Road Estates:</p> <ul style="list-style-type: none"> <li>• 7% were pre school age (age 0-4) (compared to 7% for the London Borough of Wandsworth)</li> <li>• 11% were school age (age 5-14) (compared to 9% for the London Borough of Wandsworth)</li> <li>• 29% were Young adults (age 15-29) (compared to 27% for the London Borough of Wandsworth)</li> <li>• 27% were family makers(age 30-44) (compared to 31% for the London Borough of Wandsworth)</li> <li>• 17% were older families (age 45-64) (compared to 18% for the London Borough of Wandsworth)</li> <li>• 9% were retired (age65+) (compared to 9% for the London Borough of Wandsworth)</li> </ul> <p>The 2014 Initial Housing needs survey (HNS) conducted across the potentially impacted properties on Winstanley and York Road Estates collected data in regards to ages of tenants/household members in the property. In 524 tenanted units there are 1266 people, of these the age profile breakdown is as below.</p> <ul style="list-style-type: none"> <li>• 4% were pre school age (age 0-4) (compared to 7% for the London Borough of Wandsworth)</li> <li>• 21% were school age (age 5-14) (compared to 9% for the London Borough of Wandsworth)</li> <li>• 25% were Young adults (age 15-29)</li> </ul>

	<ul style="list-style-type: none"> <li>(compared to 27% for the London Borough of Wandsworth)</li> <li>• 22% were family makers(age 33-44) (compared to 31% for the London Borough of Wandsworth)</li> <li>• 21% were older families (age 45-64) (compared to 18% for the London Borough of Wandsworth)</li> <li>• 7% were retired (age65+) (compared to 9% for the London Borough of Wandsworth)</li> </ul> <p>This highlights that the percentage of younger residents is higher in the areas covered by the recommendations than the borough as a whole. Any changes (both positive and negative) will therefore impact more on younger residents.</p> <p>Youth unemployment (ages 16 – 24) in the Latchmere ward at 9% which is higher than the Wandsworth borough average at just over 5%. The creation of new employment opportunities through improved linkages will therefore have a greater impact on younger residents.</p>
Faith	<p>The 2011 census collected the following data with regard to the faith of residents of theLatchmere ward which includes the Winstanley and York Road Estates.:</p> <ul style="list-style-type: none"> <li>• 54% stated that they were Christians (compared to 53% for the London Borough of Wandsworth)</li> <li>• 1% stated that they were Buddhist (compared to 1% for the London Borough of Wandsworth)</li> <li>• 1% stated that they were Hindu (compared to 2% for the London Borough of Wandsworth)</li> <li>• 0% stated that they were Jewish (compared to 1% for the London Borough of Wandsworth)</li> <li>• 10% stated that they were Muslim (compared to 8% for the London Borough of Wandsworth)</li> <li>• 0% stated that they were Sikh (compared to 0% for the London Borough of Wandsworth)</li> </ul>

	<ul style="list-style-type: none"> <li>• 1% stated that they were ‘other’ (compared to 0% for the London Borough of Wandsworth)</li> <li>• 24% stated that they had no religious values (compared to 27% for the London Borough of Wandsworth)</li> <li>• 9% stated that they did not have a religion (compared to 8% for the London Borough of Wandsworth)</li> </ul> <p>The 2014 Initial Housing needs survey conducted across the potentially impacted properties on Winstanley and York Road Estates did not initially collect data on faith of residents.</p>
Sexual Orientation	<p>Neither the 2014 HNS nor the 2011 census collected data on sexual orientation. There is no information available regarding this protected characteristic in relation to residents of the estates.</p>
Related Data	<p>There have been a significant number of consultation sessions, workshops, exhibitions and interest group meetings throughout 2014 including 4 leaseholder sessions, and one to one Housing needs surveys with over 93% of tenants who would be affected by demolition.</p> <p>An update exhibition was held over 3 days in November 2014, open to all residents of the two estates as well as the wider public. The exhibition offered the opportunity for residents to speak with the Regeneration team as well as the Architects team from Levitt Bernstein. The exhibition provided update to all residents on developments to the preferred option, giving greater detail on refurbishment plans; the tenants housing needs survey; outlining the residents offer, timelines, as well as more detail on key areas of the preferred option including development along Grant Road, the Bramlands area, possible improvements to the retained Winstanley Estate, and heights and density in the main central residential area of the Estate.</p> <p>In October 2014, a tenant’s booklet was delivered to all possibly affected tenants of the two estates, with an open invitation to attend any of three tenants’ sessions in November, to discuss any concerns which they may have on the residents offer. These sessions were well attended with the most regular queries being clarification on time frames and personal circumstance.</p> <p>In October 2014, a leaseholder’s booklet was delivered to all leaseholders and freeholders who might be affected by the scheme, at the residential address and any known correspondence/away addresses. This was delivered with an open invitation to hold any of two leaseholder/freeholder sessions, to discuss the residents offer. These sessions were extremely well attended again with</p>

timeframes and certainty around the scheme proceeding being raised, as well as values and ability to afford to remain in the regenerated area.

