

SSA EQUALITY IMPACT AND NEEDS ANALYSIS

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| Directorate | Housing and Regeneration |
| Service Area | Regeneration |
| Service/policy/function being assessed | Local lettings plan |
| Which borough (s) does the service/policy apply to | Wandsworth |
| Staff involved | Charlotte Haley, Philip Morris, Peter Quirk |
| Date approved by Directorate Equality Group (if applicable) | |
| Date approved by Policy and Review Manager All EINAs must be signed off by the Policy and Review Manager | Andrew Hagger |
| Date submitted to Directors' Board | |

SUMMARY

At 1.8.0 of Wandsworth Councils' allocations policy, it is identified that the council may use local lettings plans for its regeneration programmes and that such local lettings plans will be approved by the Overview and Scrutiny Committee with responsibility for Housing. This ENIA accompanies a local lettings plan which will be considered by the Housing and Regeneration Overview and Scrutiny committee on the 21st January 2020.

In order to allocate new homes in the Regeneration area in line with the Councils commitments to the secure council tenants and resident leaseholders, the council requires a local lettings plan. This ENIA focuses on the impact of the local lettings plan on those who reside in homes with a secure council tenancy in the regeneration areas, as it is them who will be allocated new housing in the Regeneration schemes, (see background for further scheme information). It does not focus on the impact of all residents whose homes are in the regeneration area, which would include tenants who are in temporary accommodation and private tenants of private landlords. There have been previous EINAs that consider the wider impact of the regeneration scheme on other residents of the area including the decision to develop the Winstanley and York Road Estates (Paper 14-158) and the decision to adopt the Roehampton Supplementary Planning Document (Paper 15-347).

This ENIA focus' on the data set for the secure council tenants, as impacted by the local lettings plan, as of January 2020, a snapshot in time of the impact on groups with protected characteristics. The local lettings plan potentially impacts residents living in **461** households across the two regeneration schemes which is **1254** people. The local lettings plan will be implemented over a number of years and housing needs surveys will take place numerous times during the rehousing process.

There are at least four 1.2.1 household interviews/surveys when the block to which they are moving into will be designed. These will be generally held as below;

- When the block needs to be designed for planning submission. This is expected to be around 18-24 months before the build starts on site.
- When the block starts stage three design, this is expected to be around 12 months before the build starts on site.
- When the block starts on site, this is approximately 18 months before delivery.
- When the block needs to be allocated, this is approximately 12 months before delivery.

The reason the data is re-collected is to ensure that the new homes meet commitments and tenants are rehoused as to meet their most up to date housing need/s, and that solutions to meet the individual needs are considered and implemented at the time the residents are allocated properties by the local lettings plan.

The following protected groups are prominently represented by residents who will be impacted by the local lettings plan on both schemes:

- Those with physical disabilities, and all disabilities as self-declared by those impacted by the local lettings plan in the secure tenanted household;
- Black and minority ethnic (BAME) groups. Black Caribbean and Black African (Somali and West African groups) – these groups are more heavily represented within the secure tenants, those impacted tenants by the local lettings plan,
- Women within single parent households impacted by the local lettings plan;
- Children and young people impacted by the local lettings plan.

The EINA has identified that the local lettings plan which is to be formally adopted for the Winstanley and York and Alton Estate Regeneration, as noted in the Councils published Allocations Policy has identified **5** positive impacts and **1** neutral impact on those residents.

The use of a local lettings plan ensures that the councils' commitments to those existing secure tenants are kept. These commitments which included where possible, one move only straight into new accommodation, a new home which meets their assessed housing need; both in size and to meet practical needs such as wheelchair adapted homes, wet rooms, or fully accessible bathrooms. This is a positive impact on residents who will have by the end of the rehousing process been impacted by the development for over a decade.

Furthermore, the use of the local lettings plan means that residents of the borough with a need for wheelchair accessible housing will be **positively** impacted. The local lettings plan ensures that when the minimum 10% of new homes are built to M4(3) standards that should they not be used for wheelchair users who are existing secure tenants or resident leaseholders

1. Background

In 2013, the council commenced consultation on two potential Regeneration schemes in the borough of Wandsworth, on the Alton and the Winstanley and York Road Estates. The schemes have been progressed with the development partners and submitted to planning for consideration, it is expected that decisions on the schemes will be made in early 2020.

Alton

The planning application will see the demolition of a total of 288 council homes, of which 158 are social rented and 111 are leasehold units and 19 are freehold units.

The planning application will see the construction of a total of 1,108 new and replacement units, of which 847 are private units, up to 60 are intermediate units and 201 are social rented units.

Winstanley

The planning application will see the demolition of a total of 720 council homes, of which 530 are social rented and 181 are leasehold units and 9 are freehold units.

