

# Wards Corner

Equality Impact Assessment (EqIA)

May 2022





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# Executive summary

## Overview of the commission

Mott MacDonald has been commissioned by the London Borough of Haringey ('the Council') to undertake an Equality Impact Assessment (EqIA) to assess and identify any equality effects associated with a proposed new council led delivery approach to the future redevelopment of the Wards Corner site in Seven Sisters (collectively 'the scheme') and the possible use of Council's Compulsory Order (CPO) powers. The final master plan, vision and approach for the site is yet to be determined and is subject to a community-led co-design process with residents and stakeholders in 2022/23, as such, overarching impacts and opportunities associated with similar schemes have been considered in the EqIA in relation to potential impacts and mitigations.

## Summary of the EqIA

The EqIA process is focused on the potential effects likely to be experienced by those living and working in the community in light of their 'protected characteristics' under the Equality Act 2010. It identifies any differential or disproportionate effects (both positive and negative) on those with protected characteristics that may arise from the scheme and sets out potential mitigation or enhancement measures that the Council can put in place to address them.

Under the Equality Act 2010, it is against the law to discriminate someone because of:

- Age
- Disability
- Gender Reassignment
- Marriage and Civil Partnership
- Pregnancy and Maternity
- Race
- Religion or belief
- Sex
- Sexual Orientation

## Findings

The EqIA considers the impacts of the scheme on equality, and particularly the impact on the existing community of the site, including residents and businesses. Assessment of equality effects has been undertaken considering the characterisation of the effects – including the sensitivity of the affected parties, distribution of those groups on and around the site, the nature of the anticipated effects, and mitigation measures in place to address them. This includes reference to COVID-19 where relevant.

The EqIA has identified several potential equalities impacts that could arise associated with the implementation of the scheme. These have been split into three broad categories:

- Potential impacts on existing residents.
- Potential impacts on existing businesses.
- Potential wider impacts on the local community.

The assessment identifies that the scheme has the potential to provide improved living conditions, housing quality, accessibility, public realm, and community benefits. This must be weighed against several potential risks and in particular the lack of clarity for businesses regarding their future on the site. Further equality

impact assessment is recommended following the completion of the community-led co-design masterplan process to assess any other potential impacts related to the final plan for the scheme.

The Council has sought to mitigate the risks for residents through a range of reasonable and proportionate measures focused on engagement, rehousing assistance, and alternative tenancy options to improve the outcomes of the scheme for the current and future site community but should continue to work with local businesses to ensure a smooth and just transition upon implementation of the scheme.

Several recommendations have been made and set out in Chapter 7 in an Action Table. If these are adhered to, there should be an overall positive impact on equality groups as a result of the scheme. Key themes from these recommendations include:

- Loss of social cohesion and community resources – to continuously work proactively and constructively through a various of channels of communication including face to face engagement where possible with residents and businesses, keeping up-to-date records of changing needs and circumstances.
- Alternative housing should meet residents needs in relation to affordability, accessibility, and size.
- To prevent displacement and social isolation, residents affected by scheme should be located within local area, to reduce the need for school moves, loss of employment or access to care networks.
- Potential loss of business – ensure adequate support for businesses including: the provision of business support to guarantee the viability of businesses future on the site, enable existing businesses to continue to operate on the site should they wish to, including temporary periods of inactivity.





# 1 Introduction

This report outlines the findings of the Equality Impact Assessment (EqIA) for the councils proposed new delivery approach for the Wards Corner redevelopment project, in the London Borough of Haringey. It summarises the assessment of the scheme and provides recommendations for mitigation and further enhancement where appropriate to manage the impacts on existing residents and businesses. This opening chapter sets out the purpose and scope of the EqIA, the requirements of the Equality Act 2010 ('the Equality Act'), and the approach and methodology applied.

## 1.1 Purpose of the EqIA

The purpose of the EqIA is to support the London Borough of Haringey ('the Council') understand the potential impacts of the scheme with a particular focus on people with characteristics protected under the Equality Act. Protected characteristics include the following (as defined by the Equality Act):<sup>1</sup> age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion and belief, sex, and sexual orientation.

This report outlines the findings of the EqIA relating to the scheme and provides recommendations for mitigation and further mitigation enhancement where appropriate. It should be noted land and properties owned by Transport for London (TfL) are outside the scope of the scheme and this EqIA, and this includes the Seven Sisters Market.

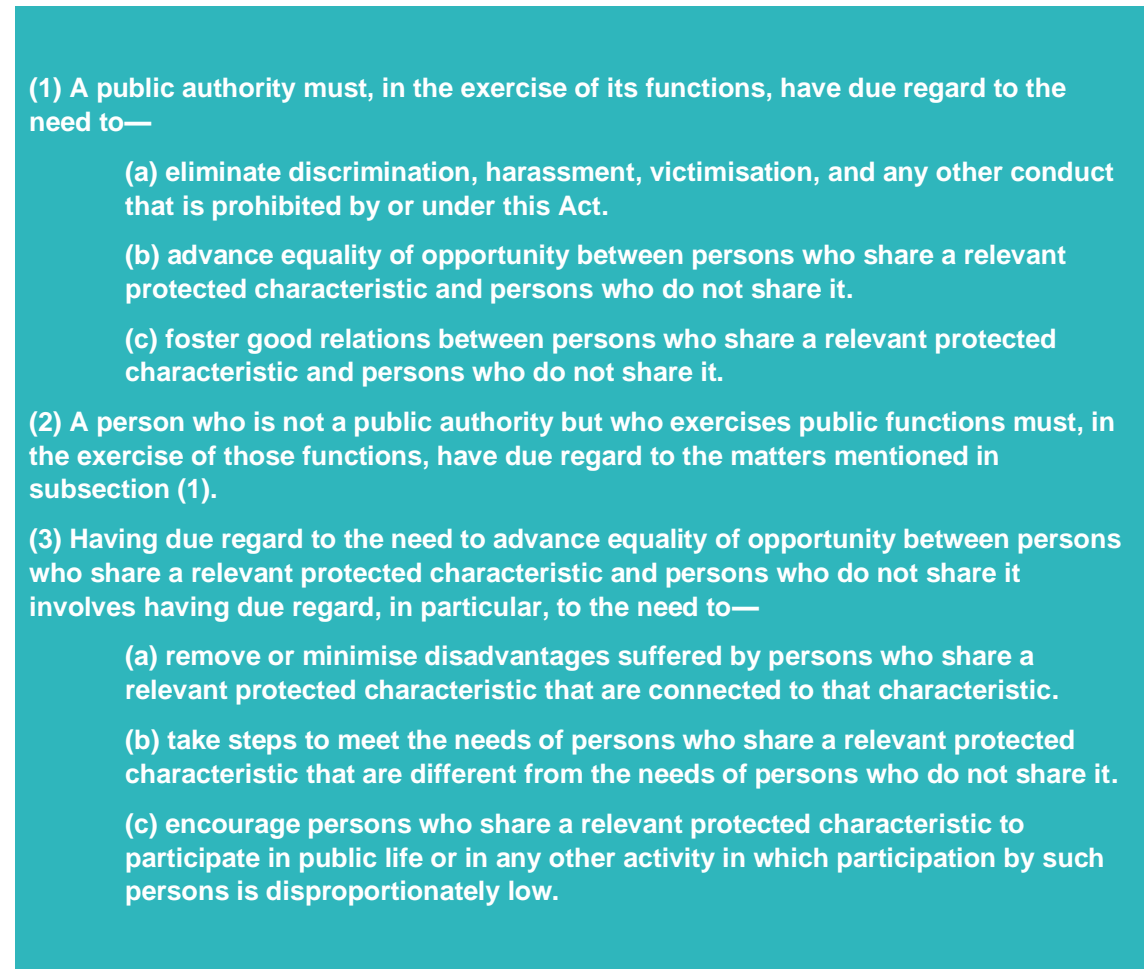
## 1.2 The Equality Impact Assessment

### 1.2.1 The Equality Impact Assessment and Public Sector Equality Duty

This EqIA sets out the key potential equality impacts of the scheme. This EqIA has been undertaken as the first step in a process toward fulfilling the Council's obligations under current UK equality legislation, and in particular the Equality Act. The Act sets out a Public Sector Equality Duty (PSED), at section 149 and is set out in Figure 1.1.

The PSED is intended to support good decision-making. It encourages public authorities, and those carrying out public functions, such as the Council, to understand how different people will be affected by their activities. This means services and policies are appropriate and accessible to all and meet different people's needs. The Council must demonstrate that it has shown due regard to the aims of the PSED throughout the decision-making process to deliver the scheme. The process used to do this must take account of the protected characteristics which are identified in section 1.2.3.

Figure 1.1: Article 149 of the Equality Act: The Public Sector Equality Duty

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- (1) A public authority must, in the exercise of its functions, have due regard to the need to—
- (a) eliminate discrimination, harassment, victimisation, and any other conduct that is prohibited by or under this Act.
  - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it.
  - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- (2) A person who is not a public authority but who exercises public functions must, in the exercise of those functions, have due regard to the matters mentioned in subsection (1).
- (3) Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to—
- (a) remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic.
  - (b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it.
  - (c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

Source: Equality Act 2010

<sup>1</sup> Government Equalities Office/Home Office (2010): 'Equality Act 2010' Available at: [www.legislation.gov.uk](http://www.legislation.gov.uk)

## 1.2.2 Assessing equality impacts

While the PSED does not specify a particular process for considering the likely effects of policies, programmes, and schemes on different sections of society for public authorities to follow, this process is usually undertaken through some form of equality analysis. This can include EqIA.

By understanding the effect of their activities on different people, and how inclusive delivery can support and open up opportunities, public bodies can be more efficient and effective. The PSED therefore helps public bodies to deliver the Government's overall objectives for public services.

The PSED specifies that public bodies should minimise disadvantages experienced by people due to their protected characteristics, take steps to meet the different needs of people from protected groups, and encourage participation from these groups where participation is disproportionately low. Undertaking equality analysis such as an EqIA helps to demonstrate how a public body is complying with the PSED by:

- providing a written record of the equality considerations which have been considered.
- ensuring that decision-making includes a consideration of the action that would help to avoid or mitigate any negative impacts on particular protected groups.
- supporting evidence-based and more transparent decision-making.

## 1.2.3 Protected characteristics

An EqIA provides a systematic assessment of the likely or actual effects of policies or proposals on social groups with the following protected characteristics (as defined by the Equality Act):<sup>2</sup>

Protected characteristic	Equality and Human Rights Commission (EHRC) definition
Age	A person belonging to a particular age (for example 32-year-olds) or range of ages (for example 18- to 30-year-olds).
Disability	A person has a disability if she or he has a physical or mental impairment which has a substantial and long-term adverse effect on that person's ability to carry out normal day-to-day activities.
Gender reassignment	The process of transitioning from one gender to another.
Marriage and civil partnership	Marriage is a union between a man and a woman or between a same-sex couple. Couples can also have their relationships legally recognised as 'civil partnerships'. Civil partners must not be treated less favourably than married couples (except where permitted by the Equality Act).
Pregnancy and maternity	Pregnancy is the condition of being pregnant or expecting a baby. Maternity refers to the period after the birth and is linked to maternity leave in the employment context. In the non-work context, protection against maternity discrimination is for 26 weeks after giving birth, and this includes treating a woman unfavourably because she is breastfeeding.
Race	Refers to the protected characteristic of race. It refers to a group of people defined by their race, colour, and nationality (including citizenship) ethnic or national origins.
Religion and belief	Religion has the meaning usually given to it, but belief includes religious and philosophical beliefs including lack of belief (such as Atheism). Generally, a belief should affect someone's life choices or the way they live for it to be included in the definition.
Sex	A man, woman, or non-binary person.
Sexual orientation	Whether a person's sexual attraction is towards their own sex, the opposite sex or to both sexes.

Source: Equality Act 2010 and Equality and Human Rights Commission, 2019

The analysis determines the likely or actual effects of the Masterplan on protected characteristic groups by:

- Assessing whether one or more of these groups could experience differential effects (whether effects are likely to be experienced differently to other members of the general population) as a result of the proposed development.
- Assessing whether one or more of these groups could experience disproportionate effects (over and above the effects likely to be experienced by the rest of the population) as a result of the proposed development.
- Identifying opportunities to promote equality more effectively.
- Identifying potential effects which may be exacerbated by COVID-19.
- Developing ways in which any disproportionate negative impacts could be removed or mitigated to prevent any unlawful discrimination and minimise inequality of outcomes.

## 1.2.4 Equality- groups

For the purposes of this EqIA, equality groups have been identified within certain protected characteristic group categories based on the desk-based evidence review to improve the assessment.

- Within 'age', all age ranges are considered, but specific sub-groups include children (aged under 16 years), younger people (aged 16-24 years), and older people (those aged 65 or over).
- Within 'race', all races and ethnicities are considered, but the sub-group of Ethnic Minority is identified to refer to non-White British communities.
- Within 'religion and belief', all religious and belief groups are considered, but the term 'Minority faith groups' refers to religious groups who are not Christian (Buddhist, Hindu, Jewish, Muslim, Sikh, and 'other').
- Within 'sexual orientation' and 'gender reassignment', all sexual orientations and gender statuses are considered, but the 'Lesbian, Gay, Bisexual, Transgender +' (LGBT+) community is considered together.
- Within 'sex', the equality groups of intersex, men and women are used.
- Within 'pregnancy and maternity', pregnant women are reported as a sub-group where the effect only relates to pregnancy.

<sup>2</sup> Government Equalities Office/Home Office (2010): 'Equality Act 2010'. Available at: [www.legislation.gov.uk](http://www.legislation.gov.uk)

### 1.3 Overall approach to the EqIA

The approach used within this EqIA is set out the following steps:



### 1.4 Tasks undertaken

Within the steps above, the following tasks were undertaken to deliver the assessment:

#### 1.4.1 Understanding the project

**Discussion with Council and project team:** Initial discussions were undertaken with council project team to gain a better understanding of the site and the approach to the scheme. Further discussion was undertaken prior to subsequent report updates.

**Review of proposals:** A review of documentation associated with the scheme, planned mitigation measures and impacts on the community was undertaken on an ongoing basis, as the EqIA was produced. This included a detailed review of the proposed mitigations and provision of recommendations to council for enhancement and best practice approaches from an equality and inclusion perspective.

**Site visit:** Project team members conducted a site visit to obtain an understanding of the local area, context, and existing built environment to help guide the EqIA process.

#### 1.4.2 Evidence, distribution, and proportionality

**Initial desk-based evidence and literature review:** To better understand the potential risks and opportunities arising from the scheme on residents, and businesses an initial desk-based review was undertaken. This allowed for the characterisation of potential risks and opportunities typically associated with a scheme of this nature to understand whether they applied in this instance.

**Demographic analysis of the Site and surrounding area:** A social and demographic profile of the Wards Corner site has been collated using publicly available data and compared to wider social and demographic data for Haringey, London, and England.

#### 1.4.3 Engagement and analysis

Council has conducted a series of previous consultation and engagement activities with residents and businesses to inform the scheme. The process has aimed to ensure that the residents and businesses influence the process to ensure their concerns, needs and aspirations are reflected and considered. The final master plan, vision and option for the scheme is yet to be determined and is subject to a community-led co-design process with residents and stakeholders in 2022/23.

#### 1.4.4 Impact assessment

**Assessment of potential impacts:** Assessment of equality impacts will be undertaken in light of the sensitivity of the affected parties to the scheme, and distribution of people with protected characteristics amongst residents of the site. Impacts were identified in the context of the mitigation measures implemented by the Council.

#### 1.4.5 Action planning

**Making recommendations:** A series of recommendations have been developed to help manage the implementation of the scheme in a way that minimises the potential for adverse effects where appropriate. Consideration is included for moving forward with next steps with the scheme.

**EQIA reporting:** Once all processes were completed, this EQIA report has been produced to present the assessment findings.

### 1.5 Methodology for identifying and assessing equality effects

#### 1.5.1 Assessing equality effects

The assessment of effects across the EqIA process is predominantly qualitative and outlines the nature of the impact on:

- residents living within properties on the site associated with the future redevelopment of the site including properties that may be acquired using CPO powers.
- commercial properties and businesses on the site, including employees and customer bases of affected businesses.
- the local community.

The assessment considers, where possible and applicable:

- whether the scheme will have a positive or negative effect on the lives of those who live in the area, pending final co-design master plan options process in 2023.
- the duration, frequency, and permanence of the impacts.
- the severity of the impact and the amount of change relative to the baseline; and
- the capacity of the affected groups to absorb the impacts (their resilience), including their access to alternative facilities, resources, or services.

**Types of equality effects considered:** Potential effects arising from the scheme will be assessed as either differential or disproportionate.

Differential effects

- Differential effects occur where people with protected characteristics are likely to be affected in a different way to other members of the general population. This may be because groups have specific needs or are more susceptible to the effect due to their protected characteristics. Differential effects are not dependent on the number of people affected.

Disproportionate effects

- Disproportionate effects occur where there is likely to be a comparatively greater effect on people from a particular protected characteristic group than on other members of the general population. Disproportionate effects may occur if the affected community comprises of a higher-than-average proportion of people with a particular protected characteristic, or because people from a particular protected characteristic group are the primary users of an affected resource.



## 2 Wards Corner Development Context

This chapter sets out the background and context of the scheme. It provides background to the Wards Corner site including its history and current situation, before outlining the proposed renewal options which are subject to a future co-design process with residents and stakeholder in 2022/23 relevant to this EqIA.

### 2.1 Overview

The Wards Corner site is located at the foot of Tottenham High Road in the London Borough of Haringey. Historically a main route in and out of London, the High Road was a key commercial axis and gave the Seven Sisters Junction a strong identity as a hub for business and trade.

The scheme is located on the western side of Tottenham High Road and comprises:

- 227 - 259 High Road, 709 – 723 Seven Sisters Road, 1a – 11 West Green Road, and 8 – 30 Suffield Road, which are all 2/3 storey Victorian residential and commercial properties.
- The site is adjacent to the TfL owned Seven Sisters Market (SSM) and former Wards Corner Department Store buildings which are situated partially above the Seven Sisters Victoria Line Underground Station and tunnels. TfL owned land, properties and the SSM fall outside of the scope this EqIA and Council-led CPO process.

In July 2004, the Bridge New Deal for Communities, and the council selected Grainger as its development partner to bring forward proposals for the redevelopment of the Wards Corner site. In August 2007 Grainger entered a development agreement (DA) (varied in January 2015) with the council, which set out the form of development required at Wards Corner and regulated the relationship between the parties.

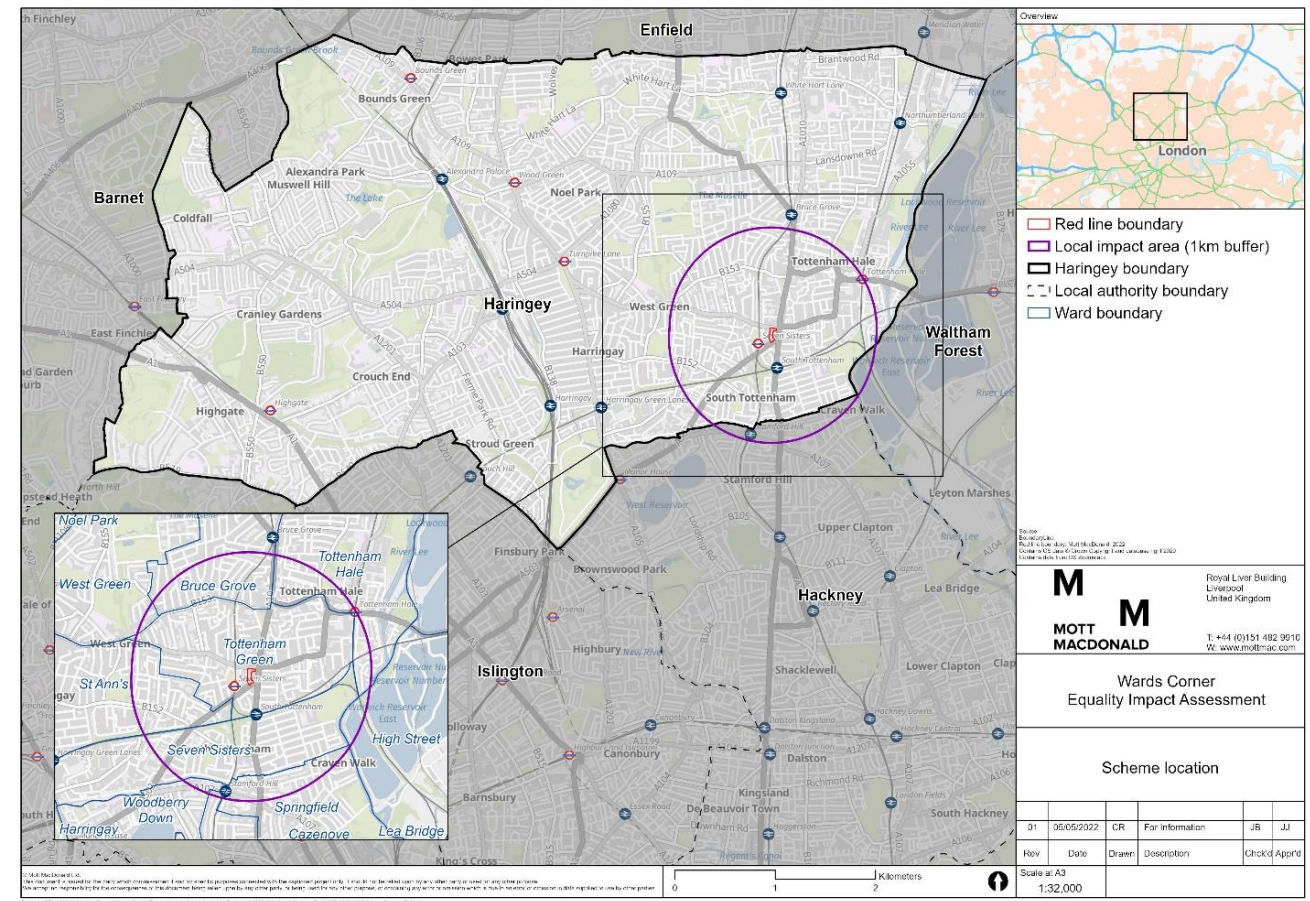
The Council granted planning permission to Grainger for a mixed-use development including new retail and leisure space, a re-provided SSM and new homes for private rent in July 2012.

Since 2004, Grainger have been acquiring land and property within the Wards Corner site and so far have acquired c60% ownership of the site. The rest of the land and property is owned by:

- London Underground Limited (as a subsidiary of TfL) - 28% including the Seven Sisters Market and former Wards Corner Department Store building.
- the Council – 10% made up of 2 residential properties on Suffield Road and a retail unit on Seven Sisters Road.
- the remaining 2% of the site is owned by other third parties.

In August 2021, Grainger confirmed that due to viability issues they will withdraw from the Wards Corner development.

Map 2.1: Location of Scheme



Source: Ordnance Survey Zoomstack; Office for National Statistics (2022)

## 2.2 Strategic Context

### 2.2.1 National Planning Policy Framework

At national level, the scheme will contribute to several policies within the National Planning Policy Framework (NPPF)<sup>3</sup>, including:

- **Building a strong economy:** Helping to create the conditions in which businesses can invest, expand, and adapt. Projects, plans and policies should consider both local business needs and wider opportunities for development. This includes recognising and addressing the specific locational requirements of different sectors, making provision for industrial activity and operations at a variety of scales and in suitably accessible locations.
- **Making effective use of land:** Identifying and helping to bring forward land that may be suitable for meeting development needs, including suitable sites on public ownership, using the full range of powers available to them. This includes opportunities to facilitate land assembly, supported where necessary by compulsory purchase powers to bring more land forward to secure better development outcomes.
- **Achieving well-designed places:** Creating high-quality buildings and places to improve the way communities live and work. This includes setting out a clear design vision and expectations for development projects, which should add value to the overall quality of the local area through appropriate landscaping and place-making.

### 2.2.2 Greater London Plan

At regional level, the scheme will contribute directly to the several objectives and policies of the Greater London Plan<sup>4</sup> such as:

- Identifying, developing, and enhancing capacity to support viable local activities, including the strategic outer London development centres.
- Ensuring that London retains and extends its global role as a sustainable centre for business, innovation, creativity, health, education and research, culture, and art and as a place to live, visit and enjoy.
- Promoting and enabling continued development of a strong, sustainable, and increasingly diverse economy across all parts of London, ensuring the availability of sufficient and suitable workspaces in terms of type, size, and cost.
- Develop the most effective cross boundary working arrangements and groupings to address specific issues.
- Supports the development of London supports the spatial, economic, environmental, and social development of Europe and the United Kingdom, in particular ensuring that London plays a distinctive and supportive part in the UK's network of cities.
- Enabling boroughs and other stakeholders should, enhance the quality of life in outer London for present and future residents as one of its key contributions to London as a whole. The significant differences in the nature and quality of outer London's neighbourhoods must be recognised and improvement initiatives should address these sensitively in light of local circumstances, drawing on strategic support where necessary.

<sup>3</sup> Ministry of Housing, Communities and Local Government (2019): 'National Planning Policy Framework'

<sup>4</sup> Mayor of London (2016): 'The London Plan' Available at: [https://www.london.gov.uk/sites/default/files/the\\_london\\_plan\\_2016\\_jan\\_2017\\_fix.pdf](https://www.london.gov.uk/sites/default/files/the_london_plan_2016_jan_2017_fix.pdf)

<sup>5</sup> Haringey Borough Council (2017): A Planning Inspector's report was published in April 2017 which found the following four components of the Local Plan sound (subject to modifications): Alterations to

The scheme will directly contribute to several of the Council's local strategic priorities, a summary of which is found in the table below:

### 2.2.3 Contribution to Council's strategic priorities

The project will support the council in delivering the following priorities in the council's borough plan:

#### **Economy - a growing economy which provides opportunities for all our residents and supports our businesses to thrive**

The Council launched the 'Good Economy Recovery Plan' in Autumn 2020 in response to challenges posed by Covid-19 to High Streets, Town Centres, and individual businesses. Key priorities include:

- Re-opening and supporting high streets and town centres.
- Supporting businesses through recovery and into renewal; and
- Securing social and economic value through investment in neighbourhoods and communities.

This project will seek to invest in the physical environment to bring poor quality and underutilised property on the site into productive use through commercial uses. This will deliver a 'good economy' model – good jobs, greater fairness, recognising the link between health and wellbeing, business resilience and environmental sustainability.

#### **Place - a place with strong, resilient, and connected communities where people can lead active and healthy lives in an environment that is safe, clean, and green**

The Wards Corner project will support the Place Priority by:

- Transforming the physical environment and public realm on the site, to deliver a safe, lively, and welcoming place where people can have greater pride in their local area; and
- Building on the site's existing character and working closely with the existing community to ensure that the development reflects its local context.

#### **Housing - a safe, stable, and affordable home for everyone, whatever their circumstances**

One of the Council's highest priorities is to deliver high quality council homes on council land. The project will seek to provide secure, high quality and affordable housing as part of a new urban neighbourhood, delivering inclusive, mixed, and sustainable communities with the right mix of tenures to meet local needs.

Key strategic Council objectives associated with the scheme are highlighted in Table 2.1.

**Table 2.1: London Borough of Haringey Council strategies**

Haringey Council strategy	Key strategy objectives relevant to the scheme
Haringey Local Plan <sup>5</sup>	<ul style="list-style-type: none"> <li>• SP2: Housing: The Council will aim to provide homes to meet Haringey's housing needs and to make the full use of Haringey's capacity for housing by maximising the supply of additional housing to meet and exceed the minimum target of 19,802 homes from 2011-2026 (820 units per annum from 2011-2014 and 1,502 units per annum).</li> <li>• SP4: Over the lifetime of the Local Plan, reducing energy use in buildings and working towards a low carbon borough will be one of the key challenges facing Haringey. The Council will promote the measures outlined below to reduce carbon emissions from new and existing buildings.</li> </ul>

Strategic Policies; Development Management Plan; Site Allocations Plan; and Tottenham Area Action Plan.