Throughout the summer of 2014, a door to door Housing Needs Survey was carried out across all tenanted units who would potentially be affected by the scheme. The primary purpose of the survey was to ensure that Wandsworths Housing department records for the property were correct and up to date.

- Updated all household members, date of births and relationship to the tenant/s.
- Asked if there were any communication issues they would like us to consider when contacting them.
- Asked whether any adaptations had been carried out in the property to allow someone with a disability to get around in their home. Asked to differentiate whether these had been carried out either by WBC or by themselves.
- Asked whether they wanted to remain in the area, in the wider Battersea Area, Wandsworth or move out of the Borough entirely.
- Asked whether they were interested in low cost home ownership.

This survey has been analysed to show the size of properties which would be required to be built in the scheme if all residents were rehoused now, based on their current household composition. The information will be confirmed to them in writing with an ethnicity monitoring form, requesting that they sign and return as correct/any amendments.

35 of 525 potentially affected properties noted that there was a communication barrier for them, whether this was because English was not a first language, or that they did not consider that they had the ability to fully understand the impact of the scheme.

In March 2014, there was an open leaseholder session which was open to all interested leaseholders/freeholders. This session was a predominantly a question session and allowed WBC the opportunity to hear the queries and to use them to inform the residents offer.

In February 2014, there was an open exhibition showing the preferred option for the estate which was a culmination of the four workshops, (with multiple availability sessions for each) held in 2013 with residents of the Estates. These four workshops, starting in July and going through until November were fully participative and accessible to all residents of the estates, as well stakeholders and interested parties in the wider area.

During the last three sessions feedback was sought on the level of interventions preferred for the Estates. This feedback form was available at all workshops, and open door sessions as well as the feedback form being sent to all homes across the estates.

The written feedback from all attendees to the sessions and from residents of the Estates has been published on the council's website, with residential status, tenant/leaseholder/freeholder/ subtenants/other and block/area as the identifying recipients.

The feedback gave the below responses, displayed as percentages of forms received:

1. Refurbishment – 11%
2. Moderate change – 9%
3. More change – 13%
4. Greater change – 57%

There were also many comments received from residents in qualitative form, these were all published verbatim in the consultation feedback.

<http://ww3.wandsworth.gov.uk/moderngov/documents/s31283/14-158%20Winstanley%20York%20Rd%20report%20Appendix%204.pdf>

Below is a summary of feedback received from residents which has informed the development of the Masterplan, supported by information provided by other key stakeholders, service providers and the council:

- Security was an issue for some blocks and open spaces. It was believed that the masterplan should improve natural surveillance and lighting along key routes and spaces.
- Residents are keen to actively participate in the improvement of their neighbourhood.
- York Gardens were not seen as inviting or accessible by all sections of the community. The design of the park should address a lack of security and visual amenity in places and facilitate a more inclusive environment.
- There are a number of community facilities in the area and these are an important part of the local community and daily life for the residents.

- More facilities for young people were a primary concern and this tended to be linked to issues of anti-social behaviour in the area.

The link to Clapham Junction town centre is important for the residents for daily shopping and employment. This link should be improved in order to create a more outward facing community.

- Most residents were open to the possibility of demolition but did not want the existing community to be broken up.

According to the Wandsworth Residents' Survey:

- In 2009, 69 per cent of respondents described sport and leisure facilities to be good or very good, this reduced to 63 per cent in 2011.
- In 2009, 34 per cent of respondents described affordable housing to be good or very good, this reduced to 27 per cent in 2011.

In 2011, 38 per cent of respondents from St Mary's Park, Latchmere and Queenstown described Anti-Social Behaviour (ASB) to be good, whilst 26 per cent described it as poor.