The planning application will see the construction of a total of 2,689 new and replacement units, of which 1,751 are private units, of which 308 are intermediate units, which includes 86 shared equity replacement homes for existing resident leaseholders, and 530 are social rented units.

The local lettings plan will be applied when allocating new housing, when it is built in the schemes to existing secure tenants.

As of January 2020, of the properties which are impacted by demolition on the Alton Estate there are 95 secure council tenant households within the 288 council homes to be demolished.

As of January 2020, of the properties which are impacted by demolition in the Winstanley and York Road Estate, there are **366** secure council tenant households within the 720 council homes to be demolished.

Both schemes have now got published phasing plans, which are also set out in the local lettings plan, which deliver new homes for all secure council tenants and all resident owners. These phasing plans have been carefully designed to enable residents to move once, from their existing home to a new home in the scheme, which meets their housing need, as discussed at one-to-one housing needs surveys in their homes.

The local lettings plan permits that new homes in each of the newly built council blocks will be offered to existing secure council tenants and resident leaseholders in homes to be demolished. The published phasing plans identify the newly built block/s to which these residents will need to move to if they choose to remain in the scheme.

The local lettings plan also outlines how the homes will be allocated within an identified block, by assessed housing need.

Both schemes have had smaller applications for new housing considered and permitted and the first of these new homes will be available for letting to residents in 2020. In order to allocate these properties a local lettings plan is required.

2. Analysis of need and impact

Data Sources –

The housing regeneration team hold a master listing of data for all households across each estate. This contains information which has been gathered as part of Housing needs surveys which have been carried out on several occasions, which is cross referenced with information held on NPS housing system (formally Saffron system). Different surveys have been undertaken at different times in the development process, with the survey progressing in relation to the level of detail gained in order to more closely meet each household needs, in relation to their rehousing.

In 2015, and 2016 on the Winstanley and York road Estate and Alton Estate respectively the surveys were carried out to ensure that we had an accurate record of household members, their names, age and gender. This was to determine the level of overcrowding and under occupation in the estates, which provided the regeneration team the correct information in relation to the number of bedroom type council homes that should be re-provided in the schemes. At this time, we also collected information on communication/language barriers the household may have and self-declarations of disability including whether they would need housing adaptations to accommodate these in their new home. This was carried out with all secure council tenants across both schemes, this was across twelve blocks on Winstanley and York Road and ten on Alton as detailed below.

Winstanley and York Road

1. Pennethorne House
2. Lavender Road
3. Scholey House
4. Kiloh Court
5. Jackson House
6. Arthur Newton House
7. Holcroft House
8. Shepard House
9. Gagarin House
10. Farrant House
11. Chesterton House
12. Ganley Court

Alton

1. Sherwood Lodge
2. 11-29 Danebury Avenue
3. 190 Roehampton Lane
4. 2a Minstead Gardens
5. Portswood place
6. Harbridge Avenue Even nos. 2-84
7. Kingsclere Close
8. 31-115 Danebury Avenue
9. Harbridge Avenue Odd nos. 1-115
10. 117-243 Danebury Avenue

In 2018/2019 on the Winstanley and York road Estate and Alton Estate respectively the surveys were carried out again with all households who would need to be rehoused into the new homes in the first phase development of the schemes. These are identified as below. This was to ensure that we had an accurate record of household members, their names, age and gender, in case new children had been born, family members moved in/out or tenancies ended. At this time further questions were asked around disabilities including carrying out an occupational therapy filtering form which would require a follow up visit by a specialist housing occupational therapist.

Winstanley and York Road

1. Pennethorne House
2. Lavender Road
3. Scholey House
4. Kiloh Court
5. Jackson House
6. Arthur Newton House
7. Baker House

Alton

1. ~~Sherwood Lodge~~ (*demolished by this point*)
2. 11-29 Danebury Avenue
3. ~~190 Roehampton Lane~~ (*no secure tenants remain in block*)
4. ~~2a Minstead Gardens~~ (*no secure tenants remain in block*)
5. Portswood place
6. Harbridge Avenue Even nos. 2-84
7. Kingsclere Close
8. 31-115 Danebury Avenue

As of January 2020, when the impact of the decision to implement the local lettings plan is being assessed by this ENIA, **461** households will be secure council tenancies and **1254** people will be impacted as members of those households. In order to understand the relative size of protected groups in the local areas the

assessment considers the data available on residents who will be impacted by the local lettings plan only.

On the **Winstanley and York Road** the consideration of the protected groups has considered data sets from the below areas–

Housing needs surveys from carried out on secure council tenants, those impacted by the local lettings plan, called **impacted tenants**.

When data is unknown for protected characteristic, 2011 census data will be used which is drawn from **Neighbourhood impact area data** with compasses the area bounded by York Road to the north, the railway line into Waterloo to the south, Falcon Road to the east, Plough Road to the west and the River Thames to the north west, which are also likely to be affected by the development, albeit not the local lettings plan itself.