Haringey Council strategy	Key strategy objectives relevant to the scheme
	<ul style="list-style-type: none"> <li>SP7: Delivering Regeneration and Access In line with London Plan policies, the Local Implementation Plan (LIP) and the Mayor's Transport Strategy, the Council will work with its partners to promote the following key infrastructure proposals to support Haringey's regeneration and local/strategic access to London, employment areas and local services</li> <li>SP8: The Council will secure a strong economy in Haringey and protect the Borough's hierarchy of employment land, Strategic Industrial Locations, Locally Significant Industrial Sites, Local Employment Areas, and other non-designated employment sites. <ul style="list-style-type: none"> <li>Support small and medium sized businesses that need employment land and space; and</li> <li>Support local employment and regeneration aims</li> </ul> </li> <li>SP11: All new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe, and easy to use: <ul style="list-style-type: none"> <li>Incorporate solutions to reduce crime and the fear of crime, such as promoting social inclusion; creating well-connected and high-quality public realm that is easy and safe to use; and by applying the principles set out in 'Secured by Design' and Safer Places.</li> </ul> </li> <li>Renewal at its heart, focused on Tottenham and Wood Green.</li> </ul>
Haringey Borough Plan 2019-2023 <sup>6</sup>	<p>Housing:</p> <ul style="list-style-type: none"> <li>Ensure that new developments provide affordable homes with the right mix of tenures to meet the wide range of needs across the borough, prioritising new social rented homes</li> <li>Improve the quality of Haringey's council housing, including by ensuring that a minimum of 95% of homes meet the Decent Homes Standard by 2022</li> <li>Improve the quality of private rented housing and the experience of those living it, including by expanding landlord licensing and associated enforcement</li> <li>Ensure safety in housing of all tenures across the borough, responding to any new regulations as they emerge</li> </ul> <p>People:</p> <ul style="list-style-type: none"> <li>Fairness and Inequalities – we will reduce the gap in outcomes for different residents and tackle the barriers that disproportionately affect the independence, health, and wellbeing of some residents, using a social model to tackling disadvantage that looks at the systemic and other barriers that can prevent people from achieving their potential</li> </ul>
The Tottenham Area Action Plan (AAP) Development Plan Document (DPD) <sup>7</sup>	<ul style="list-style-type: none"> <li>Increasing the long-term revenue streams from the Council's property assets.</li> <li>Providing quality modern operational buildings for staff and customers, releasing surplus operational estate for long-term development potential.</li> <li>Demolishing 1950's buildings when vacant to enable construction of replacement modern industrial buildings which will attract a higher rent and comply with energy efficiency standards.</li> <li>Using negotiation, lease renewals and new lettings to obtain redevelopment break clauses by incentivising the tenants with rent reductions.</li> </ul>

<sup>6</sup> The Borough Plan EqIA: [http://www.minutes.haringey.gov.uk/documents/s107023/\\_Borough%20Plan%20EqIA\\_FINAL.pdf](http://www.minutes.haringey.gov.uk/documents/s107023/_Borough%20Plan%20EqIA_FINAL.pdf)

Haringey Council strategy	Key strategy objectives relevant to the scheme
	<ul style="list-style-type: none"> <li>Council acquiring CPO powers to obtain vacant possessing by severing leases. Purchase of additional land shall also be considered if advantageous for the redevelopment design and returns to investment.</li> </ul>
Strategy for Tottenham High Road 2019-2020 <sup>8</sup>	<ul style="list-style-type: none"> <li>Creating the right conditions for businesses to start, locate and grow within the borough.</li> <li>Designing for the future economy – looking ahead to those industries with the most growth potential.</li> <li>Attracting new businesses, retaining larger employers, and supporting the growth of existing businesses to raise gross value added per business.</li> <li>Transforming industrial inventory to create better buildings and places that are fit-for-purpose to meet the challenge of the Fourth Industrial Revolution.</li> </ul>

### 2.3 Scheme Implementation Approach

As a result of the viability issues with the Grainger scheme for the Wards Corner site the Council's focus has been on reviewing an alternative council led delivery approach for the site. Three main alternative delivery approaches have been considered. The first envisages the council acquiring the Grainger and remaining third-party property interests for short-term comprehensive redevelopment. The second is a "do not acquire" option. The third option which the Council are proposing to implement involves the council acquiring the relevant land interests under an alternative council led delivery approach. Importantly, aside from the preferred approach, the final masterplan and vision for this site is yet to be determined and will be developed in consultation with the local community to support a holistic and community-led co-design redevelopment process.

Given the site's contribution to the wider strategic priorities and the Seven Sisters area, the following four key development objectives have been set out to guide the approach to a new Wards Corner development.

#### Objective 1 – A Placemaking Approach to Seven Sisters Gateway

- Involve the current occupants and landowners of the site in the project from the outset and as it develops, seek to closely engage with and look to accommodate businesses that wish to remain on site.
- Work with and empower local communities to participate in the design process to ensure that key objectives for the masterplan align with local aspirations/needs.
- Work with local communities, particularly young people and underrepresented groups, to shape the future of commercial, community and public spaces proposed on this scheme.
- Greater focus on promoting Seven Sisters strengths, such as its unique international food and beverage offer.
- Help to foster strong, vibrant, diverse and culturally rich town centre by celebrating its uniqueness, diversity of communities and their heritage and culture.
- Enhance the reputation and safety of the area, such that it might be competitive with other Victoria Line destinations.
- Improve visitor experience, including through smart technologies and public realm improvements.

<sup>7</sup> Tottenham Area Action Plan (2016): Available online at: [http://www.haringey.gov.uk/sites/haringeygovuk/files/06\\_tottenham\\_aap\\_dtp\\_221215.pdf](http://www.haringey.gov.uk/sites/haringeygovuk/files/06_tottenham_aap_dtp_221215.pdf)

<sup>8</sup> A strategy for Tottenham High Road 2019-2029 Available online at: [App 3 Strategy for Tottenham High Road 190110 Cabinet.pdf \(haringey.gov.uk\)](http://www.haringey.gov.uk/sites/haringeygovuk/files/06_tottenham_aap_dtp_221215.pdf)

## Objective 2 – Delivering a Good Economy

- Deliver on the council's Community Wealth Building Agenda through commissioning
- Drive wider local benefits relating to place making and social value
- Enable greater town centre activity with activation of retail on High Road frontage, Seven Sisters and West Green Road to support local employment opportunities.
- Improve linkage between creative clusters on West Green Road and Seven Sisters Road.
- Encourage the development of a suitable day and evening economy.

## Objective 3 – Delivering council homes

- Provide secure, high quality and affordable housing which residents are proud to call home.
- Aim to maximise the quantum of council rented homes, consistent with a viable scheme.
- Deliver inclusive, mixed and sustainable communities. Mixed tenures should be 'tenure blind' with no distinction in terms of design or space standards.

## Objective 4 – Climate change and sustainability at its heart

- Target net zero for new development, prioritising renewable energy sources
- Retain buildings where possible to enhance local character and deliver on Circular Economy principles
- Delivering on the Council's 'Health in All Policies' agenda, by responding to air and noise pollution, minimising parking and promoting use of sustainable transport (walking and cycling).

### 2.3.1 Approach 1 – Short Term Comprehensive Redevelopment

This approach requires the council to acquire both the DA property and land interests from Grainger, and the acquisition of the remaining property and land interests from third parties either by agreement or using the existing CPO powers. The redevelopment of the site would start as soon as possible thereafter.

The council commissioned architects (Levitt Bernstein) to review comprehensive development options for the site and BNP Paribas (BNPP) to undertake viability testing of those options. The review considered two main comprehensive development options, the first being a 'moderate' development scheme which was based on an indicative residential development scenario included as part of the 'Community Plan' planning application.

The BNPP viability review of the 'moderate' development option set out the full costs of immediate land assembly, construction and the likely returns on development and identified a substantial viability gap for the comprehensive redevelopment of the site.

There are some options remaining to be considered which could potentially improve the viability of the scheme (notably on design, construction/delivery and potential external funding options), however the order of deficit is still likely to be significant. As such, at this point in time and given the unknowns and the potential scale of loss to the council, this approach is not being pursued.

### 2.3.2 Approach 2 - No Acquisition

In this scenario, the council would not exercise its option under the DA to acquire Grainger's land interests, nor would it complete the acquisition of remaining third-party land interests by agreement or using existing CPO powers.

A central feature of this option is the lack of control the council would then have over the site (outside of its statutory planning and related powers), and significant uncertainty regarding what would occur in the future. The most likely outcome for the site would be a piecemeal and unstructured evolution, which is very difficult to define with any great certainty.

### 2.3.3 Approach 3 – Preferred Approach – Alternative council-led delivery approach

The comprehensive development of the Wards Corner site is a long-standing strategic objective of council. In this context, the council will continue to explore further options to improve the viability of a comprehensive redevelopment scheme. However, it is clear that a comprehensive redevelopment (i.e. Approach 1) has significant viability challenges. Also, there are challenges with securing the council's strategic objectives with Approach 2. In this context and having particular regard to the tight timescales dictated by the existing CPO, the council has identified a third alternative council led delivery approach.

This approach would see the council acquiring Grainger's and the remaining third-party property and land interests and then developing a more detailed delivery strategy for the site that could include a range of options from demolition and rebuild, to retain and refurbish, to disposal. Each of these options could apply to some, none or all of the acquired interests.

A slower, more nuanced delivery approach gives the council the time to develop a placemaking approach to implementing a viable development strategy working closely with the local community. It also gives the council the opportunity to explore further external funding opportunities to help bridge the gap between the council's strategic objectives and the current viability of the scheme.

## 2.4 Overview of CPO

Section 226 (1) (a) of the Town and Country Planning Act 1990 authorises a local authority to exercise its compulsory purchase powers. This is the case if acquiring the land in question will facilitate the carrying out of development, redevelopment, or improvement on, or in relation to, the land being acquired, and it is not certain that they will be able to acquire it by agreement.<sup>9</sup>

Additionally, a local authority must not exercise the power under section 226(1)(a) of the 1990 Act unless they think that the development, redevelopment, or improvement is likely to contribute to the achievement of any one or more of the following objectives:

- the promotion or improvement of the economic well-being of their area.
- the promotion or improvement of the social well-being of their area.
- the promotion or improvement of the environmental well-being of their area.<sup>10</sup>

The Council's aspiration is to acquire all remaining private third-party property interests through negotiation by October 2022, however if required and as a last resort CPO powers will be enacted.

This update will support Council to fulfil its equality duties in relation to the use of its CPO powers if required and provides a renewed consideration of potential equality impacts, both negative and positive, associated with the scheme.

The Council intends to use its CPO powers if required to help facilitate the acquisition of remaining third party property interests and ensure the comprehensive redevelopment of the site.

### 2.4.1 Overall approach to acquisitions

Throughout the acquisition process, the Council intends to:

- Offer to eligible property owners and occupiers which reflect their entitlement to compulsory purchase compensation and the 'value for money' the acquisition may provide to the scheme.
- Engage proactively and constructively with businesses over relocation issues where relevant.

<sup>9</sup> Ministry of Housing, Communities & Local Government (2019) Guidance on Compulsory purchase process and the Crichel Down Rules

<sup>10</sup> Legislation UK (1990): 'Town and Country Planning Act 1990'

- Work with businesses to mitigate the risk of loss, as far as it is reasonably able to do so; and
- Where disputes over compensation arises, giving consideration to the settlement of those disputes through the early use of Alternative Dispute Resolution.

#### **2.4.2 Future Council Led Community-Led Co-Design Process**

As noted previously, the final master plan and option for the site are subject to a future co-design process with residents and is yet to be determined. The Council's intention is to ensure a holistic and community-led approach to redevelopment is undertaken on the site. Previous engagement has been held to bridge the gap between the local community and the scheme such as under the S106 agreement Grainger were required to produce a community engagement strategy and a baseline study used for undertaking regular diversity monitoring to enable the assessment of impact of the development on third parties.

A Community Engagement Strategy was developed in 2016 and again in 2018 and a Diversity Monitoring Baseline Study was produced by GL Hearn in 2017 on behalf of Grainger. Grainger were required to continue monitoring at key milestones and report annually to Council. The Council intends to commence a community-led co-design consultation process, with the engagement programme expected to begin in in 2022/23 to inform the future redevelopment of the site, however, have yet to identify specific dates for these activities to be undertaken.



### 3 Summary evidence review

This chapter sets out a summary of the existing evidence of risks and opportunities associated with the Wards Corner scheme and associated protected characteristic groups who may be disproportionately affected, based on the initial desk-based review of existing literature and from previous council engagement findings.

#### 3.1 Summary

Table 3.1, 3.2 and 3.3 summarises the existing evidence summary of risks and opportunities associated protected characteristic groups who may be disproportionately affected by the Wards Corner scheme. Risks are defined as potential adverse effects resulting from the Wards Corner scheme and opportunities are defined as potential benefits. Protected characteristic groups include those defined in Chapter 1.

**Table 3.1: Effect on Residents**

Effects on Residents	Affected Groups	Risk or Opportunity
<p><b>Loss of social cohesion, community resource and displacement:</b></p> <p>The redevelopment process can involve temporary or permanent displacement of residents and demolition of housing and community resources. This can lead to a loss of access to these resources and knock-on impacts on social cohesion. In particular, it can increase residents' distances from facilities or places of social connection located on or in close proximity to their neighbourhood. This can disproportionately impact ethnic minority communities, disabled people, older people, and children.</p> <p>The COVID- 19 pandemic and regulations have had an impact on access to social cohesion and resources, and as such any further impacts may have cumulative negative effects, especially on older people and disabled people.</p> <p>Loss of social cohesion and access to community resources can lead to increased stress and anxiety in children who may need to change school; and loneliness and isolation in older people which can turn to negative health outcomes such as poor mental health and obesity. Disabled people and pregnant women may also experience negative health impacts, including increased stress and anxiety due to the loss of social cohesion and access to community resources.</p> <p>As part of the acquisition plan including the possible use of CPO powers risks associated with relocation for these affected groups can be heightened and contribute to displacement, if housed in temporary accommodation, due to the need to relocate more frequently.</p>	<ul style="list-style-type: none"> <li>• Young people</li> <li>• Older people</li> <li>• Disabled people</li> <li>• People from ethnic minority backgrounds</li> <li>• Women</li> </ul>	Risk

Effects on Residents	Affected Groups	Risk or Opportunity
<p><b>Access to finance (e.g., costs associated with moving home):</b></p> <p>Where renewal schemes require residents to resettle, it can lead to an increase in their financial outgoings due to costs associated with moving, particularly for single-parent families (the vast majority of whom are led by women) and ethnic minority households. Relocation costs could include removal services, the need to adapt to a new home or buying new furniture.</p> <p>Access to the required finance to assist with relocation may be most limited for those at risk of financial exclusion, who experience difficulty accessing appropriate and mainstream financial services, such as bank accounts and loans.</p>	<ul style="list-style-type: none"> <li>• Young people</li> <li>• Older people</li> <li>• Disabled people</li> <li>• People from ethnic minority backgrounds</li> <li>• Women</li> </ul>	Risk
<p><b>Affordable housing:</b></p> <p>Access to the required finance to obtain new housing may be most limited for those at risk of financial exclusion, who may experience difficulty accessing appropriate financial services, such as mortgages.</p> <p>Homeownership has become increasingly more unaffordable for certain groups; and intermediate housing schemes such as Shared Ownership are often still too expensive for many groups such as disabled people and single-parent families, the vast majority of whom are led by women.</p> <p>A lack of financial means can limit the range of ownership options, including intermediate options such as Shared Ownership, available to older people and relocation may cause older people to use savings and investments in order to secure a new home, potentially affecting their long-term financial independence and stability.</p>	<ul style="list-style-type: none"> <li>• Young people</li> <li>• Older people</li> <li>• Disabled people</li> <li>• People from ethnic minority background</li> <li>• Women</li> </ul>	Risk
<p><b>Appropriate and accessible housing:</b></p> <p>Where renewal schemes require the resettlement of many residents, issues can arise regarding sourcing suitable housing that meets the needs of families with children as well as sourcing suitable housing that meets the needs of people requiring adaptable and accessible housing, such as people with mobility impairments. Accessible housing would include at least the basic four accessibility features (level access to the entrance, a flush threshold, sufficiently wide doorways and circulation space and a toilet at entrance level).</p> <p>A lack of suitable housing can lead to families living in overcrowded properties. Overcrowding can negatively impact the health of older people and children, putting them at increased risk of developing respiratory conditions. Overcrowding can also contribute to infections, psychological problems, Sudden Infant Death Syndrome (SIDS), and stress among children.</p>	<ul style="list-style-type: none"> <li>• Children</li> <li>• Older people</li> <li>• Disabled people</li> <li>• People from ethnic minority backgrounds</li> </ul>	Risk

Effects on Residents	Affected Groups	Risk or Opportunity
Homes without access to outdoor space can negatively impact the emotional well-being of residents, particularly children. Black people are much less likely to have access to outdoor space at home than white people.		
<p><b>Health effects:</b></p> <p>Relocation can create a great deal of stress and anxiety amongst children, young people, and older people due to the need to adapt to new routines, facilities, and surroundings.</p> <p>Involuntary relocation can have important health impacts for older people, with an increased mortality rate for those moved for urban renewal projects.</p> <p>The health effects of relocation can also be particularly heightened for temporary accommodation households, many of which are households with dependent children led by single mothers. Women and children in these circumstances may see increased levels of stress and anxiety exacerbated by the uncertainty and instability of their circumstances.</p> <p>Health impacts as a result of social isolation due to the COVID-19 pandemic, such as poorer mental health, obesity, alcoholism, and a greater risk of hospitalisation, may be exacerbated by the redevelopment process.</p> <p>Physical health effects may also arise as a result of the environmental effects of demolition and construction processes.</p> <p>Older people, disabled people, and children are also likely to be disproportionately affected by changes in air quality that may arise during any construction period as increased air pollution can impact underlying respiratory conditions. Air pollution can contribute to health impacts in young children, including long term cognitive issues and neurodevelopment. Additionally, antenatal exposure to air pollution may alter the lung development of a baby whilst in the womb. If a baby is exposed to significant levels of air pollution, this can increase the risk of premature birth and low birth weight</p> <p>Noise pollution can also have adverse health impacts on older people including sleep disturbance and stress.</p>	<ul style="list-style-type: none"> <li>• Children</li> <li>• Young people</li> <li>• Older people</li> <li>• Disabled people</li> <li>• Pregnancy and maternity</li> </ul>	Risk
<p><b>Safety and security:</b></p> <p>In the lead up to the renewal process and during the decanting and demolition of properties in the area, properties will be vacated and can fall into disrepair. This can attract unwanted activity including anti-social behaviour and crime, which can affect those who are more likely to be a victim or witness of crime or those who are more fearful of crime.</p> <p>It has been suggested that fear of crime can contribute to social isolation, particularly for vulnerable groups such as women, older people, children, and Ethnic minority groups.</p>	<ul style="list-style-type: none"> <li>• Children</li> <li>• Young people</li> <li>• Older people</li> <li>• Disabled people</li> <li>• People from ethnic minority backgrounds</li> <li>• Men</li> <li>• Women</li> </ul>	Risk

Effects on Residents	Affected Groups	Risk or Opportunity
<p><b>Information and communication:</b></p> <p>Complex material and information on the regeneration may present a challenge to those who have different information and communication needs. This includes but is not limited to people with cognitive or learning disabilities, people with low literacy levels, older people, people with visual or hearing impairments and people who use English as a second language.</p> <p>Due to the COVID 19 pandemic, engagement and consultation has increasingly had to utilise digital tools, however this can exclude those who are less likely to be online, such as older people and disabled people.</p> <p>Some groups, such as children and young people, disabled people, and people from ethnic minority backgrounds, are more likely to face barriers to engagement. Consultation should 'go the extra mile' to speak with these groups, including holding events in a variety of different venues and times (COVID-19 regulations permitting).</p>	<ul style="list-style-type: none"> <li>• LGBT people</li> <li>• Children</li> <li>• Young people</li> <li>• Older people</li> <li>• Disabled people</li> <li>• People from ethnic minority backgrounds</li> </ul>	Risk

Table 3.2 Effect on Businesses

Effects on Businesses	Affected Groups	Risk or Opportunity
<p><b>Potential loss of business:</b></p> <p>Independent small businesses including shops, cafes, and restaurants, play an important role in supporting the vitality and vibrancy of local communities and often operate from smaller premises, such as those that might be found on a housing Site. Redevelopment can result in the permanent loss of such businesses, with the potential to affect self-employed business owners. Ethnic minority groups and older people may be particularly affected by the loss of business.</p>	<ul style="list-style-type: none"> <li>• Older people</li> <li>• People from ethnic minority backgrounds</li> </ul>	Risk
<p><b>Access to commercial finance:</b></p> <p>For businesses, redevelopment and renewal may result in relocation or closure. This may result in a need to access finance to secure new premises, which can be more difficult for particular groups.</p>	<ul style="list-style-type: none"> <li>• Older people</li> <li>• People from ethnic minority backgrounds</li> </ul>	Risk
<p><b>Potential redundancy of employees associated with business loss or relocation:</b></p> <p>Site renewals may require businesses to relocate and may result in extinguishment. These changes may create direct redundancies or</p>	<ul style="list-style-type: none"> <li>• Older people</li> <li>• Disabled people</li> </ul>	Risk

Effects on Businesses	Affected Groups	Risk or Opportunity
result in indirect redundancies by current staff being unable to access future employment at a different location. This can affect groups who are more likely to face barriers to employment than others.	<ul style="list-style-type: none"> <li>• People from ethnic minority backgrounds</li> </ul>	
<p><b>Impact of redundancy on health and well-being:</b></p> <p>Involuntary job loss due to redevelopment and renewal can have disproportionate health and well-being effects for certain groups. Older workers are at an increased risk of cardiovascular disease due to increased stress resulting from contributing factors such as a lower likelihood of re-employment, a substantial loss of income and the severance of work-based social interactions.</p> <p>Redundancy can create an increased risk of family tension and disruption, and that job loss for a parent can have detrimental effects on children including lowered self-esteem and socio-psychological well-being.</p>	<ul style="list-style-type: none"> <li>• Older people</li> <li>• Children</li> </ul>	Risk
<p><b>Impacts on the existing customer base of businesses:</b></p> <p>Site renewal has the potential to result in relocation of local businesses and community facilities currently operating on the Site. Depending on the geography of where affected parties relocate to, such relocation from the local area might disrupt local customer bases that have been developed over time, ultimately resulting in a loss in business.</p>	<ul style="list-style-type: none"> <li>• People from ethnic minority backgrounds</li> </ul>	Risk

Table 3.3. Effects on Local Community

Effects on Local Community	Affected Groups	Risk or Opportunity
<p><b>Improved housing provision:</b></p> <p>Renewal can lead to improvements in housing provision within the regeneration area therefore improving appropriateness, accessibility, and affordability, as well as its quality and efficiency in energy consumption.</p> <p>Warm and insulated homes can help prevent against the health and wellbeing impacts of living in a cold home. Children living in cold homes are more than twice as likely to suffer from a variety of respiratory problems than children living in warm homes. Cold housing can negatively affect children's educational attainment, emotional wellbeing, and resilience. Effects of cold housing are also</p>	<ul style="list-style-type: none"> <li>• Children</li> <li>• Older people</li> <li>• Disabled people</li> <li>• People from ethnic minority backgrounds</li> </ul>	Opportunity

Effects on Local Community	Affected Groups	Risk or Opportunity
evident among older people in terms of higher mortality risk, physical health, and mental health.		
<p><b>New employment opportunities:</b></p> <p>Renewal can act as a means of promoting economic growth and supporting job creation. For example, property development can contribute to urban economic regeneration by enabling local stores to grow and expand, and through attracting investment to the area and revitalising neighbourhoods. It can also facilitate improved connectivity between communities and places of employment and education. Improved opportunities to access employment and education can serve to help address issues of inequality and improve social mobility.</p>	<ul style="list-style-type: none"> <li>• Young people</li> <li>• Older people</li> <li>• Disabled people</li> <li>• People from ethnic minority backgrounds</li> <li>• Women</li> </ul>	Opportunity
<p><b>Provision of community resources and improved social cohesion:</b></p> <p>Community resources provide important places of social connection and promote wellbeing for many groups. For example, community hubs can provide an accessible centre point for local activities, services, and facilities. They allow for a cross section of the community to be brought together in a safe place, allowing for better social cohesion, and helping to address social isolation.</p> <p>An opportunity to socialise can have a positive effect on the loneliness of older people and disabled people, which may in turn provide positive health benefits. Social contact and out-of-classroom learning can also improve the wellbeing of children.</p>	<ul style="list-style-type: none"> <li>• Children</li> <li>• Older people</li> <li>• Disabled people</li> <li>• Pregnant people</li> <li>• People from ethnic minority backgrounds</li> <li>• LGBT people</li> </ul>	Opportunity
<p><b>Tackling crime and disorder:</b></p> <p>Levels of crime have in part been attributed to the urban environment. It has been argued that the opportunity for some forms of crime can be reduced through thought-out approaches to planning and design of neighbourhoods and towns. Reducing potential for crime can affect those more likely to fear crime or be a victim or witness of crime.</p>	<ul style="list-style-type: none"> <li>• Children</li> <li>• Young people</li> <li>• Older people</li> <li>• Disabled people</li> <li>• People from ethnic minority backgrounds</li> <li>• Men</li> <li>• Women</li> <li>• LGBT people</li> </ul>	Opportunity
<p><b>Improved access, mobility, and navigation:</b></p> <p>Renewal processes open up opportunities to create spaces and places that can be accessed and effectively used by all, regardless of age, size, ability, or disability, using principles of inclusive design. There are several protected characteristic groups who can</p>	<ul style="list-style-type: none"> <li>• Children</li> <li>• Older people</li> <li>• Disabled people</li> </ul>	Opportunity

Effects on Local Community	Affected Groups	Risk or Opportunity
<p>experience difficulties with access, mobility and navigation who could benefit from improvements in this area.</p> <p>Children who cannot move about safely and independently on foot and bicycle often become less physically active, reducing opportunities for children to develop certain cognitive, motor, and physical skills – as well as contributing towards childhood obesity risks.</p>		



## 4 Area profile and proportionality

This chapter provides an overview of the socio-demographic profile of the study area.

### 4.1 Overview of the socio-demographic profile of the area

The area profile summary in Table 4.1 provides a demographic characterisation of the area in which the Ward's Corner study area falls. The baseline compares the socio-demographic profile of the study area with the London Borough of Haringey, the Greater London region, and England.

The summary includes an analysis of protected characteristic groups under the Equality Act 2010 and the current socio-economic context of the area. In comparing these regions, where the study area deviates by more than 3%, the difference is considered to be considerable and is reported as such.

The data used in the baseline is the most current publicly available data from the Office of National Statistics. Where there are higher proportions of certain groups in the study area, this is written in **bold text**.

A more detailed breakdown of the baseline can be found in Appendix A.

**Table 4.1: Socio-demographic baseline**

Protected Characteristic	Study Area comparison with Haringey, Greater London, and England <sup>11</sup>
<b>Age</b>	<ul style="list-style-type: none"> <li>Population of children (under 16 years) living in the study area (24%) is higher than Haringey (20%) but in line with London (21%) and England (19%)</li> <li>Population of young people (16-24 years) is in line with other areas</li> <li><b>Population of working age people (16-64 years) living on the study area (67%) is largely in line with Haringey (69%), London (67%), and considerably higher than England (62%).</b></li> <li>Population of older people (aged 65 and over) living in the study area (9%) is considerably lower than the population in England (19%) but largely in line with Haringey (11%) and London (12%).</li> </ul>
<b>Disability<sup>12</sup></b>	<ul style="list-style-type: none"> <li>The population of disabled people living on the study area (15%) is line with figures for other areas (14% in Haringey and London); and 18x% in England).</li> </ul>
<b>Gender reassignment</b>	<ul style="list-style-type: none"> <li>No information is publicly available for the study area.</li> </ul>
<b>Marriage and civil partnerships</b>	<ul style="list-style-type: none"> <li>Population of those who are married or in a civil partnership in the study area (34%) is largely in line with Haringey (33%), considerably lower than in London (40%), and England (47%).</li> </ul>
<b>Pregnancy and maternity</b>	<ul style="list-style-type: none"> <li>The general fertility rate (live births per 1000 women aged 16-44 years) and total fertility rate (avg. number of children born per woman) is not available for the study area.</li> </ul>
<b>Race</b>	<ul style="list-style-type: none"> <li><b>76% of people who live in the local area are from an ethnic minority background. This is considerably higher than the proportion of people from ethnic minority backgrounds who live in Haringey (65%) London (55%) and England (20%).</b></li> <li><b>The largest ethnic minority group in the study area are those from an Other White background (25%). This is largely in line with Haringey (23%), and considerably higher than the proportion in, London (13%), and England (5%).</b></li> <li>There are lower proportions of White British people when compared to other areas.</li> </ul>
<b>Religion</b>	<ul style="list-style-type: none"> <li>45% of people who live in the study area identify as Christian. This is largely in line with the Christian population of Haringey (45%) and London (48%) but lower than England (59%).</li> <li>There is a lower proportion of people in the study area who have no religion (16%), when compared with Haringey (25%), London (21%) and England (25%).</li> <li>10% of the population study area identify as Jewish, this is considerably higher than comparative figure of Haringey (3%), London (2%) and England (1%).</li> <li><b>There is a higher proportion of people in the study area who belong to a minority religion (30%) than in Haringey (21%), London (22%) and England (9%).<sup>13</sup></b></li> <li>Populations of people from other religious and faith groups are in line with other areas</li> </ul>
<b>Sex</b>	<ul style="list-style-type: none"> <li>The proportion of women in the study area (48%), is broadly in line when compared with other areas (49% in Haringey, 50% in London and 51% in England).</li> </ul>
<b>Sexual orientation</b>	<ul style="list-style-type: none"> <li>No information is publicly available for the study area</li> </ul>

Source: Office for National Statistics (2022)

<sup>11</sup> To determine the population within the Estate a best fit approach was used for Output Area (OA) data within the study area boundary. An OA is the smallest geographical area (an average of 310 residents) for which Census population data is published. This approach allows for the ability to compare proportions of groups across geographical regions.

