



## **Equality Impact and Needs Analysis**

### **Wandsworth Local Plan Partial Review (LPPR)**

**October 2023**

Partial Review of Wandsworth's Local Plan (2023 – 2038)  
(Regulation 18) – Equality Impact and Needs Analysis

# SSA EQUALITY IMPACT AND NEEDS ANALYSIS

<b>Directorate</b>	Environment and Community Services
<b>Service Area</b>	Planning
<b>Service/policy/function being assessed</b>	Wandsworth Local Plan Partial Review 2023
<b>Which borough (s) does the service/policy apply to</b>	Wandsworth
<b>Staff involved in developing this EINA</b>	Oisín Cotter, Adam Hutchings
<b>Date approved by Directorate Equality Group (if applicable)</b>	N/A
<b>Date approved by Policy and Review Manager</b> All EINAs must be signed off by the Policy and Review Manager	Jamie Fisher
<b>Date submitted to Directors’ Board</b>	Submitted as part of Transport Committee Paper.

## 1. Summary

**Please summarise the key findings of the EINA.**

The Wandsworth Local Plan was adopted in July 2023, and a partial review of the affordable housing policy, LP23 is underway. We are seeking to strengthen the Local Plan policy by setting out a clear policy requirement for new housing developments in the borough to provide at least 50 per cent of dwellings as affordable homes delivered on site and also seeking to require affordable homes from small sites below the current threshold of 10 or more homes (gross). We are also seeking a greater proportion of all new affordable homes to be genuinely affordable, preferably a 70/30 split in favour of social rent.

This EINA will assess these proposals against their impact to protected groups. An EINA was completed in 2022 for the Regulation 19 version of the adopted Local Plan. The initial findings of an updated EINA are that the affordable housing proposals will positively impact many groups, particularly younger people and people suffering from economic deprivation. Due to the narrow scope of the partial review and recency of an EINA for the adopted Local Plan, the majority of groups are likely to have a neutral impact or not be impacted at all by the proposed changes to the Local Plan.

## 2. Evidence gathering and engagement

**a. What evidence has been used for this assessment? For example, national data, local data via DataRich or DataWand**

Evidence	Source
Local/National Data	www.datawand.info

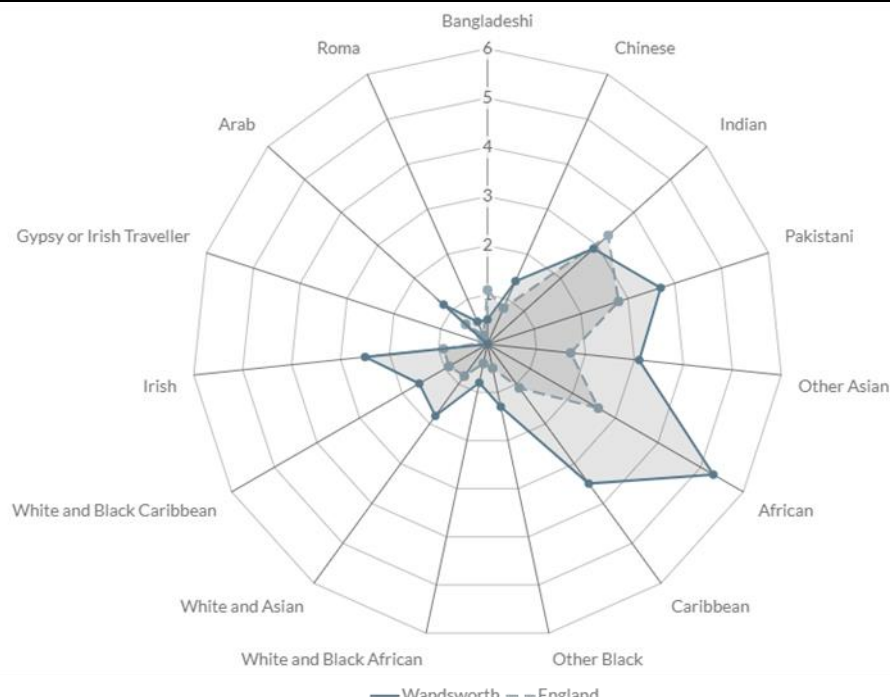
**b. Who have you engaged and consulted with as part of your assessment?**