On the **Alton Estate** the consideration of the protected groups has considered data sets from the below areas

Housing needs surveys from carried out on secure council tenants, those impacted by the local lettings plan, called **impacted tenants**.

When data is unknown for protected characteristic, 2011 census data will be used which is drawn from the **neighbourhood impact area** which encompasses the specific buildings which will be demolished as part of the regeneration programme, as well as the neighbouring residential communities, which are also likely to be affected by the development, albeit not the local lettings plan itself. It is estimated to contain around 5,600 households.

At the local and the neighbourhood impact area level, data is drawn from the 2011 Census-based data from the GeoInsight tool provided by Pitney Bowes.

| Protected group | Findings |
|-----------------|---|
| Age | <p>Alton</p> <p>Neighbourhood impact area There is a young age profile, with 20% of people aged 0 to 15 compared with 16.7% across Wandsworth. As a result, there is a smaller proportion of working age residents when compared with the borough as a whole and a comparable proportion of retirement-age residents.</p> <p>The data provided by the 2018 housing needs surveys of those residents impacted by the local lettings plan shows a quarter of the population impacted by the local lettings plan are aged 15 and below. As set out in the table below, 25.2% of residents were aged 15 or</p> |

under, 63.5% of residents were of working age (16 to 64 inclusive) and 11.1% were aged 65 or older.

| | Total | Detailed (%) | Total | Outline |
|--------------|-------|--------------|-------|---------|
| 0-4 | 7 | 4.1 | 9 | |
| 5-7 | 5 | 3.0 | 8 | |
| 8-9 | 6 | 3.6 | 7 | |
| 10-14 | 16 | 9.5 | 21 | |
| 15 | 4 | 2.4 | 1 | |
| 16-17 | 11 | 6.5 | 5 | |
| 18-19 | 6 | 3.6 | 9 | |
| 20-24 | 18 | 10.7 | 20 | |
| 25-29 | 10 | 5.9 | 8 | |
| 30-44 | 26 | 15.4 | 35 | |
| 45-59 | 35 | 20.7 | 28 | |
| 60-64 | 6 | 3.6 | 6 | |
| 65-74 | 8 | 4.7 | 4 | |
| 75-84 | 7 | 4.1 | 2 | |
| 85-89 | 3 | 1.8 | 0 | |
| 90+ | 1 | 0.6 | 0 | |

Winstanley and York Road

Neighbourhood impact area

Amongst the population, an estimated 16.2% of the population were under the age of 16, 75.1% were working age and 8.7% were of retirement age. The median age across the local impact area was 31.4 years.

The data provided by the 2018 housing needs surveys of those residents impacted by the local lettings plan shows a quarter of the population impacted by the local lettings plan are aged 15 and below. As set out in the table below, 19.4% of residents were aged 15 or under, 66.6% of residents were of working age (16 to 64 inclusive) and 12.9% were aged 65 or older. The share of the population who are 15 or under and those over 65, in the properties impacted by the local lettings plans is considerably higher than the those in the neighbourhood impact areas, means there are less people of working age within the impacted resident group.

| | Detailed | | Outline | |
|--------------|----------|------|---------|------|
| | Total | (%) | Total | (%) |
| 0-4 | 24 | 5.1 | 11 | 2.5 |
| 5-7 | 14 | 3.0 | 19 | 4.2 |
| 8-9 | 13 | 2.8 | 13 | 2.9 |
| 10-14 | 47 | 10.0 | 36 | 8.0 |
| 15 | 7 | 1.5 | 4 | 0.9 |
| 16-17 | 20 | 4.2 | 13 | 2.9 |
| 18-19 | 17 | 3.6 | 14 | 3.1 |
| 20-24 | 31 | 6.6 | 44 | 9.8 |
| 25-29 | 33 | 7.0 | 38 | 8.5 |
| 30-44 | 100 | 21.2 | 87 | 19.4 |
| 45-59 | 104 | 22.0 | 111 | 24.8 |
| 60-64 | 19 | 4.0 | 23 | 5.1 |
| 65-74 | 22 | 4.7 | 17 | 3.8 |
| 75-84 | 11 | 2.3 | 15 | 3.3 |
| 85-89 | 5 | 1.1 | 2 | 0.4 |
| 90+ | 4 | 0.8 | 1 | 0.2 |

| Disability | Alton | | | | |
|-----------------------------|---|-------|--------------|-------|---------|
| | Data collected from residents as part of the housing needs surveys, indicates that 31.3% of residents impacted by the local lettings plan consider themselves to have a disability. | | | | |
| | | Total | Detailed (%) | Total | Outline |
| | Disability - Physical | 16 | 9.5 | 10 | |
| Disability - Mental | 13 | 7.7 | 5 | | |
| Disability - Medical | 9 | 5.3 | 8 | | |

Neighbourhood impact area
As of the 2011 Census, an estimated 15.5% of the neighbourhood-level population described their day-to-day activities being limited either “a little” or “a lot” by their health, which was more than the borough as a whole at 11.2% of the population. This indicates that considerably more residents impacted by the local lettings plan consider themselves to be disabled than the wider impacted neighbourhood, and the borough.