<sup>12</sup> Defined here as 'People whose day to day activities are limited in any way as a result of being disabled or because of a long-term health condition'

<sup>13</sup> The Office for National Statistics define respondents who are not Christian or not religious as being part of a minority religion (ONS (2020), Exploring religion in England and Wales. Available at: <https://www.ons.gov.uk/peoplepopulationandcommunity/culturalidentity/religion/articles/exploringreligioninenglandandwales/february2020> )

## 4.2 Area profile

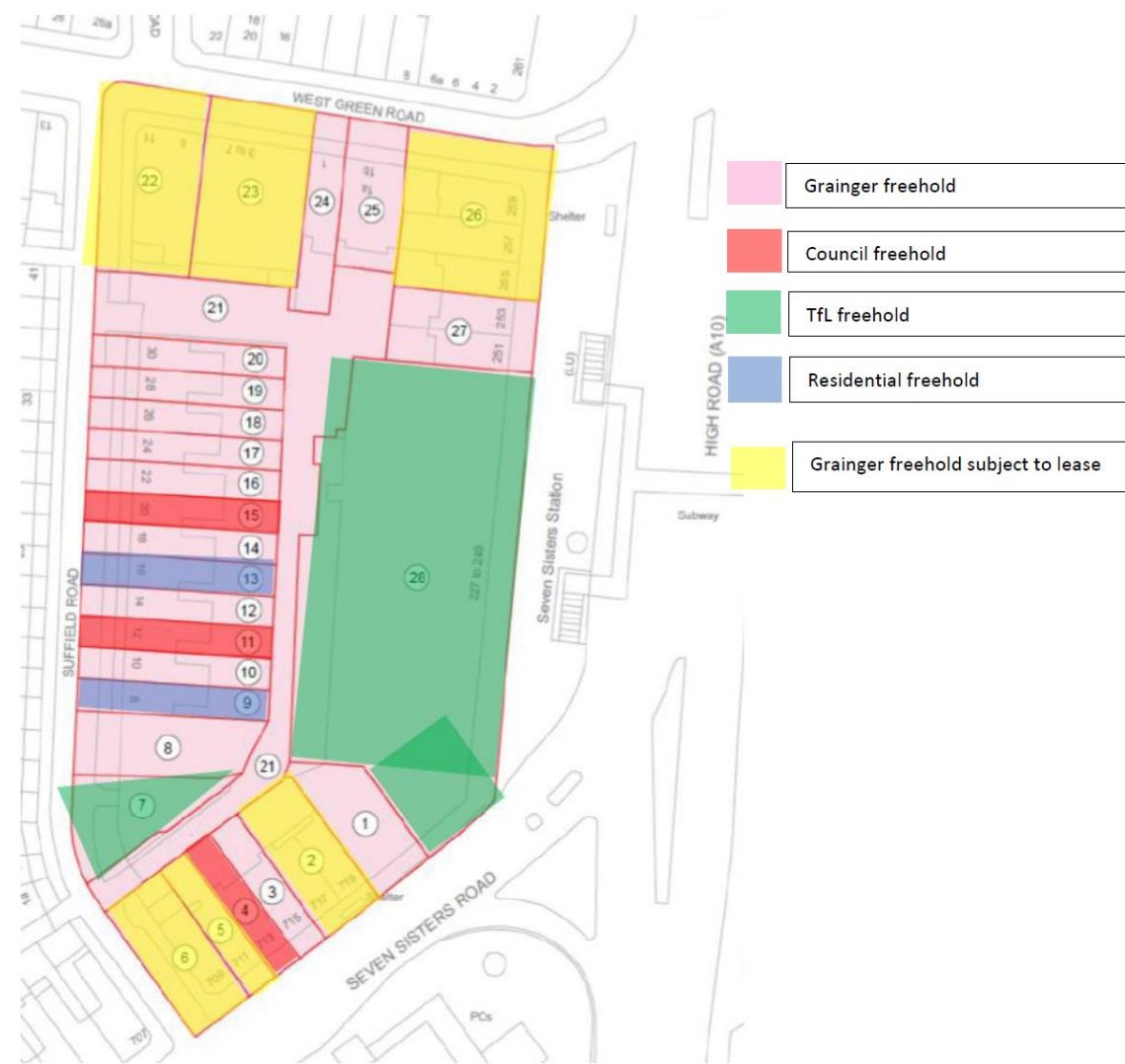
### 4.2.1 Overview of existing residential tenants and tenancy types

There are 21 existing residential tenants (19 private and 3 council tenants) and 1 owner occupier located within the Wards Corner site which are likely to impact those with protected characteristic groups, or if they were to be lost, would potentially adversely affect protected characteristic groups.

The future masterplan and vision for the site is subject to a future community-led co-design process and has not yet been determined.

Map 4.1 shows the current ownership of each property subject to the scheme.

**Map 4.1: Wards Corner site ownership plan**



Source: London Borough of Haringey

#### 4.2.2 Overview of businesses within the Site

There are several commercial units located on the site. These businesses include food and drink retailers, fast food outlets, and beauty retailers. These will be affected by any redevelopment on the site, which could have equality impacts on owners and employees, and potentially local residents and others who are their customers.

Table 4.3 below lists the current businesses operational on the Site as of May 2022.

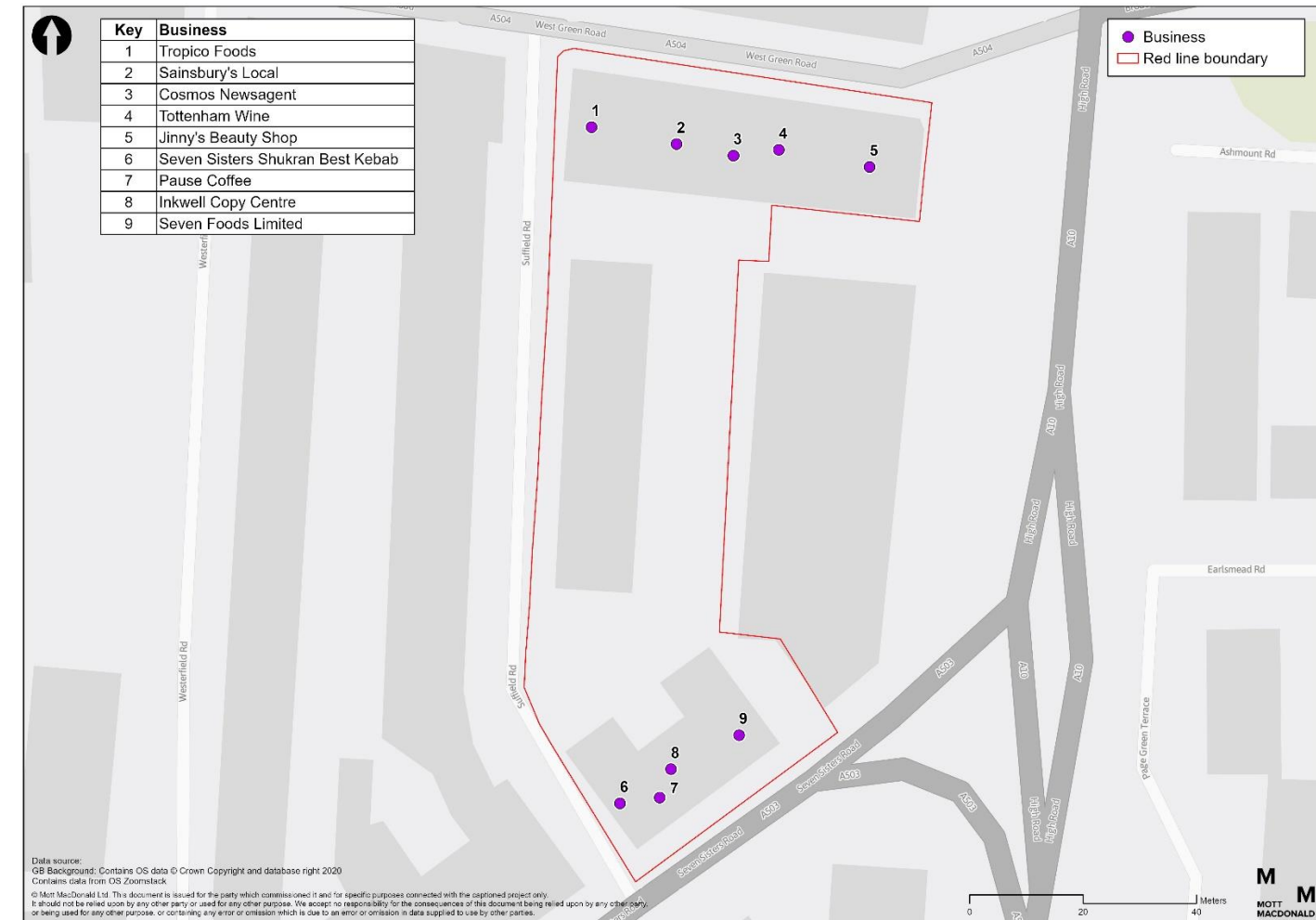
**Table 4.3: List of current businesses operational within the site**

Name	Category	Address
1 Tropico Foods Cash & Carry	Food and Drink Retail	9-11 West Green Rd
2 Sainsburys Local	Food and Drink Retail	3-7 West Green Rd
3 Cosmos Newsagent	Retail	1 West Green Rd
4 Tottenham Wine	Retail	1a/1b West Green Rd
5 Jinny's Hair and Beauty	Beauty and Hair	255-259 High Rd
6 Seven Sisters Best Kebab	Food and Drink Retail	709 Seven Sisters Rd
7 Pause Café/Coffee	Food and Drink Retail	711 Seven Sisters Rd
8 Seven Foods Limited	Food and Drink Retail	717-719 Seven Sisters Rd

Source: London Borough of Haringey

Map 4.2 highlights the current businesses located within the site boundary affected by the scheme.

**Map 4.2: Businesses within the site**



Source: Ordnance Survey Zoomstack; Office for National Statistics (2022)

## 5 Impact assessment and recommendations

This chapter sets out the results of the Equality Impact Assessment of the Wards Corner scheme on protected characteristic groups and outlines existing Council mitigation measures. The impact assessment is split into three sections: Table 5.1 outlines the impact on residents, Table 5.2 outlines the impact on businesses, and 5.3 Impact on local community.

### 5.1 Impact on residents effected by scheme

The following table describes the potential impacts of the scheme on protected characteristic groups, with a focus on impacts for residents and local business during the renewal process. These impacts have been identified through a review of published literature, and council policy. Potential disproportionate effects on particular groups based on the demographic analysis of the site are also identified. For an overview

**Table 5.1: Impact on residents**

Potential equality risks	Affected groups	Impact of Scheme	Existing Council mitigations or enhancements
<p><b>Loss of social cohesion, displacement, and access to community resources:</b></p> <p>The redevelopment can involve temporary or permanent displacement of residents and demolition of housing and community resources. This can lead to a loss of access to these resources and knock-on impacts on social cohesion. In particular, it can increase residents' distances from facilities or places of social connection located on or in close proximity to their neighbourhood. This can disproportionately impact ethnic minority communities, disabled people, older people, and children.</p> <p>The COVID- 19 pandemic and regulations have had an impact on social cohesion and access to resources, and as such any further impacts may have cumulative negative effects, especially on older people and disabled people.</p> <p>Loss of social cohesion and access to community resources can lead to increased stress and anxiety in children and young people who may need to change school or college; and loneliness and isolation in older people which can result in negative health outcomes such as poor mental health and obesity. Disabled people and pregnant women may also experience negative health impacts, including increased stress and anxiety due to the loss of social cohesion and access to community resources.</p> <p>As part of the acquisition plan including the possible use of CPO powers risks associated with relocation for these affected groups can be heightened, if housed in temporary accommodation, due to the need to relocate more frequently.</p>	<ul style="list-style-type: none"> <li>Children</li> <li>Older people</li> <li>Disabled people</li> <li>Pregnancy and maternity</li> <li>Minority faith groups<sup>14</sup></li> <li>Pregnancy and maternity</li> <li>Ethnic minority groups</li> </ul>	<p><b>Risks</b></p> <ul style="list-style-type: none"> <li>Possible relocation of residents during refurbishment may create longer journeys to school for children and parents.</li> <li>Loss of informal childcare support due to resident relocation</li> <li>Reduced access to community facilities and social infrastructure during refurbishment due to temporary loss of proximity to local community resources for residents that relocate.</li> <li>Loss of access to community resources for local people</li> <li>Households that include people from ethnic minority communities may lose important social and community ties if they are displaced from the local area, this is also recognised that this is a risk that exists with shorthold tenure.</li> <li>Households that include school-aged children, who will either need to find suitable alternative affordable provision which enables children to continue attending their current school or otherwise children may have to change schools if this is not possible</li> </ul>	<ul style="list-style-type: none"> <li>The council will maintain continuity of access to community resources (e.g., schools and green spaces) throughout scheme. No significant community resources are currently based on the site.</li> <li>Although outside the scope of the scheme, the Council will work with TfL the current landowners of the Seven Sister Market to support the established Latin American/Hispanic businesses that operate on the adjacent site.</li> <li>Private tenants of residential properties to be acquired from Grainger and other private tenants – The Council have committed to provide rehousing assistance to all private tenants of properties acquired from Grainger and other private tenants who are required to vacate their homes as part of any future development of the Wards Corner site.</li> <li>Council tenanted residential properties – The Council will provide suitable alternative accommodation for all Council temporary accommodation tenants.</li> </ul>
<p><b>Access to finance (e.g., costs associated with moving home)</b></p> <p>Where renewal schemes require residents to resettle, it can lead to an increase in their financial outgoings due to costs associated with moving, particularly for single parent families (the vast majority of whom are led by women) and ethnic minority households.</p>	<ul style="list-style-type: none"> <li>Young people</li> <li>Older people</li> <li>Disabled people</li> <li><b>Ethnic minority groups</b></li> </ul>	<p><b>Risks</b></p> <ul style="list-style-type: none"> <li>Costs associated with resettlement such as securing new accommodation associated with</li> </ul>	<ul style="list-style-type: none"> <li>The Council will consider paying reasonable costs towards the cost of moving dependent on each property and current tenant status and will be assessed based</li> </ul>

<sup>14</sup> Where groups are listed in **bold**, they are disproportionately represented in the study area.



Potential equality risks	Affected groups	Impact of Scheme	Existing Council mitigations or enhancements
<p>Relocation costs could include removal services, the need to adapt a new home or buy new furniture. Access to the required finance to assist with relocation may be most limited for those at risk of financial exclusion, who experience difficulty accessing appropriate and mainstream financial services, such as bank accounts and loans.</p>	<ul style="list-style-type: none"> <li>• Women</li> </ul>	<p>moving home due to the implementation of the scheme.</p> <ul style="list-style-type: none"> <li>• Following redevelopment of new homes, people currently living in the area may not be able to afford the properties.</li> </ul>	<p>on need, income, and occupation to determine level of support.</p> <ul style="list-style-type: none"> <li>• Private rental tenants of properties to be acquired from Grainger will be assisted by Council's dedicated private rental team to find suitable alternative accommodation..</li> <li>• Existing Council temporary accommodation tenants will be offered rehousing options for other council properties.</li> <li>• Private owners of residential properties acquired by the Council will receive (subject to qualifying criteria) a statutory loss payment, assistance with disturbance costs and support with rehousing in the private sector if required.</li> <li>• Levels of financial assistance/compensation to affected parties outside of statutory requirements will be assessed based on need, income, and occupation to determine level of support.</li> </ul>
<p><b>Appropriate and accessible housing</b></p> <p>Where redevelopment schemes require the resettlement of many residents, issues can arise regarding sourcing suitable housing that meets the needs of families with children as well as sourcing suitable housing that meets the needs of people requiring adaptable and accessible housing, such as people with mobility impairments. Accessible housing would include at least the basic four accessibility features (level access to the entrance, a flush threshold, sufficiently wide doorways and circulation space and a toilet at entrance level).</p> <p>A lack of suitable housing can lead to families living in overcrowded properties. Overcrowding can negatively impact the health of older people and children, putting them at increased risk of developing respiratory conditions. Overcrowding can also contribute to infections, psychological problems, Sudden Infant Death Syndrome (SIDS), and stress among children.</p> <p>Homes without access to outdoor space can negatively impact the emotional wellbeing of residents, particularly children. Black people are much less likely to have access to outdoor space at home than white people.</p> <p>In total approximately 37 residents/households (including ethnic minority occupiers) will be required to relocate to new accommodation once the properties they occupy are demolished as part of the scheme. This is perceived as a potential negative impact affecting households experiencing housing need.</p>	<ul style="list-style-type: none"> <li>• Children</li> <li>• Older people</li> <li>• Disabled people</li> <li>• Ethnic minority groups</li> </ul>	<p><b>Risks</b></p> <ul style="list-style-type: none"> <li>• Challenge finding appropriate temporary housing for those with specific housing needs (e.g., disabled people, families with children)</li> <li>• There may be a risk of exclusion for whom the council deem as tenants under the rehousing e.g., hidden households, dependants etc</li> <li>• May be challenges sourcing sufficient housing if local stock, supply, or availability is limited.</li> </ul>	<ul style="list-style-type: none"> <li>• Teams will work proactively and constructively with residents to keep up to date records of changing needs and circumstances.</li> <li>• The Council will ensure that residents' new homes meet their disability and mobility needs.</li> <li>• Council temporary accommodation tenants will be offered suitable alternative accommodation within existing council housing stock to meet their housing needs. Accessibility needs will be considered throughout this process to determine suitability of any given property.</li> <li>• There are plans for substantial numbers of new affordable housing elsewhere in the borough.</li> </ul>
<p><b>Health effects</b></p> <p>Home relocation can have a negative impact on mental health and well-being. Relocation can create a great deal of stress and anxiety amongst children, young people, and older people due to the need to adapt to new routines, facilities, and surroundings.</p> <p>Involuntary relocation can have important health impacts for older people, with an increased mortality rate for those moved for urban renewal projects.</p> <p>The health effects of relocation can also be particularly heightened for temporary accommodation households, many of which are households with dependent children led by single mothers. Women and children in these circumstances may see increased levels of stress and anxiety exacerbated by the uncertainty and instability of their circumstances.</p> <p>Health impacts as a result of social isolation due to the COVID-19 pandemic, such as poorer mental health, obesity, alcoholism, and a greater risk of hospitalisation, may be exacerbated by the redevelopment process.</p>	<ul style="list-style-type: none"> <li>• Children</li> <li>• Young people</li> <li>• Older people</li> <li>• Disabled people</li> <li>• Pregnancy and maternity</li> </ul>	<p><b>Risks</b></p> <ul style="list-style-type: none"> <li>• Health effects associated with relocation and moving, including stress and isolation.</li> <li>• For properties, particularly residential properties, which do experience a loss of light, equality effects may arise for residents who share protected characteristics. This may arise in particular where a resident is more sensitive than other people, related to their protected characteristic. This may be particularly the case for people with</li> </ul>	<ul style="list-style-type: none"> <li>• Potential health impacts associated with stress due to relocation would be mitigated through the comprehensive rehousing support outlined above.</li> <li>• During the process, vulnerable people whose protected characteristics may make them more vulnerable to adverse health impacts will be identified and communicated with.</li> <li>• Under the housing needs assessments to be undertaken for all affected residential occupiers, those with existing health conditions will be prioritised and their requirements, to mitigate any potential risks.</li> </ul>

Potential equality risks	Affected groups	Impact of Scheme	Existing Council mitigations or enhancements
<p>Physical health effects may also arise as a result of the environmental effects of demolition, refurbishment, and construction processes.</p> <p>Older people, disabled people, and children are also likely to be disproportionately affected by changes in air quality that may arise during any construction and refurbishment period as increased air pollution can impact upon underlying respiratory conditions</p> <p>Noise pollution can also have adverse health impacts on older people including sleep disturbance and stress.</p>		<p>a relevant health condition or disability.</p> <ul style="list-style-type: none"> <li>• Additionally, antenatal exposure to air pollution may alter the lung development of a baby whilst in the womb. If a baby is exposed to significant levels of air pollution, this can increase the risk of premature birth and low birth weight</li> <li>• Air pollution can contribute to health impacts in young children, including long term cognitive issues and neurodevelopment.</li> </ul>	
<p><b>Safety and security</b></p> <p>In the lead up to the renewal process and during the decanting and demolition of properties in the area, properties will be vacated and can fall into disrepair. This can attract unwanted activity including anti-social behaviour and crime, which can affect those who are more likely to be a victim or witness of crime or those who are more fearful of crime.</p> <p>It has been suggested that fear of crime can contribute to social isolation, particularly for vulnerable groups such as women, older people, children, and Ethnic minority groups.]</p> <p><b>Rights to Light:</b> The schedule of CPO interests identifies 17 residential and commercial properties on roads surrounding the development site -on Seven Sisters Road, Suffield Road, West Green Road and Tottenham High Road -where their right to light (ROL) may be affected by the proposed development</p>	<ul style="list-style-type: none"> <li>• Children</li> <li>• Young people</li> <li>• Older people</li> <li>• Disabled people</li> <li>• Ethnic minority groups</li> <li>• Men</li> <li>• Women</li> <li>• LGBT people</li> </ul>	<p><b>Risks</b></p> <ul style="list-style-type: none"> <li>• Issues of crime and antisocial behaviour in the area persist.</li> <li>• Potential for increased anti-social behaviour and vandalism when CPO powers are deployed, and properties vacated could arise.</li> </ul>	<ul style="list-style-type: none"> <li>• Existing council processes are in place for reporting and addressing incidents of anti-social behaviour within the site.</li> <li>• Best practices for enhancing safety and preventing crime will be considered throughout the implementation of the scheme.</li> <li>• Properties to be secured through appropriate measures, particularly for any vacant properties.</li> </ul>
<p><b>Information and communication:</b></p> <p>Complex material and information on the regeneration may present a challenge to those who have different information and communication needs. This includes, but is not limited to, people with cognitive or learning disabilities, people with low literacy levels, older people, people with visual or hearing impairments and people who use English as a second language.</p> <p>Due to the COVID 19 pandemic, engagement and consultation has increasingly had to utilise digital tools, however this can exclude those who are less likely to be online, such as older people and disabled people.</p> <p>Some groups, such as children and young people, disabled people, and people from ethnic minority backgrounds, are more likely to face barriers to engagement. Consultation should 'go the extra mile' to speak with these groups, including holding events in a variety of different venues and times (COVID-19 regulations permitting).</p>	<ul style="list-style-type: none"> <li>• Children</li> <li>• Young people</li> <li>• Older people</li> <li>• Disabled people</li> <li>• Ethnic minority groups</li> </ul>	<p><b>Risks</b></p> <ul style="list-style-type: none"> <li>• Residents do not fully understand or appreciate the CPO process or are unable to engage properly given the length of time since the scheme first started leading to confusion. Some residents may end up accepting an offer without fully understanding the implications of what is happening.</li> </ul>	<ul style="list-style-type: none"> <li>• Up-to-date information about the scheme, including what is going on before, during and after all stages of the CPO and redevelopment process will be shared with residents, businesses, and any relevant community resources.</li> <li>• Opportunity will be available for residents to provide feedback in a way which is suitable for them.</li> <li>• Information is published online at a dedicated website to make it available for all to access.</li> <li>• Final option and masterplan for the site will be determined through a community led co-design process with Council to improve community ownership and community relations associated with the future implementation of the scheme.</li> </ul>

## 5.2 Impact on businesses effected by scheme

The following table describes the potential impacts associated with the scheme on protected characteristic groups, with a focus on the businesses on Wards Corner site. These impacts have been identified through a review of published literature and through engagement with residents. Potential disproportionate effects on particular groups based on the demographic analysis of the Site are also identified. Finally, existing measures in place to mitigate or enhance impacts are set out.

**Table 5.2: Impact on businesses**

Potential equality risks	Affected groups	Impact of Scheme	Existing Council mitigations or enhancements
<p><b>Potential loss of business</b> Independent small businesses including shops, cafes, and restaurants, play an important role in supporting the vitality and vibrancy of local communities and often operate from smaller premises, such as those that might be found on a housing Site. Redevelopment can result in the permanent loss of such businesses, with the potential to affect self-employed business owners. Ethnic minority groups and older people may be particularly affected by the loss of a business as they are more likely to be self-employed.</p>	<ul style="list-style-type: none"> <li>Older people</li> <li>Ethnic minority groups</li> </ul>	<p><b>Risk</b></p> <ul style="list-style-type: none"> <li>Relocation may cause businesses to close.</li> </ul>	<ul style="list-style-type: none"> <li>Awaiting final masterplan following community led co-design process, and acquisition of business and retail properties by the Council. Businesses will have the option to remain in their property as a council commercial tenant on short term leases pending development proposals being finalised.</li> <li>Existing overall business space provision on the site are expected to be increased following redevelopment (pending completion of masterplan co-design process). If businesses are not relocated on the site, the Council have committed to providing assistance to source alternative space within the borough.</li> </ul>
<p><b>Access to commercial finance:</b> For businesses, redevelopment and renewal may result in relocation or closure. This may result in a need to access finance to secure new premises, which can be more difficult for particular groups.</p>	<ul style="list-style-type: none"> <li>Older people</li> <li>Ethnic minority groups</li> </ul>	<p><b>Risk</b></p> <ul style="list-style-type: none"> <li>Potential costs from disruption to business trading.</li> <li>Cost of relocation and securing new premises, either on a temporary or permanent basis.</li> <li>Difficulty finding affordable premises nearby may cause businesses to close.</li> </ul>	<ul style="list-style-type: none"> <li>Existing CPO legislation also provides for statutory loss and disturbance payments to affected businesses.</li> <li>The council will engage proactively and constructively with businesses over relocation issues where relevant.</li> <li>Work with businesses to mitigate the risk of loss, as far as it is reasonably able to do so; and</li> </ul>
<p><b>Potential redundancy of employees associated with business loss or relocation</b> Site renewals may require businesses to relocate and may result in extinguishment. These changes may create direct redundancies or result in indirect redundancies by current staff being unable to access future employment at a different location. This can affect groups who are more likely to face barriers to employment than others.</p>	<ul style="list-style-type: none"> <li>Older people</li> <li>Disabled people</li> <li>Ethnic minority groups</li> </ul>	<p><b>Risk</b></p> <ul style="list-style-type: none"> <li>Relocation may cause businesses to close and staff to be made redundant.</li> <li>Relocation options for businesses on an interim or permanent basis may result in current staff not being able to access work.</li> <li>Possible redundancy of parents may negatively impact children's wellbeing.</li> </ul>	<ul style="list-style-type: none"> <li>Where disputes over compensation arise, giving consideration to the settlement of those disputes through the early use of Alternative Dispute Resolution.</li> </ul>
<p><b>Impact of redundancy on health and well-being</b> Involuntary job loss due to redevelopment and renewal can have disproportionate health and well-being effects for certain groups. Older workers are at an increased risk of cardiovascular disease due to increased stress resulting from contributing factors such as a lower likelihood of re-employment, a substantial loss of income and the severance of work-based social interactions. Redundancy can create an increased risk of family tension and disruption, and that job loss for a parent can have detrimental effects on children including lowered self-esteem and socio-psychological well-being.</p>	<ul style="list-style-type: none"> <li>Children</li> <li>Older people</li> </ul>	<p><b>Risk</b></p> <ul style="list-style-type: none"> <li>Relocation may cause businesses to close and staff to be made redundant.</li> <li>Redundancy may lead to increased levels of stress and anxiety for staff.</li> </ul>	

### Impacts on the existing customer base of businesses

Site renewal has the potential to result in relocation of local businesses currently operating on the Site. Depending on the geography of where affected parties relocate to, such relocation from the local area might disrupt local customer bases that have been developed over time, ultimately resulting in a loss in business.