Individuals/Groups	Consultation/Engagement results	Date	What changed as a result of the consultation
N/A	N/A	N/A	N/A

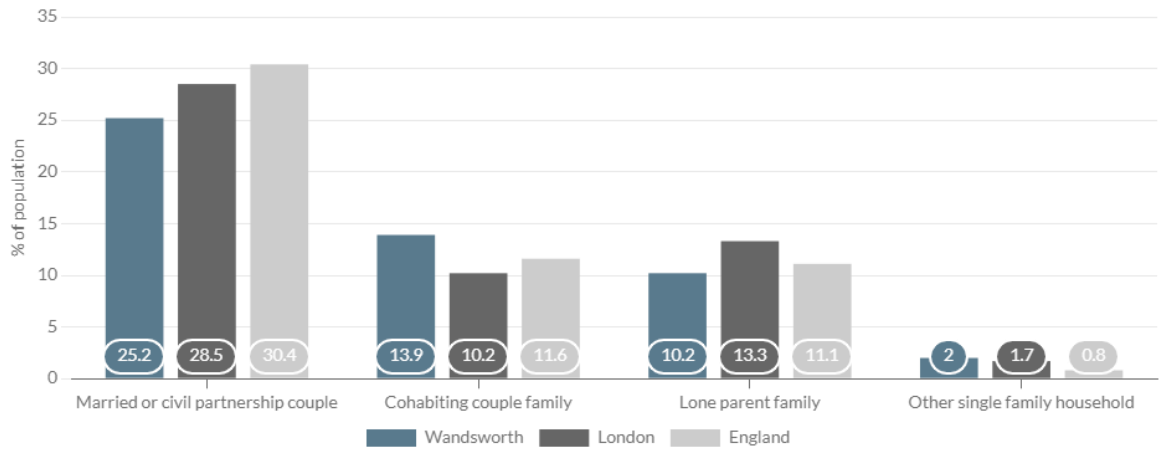
### 3. Analysis of need

#### Potential impact on this group of residents and actions taken to mitigate impact and advance equality, diversity and inclusion

Protected group	Findings
Age	<p>As noted in the 2022 EINA, the proportion of people in their 20s and 30s is significantly higher than in London and England, and this proportion has grown since the release of the 2021 Census data. This age cohort struggle with housing affordability and would benefit from an increase in affordable housing through the proposed changes to LP23. An increase of affordable specialist housing (in conjunction with Policy LP31) would be of benefit to older people.</p> <p>Source: ONS, Census 2021</p>
Disability	<p>Census 2021 found that 11.4% of the borough is reported to have a disability, up from 11.2% as reported in the 2022 EINA. An increase of affordable specialist housing (in conjunction with LP31) would benefit people with disabilities.</p> <p>Source: ONS, Census 2021</p>

<b>Sex</b>	The proposed changes are unlikely to have any impact on this group.
<b>Gender reassignment</b>	The proposed changes are unlikely to have any impact on this group.
<b>Marriage and civil partnership</b>	The proposed changes are unlikely to have any impact on this group.
<b>Pregnancy and maternity</b>	The proposed changes are unlikely to have any impact on this group.
<b>Race/ethnicity</b>	 <p>The borough has a significantly higher proportion of its population from Black, Asian and Minority Ethnic backgrounds than in England as a whole, other than those with Bangladeshi and Indian backgrounds. People from Black, Asian and Minority Ethnic backgrounds are disproportionately more likely to experience economic deprivation and thus a strengthened affordable housing policy will benefit this group.</p> <p>Source: ONS, Census 2021</p>
<b>Religion and belief, including non belief</b>	The proposed changes are unlikely to have any impact on this group.
<b>Sexual orientation</b>	The proposed changes are unlikely to have any impact on this group.
<b>Across groups i.e older LGBT service users or Black, Asian &amp; Minority Ethnic young men.</b>	Certain groups can disproportionately experience deprivation, such as those from Black, Asian and Minority Ethnic backgrounds as discussed above, and lone-parent families which are predominantly headed by women who experience other barriers such as employment that exacerbate economic deprivation. Intersectional data is scarce and so exact numbers cannot be determined. For instance, the data on lone parent families does not distinguish between genders (see below). However, it is still important for this report to consider how