Winstanley and York Road
Data collected from residents as part of the housing needs surveys, indicates that 13% of residents impacted by the local lettings plan consider themselves to have a disability.

| | Detailed | | Outline | |
|------------------------------|--|-----|---------|-----|
| | Total | (%) | Total | (%) |
| Disability - Physical | 33 | 7.0 | 9 | 2.0 |
| Disability - Mental | 14 | 3.0 | 11 | 2.5 |
| Disability - Medical | 37 | 7.9 | 15 | 3.4 |
| | <p>Neighbourhood impact area As of the 2011 Census, an estimated 14.5% of the neighbourhood-level population described their day-to-day activities being limited either “a little” or “a lot” by their health, which was more than the borough as a whole at 11.2% of the population. This indicates that less residents impacted by the local lettings plan consider themselves to be disabled than the wider impacted neighbourhood and the borough as a whole.</p> | | | |
| Gender (sex) | <p><u>Alton</u></p> <p>Neighbourhood impact area A marginally higher share of the local population is female (53.6%) than the share across Wandsworth (51.6%);</p> <p>Impacted tenants 2018 secure tenant data from Wandsworth Council shows that across all blocks impacted by the local lettings plan, there was a marginally higher share of women than men, with 175 female residents (53.9%), and 154 male residents (46.8%) out of a total of 329 residents (across 288 households).</p> <p><u>Winstanley and York Road</u></p> <p>Neighbourhood impact area As of the 2011 census, an estimated 52.2% of the population within the local impact area were female and 47.8% were male.</p> <p>Impacted tenants Based on Wandsworth Council’s most recent data on secure tenants across the 12 blocks, a total of 925 residents were recorded. Of these, 487 (52.6%) were female and 438 were male (47.4%). This is a disproportionately large female population compared to national and regional statistics.</p> <p>Local lettings plan impact There are slightly more females, 662 than males, 592 impacted by the local lettings plan.</p> | | | |

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| <p>Gender reassignment</p> | <p>The council does not collect information on gender reassignment when a new tenant signs up to a property through the equalities data collection survey.</p> <p>The Office for National Statistics does not currently collect data on gender reassignment at any geographic level. Guidance provided by the Equality and Human Rights Commission suggests that data should be collected on minority groups where it is relevant. In this instance, gender re-assignment is largely not relevant to the decantation service or housing provision services.</p> <p>The housing need surveys did not ask this information as it is not relevant regarding moving existing residents from their current home to a new one as their gender decision has not impact on their eligibility for rehousing.</p> |
| <p>Marriage and civil partnership</p> | <p>Alton and Winstanley and York Road</p> <p>Guidance provided by the Equality and Human Rights Commission suggests that data should be collected on minority groups where it is relevant. In this instance, marriage and civil partnership is largely not relevant to the decantation service or housing provision services.</p> <p>Alton</p> <p>Data collected at Neighbourhood level, from 2011 census, provides that in terms of household composition, the neighbourhood impact area had a disproportionately large share of lone parent households with dependent children. Across the neighbourhood impact area, of approximately 5,600 households, 13.5% of all households were occupied by single parents with children who are dependent on that parent, compared to a borough average of 6.1% of all households.</p> <p>Impacted Tenants</p> <p>Data collected from the 2018 housing needs surveys by the regeneration team also shows a disproportionately large share of lone parent households. Of the 95 secure tenancies impacted by the local lettings plan, 38 households consisted of one parent families. A majority of these households contain at least one dependent child. This is a significant 32.9% of households, which is much higher than the average of 6.1% of households in the borough.</p> <p>Winstanley and York Road</p> <p>Data collected at Neighbourhood impact area level, from 2011 census, provides that in terms of household composition, the neighbourhood impact area had a disproportionately large share of lone parent households with dependent children. Across the consultation area, of approxamley 5,600 households, 13.5% of all households were occupied by single parents with children who are dependent on that parent, compared to a borough average of 6.1% of all households.</p> |