- Ethnic minority groups

#### Risk

- Potential relocation of business and customers may result in a loss of business, which may cause staff to be made redundant.

## 5.3 Impact on local community

### 5.3.1 Community-led Co-design site vision

The final option for the scheme masterplan has not yet been determined and will be developed in conjunction with local stakeholders and residents following an ongoing community co-design process. As such, the following table describes the possible potential impacts which could arise based on the impacts of similar regeneration and redevelopment schemes in London boroughs and is subject to the finalised community co-designed masterplan to be developed by Council in 2023.

**Table 5.3: Impact on wider community**

Potential equality risks or opportunities	Affected groups	Impact of Scheme (Opportunity and Risk)
<p><b>Improved housing provision:</b></p> <p>Renewal can lead to improvements in housing provision within the regeneration area, thereby improving the appropriateness, accessibility, and affordability of housing, as well as its quality and efficiency in energy consumption. It can also address existing overcrowding problems, increase local provision of affordable homes, and ensure that new homes meet new building regulations for accessibility and quality standards.</p> <p>Warm and insulated homes can help prevent against the health and wellbeing impacts of living in a cold home. Children living in cold homes are more than twice as likely to suffer from a variety of respiratory problems than children living in warm homes. Cold housing can negatively affect children's educational attainment, emotional wellbeing, and resilience. Effects of cold housing are also evident among older people in terms of higher mortality risk, physical health, and mental health.</p>	<p>Children Older people Disabled people Ethnic minority groups</p>	<p><b>Opportunity</b></p> <ul style="list-style-type: none"> <li>• All new homes built to new building, space, and accessibility standards.</li> <li>• Homes built to meet the needs of residents</li> <li>• New homes larger than equivalent current units</li> <li>• Accessible homes on ground floor with wheelchair access</li> <li>• New buildings built to sustainable energy standards</li> <li>• New buildings fully electric</li> <li>• All homes with private outdoor space (terrace, garden, balcony)</li> <li>• All new homes at affordable rents, with some for social rent</li> </ul> <p><b>Risk</b></p> <ul style="list-style-type: none"> <li>• Residents affected by scheme may not benefit from the improved housing depending on final masterplan</li> <li>• Improved housing could result in increased rent, service charges and council tax</li> </ul>
<p><b>New employment and business opportunities:</b></p> <p>Renewal can act as a means of promoting economic growth and supporting job creation. For example, property development can contribute to urban economic regeneration by enabling local businesses to grow and expand, and through attracting investment to the area and revitalising neighbourhoods. It can also facilitate improved connectivity between communities and places of employment and education. Improved opportunities to access employment and education can serve to help address issues of inequality and improve social mobility.</p>	<p>Young people Older people Disabled people Ethnic minority groups Women</p>	<p><b>Opportunity</b></p> <ul style="list-style-type: none"> <li>• Construction employment onsite (varying by the amount of construction required for the job).</li> <li>• Improved commercial spaces for new and existing (to be confirmed) businesses.</li> <li>• Aim to provide space for a broad range of business and employment opportunities to provide jobs across a variety of sectors and skillsets.</li> <li>• Places for skills sharing training and education across all ages and abilities</li> </ul> <p><b>Risk</b></p> <ul style="list-style-type: none"> <li>• Businesses that may be relocated away from the area, may not be able to benefit from the new opportunities</li> </ul>
<p><b>Improved public realm and green space:</b></p> <p>Renewal offers an opportunity to improve the public realm. The ability to access and use the public realm is vitally important to ensuring people feel that they are active members of their society. This includes basic activities such as using local shops or meeting up with people in a</p>	<p>Children Older people Disabled people</p>	<p><b>Opportunity</b></p> <ul style="list-style-type: none"> <li>• New greenspace provision for residents and local community</li> <li>• New provision of good quality play space for all ages</li> </ul>



Potential equality risks or opportunities	Affected groups	Impact of Scheme (Opportunity and Risk)
<p>shared space outside close to home. In addition, the opening up of green space has been shown to impact positively on both physical and mental health.</p> <p>Inner-city green space can promote social cohesion and instil a sense of community. Social contact is especially important for the health and wellbeing of older people. Green space can also have a positive role in a child's cognitive development, their wellbeing, and is linked to lower BMI. Access to green space has also been shown to have positive health benefits for disabled people, and people with autism or learning difficulties in particular.</p>	<p>Ethnic minority groups</p>	<ul style="list-style-type: none"> <li>Improved pedestrian routes</li> <li>New planting and landscaping</li> </ul>
<p><b>Provision of community resources and improved social cohesion:</b></p> <p>Community resources provide important places of social connection and promote wellbeing for many groups. For example, community hubs can provide accessible focal points for local activities, services, and facilities. They allow for a cross section of the community to be brought together in a safe space, allowing for better social cohesion, and helping to address social isolation.</p> <p>An opportunity to socialise can have a positive effect on the loneliness of some older people and disabled people, which may in turn provide positive health benefits.</p> <p>Social contact and out-of-classroom learning can also improve the wellbeing of children. The provision of sports facilities can reduce the rate of anti-social behaviour by young people in communities, by providing them with activities, and reducing social isolation.</p>	<p>Children Older people Disabled people Pregnant people Ethnic minority groups LGBT people</p>	<p><b>Opportunity</b></p> <ul style="list-style-type: none"> <li>New leisure space</li> <li>New community space, with spaces for community cafes, community groups and other services decided in conjunction with local residents</li> </ul> <p><b>Risk</b></p> <ul style="list-style-type: none"> <li>Loss of social cohesion could occur if local residents are relocated elsewhere in the borough</li> </ul>
<p><b>Tackling crime and disorder</b></p> <p>Higher levels of crime have, in part, been attributed to the urban environment. It has been argued that the opportunity for some forms of crime can be reduced through better thought-out approaches to planning and design of neighbourhoods and towns. Reducing potential for crime can affect those more likely to fear crime or be a victim or witness of crime.</p>	<p>Children Young people Older people Disabled people Ethnic minority groups Men Women LGBT people</p>	<p><b>Opportunity</b></p> <ul style="list-style-type: none"> <li>Improved lighting</li> <li>Well-designed layout to design out anti- social behaviour</li> <li>Development designed to include natural and passive surveillance</li> </ul>
<p><b>Improved access, mobility, and navigation</b></p> <p>Renewal processes open up opportunities to create spaces and places that can be accessed and effectively used by all, regardless of age, size, ability, or disability, using principles of inclusive design. There are a number of protected characteristic groups who can experience difficulties with access, mobility and navigation who could benefit from improvements in this area, such as disabled people, older people or those using pushchairs who would benefit from interventions such as improved pavements, safer crossings, dropped kerbs or more ground-floor access housing.</p> <p>Children who cannot move about safely and independently on foot and bicycle often become less physically active, reducing opportunities for children to develop certain cognitive, motor and physical skills, as well as contributing towards childhood obesity risks.</p>	<p>Children Older people Disabled people</p>	<p><b>Opportunity</b></p> <ul style="list-style-type: none"> <li>Safer environment for all transport users created by managing potential conflicts between modes.</li> <li>Improved pedestrian routes through local area</li> <li>Improved cycle provision</li> <li>New footpaths and cycleways designed to inclusive design standards</li> </ul>

## 6 Overall equality impacts of the scheme

This chapter identifies the potential impacts that could arise for people with protected characteristics, as a result of the scheme. It shows the potential impact of risks and opportunities without mitigation, following mitigation and then highlights the likely overall equality effect if recommendations are adhered to.

### 6.1 Overview: assessing equality impacts

The scale has been used to identify the potential extent of both risks and opportunities. Where there is more than one impact, the rating summarises the overall impact. Please note that the rating following mitigation captures where there may be possible further mitigation measures that could be put in place to further reduce the effect, or the impact has been reduced for identified protected characteristic groups to a level that is no worse than that experienced by the rest of the population.

Major risk	XXX
Moderate risk	XX
Minor risk	X
Neutral	0
Minor opportunity	✓
Moderate opportunity	✓✓
Major opportunity	✓✓✓

### 6.2 Impacts associated with scheme

Tables 6.1 and 6.2 identify the possible potential impacts on residents, and businesses on the site related to the scheme. It shows the potential impact of risks without mitigation, following mitigation measures that have been put in place and then highlights the likely overall equality effect if the Council adhere to the further recommendations listed.

Table 6.1: Impact on residents

Potential equality effect	Without mitigation	Recommendations	With Mitigation	Overall equality impact
<b>Loss of social cohesion (increased distance to places of social connection due to relocation)</b>	XXX	<p>There may be adverse equality impacts protected characteristic groups due to a loss of social cohesion if residents are relocated away from the local area. These risks require further management.</p> <ul style="list-style-type: none"> <li>The Council should work proactively and constructively through a range of channels, including face to face engagement where possible with residents, keeping up-to-date records of changing needs and circumstances, particularly residents who will be most affected by the scheme. Fostering a sense of community through the engagement process can help remediate feelings of social isolation.</li> <li>The Council should endeavour to find appropriate, affordable, and local replacement housing for displaced tenants.</li> <li>Replacement housing for displaced tenants should meet needs in terms of affordability, accessibility and size and should not necessitate a school move, loss of employment or access to care networks; and should be located within the local community.</li> <li>Alternative housing should ideally within 15-minute walk from existing site where possible, to prevent social cohesion and isolation issues associated with the scheme.</li> </ul>	XX	<b>This impact will be considered managed overall through the recommendation measures set out for residents, including the option to be rehoused in the local area.</b>

Potential equality effect	Without mitigation	Recommendations	With Mitigation	Overall equality impact
<b>Difficulty accessing finance (e.g., costs associated with moving home)</b>	XXX	<p>There may be adverse impacts on protected equality groups due to access to finance related to moving home. These risks require further management.</p> <ul style="list-style-type: none"> <li>• Communication between the Council and residents should be proactive and conducted through a range of channels, including face to face engagement where possible, keeping up-to-date records of changing needs and circumstances– particularly those who are most affected by financial exclusion. Where a need is identified, ensure that staff are available via telephone, online and in person to help residents understand their options and entitlements and are signposted to financial advice where possible.</li> <li>• Further discretionary payments to assist with moving should be made available to particularly vulnerable tenants.</li> <li>• The Disturbance Payment should cover reasonable costs of moving. The payments should be available to cover all reasonable costs relating to moving, including legal fees, stamp duty tax, removals costs, etc.</li> <li>• An independent Tenants and Residents Advisor should be available throughout the regeneration process to provide advice and support to all residents.</li> <li>• The Council should pay reasonable legal, and other professional fees associated with the purchase of a replacement home including Stamp Duty.</li> <li>• The Council should agree a reasonable compensation package for tenants who have made approved improvements to their home.</li> </ul>	XX	<b>This impact is considered to be managed overall through the recommendation’s measures set out for residents, including working with residents to understand their needs.</b>
<b>Health effects</b>	XXX	<p>There are likely to be some adverse effects on protected characteristic groups in relation to health and potential stress associated with moving home.</p> <ul style="list-style-type: none"> <li>• Comprehensive support should be offered to ensure people who are displaced by the scheme are sufficiently supported through adequate mental health and wellbeing services.</li> <li>• Council should refer residents who experience stress associated with the scheme to relevant internal teams, explore establishing a scheme helpline and counselling referral service.</li> </ul>	XX	<b>Recommendations for managing these risks have been made through the report. Overall, if these are implemented, there should be no adverse equality impacts on protected groups as a result of access to adequate health services.</b>
<b>Affordable housing</b>	XXX	<p>There are likely to be some adverse effects on protected characteristic groups in relation to access to affordable housing following implementation of the scheme. These risks require further management.</p> <ul style="list-style-type: none"> <li>• The Council should work proactively and constructively through a range of channels, including face to face engagement where possible, keeping up-to date records of changing needs and circumstances – particularly those who are most affected by a change to affordable housing.</li> <li>• Council Tenancy should be offered nearby or as close as possible to the site as an alternative, or equivalent ownership of a property in the local community (within a 15-minute walk).</li> <li>• An explicit commitment should be made to ensure that no homeowner is worse off financially as a result of the offer.</li> <li>• Support should be provided to private renters to access local affordable housing. If this is not possible, support should be given to them to allow them to access a Council tenancy or maintain their tenancy across to the landlord’s new property.</li> <li>• Leaseholders and freeholders should have access to an independent chartered surveyor to carry out a market evaluation of the properties and discuss this with the council surveyors.</li> <li>• Affordable housing options (shared ownership and help to buy) should be included in the scheme to ensure local people are able to afford new properties on the site. Council should clearly establish what percentage of the site will be for affordable housing.</li> </ul>	XX	<b>Recommendations for managing these risks have been made through the report. Overall, if these are implemented, there should be no adverse equality impacts on protected groups as a result of access to affordable housing</b>
<b>Appropriate and accessible housing (with respect to housing need around size, tenure, accessibility)</b>	XXX	<p>There are likely to be some adverse effects on protected characteristic groups in relation to access to appropriate and accessible housing due to the scheme. These risks require further management.</p>	XX	<b>Recommendations for managing these risks have been made through the report. Overall, if these are implemented, there should be no adverse equality</b>

Potential equality effect	Without mitigation	Recommendations	With Mitigation	Overall equality impact
		<ul style="list-style-type: none"> <li>The Council should work proactively and constructively through a range of channels, including face to face engagement where possible, keeping up-to date records of changing needs and circumstances – particularly those who are most affected by a change to accessible and appropriate housing.</li> <li>If the new development does include housing, current residents should have a right to return.</li> <li>Council tenants with adult children living at home should be given the option to be decanted into separate tenancy.</li> <li>Council should identify the number of tenants in HMOs or assured short tenancies on the site to ensure adequate support is available.</li> </ul>		<b>impacts on protected groups as a result of access to appropriate and accessible housing.</b>
<b>Safety and security (e.g., ASB, crime)</b>	<b>XX</b>	<p>There are likely to be no major adverse impacts on protected characteristic groups in relation to the issue of safety and security due to the mitigations in place.</p> <ul style="list-style-type: none"> <li>Best practices for enhancing safety and preventing crime should continue to be considered throughout once premises and properties have been vacated due to CPO or acquisition.</li> <li>Approaches to monitoring the security of the scheme during decanting and demolition should continue to be considered and additional security also considered where concerns are flagged. However, any enhanced security measures should only be implemented as a last resort, if deemed necessary, and in conjunction with residents, as it risks adding to a sense of vulnerability, isolation, and loss of sense of community for residents.</li> <li>Best practices for enhancing safety and preventing crime should be considered throughout the planning and construction process.</li> </ul>	<b>X</b>	<b>This impact is considered to be managed overall through the mitigation and recommendation measures set out.</b>
<b>Information and communication (complex material and information on the regeneration can be difficult for those with different communication needs)</b>	<b>XXX</b>	<p>There are likely to be no major adverse effects on protected characteristic groups in relation to information and communication associated with the scheme.</p> <ul style="list-style-type: none"> <li>Up-to-date information about the scheme, including what is going on before, during and after all stages of the scheme, should continue to be shared with residents, businesses, and community resources. This provides the means for residents to understand the process to make an informed decision on what actions they should take and when. This includes timely delivery of information and keeping websites up to date. <ul style="list-style-type: none"> <li>Information should continue to be available in a variety of formats where it may be required (i.e., braille, audio, large print or translated) and be clear, concise and without jargon and easy to read.</li> <li>Residents should continue to have the opportunity to provide feedback in a way which is suitable for them.</li> <li>The use of third-party organisations who can help with communication such as translators should continue to be an option to overcome any potential language barriers or a local disability organisation who can act as mediator to ensure information is clearly understood and the right questions are asked.</li> </ul> </li> <li>The Wards Corner Community Coalition group have been identified as an instrumental stakeholder in the proposed development of the area since the beginning and have more recently announced plans launch the 2022 Programme mid-August in response to the plans of London Borough of Haringey. Developing a strong communication and engaging with the group would be beneficial in mitigating any potential impacts to the community, taking on board any suggestions on community integration, and mitigating risks.</li> </ul>	<b>O</b>	<b>This impact is considered to be managed overall through the mitigation measures set out.</b>



**Table 6.2: Impact on businesses**

Potential equality effect	Without mitigation	Recommendations	With mitigation	Overall equality effect
Potential loss of business	XXX	There are likely to be some adverse equality effects on businesses, particularly those who are not provided or guaranteed a space within the finalised scheme. There are likely to be adverse equality effects where the where the business is required to relocate off site on either a temporary or permanent basis.	XX	<b>Overall, these risks require further management. Consideration should be given to adding the detail provided in the recommendations to the existing proposed measures.</b>
Access to commercial finance	XXX		XX	
Potential redundancy of employees associated with business loss or relocation	XXX	<ul style="list-style-type: none"> <li>Continue to work proactively and constructively through a range of channels, including face to face engagement where possible with vulnerable business owners and employees, particularly those businesses and retail premises on Seven Sisters Road and West Green Road.</li> <li>Ensure businesses are fully informed of relevant scheme timescales that would affect them as soon as possible, including if and when they may need to vacate the premises.</li> </ul>	XXX	
Impact of redundancy on health and well-being	XXX	<ul style="list-style-type: none"> <li>If temporary relocation is necessary, a market research exercise should be undertaken to attempt to provide suitable alternate accommodation to enable the relocation of affected business. Temporary pop-up space on the site should also be made available.</li> </ul>	XX	
Impacts on local customers	XX	<ul style="list-style-type: none"> <li>A specific business mitigation plan to limit the effects of the redevelopment project on businesses and employment on the site should be developed in conjunction with businesses and employees.</li> <li>The business mitigation strategy should include appropriate and sufficient financial compensation to ensure business owners and employees are not adversely affected, such as disturbance payments for moving even if CPO is not required due to negotiation.</li> <li>All efforts should be made to enable existing businesses to continue to operate on the site should they wish to, including the provision of business support to facilitate the viability of business on the future site, including temporary periods of inactivity. Only after exhausting this process of viability studies and business support has been exhausted should options to relocate business off the site be explored as a last option- unless the business themselves requests this.</li> <li>Where business premises are demolished, relocation options for business owners should include re-provision on the site or nearby to enable trading to continue.</li> <li>Proactive steps should be taken to assist any businesses who are required to temporarily relocate. Regular communication with these businesses should be maintained.</li> <li>Support for business should be made available if their normal operation is affected due to the scheme.</li> <li>Where businesses close, support should be available to signpost staff to other employment opportunities.</li> <li>Business development support should be offered to existing businesses to ensure they are equipped to maximise the opportunity that the refurbishment and/or redevelopment may bring, such as information on how they might diversify their business.</li> <li>A detailed mitigation plan for businesses should be developed, alongside a comprehensive Employment Strategy for the scheme.</li> <li>Residents who become redundant or lose their jobs due to the scheme should be referred to Council's employment service Haringey Works to support them into employment, training, or other relevant employability courses.</li> <li>Where possible, implementation of the scheme should be phased so that certain businesses can temporarily relocate locally and thereby mitigate business disturbance to temporary disruption. However, it is acknowledged that the total extinguishment of some businesses may be necessary if appropriate premises cannot be found.</li> </ul>	XX	

### 6.3 Risks and opportunities

Table 6.3 Identifies the potential impacts on the future site community (residents, community resources and businesses) following implementation of the scheme based on the conclusions drawn in Chapter 5 from existing mitigations and experience of previous similar projects. It shows the potential impact of risks and opportunities without mitigation, following mitigation measures that have been put in place and then highlights the likely overall equality effect if the Council adhere to the recommendations.

**Table 6.3: Impact on Wards Corner site community:**

Potential equality effect		Recommendation	Overall equality effect
<b>Improved housing provision (increased availability of accessible, appropriate, and affordable housing of improved quality and energy efficiency)</b>	✓✓✓	It is recommended that the potential possible opportunities outlined in Table 5.3 are taken forward as part of the final design. The following further recommendations are also made: <ul style="list-style-type: none"> <li>Housing should meet the needs of current and future residents of the borough.</li> </ul>	<b>If the recommendations here are taken forward, there are likely to be positive equality effects on protected characteristic groups due to improved housing and commercial space provision after delivery of the scheme.</b>
<b>New employment opportunities (job creation through construction and apprenticeship programs and other opportunities)</b>	✓✓	It is recommended that the potential possible opportunities outlined in Table 5.3 are taken forward as part of the final design. The following further recommendations are also made: <ul style="list-style-type: none"> <li>The Council should work with owners of start-up businesses in the local area surrounding the site to employ local people, focussing on groups that are vulnerable to unemployment e.g., Ethnic minority groups, disabled people, and young people.</li> <li>The Council should work with social enterprises<sup>15</sup> in the local area or prioritise commercial space for social enterprises to support and encourage positive social outcomes as well as economic activity.</li> <li>The Council should work with existing businesses on the site to help them expand and create local jobs and develop a comprehensive Employment and Skills Plan (ESP) to formalise and capture the employment and training opportunities for residents associated with the scheme, both during construction, and after scheme completion.</li> </ul>	
<b>Improved public realm and green space (improved shared spaces, green space and effects on health and wellbeing)</b>	✓✓✓	It is recommended that the potential possible opportunities outlined in Table 5.3 are taken forward as part of the final design. The following further recommendations are also made: <ul style="list-style-type: none"> <li>In addition to the co-design process, the local community should be involved in planning and designing improvements to the public realm, play space and green spaces, specifically targeting protected characteristic groups that are likely to benefit from improvements e.g., children, older people, and disabled people. These green and play spaces should meet the needs of different age groups, including young children, teenagers, and older people</li> <li>The design of movement networks and public spaces should specifically address the mobility needs of vulnerable groups. This can be achieved by applying principles of inclusive design.</li> <li>All residents should have access to both public and private outdoor space.</li> </ul>	
<b>Provision of community resources and improved social cohesion (places of social connection improving social cohesion and reducing isolation)</b>	✓✓	It is recommended that the potential possible opportunities outlined in Table 5.3 are taken forward as part of the final design. The following further recommendations are also made: <ul style="list-style-type: none"> <li>The local community should be involved in decisions about which resources should be incorporated into the area, specifically involving different protected characteristic groups that are likely to benefit from improvements.</li> <li>The redevelopment process should improve the provision of community resources and social cohesion through: <ul style="list-style-type: none"> <li>the provision of shared communal spaces in new developments/blocks.</li> <li>improved provision of and access to community resources.</li> <li>consideration of allowing residents to manage community spaces.</li> </ul> </li> <li>the provision of new outdoor communal space, to improve social cohesion and reduce isolation after the COVID- 19 pandemic.</li> <li>Support should be provided to the Site community (both old and new) to continue the programme of social events after the completion of the scheme to help bolster social cohesion</li> </ul>	
<b>Tackling crime and disorder</b>	✓✓✓	It is recommended that the potential possible opportunities outlined in Table 5.3 are taken forward as part of the final design. The following further recommendations are also made:	

<sup>15</sup> Social Enterprises sell goods and services in the open market to make profit but have a clear social mission and reinvest the majority of their profits back into their business or the local community, to maximise positive social outcomes within the communities in which they work.

		<ul style="list-style-type: none"> <li>● Crime Prevention Through Environmental Design (CPTED) and Secure by Design principles should be used in designing the built environment and public realm.</li> <li>● The renewal process should provide an opportunity to work with residents to improve safety and security on the site through several measures, including:                         <ul style="list-style-type: none"> <li>○ careful design and compliance with best practice design standards.</li> <li>○ the provision of better external lighting.</li> <li>○ the provision of CCTV (where appropriate and carefully considered).</li> </ul> </li> </ul>
<p><b>Improved access, mobility, and navigation</b></p>	<p>✓✓✓</p>	<p>It is recommended that the potential possible opportunities outlined in Table 5.3 are taken forward as part of the final design. The following further recommendations are also made:</p> <p>The design of movement networks and public spaces should specifically address the mobility needs of vulnerable groups. This can be achieved by applying principles of inclusive design.</p> <ul style="list-style-type: none"> <li>● The scheme should improve access, mobility, and navigation though:                         <ul style="list-style-type: none"> <li>○ the provision of external lighting.</li> <li>○ clear routes for people passing through the site.</li> <li>○ improved signage for wayfinding.</li> <li>○ secure and controlled parking; and</li> <li>○ new benches/seating.</li> </ul> </li> </ul>

## 7 Conclusion and Next Steps

### 7.1 Conclusion

The EqIA has identified several risks, opportunities and potential impacts that could arise for those with protected characteristics, as a result of the scheme. The details of these impacts are set out in detail in Chapter 5.

The assessment identifies that the scheme has the potential to provide improved living conditions, housing quality, accessibility, public realm, and community facilities, pending the final option selected for the site developed through the community-led co-design process. The Council has sought to mitigate the risks for residents and local businesses through a range of reasonable and proportionate measures focused on engagement, rehousing assistance, and compensation options in order to improve the outcomes of the scheme for the current and future site community but should continue to work with local businesses and employees to ensure a smooth and just transition throughout the implementation of the scheme.

### 7.2 Action Plan

The following action plan seeks to establish activities and responsibilities following the planning application to continue to identify and address equality issues where they arise. It is the responsibility of Council to implement any recommendations and mitigations identified.