proposals affect those across groups. In any case, the rate of lone parent families in Wandsworth is below the rates for London and England.

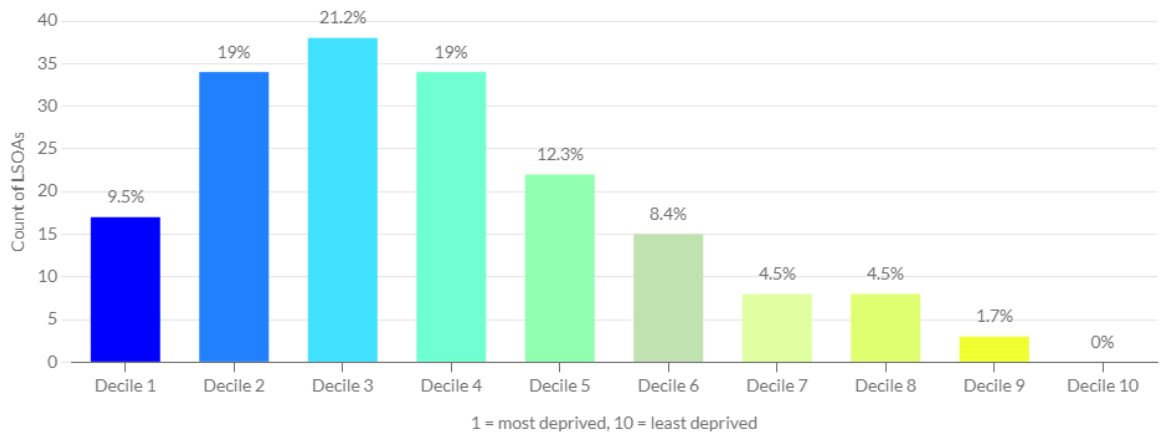


Source: ONS, Census 2021

**Socio-economic status (to be treated as a protected characteristic under Section 1 of the Equality Act 2010) Include the following groups:**

- Deprivation (measured by the 2019 English Indices of Deprivation)
- Low-income groups & employment
- Carers
- Care experienced people
- Single parents
- Health inequalities