| | |
|---------------------------------------|---|
| | <p>Data collected from the 2018 housing needs surveys by the regeneration team also shows a disproportionately large share of lone parent households. Of the 388 secure tenancies impacted by the local lettings plan, 130 households consisted of one parent families. A majority of these households contain at least one dependent child. This is a significant 35.5% of households, which is much higher than the average of 6.1% of households in the borough.</p> |
| <p>Pregnancy and maternity</p> | <p>There is no available data on pregnancy and maternity recorded as a result in Housing needs surveys in 2015/16 or in 2017/2018 across the 420 homes impacted by the local lettings plan.</p> <p>The Housing needs surveys did not contain specific questions about pregnancy, but an opportunity was provided to mention this in the “other information” section. Guidance provided by the Equality and Human Rights Commission suggests that data should be collected on minority groups where it is relevant. In this instance, pregnancy and maternity is relevant to the decantation service and housing provision services.</p> <p>Tenants are advised that their Housing need is considered when the building is submitted for detailed planning and advised to inform their case officer in the Regeneration team should there be any expansion of their family through pregnancy whether of the tenant or household members such as adult children.</p> |
| <p>Race/ ethnicity</p> | <p>Data for ethnicity is recorded in the councils NPS systems, it was not recorded as part of the housing needs surveys.</p> <p>Alton</p> <p>Neighbourhood impact area There is a very diverse local community. 58.1% of the population within the impact area identify as other groups aside from white British, compared to 46.5% across the borough.</p> <p>More detailed 2011 Census ethnicity data at the ward-level for Roehampton and Putney Heath, which contains the majority of the baseline area, reveals that the ward contains a disproportionate share of residents who identified as Black African, Mixed- White and Black African, White-Polish and White- Other Eastern European Groups.</p> <p>Impacted Tenants</p> <p>The data on the impacted tenants below is split between the detailed element of the planning application and the outline. The impact of the local lettings plan will impact the detailed element within the next two</p> |

to five years. It will impact the outline element in approximately seven years' time.

39.1% describe themselves as white, white Irish or white other, 59.2% describe themselves as being from a black or other ethnic minority group. 1.5% refused to identify their ethnicity.

| | Total | Detailed (%) | Total | Outline |
|---------------------------|-------|--------------|-------|---------|
| Indian | 1 | 0.6 | 6 | |
| Pakistani | 8 | 4.8 | 11 | |
| Bangladeshi | 4 | 2.4 | 0 | |
| Other Asian | 7 | 4.2 | 1 | |
| Caribbean | 8 | 4.8 | 16 | |
| African | 51 | 28.9 | 49 | |
| Other Black | 2 | 1.2 | 3 | |
| White and Black Caribbean | 0 | 0.0 | 3 | |
| White and Black African | 8 | 4.8 | 1 | |
| White and Asian | 0 | 0.0 | 7 | |
| Other Mixed | 0 | 0.0 | 7 | |
| Chinese | 0 | 0.0 | 0 | |
| Other Ethnic | 0 | 0.0 | 4 | |
| British | 58 | 34.9 | 41 | |
| Irish | 2 | 1.2 | 5 | |
| Other White | 15 | 9.0 | 9 | |
| Arab | 0 | 0.0 | 0 | |
| Gypsy | 0 | 0.0 | 0 | |
| Refused | 5 | 3.0 | 0 | |

Languages spoken

The 2018 HNA survey (which captured a significant share of the residential population of Hardbridge Avenue, Danebury Avenue, Allbrook House, Portswood Place and Kingsclere Close) found that 40 of the 88 households (45.4%) who responded contained residents who spoke other languages aside from or in addition to English. Fewer than ten of the surveyed households made mention of members who had communication difficulties based on language skills.

Winstanley and York Road

Neighbourhood impact area

The local impact area has an ethnically diverse population (as of the 2011 Census) across an estimated population of 4,606 people,

27.5% of residents are estimated to be from Black African, Black Caribbean or Black Other groups, 10.6% of residents are estimated to be from Asian British groups and 6.5% and 2.9% of residents are estimated to be from Mixed or "Other" groups, respectively.

Impacted tenants

The data on the impacted tenants below is split between the detailed element of the planning application and the outline. The impact of the local lettings plan will impact the detailed element of the scheme from this year (2020) up to five years' time. It will start to impact the outline element in approximately five to six years time.

30.3% describe themselves as white, white Irish or white other, 62.85% describe themselves as being from a black or other ethnic minority group. 5.1% refused to identify their ethnicity.

| | Total | Detailed (%) | Total | Outline (%) |
|---------------------------|-------|--------------|-------|-------------|
| Indian | 7 | 1.6 | 5 | 1.1 |
| Pakistani | 4 | 0.9 | 7 | 1.6 |
| Bangladeshi | 3 | 0.7 | 1 | 0.2 |
| Other Asian | 2 | 0.4 | 37 | 8.4 |
| Caribbean | 58 | 12.9 | 43 | 9.8 |
| African | 168 | 37.5 | 90 | 20.5 |
| Other Black | 32 | 7.1 | 60 | 13.7 |
| White and Black Caribbean | 9 | 2.0 | 0 | 0.0 |
| White and Black African | 3 | 0.7 | 0 | 0.0 |
| White and Asian | 0 | 0.0 | 0 | 0.0 |
| Other Mixed | 4 | 0.9 | 5 | 1.1 |
| Chinese | 2 | 0.4 | 1 | 0.2 |
| Other Ethnic | 11 | 2.5 | 16 | 3.6 |
| British | 79 | 17.6 | 73 | 16.6 |
| Irish | 7 | 1.6 | 53 | 12.1 |
| Other White | 32 | 7.1 | 25 | 5.7 |
| Arab | 0 | 0.0 | 5 | 1.1 |
| Gypsy | 0 | 0.0 | 0 | 0.0 |
| Refused | 27 | 6.0 | 18 | 4.1 |