**Table 7.1: Action plan**

Recommendations	Potential impact addressed	Timeframe	Responsibility
Work proactively and constructively through a range of channels, including face to face engagement where possible with residents and businesses, keeping up-to-date records of changing needs and circumstances.	<ul style="list-style-type: none"> <li>Loss of social cohesion and access to community resources</li> <li>Difficulty accessing finance</li> <li>Appropriate and accessible housing</li> <li>Affordable housing</li> <li>Impact of redundancy on health and well-being</li> </ul>	Ongoing	London Borough of Haringey
A bespoke scheme Employment and Skills Plan should be developed to ensure any residents impacted by the closure of nay businesses due to the scheme are supported to find alternative employment or training opportunities. Council's employment service Haringey Works should actively consider opportunities for job creation associated with the scheme.	<ul style="list-style-type: none"> <li>Potential loss of business</li> <li>Impact of redundancy on health and wellbeing</li> <li>New employment opportunities</li> </ul>	Ongoing	London Borough of Haringey, specifically Haringey Works
Where a move off the site is necessary, housing identified should meet needs in terms of affordability, accessibility and size and should not necessitate a school move, loss of employment or access to care networks; and should be located within the local community.	<ul style="list-style-type: none"> <li>Loss of social cohesion and access to community resources</li> </ul>	Ongoing	London Borough of Haringey
An explicit commitment should be made to ensure that no homeowner is worse off financially as a result of relocation following scheme completion.	<ul style="list-style-type: none"> <li>Affordable housing</li> </ul>	Ongoing	London Borough of Haringey
Support should be provided to private renters who have no right to return to the site to access local affordable housing. If this is not possible, support should be given to them to allow them to access a Council tenancy or maintain their tenancy across to the landlord's new property.	<ul style="list-style-type: none"> <li>Affordable housing</li> </ul>	Ongoing	London Borough of Haringey
Ensure best practices for enhancing safety and preventing crime are considered throughout the implementation of the scheme.	<ul style="list-style-type: none"> <li>Safety and security</li> </ul>	Ongoing during property acquisition until completion of scheme	London Borough of Haringey
Monitor the security of the site and consider additional security where concerns are flagged, particularly in relation to vacant properties. However, any enhanced security measures should only be implemented as a last resort, if deemed necessary, and in conjunction with residents, as it risks adding to a sense of vulnerability, isolation, and loss of sense of community for residents.	<ul style="list-style-type: none"> <li>Safety and security</li> </ul>	Ongoing	London Borough of Haringey

Recommendations	Potential impact addressed	Timeframe	Responsibility
Up-to-date information about the scheme, including what is going on before, during and after all stages of the scheme should continue to be shared with residents, businesses, and community resources. This provides the means for residents and businesses to understand the options available to make an informed decision on what actions they should take and when. This includes timely delivery of information and keeping websites up to date.	<ul style="list-style-type: none"> <li>Information and communication</li> </ul>	Ongoing	London Borough of Haringey
All efforts should be made to enable existing businesses to continue to operate on the site should they wish to, including the provision of business support to facilitate the viability of business on the future site, including temporary periods of inactivity. Only after exhausting this process of viability studies and business support has been exhausted should options to relocate business off the site be explored as a last option- unless the business themselves requests this. Temporary pop- up space on the Site should also be made available.	<ul style="list-style-type: none"> <li>Potential loss of business</li> <li>Financial implications associated with business relocation</li> </ul>	Ongoing until new commercial space opens	London Borough of Haringey
Where businesses close, support should be available to signpost staff to other employment opportunities, including via Council's Haringey Works employment service.	<ul style="list-style-type: none"> <li>Potential redundancy of employees associated with business loss or relocation</li> </ul>	Ongoing until new commercial space opens	London Borough of Haringey
A specific business mitigation plan to limit the effects of the redevelopment project on businesses and employment on the site should be developed. This should include: <ul style="list-style-type: none"> <li>Appropriate and sufficient financial compensation to ensure owners and employees are not adversely affected</li> <li>Support for businesses if their normal operations are affected by renewal, including temporary relocation options and financial support</li> <li>Employment support for staff if businesses close as a result of redevelopment</li> </ul>	<ul style="list-style-type: none"> <li>Potential loss of business</li> <li>Access to commercial finance</li> <li>Potential redundancy of employees associated with business loss or relocation</li> </ul>	Ongoing until new commercial space opens	London Borough of Haringey
Offer business development support to existing businesses to ensure they are equipped to maximise the opportunity that the refurbishment and/or redevelopment may bring, such as information on how they might diversify their business.	<ul style="list-style-type: none"> <li>Barriers to reemployment</li> </ul>	Ongoing until new commercial space opens	London Borough of Haringey
Ensure businesses are fully informed of the timescales that would affect them as soon as possible, including when and if they would need to vacate the premises.	<ul style="list-style-type: none"> <li>Potential loss of business</li> <li>Access to commercial finance</li> </ul>	Ongoing during initial phases until businesses move	London Borough of Haringey
Follow Crime Prevention Through Environmental Design (CPTED) and Secure by Design principles in designing the built environment and public realm.	<ul style="list-style-type: none"> <li>Tackling crime and disorder</li> </ul>	Ongoing until completion of scheme	London Borough of Haringey
Ensure the design of movement networks and public spaces specifically addresses the mobility needs of vulnerable groups. This can be achieved by applying principles of inclusive design.	<ul style="list-style-type: none"> <li>Improved access, mobility, and navigation</li> <li>Improved public realm and green space</li> </ul>	Ongoing until completion of public space.	London Borough of Haringey
Involve the local community in planning and designing improvements to the public realm and green spaces, specifically targeting protected characteristic groups that are likely to benefit from improvements e.g., children, older people, and disabled people.	<ul style="list-style-type: none"> <li>Improved access, mobility, and navigation</li> <li>Provision of community resources and improved social cohesion</li> </ul>	Ongoing until completion of public space.	London Borough of Haringey
Support should be provided to the site community (both old and new) to continue the programme of social events after the completion of the redevelopment to help bolster social cohesion	<ul style="list-style-type: none"> <li>Provision of community resources and improved social cohesion</li> </ul>	Ongoing	London Borough of Haringey
Ensure analysis is undertaken to understand on any potential pressure on public services that could result from redevelopment (e.g., extra pressure on schools and health care services).	<ul style="list-style-type: none"> <li>Provision of community resources and improved social cohesion</li> </ul>	Ongoing during preparation period and updated subsequently if relevant.	London Borough of Haringey
Work with owners of new businesses in the renewal area to employ local people, focussing on groups that are vulnerable to unemployment e.g., Ethnic minority groups, disabled people, young people.	<ul style="list-style-type: none"> <li>New employment opportunities</li> </ul>	Ongoing	London Borough of Haringey

Recommendations	Potential impact addressed	Timeframe	Responsibility
Work with social enterprises <sup>16</sup> in the renewal area or prioritise commercial space for social enterprises to support and encourage positive social outcomes as well as economic activity in the local area.	<ul style="list-style-type: none"> <li>• New employment opportunities</li> <li>• </li> </ul>	Ongoing	London Borough of Haringey
Work with existing businesses on the site to help them expand and create local jobs	<ul style="list-style-type: none"> <li>• New employment opportunities</li> </ul>	Ongoing	London Borough of Haringey
Ensure housing meets the needs of current and future residents.	<ul style="list-style-type: none"> <li>• Improved housing provision</li> </ul>	Ongoing	London Borough of Haringey
Up-to-date information about the renewal, including what is going on before, during and after all stages of the renewal process should be shared with residents, businesses, and community resources. This provides them with the means to understand the options available to them to make an informed decision on what they need to do and when.	<ul style="list-style-type: none"> <li>• Information and communication</li> </ul>	Ongoing	London Borough of Haringey

<sup>16</sup> Social Enterprises sell goods and services in the open market to make profit but have a clear social mission and reinvest the majority of their profits back into their business or the local community, to maximise positive social outcomes within the communities in which they work.



## A. Area profile and proportionality

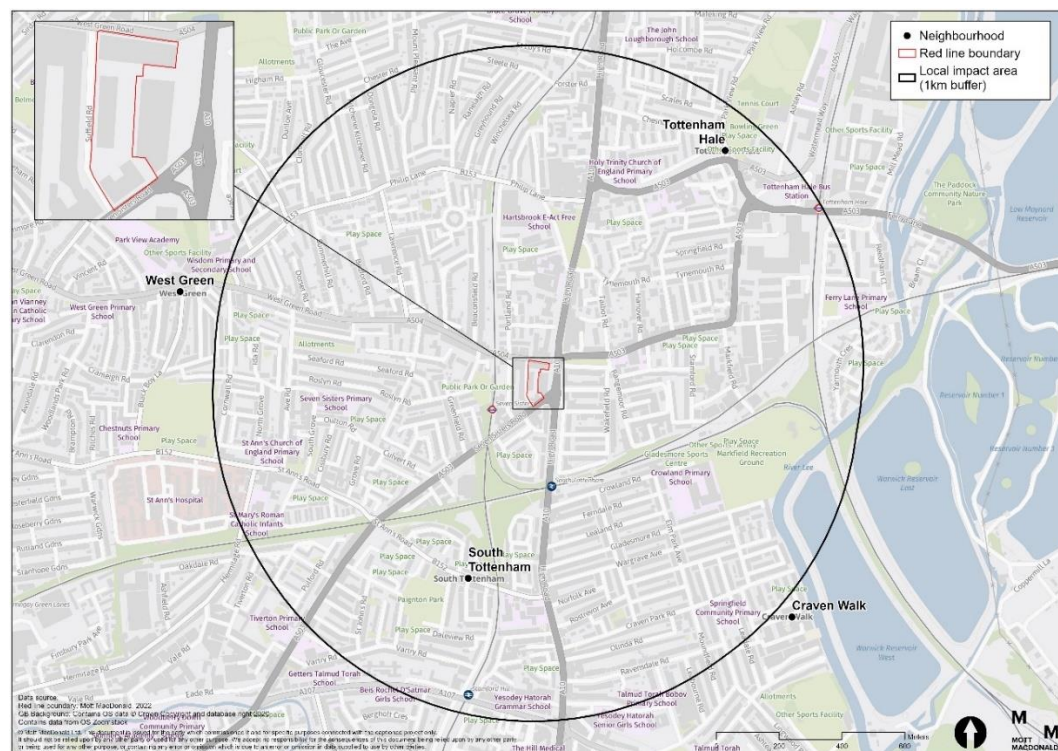
This appendix is split into three sections. Section A.1 provides an overview of the study area and approach. Section A.2 provides an overview of the socio-demographic profile of the Site. An overview of businesses and community resources is provided in Sections A.2 and A.3.

### A.1 Area profile

#### A.1.1 Site boundary

The study area boundary is shown in Map A.1, along with a 1km buffer to capture nearby receptors that may be affected by the scheme.

Map 7.1: Study area boundary



Source: Ordnance Survey Zoomstack

### A.2 Socio-demographic profile of the area

The area profile provides a wider contextual demographic characterisation of the area in which the study area falls. The data includes the current social and economic context of the area and relevant comparators, namely the London Borough of Haringey, the Greater London region, and England. In comparing these regions, where the study area deviates by more than 3%, the difference is considerable and is reported as such.

The demographic data has been sourced from publicly available data and only applies to the resident population.

### Age

The following tables shows the population by key age group including children, young people, the working age population, and older people within the study area and the above comparator areas. The figures show both the proportion and density of each age group within the different areas. Please note the following groups are not mutually exclusive and the columns are not intended to sum to 100%.

#### Children (under 16 years)

Table 7.2 shows that children make up 20% of the total population of Haringey. This figure is largely in line with comparative figures for London (21%) and England (19%).

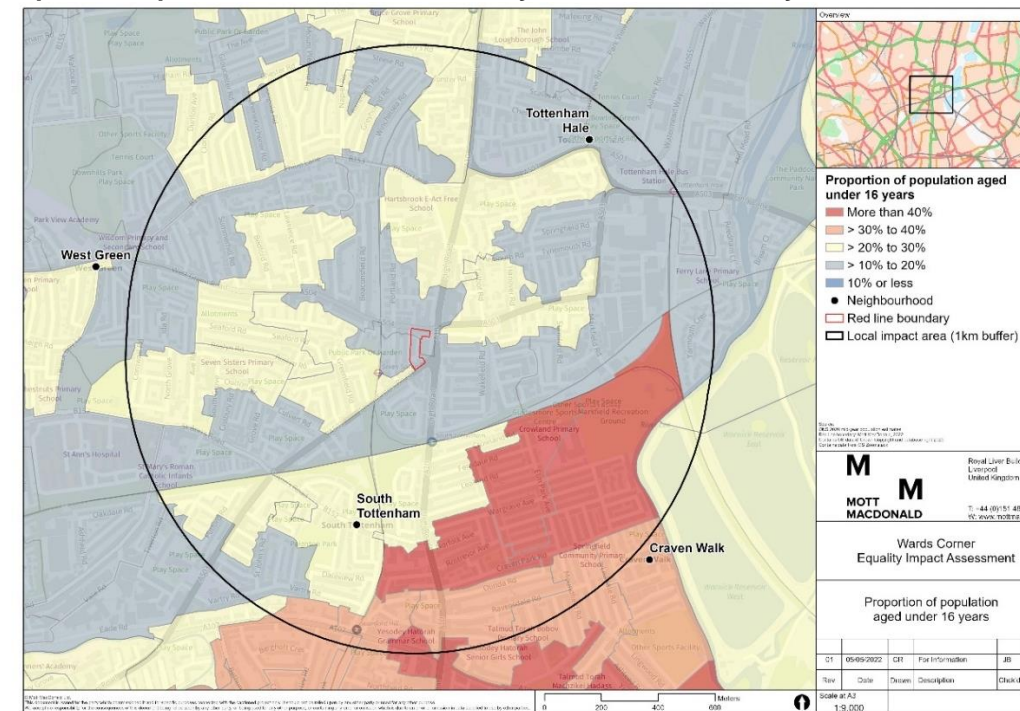
Table 7.2: Children (under 16 years)

Location	Total population	Children (under 16 years)	%
Study area	48,344	11,594	24%
Haringey	266,357	53,484	20%
London	9,002,488	1,853,207	21%
England	56,550,138	10,852,240	19%

Source: 2020 mid-year population estimates, ONS

The following figure, Map 7.2, illustrates that the proportion of children living in the study are largely ranges from 10%- 30% with pockets of both higher density towards the south of the study area and the edges. This is in line with most areas immediately surrounding the study area (10%-30%), but lower than areas further south (30% – more than 40%) such as Craven Walk.

Map 7.2: Proportion of children under 16 years within the study area



Source: Ordnance Survey Zoomstack; Office for National Statistics (2022)



**Young people (16-24 years)**

Table 7.3 shows that the proportion of young people in the study area (12%) is in line with figures from Haringey, London, and England which are broadly aligned with one another (10%, 10% and 11% respectively).

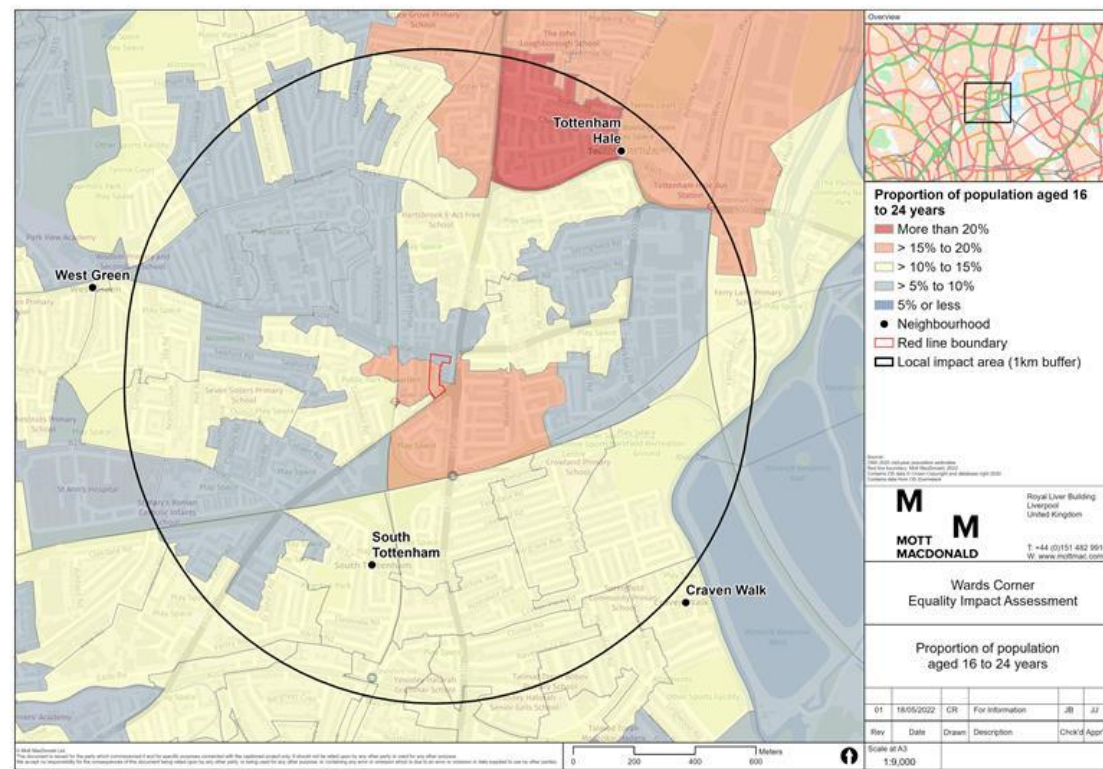
**Table 7.3: Young people (16-24 years)**

Location	Total population, 2020	Young people (16-24 years)	%
Study area	48,344	5,664	12%
Haringey	266,357	27,684	10%
London	9,002,488	930,728	10%
England	56,550,138	5,950,637	11%

Source: 2020 mid-year population estimates, ONS

Map 7.3 shows that the proportion of young people in the study area largely ranges from 5% and 15%, however towards the south of the study area in Tottenham Hale the proportions is considerably higher with more than 20% of the population aged 16-24 years. In the centre of the study area there are pockets of higher density (15%-20%). This is in line than in most areas immediately surrounding the study area, which has proportions of young people ranging from 5%-20%

**Map 7.3: Proportion of young people aged 16-24 years within the study area**



Source: Ordnance Survey Zoomstack; Office for National Statistics (2022)

**Working age population**

The following table shows that the working age population (people aged between 16 and 64 years) in the study area (67%) is broadly in line with comparative figures for Haringey (69%) and London (67%), and considerably higher than figures for England (62%).

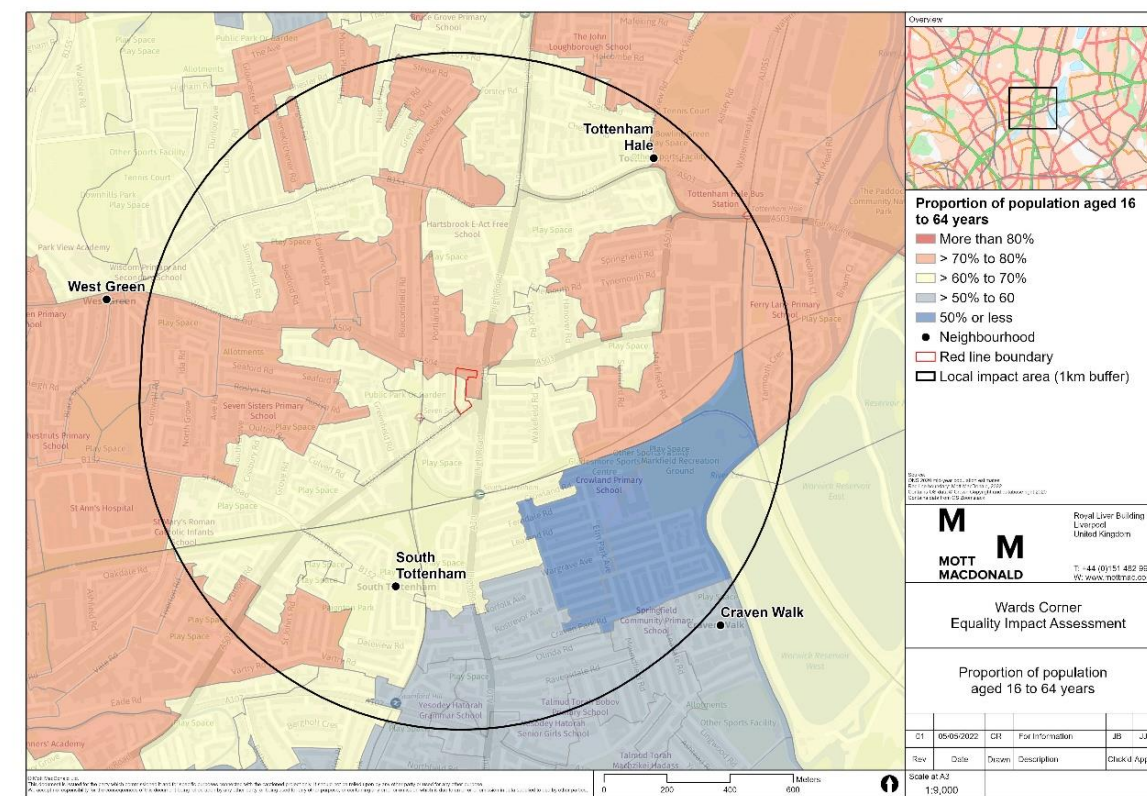
**Table 7.4: Working age population (16-64 years)**

Location	Total population, 2020	Working age population (16-64 years)	%
Study Area	48,344	32,217	67%
Haringey	266,357	184,255	69%
London	9,002,488	6,050,828	67%
England	56,550,138	35,233,879	62%

Source: 2020 mid-year population estimates, ONS

Map 7.4 demonstrates that the proportion of working age residents in the study area is largely between 60 and 80%, this is in line with the areas immediately surrounding the study area (60- 80%), but higher than areas slightly further out with pockets of lower proportions ranging between less than 50% and 60% in the south of the map towards South Tottenham.

**Map 7.4: Proportion of residents who are of working age (16- 64 years)**



Source: Ordnance Survey Zoomstack; Office for National Statistics (2022)



### Older people

The following table shows that the proportion of older people (aged 65 and over) on the study area (9%) is in line with the proportion of older people in Haringey (11%) and London (12%). However, it is considerably lower than the figures for England (19%).

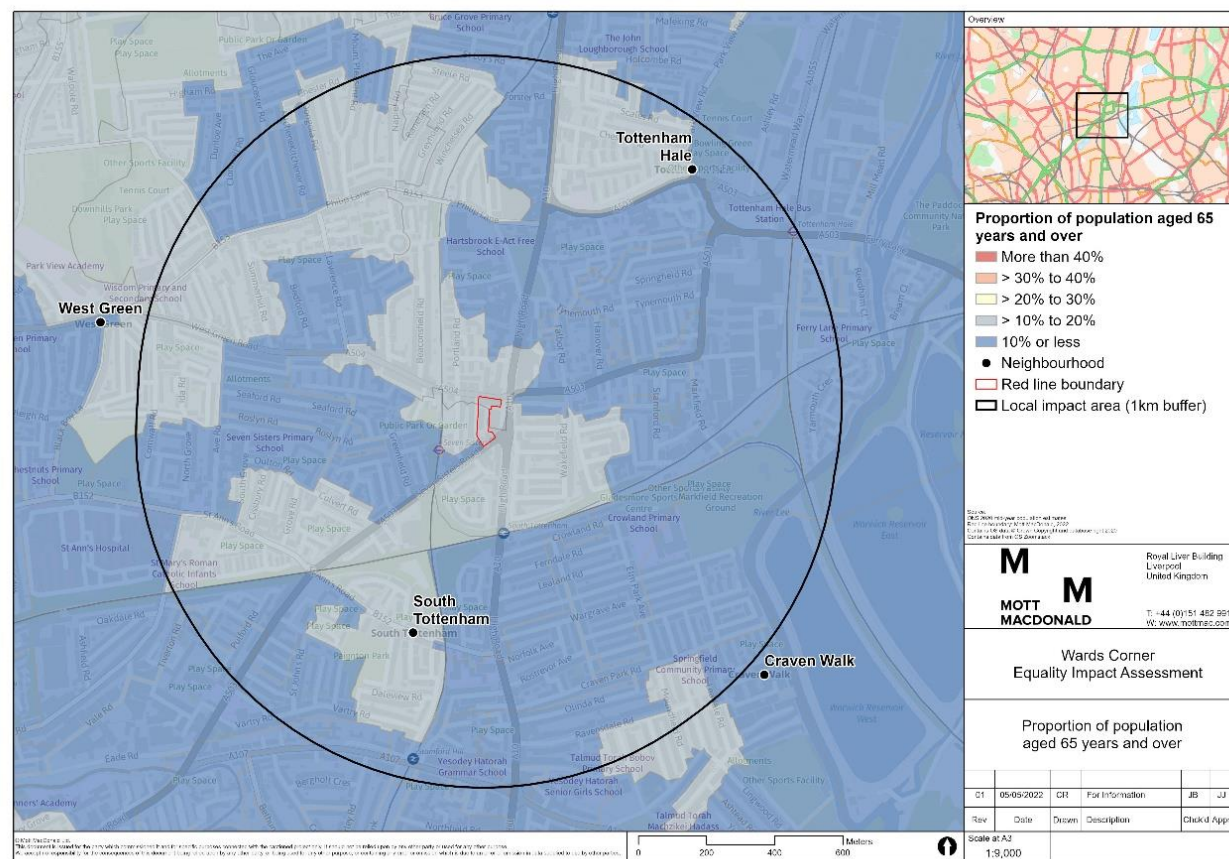
**Table 7.5: Population of older people (aged 65 and over)**

Location	Total population, 2020	Older people (aged 65 and over)	%
Study area	48,344	4,533	9%
Haringey	266,357	28,618	11%
London	9,002,488	1,098,453	12%
England	56,550,138	10,464,019	19%

Source: 2020 mid-year population estimates, ONS

The proportion of older people (aged 65 and over) living in the study area is between less than 10% and 20%. This is in line with the areas surrounding the site.

**Map 7.5: Proportion of the population aged 65 and over**



Source: Ordnance Survey Zoomstack; Office for National Statistics (2022)

### Disabled people

Table 7.6 shows the proportion of the population who have a long-term health problem or disability that limits their day-to-day activities. It shows that 15% of the total population have a disability that limits their day-to-day activities either a little or a lot. This is largely in line with figures for Haringey (14%), London (14%), but slightly lower than England (18%).

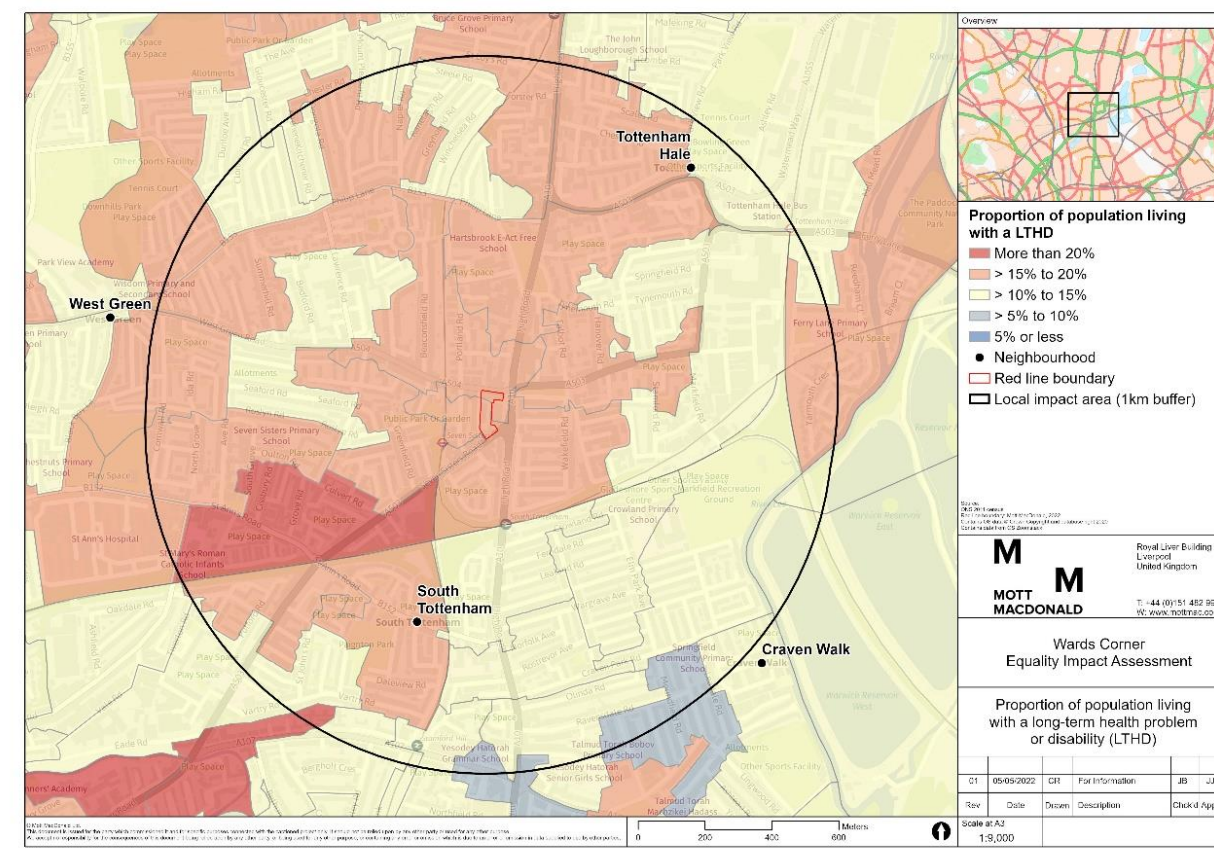
**Table 7.6: Population by disability**

Location	LTHD	Day to day activities limited a lot	Day to day activities limited a little	Day to day activities not limited
Study Area	15%	8%	7%	85%
Haringey	14%	7%	7%	86%
London	14%	7%	7%	86%
England	18%	8%	9%	82%

Source: 2011 Census, ONS - long-term health problem or disability

Map 7.6 shows that the proportion of the population on the site with a long-term health problem or disability largely ranges between 10% and more than 20%. This is in line with areas immediately surrounding the study area (10% - 20%), however there are pockets within the study area with higher proportions of more than 20% towards the west of the map and lower proportions towards the south of the study area 5%-10%.

**Map 7.6: Proportion of the population with a long-term health problem or disability**



Source: Ordnance Survey Zoomstack; 2011 Census; Office for National Statistics (2022)

## Gender reassignment

There is no robust data for gender variant people in the study area or the UK more widely. However, Stonewall, the LGBT+ charity and campaign group estimate that around 1% of the UK population identify as transgender-around 600,000 people.<sup>17</sup>

The 2021 Census will include questions on gender identity which should provide a more accurate picture of the population.<sup>18</sup>

## Marriage and civil partnership

Table 7.7 shows the population who are married or in a civil partnership in the study area, Haringey, London, and England.

The data provided shows the proportion of single people (48%) in the study area is largely in line with comparative figures of Haringey (50%), but considerably higher than London (44%) and England (35%). The table also shows that the study area has a considerably lower proportion of people who are married or in civil partnerships (33%), compared London (40%), and England (47%) but largely in line with Haringey (33%). All areas have a population in a same-sex civil partnership, separated, divorced, or widowed largely in line with one another.

**Table 7.7: Marital and civil partnership status**

Location	Single (never married or registered a same sex civil partnership)	Married	In a same-sex civil partnership	Separated	Divorced	Widowed or surviving partner from same sex civil partnership
Study Area	48%	34%	0.5%	5%	8%	4%
Haringey	50%	33%	0.6%	4%	8%	4%
London	44%	40%	0.4%	3%	7%	5%
England	35%	47%	0.2%	3%	9%	7%

Source: 2011 census, ONS

## Pregnancy and maternity

The following table shows the General Fertility Rate (GFR) and Total Fertility Rate (TFR) for Haringey, London, and England. No data is available for the study area itself.