**4. Think about each group below please list the impact that the policy will have.**

	<b>Positive impacts of policy</b>	<b>Possible negative impacts of policy and mitigation</b>
<b>Across the strands</b>	<p>A major development of an estate of this size with resident’s in-situ with a range of tenants, leaseholders, freeholders and subtenants, will have a substantial direct, indirect and long term implications for a large number of residents.</p> <p>In order to provide opportunities and choice for residents, a number of positive commitments were agreed by the council executive on the 1<sup>st</sup> July 2013, in relation to Housing provision for existing residents of the estates who would be displaced during and following the delivery of the master plan proposals.</p> <p>These commitments have been further developed taking account of feedback from tenants, leaseholders and freeholders and these have been published in booklets to tenants and leaseholder/freeholders in October 2014;</p> <p><a href="http://www.wandsworth.gov.uk/downloads/file/10033/leaseholders_and_freeholders_rehousing_information_booklet">http://www.wandsworth.gov.uk/downloads/file/10033/leaseholders_and_freeholders_rehousing_information_booklet</a></p> <p><a href="http://www.wandsworth.gov.uk/downloads/file/10035/council_tenants_rehousing_information_booklet">http://www.wandsworth.gov.uk/downloads/file/10035/council_tenants_rehousing_information_booklet</a></p>	<p>The redevelopment of the estates may result in disruption of the social characteristics of the estates, neighbours, social groupings such as Residents Associations and localised communities during both construction works and following completion. The 2014 Housing Needs Survey identified this concern especially around neighbours on a floor who had resided near to each other for many years and who counted on the informal support mechanisms for their day to day routine. In order to mitigate against this the local lettings plan and phasing of decant and works will fully address this to minimise any potential impacts.</p> <p>There are possible negative impacts for those leaseholders who do not own their property outright and whose circumstances may have changed since accessing their finance product/mortgage, and they are unable to access a new product to buy a new property in the scheme. Advice and assistance will be provided on a one to one basis to determine what the best housing solution might be for such households anticipating that “tailored” approaches may need to be considered where what are anticipated to be exceptional circumstances are identified (e.g. in some circumstances it may be appropriate to offer a low cost rent tenancy where it is demonstrated a household cannot afford to buy). The development of the resident leaseholder and freeholder offer has advised resident owners who think that they may be impacted in this way to contact the council to discuss the issue. The council has also indicated in the published document that it will consider lease swaps as well as the equity share schemes with resident</p>

<p>At the core of the boroughs approach is ensuring that the economic and social well being of residents is maximised during and after the masterplan delivery and not allowing solely commercial considerations to dominate. The preferred option aims to contribute to eliminating discrimination, promoting equality of opportunity, social cohesion and good relations. The management of the redevelopment will not discriminate against any individuals or groups and will take into account individual council resident needs and requirements including adaptation requirements.</p> <p>This approach underpins the delivery of positive outcomes for local people and is reflected in the housing mix proposed in terms of tenure and affordability and the options available to residents currently in-situ. It has also minimised the number of moves for existing residents to reduce the potential for disruption.</p> <p>The main positive impact of the masterplan is the development of new high quality homes built to the Mayor’s current quality and size requirements which from development of the preferred option would include</p> <ul style="list-style-type: none"> <li>• Social rent</li> </ul>	<p>owners. This is a matter which will continue to be developed and considered as the phasing and re-housing processes continue.</p> <p>The council has also made funds available for leaseholders and freeholders to access independent legal advice on regeneration schemes, the process of valuations and buying back properties and the residents offer.</p> <p>There are potential negative impacts for the private tenants of non resident leaseholders and freeholders. The profile of these residents is unknown therefore we are unable to assess whether there is a greater impact on a particular group which falls into a protected characteristic. It is not clear what duties or responsibilities that the Council may have in respect to these tenants and it is reasonable to assume that the majority will make their own arrangements for rehousing as their tenancies come to an end and for one reason or another the tenancy is not renewed. Clearly as is the case now advice and as appropriate assistance will be available to any private tenant as to their tenancy rights and any housing duties that the Council may have in respect to their household as set out in current statute and guidance. It is the council’s intention to carry out a survey of all leaseholders, confirming the residential status of all leaseholders and freeholders. This in turn will allow us to identify how many subtenant households are affected. This will have to be considered in the local lettings plan, decanting, phasing and relocation phases.</p>
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- Low cost rent
- Equity share
- Private homes for sale

There are currently 1419 residential properties within the masterplan area, Winstanley, York road Estates and Bramlands. The preferred option would result in 2000 new additional residential properties, with all existing council social rent tenants being rehoused, either in the main area or on close by off sites in Battersea with no loss of social rented properties in the main residential area of the scheme.

All existing resident leaseholders and freeholders will have the opportunity to buy back into the scheme on an equity share basis, which offers an affordable option to ensure as many resident leaseholders who wish to remain in the area are able to do so. With the commencement of buy backs to all resident leaseholders and freeholders, there is clarity as well as an option offered which allows residents to plan for their future and move more readily.