Languages Spoken

More detailed data from the 2017 HNA found that at least 76 of 191 (39.8%) households interviewed across Pennethorne House, Scholey House, Arthur Newton House, Baker House, Kiloh Court and Jackson House contained residents who regularly spoke languages other than English. There was a very diverse array of languages spoken across these households including Eastern European languages (Albanian, Polish), Somali, West African languages (Twi, Wolof, Ga), Arabic and Amharic.

| | |
|---|--|
| <p>Religion and belief, including non-belief</p> | <p>Data on the religion of residents is not captured in Wandsworth Council's database of tenants, nor was it asked as part of the 2017/2018 Housing Needs Assessment surveys carried out across either estate.</p> <p>Guidance provided by the Equality and Human Rights Commission suggests that data should be collected on minority groups where it is relevant. In this instance, religious belief or otherwise is largely not relevant to the decantation service or housing provision services, as all rehousing is within the immediate local area to continue to access places of worship.</p> |
| <p>Sexual orientation</p> | <p>The council collects data on sexual orientation when a new tenant signs up to a property through a LA core form, should a prospective tenant wish to disclose this.</p> <p>However, the council has not been moving new secure council tenants into council housing on the Alton and Winstanley and York Road Estates since 2013.</p> <p>The housing need surveys did not ask this information as it is not relevant regarding moving existing residents from their current home to a new one as their gender decision has not impact on their eligibility for rehousing</p> |
| <p>Across groups</p> | <p>Overcrowded households</p> <p>Alton and Winstanley and York Road</p> <p>Across the baseline area, a higher share of all households (29.7% and 30.5% of the total) had an occupancy rating of “-1” or less, indicating that there are one or more fewer rooms in the house than would be required to accommodate the existing residents. This was a considerably higher share of all households than the average for Wandsworth (20.0% of the total).</p> <p><u>Alton</u></p> <p>2018 data as provided by the regeneration team through housing needs assessments on the found that of the 95 secure council tenant households 29, 30.5% of these households were overcrowded. This means they lacked at least one bedroom in their existing accommodation to meet their assessed need.</p> <p><u>Winstanley and York Road</u></p> <p>2017 data as provided by the regeneration team through housing needs assessments on the found that of the 366 secure council tenant households 109, 29.7% of these households were overcrowded. This means they lacked at least one bedroom in their existing accommodation to meet their assessed need.</p> |

Data gaps.

| Data gap(s) | How will this be addressed? |
|--|---|
| <p>The data in the ENIA is derived from individual households in the impacted area through Housing needs studies, as well as 2011 census data.</p> <p>As some of the data is from a proportion of the total number of households, as a number of households are impacted at in at least five years' time the base data should be considered indicative of the impacts in that protected characteristic group rather than conclusive.</p> | <p>The local lettings plan will be implemented over a number of years and housing needs surveys will take place numerous times during the rehousing process.</p> <p>There are at least four 1.2.1 household interviews/surveys when the block to which they are moving into will be designed. These will be generally held as below;</p> <ul style="list-style-type: none"> • When the block needs to be designed for planning submission. This is expected to be around 18-24 months before the build starts on site. • When the block starts stage three design, this is expected to be around 12 months before the build starts on site. • When the block starts on site, this is approximately 18months before delivery. • When the block needs to be allocated, this is approximately 12months before delivery. <p>The reason the data is collected is to ensure that the new homes meet commitments and tenants are rehoused as to meet their most up to date housing need/s.</p> |
| <p>The Office for National Statistics (ONS) does not currently collect comprehensive, local-level data on sexual identity or non-binary gender identity. The assessment has proceeded under the assumption that these groups are likely to be represented within the baseline area.</p> | <p>This collection criteria are not going to improve as it does not directly relate to the rehousing of existing council tenants as impacted by the local lettings plan.</p> |

3. Impact

Permanent impacts

The EqINA has identified a total of **6** permanent impacts during the implementation of the local lettings plan when all rehousing of existing secure tenants is complete, and all existing buildings are demolished. Of these permanent impacts, **5** are positive, and **1** is neutral.