**Table 7.8: General and total fertility rates**

Location	General Fertility Rate	Total Fertility Rate
Study Area	-	-
Haringey	58.6	1.64
London	56.40	1.54
England	55.30	1.59

Source: ONS Live births in England and Wales: birth rates fown to local authority areas, 2020

The TFR for Haringey is 1.64. This is higher than the TFR for London (1.54) and England (1.59). This means that the proportion of births in the Haringey population is higher than the comparative area, suggesting higher rates of pregnancy.

<sup>17</sup> Stonewall (2020), 'The truth about trans'. Available at: <https://www.stonewall.org.uk/truth-about-trans>

## Race and ethnicity

The following table provides a breakdown of the population of the study area, Haringey, London, and England by ethnicity.

**Table 7.9: Population by race and ethnicity**

Race and ethnicity	Study area	Haringey	London	England	
White	White British	24 %	35%	45%	80%
	White Irish	2%	3%	2%	2%
	White Gypsy or Irish Traveller	0.2%	0.1%	0.1%	0.1%
	Other White	25%	23%	12%	12%
Mixed/ multiple ethnic groups	White and Black Caribbean	2%	2%	1%	1%
	White and Black African	1%	1%	1%	0.3%
	White and Asian	1%	2%	1%	1%
	Other Mixed	2%	2%	1%	1%
Asian/ Asian British	Indian	2%	2%	7%	3%
	Pakistani	1%	1%	3%	2%
	Bangladeshi	2%	2%	3%	1%
	Chinese	1%	2%	2%	1%
	Other Asian	4%	3%	5%	2%
Black	Black African	12%	9%	7%	2%
	Black Caribbean	10%	7%	4%	1%
	Other Black	3%	3%	2%	1%
Other ethnic groups	Arab	1%	1%	1%	0.4%
	Any other ethnic group	6%	4%	2%	1%
Black, Asian, and Minority Ethnic (ethnic minority)	76%	65%	55%	20%	

Source: Office for National Statistics 2011 Census

Table 7.9 shows:

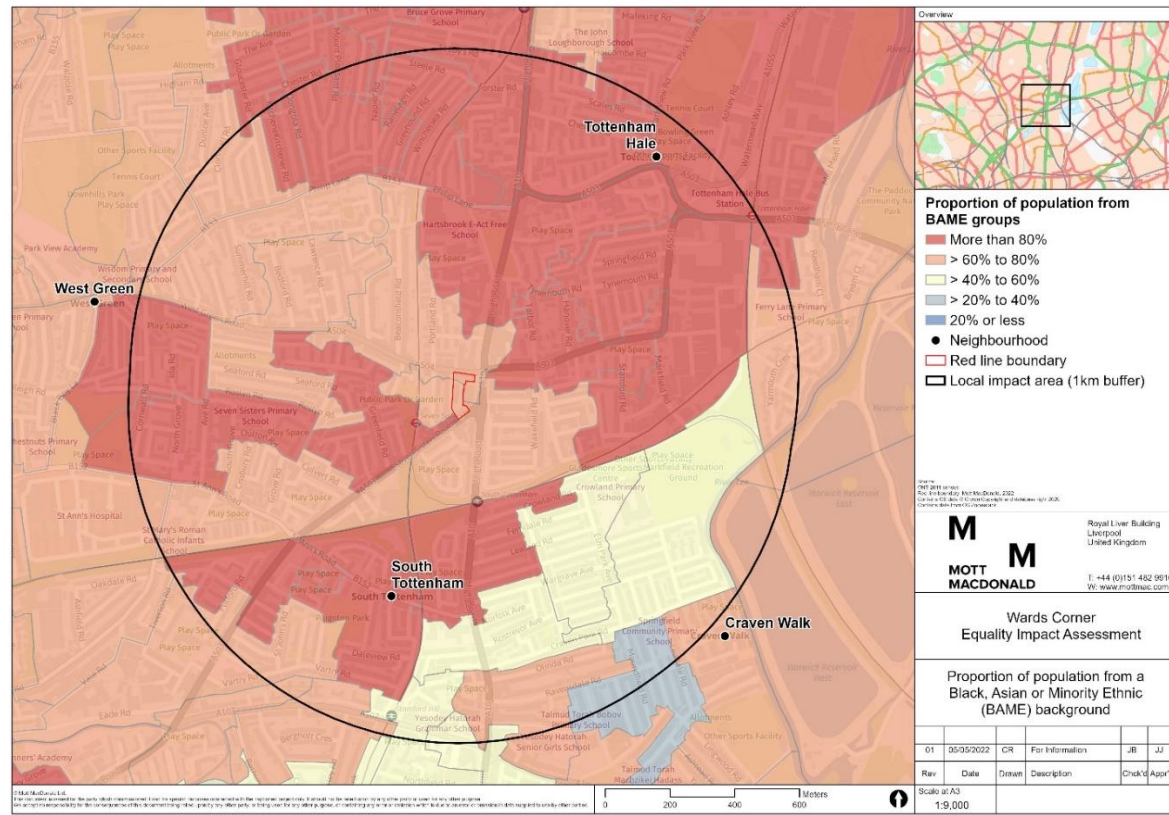
- The proportion of the White British population of the study area (24%). This is considerably lower than the comparative population in Haringey (35%), London (45%) and England (80%).
- The proportion of Black African people in the study area is 12%. This is in line with Haringey (9%), but considerably higher when compared with London (7%), and England (2%).
- The Black Caribbean population makes up 10% of the population of the study area. This is in line with Haringey (7%), but considerably higher than the population in London (3%) and England (1%).
- The total ethnic minority population on the study area is 76%. This is considerably higher when compared with Haringey (65%), London (55%) and England (20%).

<sup>18</sup> Office for National Statistics (2021), 'Sex and gender identity question development for Census 2021'. Available at: <https://www.ons.gov.uk/census/censustransformationprogramme/questiondevelopment/sexandgenderidentityquestiondevelopmentforcensus2021>



Map 7.7 shows that the proportion of people in the study area from an ethnic minority background is at least 40%, rising to more than 80% in most areas. This is in line with than the areas immediately adjacent to the study area, which mostly see proportions of people with ethnic minority backgrounds of at least 60%.

**Map 7.7: Proportion of people from an ethnic minority background within the site.**



Source: Ordnance Survey Zoomstack; Office for National Statistics 2011 Census (2022)

### Religion and belief

Table 7.10 provides a religious profile of the study area, compared with the borough of Haringey, London, and England.

**Table 7.10: Population by religion and belief**

Religion	Study Area	Haringey	London	England
Christian	45%	45%	48%	60%
Buddhist	1%	1%	1%	1%
Hindu	1%	2%	5%	2%
Jewish	10%	3%	2%	1%
Muslim	17%	14%	12%	5%
Sikh	0%	0%	2%	1%
Other religion	0%	1%	1%	0%
No religion	16%	25%	21%	25%
Religion not stated	9%	9%	9%	7%
Minority religion	30%	21%	22%	9%

<sup>19</sup> Source: Office for National Statistics (2020): Available at: <https://www.ons.gov.uk/peoplepopulationandcommunity/culturalidentity/sexuality/bulletins/sexualidentityuk/2018>

Source: Office for National Statistics 2011 Census

Table 7.10 shows:

- The Christian population of the study area is 45%. This is largely in line with Haringey (45%) and London (48%), but considerably lower than that of England (60%).
- The Muslim population of the study area is 17%, this is in line with comparative figures for Haringey (14%), but considerably higher than London (12%) and England (5%).
- Those with no religion in the study area 16% of the population. This is lower than the comparative population in Haringey (25%), London (21%) and England (25%).
- Those who belong to a minority religion in the study area make up 30% of the population. This is considerably higher than those who belong to a minority religion in Haringey (21%), London (22%), and England (9%).

### Sex

The following table shows the proportion of the population who are male and female in the study area, compared to Haringey, London, and England.

The percentage of men (52%) and women (48%) in the study area is broadly in line with the comparative figures of Haringey (51% & 49%), London (50%) and England (49% & 51%).

**Table 7.11: Population by Sex**

Sex	Study Area	Haringey	London	England
Male	52%	51%	50%	49%
Female	48%	49%	50%	51%

Source: Office for National Statistics 2019 mid- year population estimate.

### Sexual orientation

There is no data available on this protected characteristic for the study area. However, emerging experimental statistics relating to sexual identity are available nationally and at a regional level.

In 2018 estimates from the Annual Population Survey (APS)<sup>19</sup> showed that the proportion of the UK population aged 16 and over identifying as heterosexual or straight decreased from 95.3% in 2014 to 94.6% in 2018. The proportion identifying as lesbian, gay, or bisexual (LGB) increased from 1.6% in 2014 to 2.2% in 2018. This comprised of:

- 1.4% identifying as gay or lesbian
- 0.9% identifying as bisexual
- A further 0.6% of the population identified themselves as “Other”, which means that they did not consider themselves to fit into the heterosexual or straight, bisexual, gay or lesbian categories.
- A further 2.5% refused or did not know how to identify themselves.

## Deprivation

The index of Multiple Deprivation (IMD) brings together data covering seven different aspects or 'domains' of deprivation into a weighted overall index for each Lower-layer Super Output Area (LSOA) in England.<sup>20</sup> The scores are then used to rank the LSOAs nationally and to calculate an IMD score for each local authority area. These are then divided into deciles or quintiles, with 1 being the most deprived 20% of LSOAs, and 5 the least deprived 20% of LSOAs (in the case of quintiles).

The following table shows the proportion of the population of the study area who live in each deprivation quintile. The study area falls within an area of high deprivation, where 57% of the population lives within the second most deprived quintile. This is considerably higher the comparative population for Haringey (36%), London (32%) and England (21%).

**Table 7.12: Population by deprivation**

Location	Most deprived quintile (%)	Second most deprived quintile (%)	Third most deprived quintile (%)	Fourth most deprived quintile (%)	Least deprived quintile (%)
Study Area	43%	57%	0.2%	0%	0%
Haringey	34%	36%	18%	9%	3%
London	16%	32%	23%	17%	12%
England	20%	21%	20%	20%	19%

Source: ONS 2020 mid-year population estimates and MHCLG 2019 Indices of Multiple Deprivation

## A.3 Businesses

There are a number of commercial units located on the study area. These businesses include two supermarkets; a newsagent; two off-license; beauty supply store; a takeaway shop; a coffee shop; and a photocopy shop.

These may be affected by the redevelopment plans for the study area, which could have equality impacts on owners and employees, and potentially local residents.

Map 7.8 maps and labels the businesses located within the study area boundary.

**Map 7.8: List of businesses within the study area**



Source: Ordnance Survey Zoomstack; Office for National Statistics (2022)

<sup>20</sup> The domains used in calculating the index are: Income; Employment; Education, Skills and Training; Health Deprivation and Disability; Crime; Barriers to Housing and Services; and Living Environment.

<sup>21</sup> LSOAs are a geographical unit which has an average of 1,500 residents and 650 households. They were developed following the 2001 census, through the aggregation of smaller census output areas, to create areas with a reasonably compact shape and which were socially similar (assessed through housing type). (<https://data.gov.uk/dataset/c481f2d3-91fc-4767-ae10-2efdf6d58996/lower-layer-super-output-areas-lsoas>)



## B. Analysis of existing evidence

This appendix sets out the finding of the desk-based review process, providing a literature review of the potential effects of the scheme on people with protected characteristics. All potential risks and opportunities typically associated with a scheme of Wards Corner nature have been considered.

Section A.1 discusses the potential effects on residents and community resources associated with rehousing. Section A.2 provides an overview of the potential effects of renewal on businesses and section A.3 sets out the community effects of site renewal. All are segmented into key thematic areas and summarised in the risks and opportunities assessment in Chapter 3.

### B.1 Impact on residents

#### B.1.1 Loss of social cohesion and access to community resources

The renewal process can involve temporary or permanent resettlement of residents and demolition of housing and community resources. This could lead to the risk of loss of social cohesion and temporary or permanent access to this amenity provision. In particular, it can increase residents' distances from facilities or places of social connection located on or in close proximity to their neighbourhood. This can impact on all parts of the community, but can have a disproportionately negative effect on **children, older people, disabled people, people who are pregnant, people from ethnic minority backgrounds** and **people from minority faith groups**.

##### Children

The instability caused by involuntary relocation has the potential to be particularly disruptive to children. Such disruption can be attributed to stress and anxiety relating to changing schools and the need to adapt to new routines, staff, facilities and peers. It is generally accepted that children develop better in stable environments with a degree of routine; sudden and dramatic disruptions can be both stressful and affect feelings of security.<sup>22</sup>

Evidence outlined by the Centre for Social Justice has indicated that where residential moves are accompanied by school moves for older children, the impact can be severe. It suggests that school moves can disrupt learning and are associated with a weaker educational performance within secondary school, particularly for children from disadvantaged backgrounds.<sup>23</sup> Only 27 per cent of students who move secondary schools three times or more achieve five A\* to C grade GCSEs, compared to the national average of 60 per cent.<sup>24</sup> Research from the Centre for Social Justice also found that two or more school moves before the age of twelve can lead to behavioural problems later in childhood.<sup>25</sup>

Children with autism spectrum conditions may also find new routines, expectations, and social relationships of a new school environment to be especially challenging, which can have further negative effects on educational attainment and wellbeing.<sup>26</sup>

Relocation can often mean a longer journey travelling to school, which can result in negative effects on health and well-being due to increased time spent inactive. Research has found that the travel distance to school influences the transportation mode choice of children, and longer distances can result in a change from active transportation such as cycling or walking, to sedentary transportation, such as vehicular transport.<sup>27</sup>

Children from low-income families may be particularly impacted by relocation due to loss of local informal childcare support. A study from the Joseph Rowntree Foundation showed that informal childcare support from grandparents was one important factor in enabling parents to work, generating income and preventing families from going without daily necessities.<sup>28</sup>

Relocation can also have negative mental health effects on children and adolescents for a number of reasons, including: weakened social ties, disturbed social networks, household disruption, social isolation and a reduction in parent-child interactions.<sup>29</sup>

Loss of relationships with peers and adults can cause anxiety and hinder both social development and educational attainment.<sup>30</sup> Children at key stage two experience an average of a twelve per cent drop in Maths and English attainment within a year of a changing schools.<sup>31</sup>

The loss of facilities where children can socialise, and play could be particularly detrimental to children living in the local area. Demolition and resource relocation could adversely affect access to child social networks. Evidence suggests that early years provision plays an important role in a child's development and that free play in early childhood is a vital experience through which child learn social, conceptual and creative skills, as well as increasing their knowledge and understanding of the world.<sup>32</sup>

Children who are living in temporary accommodation can experience worsened health impacts from home relocation. In the third quarter of 2019, 71% of households assessed by local authorities in England as homeless had dependent children, and half of all homeless people living in temporary accommodation are children.<sup>33</sup> Parents of children living in temporary accommodation have reported health impacts of their living situation, including emotional instability, feeling ill, and feeling unhappy, anxious, or depressed.<sup>34</sup> 80% reported negative impacts on their children's mental and emotional health due to the poor condition of accommodation, moving away from friends and family, and stress over not being able to complete schoolwork due to a lack of space. 50% of parents in the same Shelter study reported a negative impact on their children's physical health, reporting an increase in respiratory problems, the physical impacts of sleep deprivation, and weight loss.<sup>35</sup>

##### Older people

The loss of long-standing community links risks creating feelings of isolation, particularly amongst older people. Age UK research indicates that physical isolation, a lack of social resources and a removal of familiarity can all contribute to feelings of isolation and loneliness amongst older people.<sup>36</sup> Age UK research indicates that physical isolation, a lack of social resources and a removal of familiarity can all contribute to feelings of isolation and loneliness amongst older people.<sup>37</sup> This in turn can lead to negative health outcomes such as poorer mental health, a higher likelihood of developing certain health conditions (e.g. obesity and alcoholism) and a greater risk of hospitalisation.<sup>38</sup> Loneliness increases the likelihood of mortality by 26 per cent among

<sup>22</sup> Sandstrom, H and Huerta, S (2013) 'The Negative Effects of Instability on Child Development' Available at: <https://www.urban.org/sites/default/files/publication/32706/412899-The-Negative-Effects-of-Instability-on-Child-Development-A-Research-Synthesis.PDF>

<sup>23</sup> The Centre for Social Justice (2016) 'Home Improvements, a social justice approach to housing policy'. Available at: <https://www.centreforsocialjustice.org.uk/core/wp-content/uploads/2016/08/Home-Improvements-full-report.pdf>

<sup>24</sup> The Centre for Social Justice (2016): 'Home Improvements, a social justice approach to housing policy'.

<sup>25</sup> The Centre for Social Justice (2016) 'Home Improvements, a social justice approach to housing policy'. Available at: <https://www.centreforsocialjustice.org.uk/core/wp-content/uploads/2016/08/Home-Improvements-full-report.pdf>

<sup>26</sup> University of Manchester (undated) 'The impact of primary-secondary school transition for children with autism spectrum conditions: a longitudinal, mixed-methods study'. Available at: <http://documents.manchester.ac.uk/display.aspx?DocID=20008%20>

<sup>27</sup> Yeung, J., Wearing, S., & Hills, A. P. (2008). *Child transport practices and perceived barriers in active commuting to school. Transportation Research Part A: Policy and Practice*, 42(6), 895-900.

<sup>28</sup> Joseph Rowntree Foundation (2016) 'Falling short: the experience of families living below the minimum income standard'. Available at: <https://www.jrf.org.uk/report/falling-short-experiences-families-below-minimum-income-standard>

<sup>29</sup> Morris, T, Manley D, Northstone, K, Sabel, C, (2017): 'How do moving and other major life events impact mental health? A longitudinal analysis of UK children'

<sup>30</sup> Adam, Emma K., and P. Lindsay Chase-Lansdale. (2002): 'Home Sweet Home(s): Parental Separations, Residential Moves, and Adjustment in Low-Income Adolescent Girls.' *Developmental Psychology* 8(1) :792–80

<sup>31</sup> RSA. (2013): 'Falling between the cracks; Exploring in-year admissions in schools in England'

<sup>32</sup> Nation Children's Bureau (2007): 'Free Play in Early Childhood'

<sup>33</sup> Shelter (2020) 'Homeless and Forgotten: Surviving lockdown in temporary accommodation'. Available at: [https://england.shelter.org.uk/\\_data/assets/pdf\\_file/0004/2036803/TA\\_report\\_FINAL\\_PDF.pdf](https://england.shelter.org.uk/_data/assets/pdf_file/0004/2036803/TA_report_FINAL_PDF.pdf)

<sup>34</sup> Shelter (2004): 'Sick and tired: the impact of temporary accommodation on the health of homeless families' Available at: [https://england.shelter.org.uk/\\_data/assets/pdf\\_file/0009/48465/Research\\_report\\_Sick\\_and\\_Tired\\_Dec\\_2004.pdf](https://england.shelter.org.uk/_data/assets/pdf_file/0009/48465/Research_report_Sick_and_Tired_Dec_2004.pdf)

<sup>35</sup> Shelter (2020) 'Homeless and Forgotten: Surviving lockdown in temporary accommodation'. Available at: [https://england.shelter.org.uk/\\_data/assets/pdf\\_file/0004/2036803/TA\\_report\\_FINAL\\_PDF.pdf](https://england.shelter.org.uk/_data/assets/pdf_file/0004/2036803/TA_report_FINAL_PDF.pdf)

<sup>36</sup> Age UK (2015) 'Evidence Review: Loneliness in Later Life'. Available at: [https://www.ageuk.org.uk/globalassets/age-scotland/documents/reports-and-publications/reports-and-briefings/health--wellbeing/rb\\_june15\\_loneliness\\_in\\_later\\_life\\_evidence\\_review.pdf](https://www.ageuk.org.uk/globalassets/age-scotland/documents/reports-and-publications/reports-and-briefings/health--wellbeing/rb_june15_loneliness_in_later_life_evidence_review.pdf)

<sup>37</sup> Age UK (2015) 'Evidence Review: Loneliness in Later Life'. Available at: [https://www.ageuk.org.uk/globalassets/age-scotland/documents/reports-and-publications/reports-and-briefings/health--wellbeing/rb\\_june15\\_loneliness\\_in\\_later\\_life\\_evidence\\_review.pdf](https://www.ageuk.org.uk/globalassets/age-scotland/documents/reports-and-publications/reports-and-briefings/health--wellbeing/rb_june15_loneliness_in_later_life_evidence_review.pdf)

<sup>38</sup> IoTUK (2017): 'Social Isolation and Loneliness in the UK' Available at: <https://iotuk.org.uk/social-isolation-and-loneliness-report/>



those over the age of 65 and raises the risk of developing conditions, such as high blood pressure, heart disease and stroke.<sup>39</sup> The link between older people and the likelihood of experiencing feelings of isolation and loneliness indicates that this group may be disproportionately negatively impacted by relocation. This can equally be the case for older people remaining in or very close to an area being redeveloped.<sup>40</sup>

As demolition proceeds, local amenities and services (such as shops, community centres and health facilities) may decide to close. Some community resources may be included in the demolition process. The loss of these resources can have a disproportionately negative effect on older people remaining in the neighbouring areas, who may find it more challenging to travel to new services outside of their neighbourhood.<sup>41</sup> Furthermore, for local businesses, the loss of their traditional customer base following the relocation of residents can force closures, further reducing the choice of services available to people in the community, with older people among the most likely to be affected. Research from Age UK found that reduced access to community facilities can, have serious negative effects on mental health and wellbeing, and increase rates of cardiovascular disease in older people.<sup>42</sup>

The impact of the COVID-19 pandemic has already had an impact on feelings of social isolation amongst older people. In the UK, from March 2020, almost nine million people over the age of 70 were advised by the Government to 'strictly adhere' to social distancing rules, only leaving their home for essential purposes. Restrictions have increased social isolation and feelings of loneliness for older people.<sup>43</sup>

### Disabled people

Relocation has the potential to cause stress, anxiety and uncertainty for disabled people. Changes, both minor and major, to some disabled people's routines and surroundings may adversely affect feelings of security and comfort. For example, research shows that people on the autism spectrum, tend to prefer set routines (such as traveling via the same routes) and rigid structures (such as preferences to room layouts or objects) as they can help to bring order to their daily life so that they know what is going to happen and when.<sup>44</sup> Similarly, for those suffering from dementia or Alzheimer's learning about and interpreting new environments can be difficult, and relocation can create feelings of dissonance, confusion and discomfort.<sup>45</sup>

The loss of community links may also have a disproportionate impact on disabled people. Findings from the Jo Cox Commission on Loneliness found that over half of disabled people say they are lonely, with around one in four feeling lonely every day.<sup>46</sup> The report also states that forming and maintaining social connections can be a challenge for people with a range of disabilities, including those with sensory impairments, learning disabilities, autism, physical and mobility impairments, mental health conditions, dementia, head and brain injury, neurological conditions, cancer and HIV. As disabled people can experience more barriers to forming social connections the loss of existing local social connections through residential displacement or loss of social resources could lead to disabled people experiencing further loneliness and isolation.

Relocation can also create stress, anxiety and uncertainty for people with disabilities regarding the accessibility of their new home. A report published by the EHRC identifies that across all housing tenures, there is a severe

shortage of accessible housing. For example, one in three disabled people living in private rented properties live in unsuitable accommodation. This figure is one in five for disabled people living in social housing, and one in seven for disabled people who own their own home. Overall, in England, only 7% of homes offer the basic four accessibility features to make a home fully accessible (level access to the entrance, a flush threshold, sufficiently wide doorways and circulation space, and a toilet at entrance level).<sup>47</sup> This suggests that disabled people are more likely to be concerned about the accessibility of their new home compared to other residents. Additionally, a report by Leonard Cheshire Disability highlights that only 4% of those with mobility impairments who have looked for accessible homes said they were easy to find. In addition, they also found that some disabled people have also experienced difficulties in terms of local authorities being reluctant to fund adaptations that would allow them to live independently.<sup>48</sup>

The disruption of social networks caused by relocation may also cause negative health outcomes for people with mental health problems and autism, many of whom depend on social networks to maintain their standard of living.<sup>49</sup> People with mental health problems may be disproportionately impacted by stress and anxiety, especially if relocation is unexpected or accompanied by financial stress<sup>50</sup>. Research from Wilding (2017) found that increased rates of mental ill health are associated with involuntary residential relocation.<sup>51</sup>

The impact of the COVID-19 pandemic and restrictions throughout 2020 have also had a negative impact on feelings of social isolation amongst disabled people. In May 2020 the Office for National Statistics found that nearly two thirds of disabled people said that COVID-19 concerns were affecting their wellbeing, compared with half of non-disabled people. One of the main reasons cited was feelings of loneliness or isolation.<sup>52</sup>

### ethnic minority and/or minority faith groups

ethnic minority and minority faith communities are also likely to experience adverse effects as a result of relocation. It has been identified that these groups may be more reliant on social networks, faith and cultural facilities. They are likely to have concerns over loss of social networks and facilities, as well as fears of isolation, harassment or language barriers in new locations.<sup>53</sup> ethnic minority communities also tend to experience greater difficulty in accessing health care when compared to other sections of the population, and rehousing may exacerbate the issue.<sup>54</sup>

### Pregnancy and maternity

Evidence has suggested that women who move home while pregnant tend to experience an increase in stress and depression levels above and beyond that of women who move home when not pregnant.<sup>55</sup> Evidence also suggests that the stress and physical exercise involved with relocation can slightly increase the risk of miscarriage, preterm delivery, small for gestational age new-borns, low birthweight, preeclampsia / gestational hypertension and can exacerbate deep vein thrombosis which pregnant women are more at risk of.<sup>56</sup>

Relocation can result in adverse health effects on those who are pregnant. A 2015 survey carried out by the Care Quality Commission assessed the impact that having the same midwife had on pregnant women. The

<sup>39</sup> Age UK (2015): 'Campaign to end loneliness: threat to health'.

<sup>40</sup> Age UK (2015): 'Loneliness and Isolation evidence review'

<sup>41</sup> A. Power (2008) 'Does demolition or refurbishment of old and inefficient homes help to increase our environmental, social and economic viability'. Available at: <https://www.sciencedirect.com/science/article/pii/S0301421508004709>

<sup>42</sup> Age UK (2015): 'Campaign to end loneliness): 'Threat to health'

<sup>43</sup> Wu, Bei (2020): 'Social isolation and loneliness among older adults in the context of COVID-19: a global challenge'. Available at: <https://ghrp.biomedcentral.com/articles/10.1186/s41256-020-00154-3>

<sup>44</sup> National Autistic Society (2016) 'Obsessions, repetitive behaviour and routines'. Factsheet. Available at: <https://www.autism.org.uk/about/behaviour/obsessions-repetitive-routines.aspx>

<sup>45</sup> Son, G. R., Therrien, B., & Whall, A. (2002). 'Implicit memory and familiarity among elders with dementia'. *Journal of Nursing Scholarship*, 34(3), 263-267. Available at: <https://lemosandcrane.co.uk/resources/Journal%20of%20Nursing%20Scholarship%20-%20Implicit%20Memory%20and%20Familiarity%20Among%20Elders%20with%20Dementia.pdf>

<sup>46</sup> Sense for the Jo Cox Commission on Loneliness (2017) 'Someone cares if I'm not there'. Available at: <https://www.sense.org.uk/support-us/campaign/loneliness/>

<sup>47</sup> DCLG (2015). 'English Housing Survey: Adaptations and Accessibility Report' Available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/539541/Adaptations\\_and\\_Accessibility\\_Report.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/539541/Adaptations_and_Accessibility_Report.pdf)

<sup>48</sup> Leonard Cheshire Disability (2014): 'The hidden housing crisis' Available at: <https://www.leonardcheshire.org/sites/default/files/Hidden%20Housing%20Crisis%20July%202014.pdf>

<sup>49</sup> National Autism Society. (2017): 'Moving house' URL: <https://www.autism.org.uk/movinghouse> 56

<sup>50</sup> Wilding et al., (2018): 'Place and preference effects on the association between mental health and internal migration within Great Britain' *Health and Place*. 52(1), pp 180-187

<sup>51</sup> Wilding et al., (2018): 'Place and preference effects on the association between mental health and internal migration within Great Britain' *Health and Place*. 52(1), pp 180-187

<sup>52</sup> ONS (2020): 'Coronavirus and the social impacts on disabled people in Great Britain: May 2020'. Available at: <https://www.ons.gov.uk/peoplepopulationandcommunity/healthandsocialcare/disability/articles/coronavirusandthesocialimpactsondisabledpeopleingreatbritain/may2020>

<sup>53</sup> Joseph Rowntree Foundation (2007) 'Demolition, Relocation and affordable rehousing: Lessons from the housing market renewal pathfinders'. Available at: <https://www.jrf.org.uk/report/addressing-housing-affordability-clearance-and-relocation-issues-housing-market-renewal>

<sup>54</sup> BME Health Forum (2010) 'Good Access in Practice: Promoting community development in the delivery of healthcare'. Available at: [http://bmehf.org.uk/files/9013/6536/5135/Good\\_Access\\_in\\_Practice\\_final.pdf](http://bmehf.org.uk/files/9013/6536/5135/Good_Access_in_Practice_final.pdf)

<sup>55</sup> Tunstall, H., Pickett, K. and Johnsen, S. (2010): 'Residential mobility in the UK during pregnancy and infancy: Are pregnant women, new mothers and infants 'unhealthy migrants'?'