The masterplan will result in the re-provision of all existing community facilities including the library, youth centre and the community centre. There will also be an increase in community facilities available to residents with the addition of a leisure centre and improved retail offer closer by. This will have positive impacts in terms of

	<p>the availability of such provision which will be designed to ensure inclusivity for all groups. There is a need to ensure that such facilities are available throughout the scheme and this will be managed through the phasing process, e.g. replace pre-demolition of facilities.</p> <p>The masterplan will also result in an improved street scape built on secure by design principles. This will include overlooked streets benefiting from natural surveillance, CCTV and estate management better lighting and improved accessibility for all groups both within and outside of the area. This will have positive benefits for all groups by ensuring that community safety is improved and fear of crime is reduced. Consultation throughout the process and the best in class design principles will ensure that all groups' needs are adequately accounted for in these shared spaces.</p> <p>It is impossible to know the make up of the resident profile of the area in 15 years time. The demographics of the estates will be affected by a range of factors which the masterplan has limited or no control over. Therefore the impact of the masterplan has been considered using the demographic data available at the time of the screening. The ongoing impacts will need to be continually monitored as the delivery of the masterplan is progressed.</p>	
<b>Race</b>	As outlined in the "across the strands section" above. As the percentage of BME residents is higher than the	As outlined in the "across the strands section" above. As the percentage of BME residents is higher than the borough average, BME

	borough average, BME residents any potential positive changes may impact more on BME residents than White Residents.	residents any potential negative changes may impact more on BME residents than White Residents.
<b>Gender</b>	As outlined in the “across the strands section” above	As outlined in the “across the strands section” above
<b>Disability</b>	<p>As outlined in the “across the strands section” above. As the percentage of disabled residents is slightly higher than the borough average any potential positive changes may impact more on disabled residents.</p> <p>In addition the masterplan will have positive impacts on disabled residents. The masterplan will enhance accessibility throughout the estates and include a reduction of street furniture and provision of DDA complainant seating. All new facilities will also be best in class in terms of DDA compliance.</p> <p>Current planning policy dictates a requirement for 10% of units provided to be wheelchair adaptable which means that there will be a positive impact for these who may currently be living in unsuitable accommodation for their mobility needs.</p>	<p>As outlined in the “across the strands section” above. As the percentage of disabled residents is slightly higher than the borough average any potential negative changes may impact more on disabled residents.</p> <p>In addition there is a need to ensure that negative impacts for those affected by mental health problems are adequately addressed. The ability for these individuals to effectively engage in the process may be more limited and the redevelopment work may have a greater impact on their day to day lives due to the disruption in the area and the changes around them.</p> <p>It is possible that the individuals covered by this protected characteristic may have difficulty in discussing their needs in open forums or with housing officers. As the 2014 Housing needs survey was carried out door to door it allowed staff to identify some residents who fell into this group who may have not participated in the process so far, their needs should be fully considered in subsequent consultations, phasing and housing allocation processes with specific training provided to staff if required.</p>
<b>Age</b>	<p>As outlined in the “across the strands section” above. In addition the masterplan will have a positive impact on all ages through the improvements to the urban environment and housing that will be delivered.</p> <p>The masterplan also aims to provide housing and a range and choice of homes. In order to ensure that the housing is suitable for all ages the masterplan will include the development of a mix of housing types and sizes. The</p>	<p>As outlined in the “across the strands section” above.</p> <p>The 2014 Housing Needs Survey identified that there were a number of larger households with young adults residing at home unable to access affordable housing meaning that larger family units would need to be considered in the future scheme. The local lettings plan will consider this profile of young people and look to ensure that the young are equally able to access the housing made available.</p>