- The Local lettings plan is expected to have a **positive** impact on existing secure council tenants who are part of the BAME protected characteristic group. The reasoning behind this is set out on page 20 & 21;
- The Local lettings plan is expected to have a **positive** impact on existing secure council tenants who are young or old. The reasoning behind this is set out on page 16 & 17;
- The Local lettings plan is expected to have a **positive** impact on all residents in the borough who may be seeking rehousing who are disabled, which would include the residents in temporary accommodation and private tenants of private landlords who will be impacted by demolition. The reasoning behind this is set out on page 17, 18 & 19;
- The Local lettings plan is expected to have a **positive** impact on existing secure council tenants of all genders, particularly female. The reasoning behind this is set out on page 19;
- The Local lettings plan is expected to have a **positive** impact on existing secure council tenants who are pregnant. The reasoning behind this is set out on page 20;
- The Local lettings plan is expected to have a **neutral** impact on existing secure council tenants who have religious beliefs and are part of the local religious community. The reasoning behind this is set out on page 21;

| Protected group | Positive | Negative |
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| Age | <p><u>Older people</u></p> <p>Of those households which are included in the local lettings plan, older people are impacted positively. They will be rehoused into a home which meets theirs (and their families), assessed housing need with any</p> | <p>There is no negative impact of the local lettings plan on either the young or the old. The plan offers a range of housing choices to each age set within the protected characteristic group.</p> <p>If a household makes itself ineligible for rehousing through antisocial behaviour or other breach of tenancy because young people</p> |

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| | <p>physical adaptations made prior to moving in. New housing in the regeneration schemes are all being built in line with the Mayor of London’s design standards and include private amenity space and access to communal space, which is not always the case in the existing homes in the regeneration areas.</p> <p>Alternatively, the households are able to exercise the choice to move into alternative accommodation elsewhere in the borough which may suit their needs by being closer to family, carers and friends. Older people also have the opportunity to move to sheltered accommodation with the local lettings plan providing raised priority for this specific type of accommodation. Both these elements of the local lettings plan can be considered to be a positive impact on this element of the protected characteristic group.</p> <p><u>Young people</u></p> <p>Of those households which are included in the local lettings plan, young people are impacted positively. They will be rehoused into a home which meets their families assessed housing need with any physical adaptations made prior to moving in. New housing in</p> | <p>are over represented, this would likely impact this group more. This is not an impact of the local lettings plan directly more of the behaviours which led to making a household ineligible.</p> |
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| | <p>the regeneration schemes are all being built in line with the Mayor of London’s design standards and include private amenity space and access to communal space.</p> <p>Alternatively, the families are able to exercise the choice to move into alternative accommodation elsewhere in the borough.</p> | |
| <p>Disability</p> | <p>New housing in the regeneration schemes are all being built in line with the Mayor of London’s design standards and include private amenity space and access to communal space. Equally, Wandsworth Council is committed to 10% of units being compliant with Building Regulations requirement M4 (3). This is the national guidance on designing wheelchair-accessible dwellings and with all other units being built to M4 (2) standards which is to be ‘easily adaptable’. This means that longer term all housing available to the borough through long term relets will be more accessible for those with disabilities, and a permanent positive impact to the borough.</p> <p>The local lettings plan will have a positive impact for those who are disabled who need to move into a wheelchair accessible home. If they live in an existing home in the</p> | <p>There is no negative impact of the local lettings plan on disabled people. The plan offers a range of housing choices to residents within the protected characteristic group.</p> <p>If a household makes itself ineligible for rehousing through rent arrears or other breach of tenancy this would disproportionately impact the disabled. This is not an impact of the local lettings plan directly more of the behaviours which led to making a household ineligible.</p> |

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| | <p>regeneration area as a secure council tenant, as they will have priority as being threatened by homelessness, than others as all wheelchair homes created by the scheme will be offered to wheelchair users in the borough through the physical disabilities queue.</p> <p>For disabled residents who do not require fully wheelchair accessible units all homes in the schemes are easily adaptable to meet additional housing needs. All secure tenants and resident leaseholders who are impacted by demolition, who require physical adaptations to their properties, will have access to personalised housing occupational therapy assessment and these adaptations will be implemented prior to moving in as part of the local lettings plan, this is a positive impact on this element of the protected characteristic group.</p> <p>The local lettings plan identifies that for all secure tenants impacted by demolition who have requested an Early Move, into existing housing stock, who require physical adaptations to their properties, will have access to personalised housing occupational therapy assessment and these adaptations will be implemented in the</p> | |
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| | existing unit as part of the local lettings plan, this is a positive impact on this element of the protected characteristic group. | |
| Gender (sex) | <p>The local lettings plan proposes to rehouse all existing secure tenants and resident leaseholders in the immediate area. The local lettings plan will have a positive impact on all genders who are impacted by demolition.</p> <p>As there are more females in the impacted properties, as extrapolated from those surveyed in 2017/18 on each scheme, than is the case than in the wider local area, this is a positive permanent impact on that gender.</p> | <p>There is no negative impact of the local lettings plan on either sex. The plan offers a range of housing choices to each gender equally within the protected characteristic group.</p> <p>If a household makes itself ineligible for rehousing through antisocial behaviour or other breach of tenancy because females are over represented, this would likely impact this group more. This is not an impact of the local lettings plan directly more of the behaviours which led to making a household ineligible.</p> |
| Gender reassignment | <p>The Office for National Statistics does not currently collect data on gender re-assignment at any geographic level and the housing departments regeneration team did also not collect this data during housing needs surveys.</p> <p>Whilst it is likely that some proportion of the local population will form part of this protected group, in the absence of any empirical evidence, this EINA does not assess potential impacts on this protected group. In this instance, sexual orientation is largely not relevant to the decant service or housing provision services.</p> | |
| Marriage and civil partnership | <p>The local lettings plan is not likely to disproportionately impact this group, single mothers as an element of this protected characteristic group who are in secure council tenancies accommodation, as they are being rehoused in the scheme, without being</p> | <p>There is no negative impact of the local lettings plan as a result of marital status. The plan offers a range of housing choices to all residents within the protected characteristic group.</p> <p>If a household makes itself ineligible for rehousing through antisocial behaviour or other breach of tenancy because single parents' households are over represented,</p> |