<sup>56</sup> NHS (2016): 'Deep vein thrombosis'; Royal College of Physicians and Faculty of Occupational Medicine (date unknown): 'Advising women with a healthy, uncomplicated, singleton pregnancy on: heavy lifting and the risk of miscarriage, preterm delivery and small for gestational age'

results showed that women who had the same midwife throughout pregnancy had more positive midwifery experiences than those who did not. The most negative experiences occurred with those who wanted to see the same midwife but were unable to.<sup>57</sup> Should relocation result in the need to make changes to preestablished antenatal services and relationships, this could negatively impact pregnant individuals.

## B.1.2 Financial implications of relocation

### B.1.2.1 Difficulty accessing finance (e.g. costs associated with relocation)

The need for residents to resettle can lead to an increase in their financial outgoings due to costs associated with moving and obtaining new housing. Rehousing costs could include removal services, the need to adapt a new home or buy new furniture. Access to the required finance to meet relocation and furnishing costs may be most limited for those at most risk of financial exclusion, who experience difficulty trying to access appropriate and mainstream financial services, such as bank accounts and loans.

Financial exclusion arises when an individual faces difficulty when trying to access appropriate and mainstream financial services. In the UK, certain groups are particularly vulnerable to financial exclusion. These include **young people** not in employment, **lone parents**, **Ethnic minority groups** and **older people**.<sup>58</sup>

#### Ethnic minority groups

Low income ethnic minority households often have limited experience of institutional loan finance.<sup>59</sup> They may also be less able to access commercial loans due to poor credit-ratings or their location in 'high risk' postcodes. Furthermore, people from an ethnic minority background are also more likely to live in low income households compared to those who are White British or from Other White Ethnic groups.<sup>60</sup>

#### Deprivation

Financial exclusion is also geographically focussed. It is often the case that large numbers of financially excluded individuals live in areas where there are high levels of **deprivation**. Research suggests that approximately 35% of people living in deprived areas do not have a bank account, and that 68% of financially disengaged people live in the top 10% most financially excluded postcodes.<sup>61</sup>

### B.1.2.2 Affordable housing

The need for residents to relocate can cause difficulty in accessing affordable housing. As above, access to the required finance to obtain new housing may be most limited for those at risk of financial exclusion, who experience difficulty trying to access appropriate and mainstream financial services, such as bank accounts, loans and mortgages. This is also exacerbated by the increasing unaffordability of homeownership for many people in England and Wales over the past decade.<sup>62</sup> Only 51% of households in London own their homes, and housing in the London Borough of Haringey has become considerably less affordable in the last five years.<sup>63</sup>

## Young people

Rates of homeownership have fallen significantly for young people over the last 20 years due to the increasing unaffordability of housing in the country. Increases in property prices relative to incomes have made it more difficult to save for a deposit or access a mortgage, whilst a lack of social housing investment has made it more difficult to access affordable rented properties.<sup>64</sup>

## Women

Women are disproportionately represented among lone parent households. Around 90% of single parents are women, and have the highest poverty rate amongst working-age adults, with 43% living in poverty (rising to 51% in London)<sup>65</sup> This makes the risk of financial exclusion higher as women who are single parents are more likely to spend a higher portion of their income on housing costs. This can increase the risk of homelessness, with single mother families accounting for one quarter of all homeless households in London in 2019.<sup>66</sup>

## Disabled people

Disabled people may be impacted by the availability of affordable homes when moving to new areas, as they are more likely to live in poverty.<sup>67</sup> Indeed, rising numbers of disabled people are becoming homeless - up 53% in 2019 alone.<sup>68</sup>

Disabled people are less likely to be able to own their own home and are more likely to rent social housing than their non-disabled peers.<sup>69</sup> Whilst some Shared Ownership homes are specifically designed to be accessible for disabled people, only 1.1% of households who purchased a shared ownership home in London in 2017/18 included a disabled household member, likely due to the cost. Indeed, 36% of Londoners who live in families where someone is disabled live in poverty, after housing costs are paid.<sup>70</sup>

People with a disability who live in social housing could experience particularly acute effects. The 'removal of the spare room subsidy' or 'bedroom tax' in 2013 has had a disproportionate impact on disabled people in social housing; two thirds of those affected have a disability. Research shows that disabled people have found it difficult to take up proposed mitigation measures, such as taking up work, working longer hours or downsizing, and thus have had their income reduced by £12 to £22 per week, depending on the number of spare bedrooms. These changes have resulted in increased poverty and adverse effects on health, well-being and social relationships of disabled residents in social housing.<sup>71</sup>

## Ethnic minority groups

ethnic minority households may also be affected by the availability of affordable housing when relocating to new areas. It was reported in 2017 that rents are less affordable for most Ethnic minority groups when compared to White British households.<sup>72</sup> Two-fifths of people from an ethnic minority background live in low-income households.<sup>73</sup> 42% of ethnic minority or mixed ethnicity households living in the private rented sector

<sup>57</sup> Care Quality Commission (2015): '2015 survey of women's experiences of maternity care'. Available at: [https://www.cqc.org.uk/sites/default/files/20151215b\\_mat15\\_statistical\\_release.pdf](https://www.cqc.org.uk/sites/default/files/20151215b_mat15_statistical_release.pdf)

<sup>58</sup> Joseph Rowntree Foundation (2008): 'Financial inclusion in the UK: Review of policy and practice'. Available at: <https://www.jrf.org.uk/sites/default/files/jrf/migrated/files/2234.pdf>

<sup>59</sup> House of Commons Communities and Local Government Committee (2011) 'Regeneration Sixth Report of Session 2010-12'. Available at: <https://publications.parliament.uk/pa/cm201012/cmselect/cmcomloc/1014/1014.pdf>

<sup>60</sup> Department for Work and Pensions (2015) 'Low income'

<sup>61</sup> Resolution Foundation (2007): 'In brief: Financial exclusion'.

<sup>62</sup> Office for National Statistics (2018): 'Housing affordability in England and Wales- 2018'. Available at: <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/bulletins/housingaffordabilityinenglandandwales/2018>

<sup>63</sup> Mayor of London (2020): 'Housing in London- 2020'. Available at: <https://data.london.gov.uk/dataset/housing-london>; Office for National Statistics (2019): 'Housing affordability in England and Wales- 2019'. Available at: <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/bulletins/housingaffordabilityinenglandandwales/2019>

<sup>64</sup> Institute for Fiscal Studies, 2018. 'Barriers to homeownership for young adults'. Available at: <https://www.ifs.org.uk/publications/13475>

<sup>65</sup> Gingerbread (2019). 'Single parents- facts and figures'. Available at: <https://www.gingerbread.org.uk/what-we-do/media-centre/single-parents-facts-figures/>; Gingerbread (2020). 'Living standards and poverty'. Available at: <https://www.gingerbread.org.uk/policy-campaigns/living-standards-and-poverty/>

<sup>66</sup> Mayor of London (2020): 'Housing in London- 2020'. Available at: <https://data.london.gov.uk/dataset/housing-london>

<sup>67</sup> Joseph Rowntree Foundation (2019): 'Poverty rates in families with a disabled person'. Available at: <https://www.jrf.org.uk/data/poverty-rates-families-disabled-person>

<sup>68</sup> The Independent (2019). 'Homelessness amongst ill and disabled people rises 53% in a year, figures show'. Available at: <https://www.independent.co.uk/news/uk/home-news/homeless-disabled-ill-rough-sleeping-housing-crisis-a9251756.html>

<sup>69</sup> Office for National Statistics (2019): 'Disability and housing, UK- 2019'. Available at: <https://www.ons.gov.uk/peoplepopulationandcommunity/healthandsocialcare/disability/bulletins/disabilityandhousinguk/2019>

<sup>70</sup> Mayor of London (2020) 'Intermediate housing: Equality Impact Assessment'. Available at: [https://www.london.gov.uk/sites/default/files/intermediate\\_housing\\_-\\_equality\\_impact\\_assessment\\_for\\_part\\_1\\_consultation\\_response\\_report.pdf](https://www.london.gov.uk/sites/default/files/intermediate_housing_-_equality_impact_assessment_for_part_1_consultation_response_report.pdf)

<sup>71</sup> Moffatt, S., Lawson, S., Patterson, R., Holding, E., Dennison, A., Sowden, S., & Brown, J. (2015). A qualitative study of the impact of the UK 'bedroom tax'. *Journal of Public Health*, 38(2), 197-205.

<sup>72</sup> Shelter (2017) 'ethnic minority homelessness matters and is disproportionately rising - time for the government to act'. Available at: <http://blog.shelter.org.uk/2017/10/ethnic-minority-homelessness-matters-and-is-disproportionately-rising-time-for-the-government-to-act/>

<sup>73</sup> The Poverty Site (2017). See: <http://www.poverty.org.uk/06/index.html>



earn below £30,000, making intermediate housing (such as Shared Ownership and Shared Equity buying schemes) less affordable.<sup>74</sup>

### Older people

For older people, research suggests that they (particularly those who have paid off a previous mortgage or those with no recent experience of moving home) are more reluctant to move.<sup>75</sup> Older people often lack the same financial means and income flexibility that afford people from younger age groups and those in full time employment the widest range of home ownership options. Relocation may also require older people who have savings and investments to use them in order to secure a new home, affecting their financial independence and stability.

When relocating, a lack of affordable and/or quality housing is more likely to adversely affect older people (and particularly pensioners) who have lower average incomes than working-age people and are therefore less likely to be able to secure additional sources of income to buy a new property.<sup>76</sup> Research by the Joseph Rowntree Foundation found that older people often lack the same financial means and income flexibility compared to other age groups, especially younger people and those in employment.<sup>77</sup> A lack of financial means can limit the range of ownership options, including intermediate options such as Shared Ownership, available to older people and relocation may cause older people to use savings and investments in order to secure a new home. This can potentially affect their long-term financial independence and stability.<sup>78</sup> Research from the Council of Mortgage Lending shows that older people only account for one per cent of all mortgage lending, which further indicates that they may experience difficulties in accessing finance to facilitate relocation.<sup>79</sup>

Older people are also experiencing homelessness at increasing rates, with a 39% increase in the number of over 60s seeking help between 2013 and 2018.<sup>80</sup>

### B.1.3 Issues accessing appropriate and accessible housing

As renewal processes often involve the rehousing of many residents, issues may arise regarding sourcing suitable housing that meets the needs of the following groups:

#### Children

Families with children may also find it difficult to find housing that can accommodate their needs. A 2016 report highlighted that 3.6 million children in England are thought to be affected by poor housing, and a higher proportion of children live in overcrowded conditions than any other age group.<sup>81</sup> Children who live in overcrowded accommodation have an increased risk of developing respiratory conditions, infections and psychological problems.<sup>82</sup> It can also increase their risk of injury, for example, bed sharing, which is more likely to occur in overcrowded houses, has been identified as a factor contributing to Sudden Infant Death Syndrome (SIDS). Sleep disturbance is also more common amongst children in overcrowded households. Overall,

overcrowded conditions present a potential source of stress and can negatively impact a child's emotional and physical health in the long term.<sup>83</sup>

#### Disabled people

Disabled people (particularly those with mobility impairments) often experience difficulties trying to find a suitable, accessible home. A report by Leonard Cheshire Disability highlights that only 4% of those with mobility impairments who have looked for accessible homes said they were easy to find. In addition, they also found that some disabled people have also experienced difficulties in terms of local authorities being reluctant to fund adaptations that would allow them to live independently.<sup>84</sup>

A report published by the Equality and Human Rights Commission has further highlighted some of the existing issues in terms of housing for disabled people. The report states that across all housing tenures, there is a severe shortage of accessible housing. For example, one in three disabled people living in private rented properties live in unsuitable accommodation. This figure is one in five for disabled people living in social housing, and one in seven for disabled people who own their own home. Overall, in England, only 7% of homes offer the basic four accessibility features to make a home fully accessible (level access to the entrance, a flush threshold, sufficiently wide doorways and circulation space, and a toilet at entrance level).<sup>85</sup> One conclusion of the report was that there are too many gaps in data held by local authorities. For example, 65% of local authorities do not know whether its social or affordable rented housing stock is accessible.<sup>86</sup>

#### Ethnic minority

Research by the Runnymede Trust highlighted that people from all Ethnic minority groups are more likely to live in overcrowded housing when compared to the White British population. For example, around 40% of Black African and 36% of Bangladeshi people in the UK live in overcrowded housing.<sup>87</sup>

Additionally, evidence from the Runnymede Trust suggests that ethnic minority communities are more likely to experience homelessness than their white counterparts.<sup>88</sup> Therefore, it is possible that ethnic minority households could experience difficulties in finding suitable housing that accommodates their needs.

Black people are four times less likely than white people to have access to a garden, or other form of outdoor space at home.<sup>89</sup> Furthermore, 21% of households in London have no access to outdoor space at home. Having access to outdoor space is linked with emotional wellbeing and stress reduction and is explored further in section C.3.3 below.

#### Older people

Older people are also more likely to need specialist housing which meets their needs. Evidence estimates that the potential national demand for specialist retirement housing, which cannot be met from existing stock.<sup>90</sup> As such, it is likely to be more difficult for older people to relocate to appropriate housing. Health effects, such as increases in respiratory disease, have been associated with poor housing and could arise as a consequence of the need to relocate to a less well-suited property. Older people have a higher rate of health conditions such as

<sup>74</sup> Mayor of London (2020) 'Intermediate housing: Equality Impact Assessment'. Available at:

[https://www.london.gov.uk/sites/default/files/intermediate\\_housing\\_-\\_equality\\_impact\\_assessment\\_for\\_part\\_1\\_consultation\\_response\\_report.pdf](https://www.london.gov.uk/sites/default/files/intermediate_housing_-_equality_impact_assessment_for_part_1_consultation_response_report.pdf)

<sup>75</sup> Joseph Rowntree Foundation (2007) 'Demolition, Relocation and affordable rehousing: Lessons from the housing market renewal pathfinders'. Available at: <https://www.jrf.org.uk/report/addressing-housing-affordability-clearance-and-relocation-issues-housing-market-renewal>

<sup>76</sup> Council of Mortgage Lending. (2015): 'Pension tension: the challenges for older borrowers'

<sup>77</sup> Joseph Rowntree Foundation. (2007): 'Demolition, Relocation and affordable rehousing: Lessons from the housing market renewal pathfinders.'

<sup>78</sup> Joseph Rowntree Foundation. (2007): 'Demolition, Relocation and affordable rehousing: Lessons from the housing market renewal pathfinders'

<sup>79</sup> Council of Mortgage Lending. (2015): 'Pension tension: the challenges for older borrowers'

<sup>80</sup> Shelter (2018): 'Highest number of older people homeless in a decade'. Available at:

[https://england.shelter.org.uk/media/press\\_release/highest\\_number\\_of\\_older\\_people\\_homeless\\_in\\_a\\_decade](https://england.shelter.org.uk/media/press_release/highest_number_of_older_people_homeless_in_a_decade)

<sup>81</sup> National Children's Bureau (2016): 'Housing and the health of young children: Policy and evidence briefing for the VCSE sector'. Available at: <https://www.ncb.org.uk/sites/default/files/field/attachment/Housing%20and%20the%20Health%20of%20Young%20Children.pdf>

<sup>82</sup> House of Commons Communities and Local Government Committee (2011) 'Regeneration Sixth Report of Session 2010-12'. Available at: <https://publications.parliament.uk/pa/cm201012/cmselect/cmcomloc/1014/1014.pdf>

<sup>83</sup> National Children's Bureau (2016): 'Housing and the health of young children: Policy and evidence briefing for the VCSE sector'. Available at: <https://www.ncb.org.uk/sites/default/files/field/attachment/Housing%20and%20the%20Health%20of%20Young%20Children.pdf>

<sup>84</sup> Leonard Cheshire Disability (2014): 'The hidden housing crisis' Available at:

<https://www.leonardcheshire.org/sites/default/files/Hidden%20Housing%20Crisis%20July%202014.pdf>

<sup>85</sup> DCLG (2015). 'English Housing Survey: Adaptations and Accessibility Report' Available at:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/539541/Adaptations\\_and\\_Accessibility\\_Report.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/539541/Adaptations_and_Accessibility_Report.pdf)

<sup>86</sup> Equality and Human Rights Commission (2018): 'Housing and disabled people: Britain's hidden crisis'. Available at:

<https://www.equalityhumanrights.com/sites/default/files/housing-and-disabled-people-britains-hidden-crisis-main-report.pdf>

<sup>87</sup> Runnymede Trust (2016) 'Ethnic Inequalities in London: Capital For All'. Available at:

<https://www.runnymedetrust.org/uploads/images/London%20Inequality%20report%20v3.pdf>

<sup>88</sup> Runnymede Trust (2014) 'Black and Asian Britons more likely to be homeless or live in overcrowded houses'.

<https://www.runnymedetrust.org/news/558/272/Black-and-Asian-Britons-more-likely-to-be-homeless-or-live-in-overcrowded-homes.html>

<sup>89</sup> Office for National Statistics (2020). 'One in eight British households has no garden'. Available at:

[https://www.ons.gov.uk/economy/environmentalaccounts/articles/oneineightbritishhouseholdshasnogarden/2020-05-14#:~:text=One%20in%20eight%20households%20\(12.Survey%20\(OS\)%20map%20data.&text=This%20is%20according%20to%20survey%20data%20from%20Natural%20England.](https://www.ons.gov.uk/economy/environmentalaccounts/articles/oneineightbritishhouseholdshasnogarden/2020-05-14#:~:text=One%20in%20eight%20households%20(12.Survey%20(OS)%20map%20data.&text=This%20is%20according%20to%20survey%20data%20from%20Natural%20England.)

<sup>90</sup> Housing Age UK (2014): 'Housing in later life'

respiratory disease, compared to the general population. This makes such effects more likely to arise amongst this group.<sup>91</sup>

#### B.1.4 Health effects

Relocation can have a negative impact on an individual's mental health and well-being, as measured by the SF-12 Mental Health Composite Score<sup>92</sup> and Warwick-Edinburgh Mental Wellbeing Scale test.<sup>93</sup> These tests have shown that relocation can create increased levels of depression and anxiety.<sup>94</sup> The associated impacts have been found to be more severe when there is a lack or perceived lack of control over the decision.<sup>95</sup> This stress has been attributed to the anticipation of disruption, extra costs for residents and undermining of community stability and support networks.

The effects of relocation on the mental health and wellbeing of temporary accommodation tenants is likely to be heightened, as they are more likely to be going through difficult periods of their lives, dealing with greater levels of uncertainty, and having to relocate more frequently.

##### Children, young people, older people and disabled people

Relocation can create a great deal of stress and anxiety amongst **children** and **young people** due to the need to adapt to new routines, facilities and surroundings.<sup>96</sup> Families in temporary accommodation are more likely to be lone parent families, and for children and young people in that situation, the effects of relocation are likely to be more significant, and can affect development.<sup>97</sup>

There is also evidence that involuntary relocation can have a significant impact on **older people**. For example, it has been shown that mortality rates for those moved involuntarily due to urban renewal (either temporarily or permanently) can be higher than non-movers and those who move voluntarily.<sup>98</sup>

As noted above, for older people and disabled people, the loss of community connections due to relocation may lead to feelings of isolation and loneliness, which are in turn linked to negative health outcomes such as poorer mental health, a higher likelihood of developing certain health conditions (e.g. obesity and alcoholism) and a greater risk of hospitalisation.<sup>99</sup>

The number of older people and disabled people experiencing homelessness and living in temporary accommodation has risen sharply in recent years. Once again, the negative health effects of relocation on older people and disabled people is likely to be compounded for members of those groups living in temporary accommodation.<sup>100</sup>

The link between poor or precarious housing situations and poor mental health is well documented, and can be both a cause and consequence of homelessness.<sup>101</sup> Living in temporary accommodation can have significant

negative impacts on people's mental health, such as the development or worsening of depression and anxiety in both adults and children.<sup>102</sup>

Older people and disabled people are also likely to be disproportionately affected by changes in air quality that may occur throughout the demolition and construction stages of a scheme. Older people with respiratory conditions such as asthma are likely to be more susceptible to the effects of air pollution when compared to other groups. This is particularly the case if they have underlying COPD (Chronic Obstructive Pulmonary Disease).<sup>103</sup> Disabled people with heart or lung conditions are also at an increased risk of becoming ill and needing treatment as a result of air pollution.<sup>104</sup>

Noise pollution may arise as a result of demolition and construction. Research has linked noise pollution to several adverse outcomes for older people, including cardiovascular diseases, sleep disturbance, tinnitus, and stress.<sup>105</sup>

##### Expectant mothers and children

There are associated health effects related to the demolition of housing and the displacement from housing. For example, it has been found that the birth weight of babies can be affected by demolition and displacement. This is due to the potential for expectant mothers to experience an increase in stress and loss of social support when displacement occurs.<sup>106</sup> As the redevelopment is likely to involve both demolition and relocation, it is possible that this adverse impact may arise.

Children are likely to be disproportionately affected by changes in noise pollution and air quality that may occur throughout the demolition and construction stages of a scheme. Noise associated with demolition and construction can also impact the health of vulnerable people remaining in the nearby community. Research shows that noise can negatively affect children's cognitive learning and memory.<sup>107</sup>

Exposure to air pollution during infancy can result in neurodevelopment and long-term cognitive health problems.<sup>108</sup> In addition, research from Asthma UK highlights that air pollution is more detrimental to children when compared to other age groups with the condition. This is due to children have faster breathing rates and lungs that are still developing.<sup>109</sup>

Lastly, antenatal exposure to air pollution may alter the lung development of a baby whilst in the womb. If a baby is exposed to significant levels of air pollution, this can increase the risk of premature birth and low birth weight.<sup>110</sup>

#### B.1.5 Safety and security

In the lead up to the renewal process and during the decanting and demolition of properties in the area, properties will be vacated and can fall into disrepair. This can attract unwanted activity including anti-social

<sup>91</sup> Housing Age UK (2014): 'Housing in later life'

<sup>92</sup> The SF-12 is a multipurpose short form survey with 12 questions, all selected from the SF-36 Health Survey (Ware, Kosinski, and Keller, 1996). The questions are combined, scored, and weighted to create two scales that provide glimpses into mental and physical functioning and overall health-related-quality of life.

<sup>93</sup> The Warwick-Edinburgh Mental Well-being scale was developed to enable the monitoring of mental wellbeing in the general population and the evaluation of projects, programmes and policies which aim to improve mental wellbeing. WEMWBS is a 14 item scale with 5 response categories, summed to provide a single score ranging from 14-70. The items are all worded positively and cover both feeling and functioning aspects of mental wellbeing.

<sup>94</sup> Cleland, C., Kearns, A., Tannahill, C. and Ellaway, A. (2016). The impact of life events on adult physical and mental health and well-being: longitudinal analysis using the GoWell health and well-being survey. Available at: <https://bmresnotes.biomedcentral.com/articles/10.1186/s13104-016-2278-x>

<sup>95</sup> Thomson H, Petticrew M, Douglas M. (2003): 'Health impact assessment of housing improvements: Incorporating research evidence'. Available at: <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC1732281/pdf/v057p00011.pdf>

<sup>96</sup> Sandstrom, H and Huerta, S (2013): 'The Negative Effects of Instability on Child Development'. Available at: <https://www.urban.org/sites/default/files/publication/32706/412899-The-Negative-Effects-of-Instability-on-Child-Development-A-Research-Synthesis.PDF>

<sup>97</sup> Shelter (2004): 'Sick and tired: the impact of temporary accommodation on the health of homeless families' Available at: [https://england.shelter.org.uk/\\_data/assets/pdf\\_file/0009/48465/Research\\_report\\_Sick\\_and\\_Tired\\_Dec\\_2004.pdf](https://england.shelter.org.uk/_data/assets/pdf_file/0009/48465/Research_report_Sick_and_Tired_Dec_2004.pdf); Shelter (2018): 'Highest number of older people homeless in a decade'. Available at: [https://england.shelter.org.uk/media/press\\_release/highest\\_number\\_of\\_older\\_people\\_homeless\\_in\\_a\\_decade](https://england.shelter.org.uk/media/press_release/highest_number_of_older_people_homeless_in_a_decade)

<sup>98</sup> Danermark BD, Ekstrom ME and Bodin LL (1996): 'Effects of residential relocation on mortality and morbidity among elderly people'. Available at: [https://www.academia.edu/19474641/Effects\\_of\\_residential\\_relocation\\_on\\_mortality\\_and\\_morbidity\\_among\\_elderly\\_people](https://www.academia.edu/19474641/Effects_of_residential_relocation_on_mortality_and_morbidity_among_elderly_people)

<sup>99</sup> IoTUK (2017) 'Social Isolation and Loneliness in the UK'. Available at: <https://iotuk.org.uk/social-isolation-and-loneliness-report/>

<sup>100</sup> Shelter (2018): 'Highest number of older people homeless in a decade'. Available at:

[https://england.shelter.org.uk/media/press\\_release/highest\\_number\\_of\\_older\\_people\\_homeless\\_in\\_a\\_decade](https://england.shelter.org.uk/media/press_release/highest_number_of_older_people_homeless_in_a_decade); The Independent (2019): 'Homelessness among ill and disabled people rises 53% in a year, figures show'. Available at: <https://www.independent.co.uk/news/uk/home-news/homeless-disabled-ill-rough-sleeping-housing-crisis-a9251756.html>

<sup>101</sup> Centre for Mental Health (2016) 'More than shelter'. Available at: <https://www.centreformentalhealth.org.uk/publications/more-shelter>

<sup>102</sup> Shelter (2004): 'Sick and tired: the impact of temporary accommodation on the health of homeless families' Available at: [https://england.shelter.org.uk/\\_data/assets/pdf\\_file/0009/48465/Research\\_report\\_Sick\\_and\\_Tired\\_Dec\\_2004.pdf](https://england.shelter.org.uk/_data/assets/pdf_file/0009/48465/Research_report_Sick_and_Tired_Dec_2004.pdf)

<sup>103</sup> Asthma UK (2017). 'Pollution'. Available at <https://www.asthma.org.uk/advice/triggers/pollution/>

<sup>104</sup> Department for Environmental Food and Rural Affairs (2013): 'Guide to UK Air Pollution Information Resources'. Available at:

<sup>105</sup> World Health Organisation (2011): 'Burden of disease from environmental noise Quantification of healthy life years lost in Europe'. Available at: [http://www.who.int/quantifying\\_ehimpacts/publications/e94888.pdf?ua=1](http://www.who.int/quantifying_ehimpacts/publications/e94888.pdf?ua=1)

<sup>106</sup> Kramer, M., et al. (2012): 'Housing Transitions and Low Birth Weight Among Low-Income Women: Longitudinal Study of the Perinatal Consequences of Changing Public Housing Policy'. Available at: <https://www.ncbi.nlm.nih.gov/pubmed/23078464>

<sup>107</sup> Gupta, A. et al (2018): 'Noise Pollution and Impact on Children Health'. Available at: <https://link.springer.com/article/10.1007/s12098-017-2579-7>

<sup>108</sup> Royal College of Physicians (2016) 'Every breath we take: the lifelong impact of air pollution'. Available at: <https://www.rcplondon.ac.uk/projects/outputs/every-breath-we-take-lifelong-impact-air-pollution>

<sup>109</sup> Asthma UK (2017). 'Pollution'. Available at <https://www.asthma.org.uk/advice/triggers/pollution/>

<sup>110</sup> British Lung Foundation (2016): 'How air pollution affects your children's lungs'. Available at: <https://www.blf.org.uk/support-for-you/signs-of-breathing-problems-in-children/air-pollution>



behaviour and crime such as increased vandalism, arson, break-ins and other damage to neighboring homes.<sup>111</sup>

#### Children, young people, older people, disabled people, Ethnic minority groups, LGBT people, men and women

This potential increase in crime can impact a number of vulnerable groups remaining in the community during demolition who are more likely to be a victim or witness of crime. An Ipsos MORI survey on public views of policing in England and Wales in 2016 determined that groups who were more likely to have had contact with their local police as a victim or witness include: young people aged 16-34 years, disabled people, those from ethnic minority backgrounds, and lesbian, gay, bisexual and transgender (LGBT) people.<sup>112</sup>

The Crime Survey for England and Wales (CSEW), has also identified that a number of protected characteristic groups are more likely to be victims to crime:

- Men are more likely to be victims of violent crime than women.<sup>113</sup>
- Mixed and Asian ethnic groups are more likely to have said they were victim of crime compared to white people.<sup>114</sup>
- Younger people aged 16 to 24 are more likely to be victims of violence than those in older age groups.<sup>115</sup>

In addition, the fear of crime is also more prevalent amongst the following groups, and consequently this can have an effect on individual mental health and wellbeing.<sup>116</sup>

- Evidence from Age UK suggests that although older people are generally at a lower risk of crime compared to other ages, they are often more fearful of crime.<sup>117</sup>
- Fear of crime can be an issue for women when they are travelling. Data from the ONS Crime Survey for England and Wales suggests that women fear more for their safety than men when walking alone at night – two fifths of women reported feeling 'somewhat unsafe' and one in eight reported feeling 'very unsafe'.<sup>118</sup>
- A study by Transport for London highlights that ethnic minority individuals are more likely to express concerns over safety and security when travelling (particularly after dark) than white people and are more likely to say that their frequency of travel is affected 'a lot' or 'a little' due to these concerns.<sup>119</sup>
- Research from Stonewall demonstrates that LGBT people often fear for their safety and well-being in public spaces and on pedestrian journeys.<sup>120</sup>

It has been suggested that fear of crime can contribute to social isolation, particularly for vulnerable groups such as children, older people, Ethnic minority groups and women.<sup>121</sup>

#### B.1.6 Accessibility and mobility in the surrounding area

Evidence suggests that during construction the accessibility and mobility of the local area can be affected. In particular, construction can cause difficulties in relation to increased traffic in the local area, reduced parking

(construction vehicles and subcontractors in parking), the construction activities blocking access to homes, shops, bus stops and pavements and safe routes, as well as effects on wayfinding.