**IMD Barriers to Housing and Services Domain - LSOAs by decile in Wandsworth (2019)**

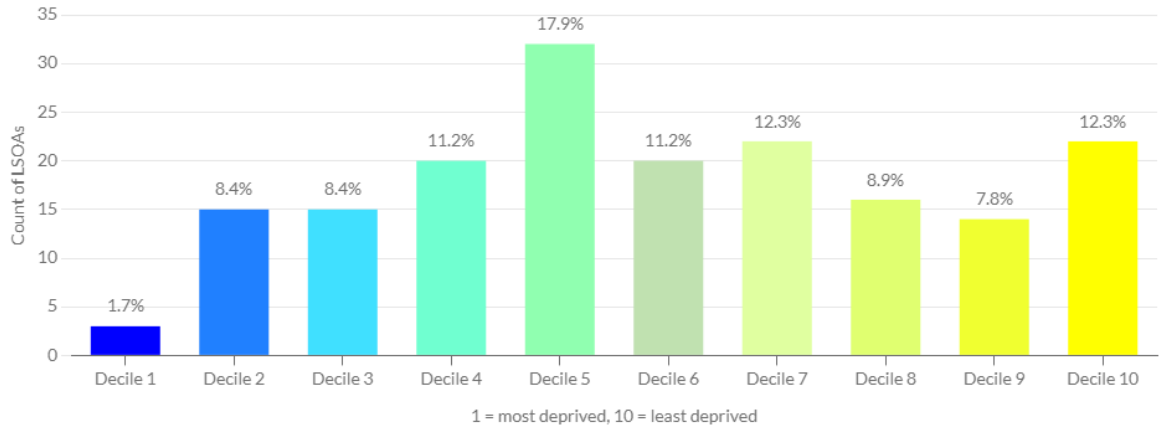


Source: MHCLG

The Barriers to Housing and Services domain measures the physical and financial accessibility of housing and local services. The indicators fall into two sub-domains: 'geographical barriers', which relate to the physical proximity of local services, and 'wider barriers' which includes issues relating to access to housing such as affordability.

**IMD Income Domain - LSOAs by decile in Wandsworth (2019)**

• **Refugee status**



Source: MHCLG

The Income Deprivation domain measures the proportion of the population in an area experiencing deprivation relating to low income. The definition of low income used includes both those people that are out-of-work, and those that are in work but who have low earnings (and who satisfy the respective means tests).

Decile 1 represents the most deprived 10% of LSOAs in England while decile 10 shows the least deprived 10% of LSOAs. While 52.5% of LSOAs in Wandsworth are within the upper deciles towards the least deprived in terms of income, 81% of LSOAs in Wandsworth are in the most deprived of deciles when it comes to barriers to housing which includes affordability. This indicates that while households enjoy less economic deprivation, housing remains unaffordable and unattainable. It is noted that the barriers to housing metric includes physical proximity to local services. However, as Wandsworth is located in Inner London with a high PTAL rating throughout, it is far more likely that affordability feeds into high deprivation metrics and that physical proximity as a barrier is low.

**Data gaps**

Data gap(s)	How will this be addressed?
Intersectional data such as deprivation levels based on factors such as age, gender, ethnic background, etc.	Intersectional groups that are likely to be impacted by the policy will be considered and more careful consideration could be invited during consultation.

**4. Impact**

Protected group	Positive	Negative
Age	The proposed changes to LP23 would have the benefit of increasing the number of available affordable homes, including in specialist housing.	N/A

<b>Disability</b>	The proposed changes to LP23 would have the benefit of increasing the number of available affordable homes, including in specialist housing.	N/A
<b>Sex</b>	No negative impact is anticipated	N/A
<b>Gender reassignment</b>	No negative impact is anticipated	N/A
<b>Marriage and civil partnership</b>	No negative impact is anticipated	N/A
<b>Pregnancy and maternity</b>	No negative impact is anticipated	N/A
<b>Race/ethnicity</b>	The proposed changes to LP23 would have the benefit of increasing the number of available affordable homes.	N/A
<b>Religion and belief, including non belief</b>	No negative impact is anticipated	N/A
<b>Sexual orientation</b>	No negative impact is anticipated	N/A
<b>Socio-economic status (to be treated as a protected characteristic under Section 1 of the Equality Act 2010) Include the following groups:</b> <ul style="list-style-type: none"> <li>• Deprivation (measured by the 2019 English Indices of Deprivation)</li> <li>• Low-income groups &amp; employment</li> <li>• Carers</li> <li>• Care experienced people</li> <li>• Single parents</li> <li>• Health inequalities</li> <li>• Refugee status</li> </ul>	The proposed changes to LP23 would have a benefit of increasing the number of available affordable homes.	

### 5. Actions to advance equality, diversity and inclusion

Action	Lead Officer	Deadline
Any potential negative impacts would be reported on in the next version of this document to be produced following the Regulation 18 consultation for the Regulation 19 stage.	Oisín Cotter	Report on at Reg 19 consultation

### 6. Further Consultation (optional section – complete as appropriate)

Partial Review of Wandsworth's Local Plan (2023 – 2038)  
(Regulation 18) – Equality Impact and Needs Analysis

Consultation planned	Date of consultation
Reg 18 Consultation	