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| | reassessed for eligibility on these grounds. | this would likely impact this group more. This is not an impact of the local lettings plan directly more of the behaviours which led to making a household ineligible. |
| Pregnancy and maternity | The proposed development represents a long-term improvement to the quality of housing in the area, with all units built in line with the Mayor of London’s design standards. Given that women are disproportionately represented in the impact area, as set out in the baseline assessment, the improvement of housing provided can be considered to have a disproportionately positive impact on such groups as they will have improved environment as new homes are built to meet their assessed needs. | There is no negative impact of the local lettings plan on pregnant households, or those with children. The plan offers a range of housing choices to each age set within the protected characteristic group. If a household makes itself ineligible for rehousing through antisocial behaviour or other breach of tenancy because this group is over represented, this would likely impact more. This is not an impact of the local lettings plan directly more of the behaviours which led to making a household ineligible. |
| Race/ethnicity | The proposed development represents a long-term improvement to the quality of housing in the regeneration areas, with all units built in line with the Mayor of London’s design standards. Given that BAME groups are disproportionately represented in the impact areas, as set out in the data assessment, the improvement of housing provided can be considered to have a disproportionately positive impact on such groups who will be impacted by the local lettings plan to be rehoused in the new housing, which is the | There is no negative impact of the local lettings plan on minority ethnic groups. The plan offers a range of housing choices to all within the protected characteristic group. If a household makes itself ineligible for rehousing through antisocial behaviour or other breach of tenancy because people from the BAME group are over represented, this would likely impact this group more. This is not an impact of the local lettings plan directly more of the behaviours which led to making a household ineligible. |

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| | secure tenants and existing resident leaseholders. | |
| Religion and belief, including non-belief | The local lettings plan proposes to rehouse all existing secure tenants and resident leaseholders in the immediate area. The local lettings plan will have a neutral impact on those who are captured by the local lettings, as they will not be moving from their immediate community and will continue to have the same level of access to existing religious opportunities in the area. | There is no negative impact of the local lettings plan on religious groups. The plan offers a range of housing choices to all residents within the protected characteristic group. |
| Sexual orientation | The Regeneration team did not collect this data during housing needs surveys. Whilst it is likely that some proportion of the local population will form part of this protected group, in the absence of any empirical evidence, this EINA does not assess potential impacts on this protected group. In this instance, sexual orientation is largely not relevant to the decant service or housing provision services. | |

Actions

| Action | Lead Officer | Deadline |
|---|---------------------------|-----------|
| Update and send out to residents (tenants and leaseholders) commitments and phasing plans including booklet on what to expect from the council when you move from your current to new home. | Regeneration Team Manager | July 2020 |
| Work with social services and Occupational Therapy to ensure a system of self-referral is in place to have a rehousing assessment take place to meet residents needs in their new homes | Regeneration Team Manager | Ongoing |
| Ensure that residents who are in temporary accommodation understand the phasing plan for demolition and what it means for them. Booklet provided at sign up ad regularly updated through the management team. | Regeneration team manager | Ongoing |

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| Ensure that residents who live in private accommodation are aware that housing advice is available from the borough. | Regeneration team manager | Ongoing |
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4. Consultation.

Personal (one to one household and case officer) consultation has been undertaken over a considerable period by the regeneration team including a number of housing needs surveys across both schemes, as required at different times during the master planning and scheme design process. The decision to ensure all needs were met in relation to numbers of bedrooms and that all adaptations were carried out in advance was as a result of understanding the level of overcrowding in tenants and homes and how many residents were living in accommodation with disabling factors which stopped them accessing facilities or parts of their homes.