	<p>creation of safer spaces will particularly benefit the young and improved accesses will provide benefits for older people.</p> <p>Car ownership tends to be lower amongst the young and the elderly. Therefore creating safer and more accessible routes for walking and cycling on the estate and improving the ability to access public transport has positive impacts for these groups</p>	<p>It is possible that older residents may be more directly impacted by the proposals in that they are more likely to feel concerned about the possible disruption to their lives involved in moving home at this time. This concern was regularly reported through the door to door 2014 Housing Needs Survey, with older resident expecting to remain in their homes for the remainder of their lives or at the very least only make one further move in to sheltered/older persons accommodation.</p> <p>The council has committed that all units will be life time homes, as well as an addition 10% of units being fully wheelchair accessible. In addition to this in the Rehousing booklets, the council has committed to providing re-housing advice and practical assistance to help older residents through the process; ensuring that there is regular contact and up to date assessments of their needs and that any adaptations required to the properties are carried out in advance of their needing to move to the property.</p> <p>The Housing needs survey has helped identify a possible requirement for custom built housing in the scheme, potentially part of the early phases so that older residents can move and feel settled sooner, and not have to move again at this time in their lives, whilst recognising that many older residents do not feel ready for sheltered accommodation.</p> <p>Their needs will need to be fully considered and it is intended that an older persons specific consultation is carried out to try and understand how we can meet their varied needs as part of the local lettings plan, phasing and allocation of housing in the scheme.</p>
<p><b>Faith and sexual orientation</b></p>	<p>As outlined in the “across the strands section” above. In addition all existing faith facilities will be re-provided in the masterplan –</p> <ul style="list-style-type: none"> <li>• The church of the Nazarene ( a protestant church in the Wesleyan-Holiness tradition)</li> <li>• Thames Christian College</li> </ul>	<p>As outlined in the “across the strands section” above</p>

	<ul style="list-style-type: none"> <li>• Battersea Chapel (Baptist Church)</li> <li>•</li> </ul> <p>The re-provision of facilities means that the delivery of the masterplan will have positive impacts for these groups.</p> <p>The wider objectives of the masterplan in terms of improved urban environment are likely to increase cross-cultural dialogue with positive benefit in terms of community cohesion. New Facilities may also support the delivery of an increased range of multicultural events</p>	
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5. **Is a full EIA required?** NO. This is a detailed EIA that uses robust data to identify which groups may be impacted. Extensive consultation has been undertaken throughout the process.

Does the policy support a front line service?	Yes
Is it clear what impact the policy will have on all equality groups	Yes, current Census data has been used to identify which groups may be impacted more than others
Overall will the change have a negative impact on any of the equality groups?	This exercise has identified both positive and negative impacts. Where negative impacts have been identified actions to mitigate the impact have also been documented.
<b>Please give the rationale here for not undertaking a full EIA.</b>	
<p>The masterplan aims to contribute to improve the housing offer and local environment to the benefit of existing and future residents. The plans are likely to have a positive impact on equality groups in a number of ways including tackling poorer housing conditions (e.g. where a household is overcrowded) and anticipating housing and adaptation requirements (see references made to tailoring housing offers to local residents). The plans also link in with the delivery of the Council's aspiration programme which aims to eliminate discrimination, promote equality of opportunity and social cohesion and good community relations. The masterplan will be monitored during all stages; specifically in relation to the equality strands with the EIA updated as required.</p> <p>All existing residents, (other than tenants of non-resident leaseholders) will have equality of opportunity and choice in relation to their housing needs and choices through this process. This means that one group will not be treated more or less fairly in the implementation of the plan. The implementation of the plan will be delivered in accordance with existing policies in the borough including the council</p>	

housing allocation scheme which is subject to regular EIA monitoring.

At this stage, and based on the information currently available there is no reason for any major negative impacts on any equality strands to be identified. Minor and potential negative impacts have been identified which can be mitigated through the future management and monitoring of the planning, phasing delivery and housing allocation process – with a continual approach to assessing equalities issues at the forefront.

The masterplan seeks to improve housing quality for current residents and for the majority who will continue to live in the area there will be positive socio economic, living environment and accessibility impacts.

The phasing plan means that each resident will only have to move once minimising the disruption. It will provide a range of housing types and values and good access to community facilities throughout the process.

**6. Through the initial EIA have you identify any actions which needed to be implemented to improve access or monitoring of the policy?**

The EIA and report have set out a number of actions that the Council is taking to ensure that the needs and requirements of the local community and those who might potentially benefit from this improvement plan are considered and mitigated:

- Consultation has been extensive and has and will continue to be tailored to ensure that engagement with local residents is comprehensive and meaningful and continues to contribute to the development and delivery of plans.
- Individual household needs have been mapped and will be further mapped to ensure that housing requirements of council residents are known and taken into account.
- Improvements and delivery of housing will meet current quality and accessibility requirements.
- Local rehousing commitments to existing council residents affected by these improvement plans is a key commitment.
- Dedicated advice and assistance to help local residents affected is planned and as identified training will include the particular requirements needed to properly assist local residents.
- As set out commitments have been made to retain assets of community value.
- There will be continual review and monitoring of the delivery of plans and regular reports will identify any changes and/or revision and/or additions to approach to respond to local community needs and requirements.

**Approved Clare O'Connor. 09.01.14**