#### Children

Changes in road traffic levels may reduce children's access to community and recreational facilities due to road severance and traffic delays.<sup>122</sup> Increased traffic in proximity to schools, or community facilities that are frequently used by children can also impact their concentration and long-term cognitive development.<sup>123</sup>

Similar to disabled people and older people, the accessibility and design of physical spaces can also affect parents' ability to travel freely with small children, especially if using pushchairs. The presence of uneven surfaces, lack of dropped kerbs, use of shared spaces as well as lack of dedicated car parking space can all limit the mobility of parents with a small child, making use of the pedestrian environment more challenging for this group.<sup>124</sup>

#### Disabled people

Research shows that the presence of vehicular traffic can present a barrier for disabled people accessing community resources. National Travel Survey data shows disabled people are generally more likely to experience travel difficulties in the daily trips that they make.<sup>125</sup> Disabled people who travel by car are more likely to report difficulties due to congestion and roadworks, especially where the severity of the disability increases.<sup>126</sup> Many people with both physical and hidden disabilities have a parking concession through the Blue Badge scheme. This allows eligible disabled people to park close to their destination, providing them with an increased degree of independence and suitable access to a range of services and facilities, including their home. Short-term change to transport networks, road alignment and parking can act as a barrier for disabled people wanting to access community facilities, exacerbating issues such as loneliness and social isolation.<sup>127</sup>

#### Older people

Changes to surface transport resulting from renewal of a housing site may affect how older people interact with community facilities.<sup>128</sup> Older people may find it difficult to access public spaces further away from their home or integrate into new social networks, due to severance caused by increases in road traffic.<sup>129</sup>

#### B.1.7 Information and communication

Complex material and information on the regeneration may present a challenge to those who have different information and communication needs, this includes but is not limited to **people with learning disabilities**, people with low literacy levels, **older people**, **people with visual or hearing impairments** and **people who use English as a second language**.

<sup>111</sup> Power, A. (2010): 'Housing and sustainability: demolition or refurbishment?' Available at [https://uk-air.defra.gov.uk/assets/documents/reports/cat14/1406191156\\_060618\\_Guide\\_to\\_UK\\_Air\\_Pollution\\_Information\\_Resources-issue\\_2-FINAL.pdf](https://uk-air.defra.gov.uk/assets/documents/reports/cat14/1406191156_060618_Guide_to_UK_Air_Pollution_Information_Resources-issue_2-FINAL.pdf)  
<https://www.icevirtuallibrary.com/doi/abs/10.1680/udap.2010.163.4.205>

<sup>112</sup> Ipsos MORI (2016): 'Public views of policing in England and Wales'. Available at: <https://www.ipsos.com/sites/default/files/migrations/en-uk/files/Assets/Docs/Publications/sri-public-views-of-policing-in-england-and-wales.pdf>

<sup>113</sup> Office for National Statistics (2018) 'The nature of violent crime in England and Wales: year ending March 2018' Available at: <https://www.ons.gov.uk/peoplepopulationandcommunity/crimeandjustice/articles/thenatureofviolentcrimeinenglandandwales/yearendingmarch2018>

<sup>114</sup> Gov.uk (2019) 'Victims of crime'. Available at: <https://www.ethnicity-facts-figures.service.gov.uk/crime-justice-and-the-law/crime-and-reoffending/victims-of-crime/latest>

<sup>115</sup> Gov.uk (2019) 'Victims of crime'. Available at: <https://www.ethnicity-facts-figures.service.gov.uk/crime-justice-and-the-law/crime-and-reoffending/victims-of-crime/latest>

<sup>116</sup> Stafford, M et al. (2006) 'Association between fear of crime and mental health and physical functioning'. Available at: <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2040373/>

<sup>117</sup> Age UK (2006) 'Crime and fear of crime: help the aged policy statement 2006'. Available at: [https://www.ageuk.org.uk/documents/en-gb-for-professionals/communities-and-inclusion/crime\\_and\\_fear\\_of\\_crime\\_2006\\_pro.pdf?dtrk=true](https://www.ageuk.org.uk/documents/en-gb-for-professionals/communities-and-inclusion/crime_and_fear_of_crime_2006_pro.pdf?dtrk=true)

<sup>118</sup> ONS (2015) Crime Survey for England and Wales. Available at: <https://www.ons.gov.uk/peoplepopulationandcommunity/crimeandjustice/bulletins/crimeinenglandandwales/2015-07-16>

<sup>119</sup> Transport for London (2013) 'Attitudes to Safety and Security – Annual Report'. Available at: <https://tfl.gov.uk/corporate/publications-and-reports/safety-and-security>

<sup>120</sup> Stonewall (2017) LGBT in Britain: Hate Crime. Available at: <https://www.stonewall.org.uk/comeoutforLGBT/lgbt-in-britain/hate-crime>

<sup>121</sup> Lorenc, T et al (2013) 'Fear of crime and the environment: systematic review of UK qualitative evidence'. Available at: <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3666893/>

<sup>122</sup> Hiscock, R. and Mitchell, R (2011) 'What is needed to deliver places that provide good health to children?' Available at: [http://www.edphis.org.uk/Report\\_on\\_Place\\_and\\_Children.pdf](http://www.edphis.org.uk/Report_on_Place_and_Children.pdf)

<sup>123</sup> Institute of Education (2001): 'The effect of travel modes on children's mental health, cognitive and social development: a systematic review'

<sup>124</sup> Pettersson, G., (2009), 'Priorities for the use of bus transport by disabled people, older people and parents with young children in buggies', Association of European Transport

<sup>125</sup> Department for Transport (2019): 'National Travel Survey: 2018'

<sup>126</sup> Department for Transport (2017) 'Disabled people's travel behaviour and attitudes to travel' Available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/647703/disabled-peoples-travel-behaviour-and-attitudes-to-travel.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/647703/disabled-peoples-travel-behaviour-and-attitudes-to-travel.pdf)

<sup>127</sup> Equality and Human Rights Commission (2017): 'Being disabled in Britain: a journey less equal'

<sup>128</sup> DfT (2017): 'Health impact analysis for the draft Airports National Policy Statement'

<sup>129</sup> NatCen (2019): 'Transport, health and wellbeing: an evidence review for the Department for Transport'



Best practice guidance<sup>130</sup> and evidence suggests that the following processes can ensure that information documents are fully accessible to everyone and reduce concerns regarding access to information:

- information should be in short, concise sentences without jargon;
- pictures should be included where possible to support the text;
- the format, layout and length of document should be carefully considered;
- easy read, braille, audio and large print should be provided upon request; and
- information should be translated into people's first language upon request.

The COVID-19 pandemic has seen an increased shift to the use of digital tools to aid information and communication during engagement programmes. However, some groups are more likely to be digitally excluded, and an over-reliance on these forms of information communication could exclude many from the regeneration conversation. A third of **older people** are not online; whilst a fifth of **disabled people** are not internet users.<sup>131</sup> Level of education (associated with **deprivation**) is often also a factor in digital exclusion- just 36% of people with no qualifications are internet users.<sup>132</sup>

'Seldom- heard' groups- such as **children** and **young people**, **disabled people**, **people from deprived areas**, and people from **ethnic minority** backgrounds- are at particular risk of exclusion from the engagement process.<sup>133</sup> It is recommended that engagement 'go the extra mile' to reach these groups (COVID-19 regulations permitting) by:

- meeting people 'on their own turf' and at times which suit them best
- offering a range of meeting times and venues
- reimbursing travel costs
- publicising events in languages other than English.

## B.2 Impacts on businesses

### B.2.1 Potential loss of business

Independent small businesses including shops, cafes and restaurants, play an important role in supporting the vitality and vibrancy of local communities and often operate from smaller premises, such as those that might be found on a housing Site. Redevelopment can result in the permanent loss of such businesses, with the potential to affect self-employed business owners.<sup>134</sup> With regard to protected characteristic groups, Ethnic minority groups and older people may be particularly affected by the loss of business.

Research shows that **ethnic minority** people are more likely to be self-employed in the UK when compared with White people.<sup>135</sup> ethnic minority people are also twice as much likely to be in precarious work as White people, which includes self-employed workers working non-standard hours and with lower wages.<sup>136</sup> In 2018, 20% of Pakistani or Bangladeshi workers were self-employed, whilst only 15% of White people were in self-employment. Research from the Joseph Rowntree Foundation also shows that Pakistani men have the highest rate of self-employment in the UK, linked to the fact that they have limited labour market opportunities.<sup>137</sup>

<sup>130</sup> Change (2015): 'how to make information accessible: a guide to producing easy read documents' Available at: [How-to-make-info-accessible-guide-2016-Final \(changepeople.org\)](https://www.changepeople.org) Department for Health and Social Care (2010): 'Making written information easier to understand for people with learning disabilities' Available at: [Making written information easier to understand for people with learning disabilities - GOV.UK \(www.gov.uk\)](https://www.gov.uk) MENCAP (date unknown): 'Making myself clear' Available at: [Making-Myself-Clear.pdf \(accessibleinfo.co.uk\)](https://www.accessibleinfo.co.uk)

<sup>131</sup> Citizens Online (2020). 'Digital exclusion in population screening programmes'. Available at: <https://www.citizenonline.org.uk/wp-content/uploads/2020/05/ScreeningEIAReportSummaryProofedSignedOff.pdf>

<sup>132</sup> Citizens Online (2020). 'Digital exclusion in population screening programmes'. Available at: <https://www.citizenonline.org.uk/wp-content/uploads/2020/05/ScreeningEIAReportSummaryProofedSignedOff.pdf>

<sup>133</sup> Scottish Government (2017). 'Barriers to community engagement in planning: a research study. Available at: <https://www.gov.scot/binaries/content/documents/govscot/publications/factsheet/2017/05/barriers-to-community-engagement-in-planning-research/documents/barriers-community-engagement-planning-research-study-pdf/barriers-community-engagement-planning-research-study-pdf/govscot%3Adocument/Barriers%2Bto%2Bcommunity%2Bengagement%2Bin%2Bplanning%2B-%2Ba%2Bresearch%2Bstudy.pdf>

According to the Office for National Statistics (ONS), nearly one in five self-employed individuals are aged 60 and older in the UK, which has increased 57% in the last decade.<sup>138</sup> **Older people** are therefore more likely to be in self-employment than their younger counterparts. The number of people over the age of 55 who are self-employed is growing faster than any other demographic in the UK. Nearly half (46%) of the entire self-employed workforce in Britain is now over the age of 50, comprising 2.27 million people in 2019.<sup>139</sup>

### B.2.2 Financial implications associated with business relocation

Redevelopment may result in relocation of businesses. Should businesses relocate to new premises elsewhere, it is likely that access to finance will be required to secure a new location. Ethnic minority groups and older people are likely to be differentially affected by the financial implications of relocation.

Research by the Enterprise Research Centre shows that businesses owned by **ethnic minority** people are more likely to be denied a loan outright when compared to white owned business. ethnic minority business owners are also less likely than non-ethnic minority business owners to access mainstream business support in the UK.<sup>140</sup> For example, Black African-owned businesses are four times more likely to be denied a loan outright, Black Caribbean are three and a half times more likely, Bangladeshi are two and a half times more likely and Pakistani are one and a half times more likely.<sup>141</sup> This highlights the difficulties that ethnic minority owned businesses may have in securing finance to relocate, potentially forcing business closure.

Research from the Joseph Rowntree Foundation found that **older people** often lack the same financial means and income flexibility compared with other, younger age groups. Older people also face external barriers to financial resilience in terms of not knowing where to go for financial support.<sup>142</sup>

### B.2.3 Potential redundancy of employees associated with business loss or relocation

The possible relocation or closure of premises used by businesses currently trading on the Site will result in the need to relocate and may result in extinguishment. Redevelopment may result in the need for businesses to relocate and may result in extinguishment. These changes may create direct redundancies due to business closure, or indirect redundancies as a result in staff being unable to access employment once it has relocated to a new location. Such changes are likely to particularly impact some protected characteristic groups including older people, disabled people and Ethnic minority groups.

Research suggests that **older people** who are made redundant face additional barriers to finding new employment compared to the other age groups, especially when attempting to secure interviews for potential new positions.<sup>143</sup> Once unemployed, only 23% of those over the age of 50 gain employment within three months, compared to 35% of 35-49 year olds. Research by Anglia Ruskin University found that older white British men were also 22% less likely to be invited for interview when compared to their 28-year-old counterparts.<sup>144</sup> This suggests that older people who lose their job as a result of the redevelopment may be significantly adversely impacted compared to the general population.

**Disabled people** face more barriers when searching for employment when compared to those who are not disabled. Disabled people may be constrained by the type of employment that they are able to do, with 36% of disabled people in employment agreeing that this is the case. This figure increases to 66% for disabled people

<sup>134</sup> Mayor of London (2020), 'The London Plan: The Spatial Development Strategy for Greater London'. Available at: [https://www.london.gov.uk/sites/default/files/the\\_publication\\_london\\_plan\\_2020\\_-\\_clean\\_version\\_0.pdf](https://www.london.gov.uk/sites/default/files/the_publication_london_plan_2020_-_clean_version_0.pdf)

<sup>135</sup> House of Commons (2020): 'Unequal impact? – Coronavirus and ethnic minority people'

<sup>136</sup> LSE (2016): 'Self-employment is precarious work' Available at: [Self-employment is precarious work \(lse.ac.uk\)](https://www.lse.ac.uk)

<sup>137</sup> Joseph Rowntree Foundation (2015): 'Self-employment and ethnicity: An escape from poverty?'

<sup>138</sup> Human Resources Magazine (2019): 'Age discrimination driving over-50s to self-employment'

<sup>139</sup> Rest Less (2019) 'Nearly One in Two (46%) of the Entire Self-employed Workforce in the UK is now over the age of 50'

<sup>140</sup> Enterprise Research Centre (2020): 'Unlocking opportunity: the value of ethnic minority firms to UK economic activity and enterprise'

<sup>141</sup> Enterprise Research Centre (2013): 'Diversity and SMEs'

<sup>142</sup> Age UK (2018): 'Financial resilience during retirement: who is well placed to cope with life events?'

<sup>143</sup> Centre for Aging Better (2020): 'Supporting Over 50s back to work' Available at: [supporting-over-50s-back-to-work.pdf \(ageing-better.org.uk\)](https://www.ageing-better.org.uk)

<sup>144</sup> Age UK (2013): 'Older Workers at High Redundancy Risk'

who are looking for work when unemployed. This means that disabled people could be disproportionately impacted by loss of employment, particularly if their current working conditions may be difficult to find or replicate elsewhere.<sup>145</sup>

The proportion of **ethnic minority** workforce in the UK is expected to rise to almost 21% by 2051 and this is currently not reflected in the majority of workplaces, with many ethnic minorities concentrated in lower paying jobs.<sup>146</sup> According to the Chartered Institute of Personnel and Development (CIPD) research, people from ethnic minority communities are significantly more likely to say that people's identity or background can have an effect on the opportunities they are given than white British employees.<sup>147</sup> ethnic minority people are also more likely to say that experiencing discrimination is a problem in their workplace.<sup>148</sup> Research by the Centre of Social Investigation (CSI) also highlights that British employers are more likely to discriminate against job applicants with an ethnic minority background when making hiring decisions.<sup>149</sup> The same CSI study also shows that Black Africans and applicants from the Middle East and North Africa (MENA) countries are more likely to be disproportionately discriminated against, when compared to the applicants of other minority ethnic groups.

### B.2.4 Impact of redundancy on health and well-being

Redevelopment may cause staff redundancies, impacting the health and wellbeing of some groups. Those likely to be differentially impacted by the effects of redundancy include older people and the children of employees that are made redundant.

The health and wellbeing of **older people** is likely to be impacted by involuntary unemployment. Impacts of unemployment, such as a lower likelihood of re-employment, loss of income and social severance of work-based interactions, can negatively impact this group. These factors can lead to stress-related cardiovascular illnesses, of which older workers are at an increased risk.<sup>150</sup>

Involuntary redundancy may also indirectly have a disproportionate impact on **children**. There is an evidenced link between parental unemployment and child wellbeing, with redundancy increasing the risk of tension and disruption within the family. Consequently, job loss can have detrimental effects on children, including lowered self-esteem and socio-psychological well-being.<sup>151</sup> This is, in turn, is connected to effects on children's education attainment. Studies have shown that effects of parental redundancy on children including higher likelihood of grade repetition, dropout, suspension or expulsion from school, lower educational attainment and lower income of children in adulthood.<sup>152</sup>

### B.2.5 Potential impacts around customer base

#### B.2.5.1 Impacts on the existing customer base of businesses

Local residents may find that with the announcement of demolition, local businesses and community facilities could start to prematurely relocate. Such relocation may impact the customer base that businesses have accumulated from the local area should the new business premises be further afield from existing customers.

Market research has found that the cost of acquiring a new customer for small businesses can be six times more than maintaining the same customer.<sup>153</sup> Involuntary relocation of local businesses can therefore adversely impact its local customer base, increasing costs. Research on customer retention has also shown that **ethnic minority**-owned businesses usually attract ethnic minority customers in the UK, indicating how

ethnic businesses may be more likely to have a focused and local customer base.<sup>154</sup> Any relocation might disrupt local customer base, increasing the overhead costs to obtain new customers and to achieve business continuity.

#### B.2.5.2 Impacts on local customers

Should the scheme result in local businesses and community facilities prematurely relocating out of the Site, the availability and choice of services in the local area may be reduced. This has the potential to particularly affect several protected characteristic groups, including older people, disabled people and Ethnic minority groups. Research suggests that **older people** may find it harder to access services and amenities that are located further away. For disabled people, especially those who have mobility impairments, the relocation or closure of businesses can reduce accessibility to services and amenities which they rely on, potentially increasing social isolation and the likelihood of negative mental health outcomes. People belonging to Ethnic minority groups may also be more reliant on existing networks and links with local infrastructure when compared to other ethnic groups.

<sup>145</sup> Equality and Human Rights Commission (2013): 'Barriers to unemployment and unfair treatment at work: a quantitative analysis of disabled people's experiences Available at: <https://www.equalityhumanrights.com/sites/default/files/research-report-88-barriers-to-employment-and-unfair-treatment-at-work-disabled-peoples-experiences.pdf>

<sup>146</sup> The McGregor-Smith Review (2017): 'Race in the workplace' Available at: [Race in the workplace: The McGregor-Smith review \(publishing.service.gov.uk\)](https://www.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/644447/race-in-the-workplace-the-mcgregor-smith-review.pdf)

<sup>147</sup> CIPD (2017): 'Addressing the barriers to ethnic minority employee career progression to the top' Available at: [\\*addressing-the-barriers-to-ethnic-minority-employee-career-progression-to-the-top\\_tcm18-333336.pdf \(cipd.co.uk\)](https://www.cipd.co.uk/media/1333336/addressing-the-barriers-to-ethnic-minority-employee-career-progression-to-the-top_tcm18-333336.pdf)

<sup>148</sup> CIPD (2017): 'Addressing the barriers to ethnic minority employee career progression to the top' Available at: [\\*addressing-the-barriers-to-ethnic-minority-employee-career-progression-to-the-top\\_tcm18-333336.pdf \(cipd.co.uk\)](https://www.cipd.co.uk/media/1333336/addressing-the-barriers-to-ethnic-minority-employee-career-progression-to-the-top_tcm18-333336.pdf)

<sup>149</sup> CSI (2019): 'Are employers in Britain discriminating against ethnic minorities?' Available at: [Are employers in Britain discriminating against ethnic minorities? \(ox.ac.uk\)](https://www.csi.ac.uk/research/are-employers-in-britain-discriminating-against-ethnic-minorities-final.pdf)

<sup>150</sup> Gallo, W.T., Bradley, E.H., Falba, T.A., Cramer, L.D., Bogardus Jr, St.T and Kasl,S.V (2004) 'Involuntary job loss as a risk factor for subsequent myocardial infarction and stroke: findings from the Health and Retirement Survey' American Journal of Industrial Medicine, 45(5), 408-416

<sup>151</sup> Brand, J.E. (2015) 'The far-reaching impact of job loss and unemployment'. Annual review of sociology, 41, 359-375. Available at: <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4553243/>

<sup>152</sup> Brand, J.E. (2015) 'The far-reaching impact of job loss and unemployment'. Annual review of sociology, 41, 359-375. Available at: <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4553243/>

<sup>153</sup> Entrepreneur Handbook (2019): 'The importance of customer retention' Available at: [The importance of customer retention - Entrepreneur Handbook](https://www.entrepreneur.com/handbook/customer-retention)

<sup>154</sup> Staffordshire University (2020): 'Researchers investigate the impact of COVID-19 on ethnic minority businesses'

## B.3 Impact on community

### B.3.1 Tackling crime and disorder

Levels of crime have in part be attributed to the urban environment. Using theoretical approaches such as Rational Choice Theory<sup>155</sup> and Broken Windows Theory,<sup>156</sup> a strong argument has developed which links the design of neighbourhoods and towns to levels of crime and disorder.<sup>157</sup> It has been argued that the opportunity for some forms of crime can be reduced through better thought-out approaches to planning and design of neighbourhoods and towns. For example, concepts such as Crime Prevention Through Environmental Design (CPTED)<sup>158</sup> are more frequently used today to ensure buildings and public spaces are designed in a way that aims to reduce the occurrence of crime and alter the environmental factors that might encourage criminal behaviour. Indeed, evidence suggests that homes built to 'Secured by Design' principles can reduce burglary and crime rates by up to 75%.<sup>159</sup>

Children, young people, older people, disabled people, Ethnic minority groups, men, women, and LGBT people

Changes to the urban environment that affect crime and disorder can impact on those who are more likely to be a victim or witness of crime, including young people, disabled people, people from ethnic minority backgrounds, men and LGBT people. Changes may also affect those who are likely to be adversely impacted by fear of crime, including children, older people, Ethnic minority groups, women and LGBT people.

### B.3.2 Improved access, mobility and navigation

Aging and being disabled can lead to a decline in physical or cognitive functions, resulting in decreased social activity and narrowing of social networks.<sup>160</sup> Leisure activities are considered to be effective mediators between social relationships and wellbeing of **older people** and **disabled people**. This is because leisure is scientifically proven to help people overcome their stress resulting from a chronic condition or negative life event. Leisure activities provide disabled and old people with social support, and further mediate their stress-health relationship. Availability of leisure services and facilities could therefore benefit older and disabled people, who are in a greater need for social interaction than the general population.<sup>161</sup>

### B.3.3 Improve public realm and green space

The ability to access and use the public realm is vitally important to ensuring people feel that they are active members of their society. This includes basic activities such as using local shops or meeting up with people in a shared space outside close to home.<sup>162</sup>

However, it has been acknowledged that **disabled people** and **ethnic minority** communities are less likely to take part in public life than other sections of the population.<sup>163</sup> For disabled people, public spaces can often be inaccessible. The presence of vehicular traffic and lack of accessible design (such as the use of appropriate paving and lighting) can present a barrier to using outdoor, shared public spaces.<sup>164</sup> And, evidence suggests that in areas where over 40% of residents are ethnic minority, there is 11 times less green space when compared to areas where residents are largely White.<sup>165</sup>

The inclusion of community gardens and other public green spaces through redevelopment can also benefit **older people, children, and disabled people**. Research reports that interaction with nature or gardening can improve attentional functioning for children who have Attention Deficit Hyperactivity Disorder (ADD) and can also reduce stress levels and improve self-esteem for children. Such inclusion can also improve self-identity and a sense of purpose for those with dementia, and can generally improve social interaction, social mixing, and community building.<sup>166</sup>

Better access to, and management of, the public realm is also important to the provision of play space for children. When children are able to play in an outdoor environment, they tend to be more active which supports positive mental health and wellbeing.

#### Disabled people

Research into the health benefits of urban green space has found that it can positively impact both physical and mental health. With physical health, a UK study found that those who live within 500 meters of accessible green space are 24% more likely to take part in 30 minutes of physical activity daily. In terms of mental health, green space can provide areas that encourage social interaction and integration and can indirectly benefit the wellbeing of users.<sup>167</sup>

#### ethnic minority

Research has found that in urban areas Ethnic minority groups tend to have less access to local green space, and the space they can access is often of poor quality. For example, in the UK, wards that have a ethnic minority population of less than 2% have six times as much green space as wards where the ethnic minority population is over 40%.<sup>168</sup> The provision of green space is therefore likely to benefit this group.

#### Children

Children are likely to benefit from urban green space. Research carried out by UCL highlighted that urban green space can have a positive role in a child's cognitive functioning. The study found that children who lived in areas with more green space outperformed those from areas with less green space.<sup>169</sup> Exposure to green space is also important for a child's wellbeing and healthy development. However, children living in London can experience barriers in access to green space compared to the rest of the UK. This is due to the high population densities, deficiencies in green space and poor access to private gardens that are characteristic of London.<sup>170</sup>

The presence of urban green space also presents an opportunity to incorporate play space into regeneration schemes. Research by Play England has highlighted the benefits of play to children, and how play is central to a child's physical, psychological and social wellbeing. Play space can enable children to form friendships, interact with others and feel part of a group, something that is important to levels of self-esteem. Play space can also encourage children to have familiarity with an area and identify as part of a community. Lastly,

<sup>155</sup> Felson and Clarke (1998) 'Opportunity Makes the Thief, Practical Theory of Crime Prevention'. Available at: <https://pdfs.semanticscholar.org/09db/dbce90b22357d58671c41a50c8c2f5dc1cf0.pdf>

<sup>156</sup> Wilson and Kelling (1982) 'Broken Windows: The police and neighbourhood safety'. Available at: <https://www.theatlantic.com/magazine/archive/1982/03/broken-windows/304465/>

<sup>157</sup> See for example, Monahan and Gemmill (2015) 'Reducing Crime Hotspots in City Centres'. Available at: <http://www.bre.co.uk/filelibrary/Briefing%20papers/102417-Crime-Hotspots-Briefing-Paper-v4.pdf>

<sup>158</sup> Jeffery (1971) 'Crime Prevention Through Environmental Design'. Sage publications

<sup>159</sup> Secured by Design (2014) 'Secured by Design: Reducing crime by good design'. Available at: <https://mbp.co.uk/wp-content/uploads/2017/06/Secured-by-Design-Reducing-Crime-by-Good-Design-reduced.pdf>

<sup>160</sup> Wray et al. (2014): 'Social relationships, leisure activity and health in older adults' Available at: <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4467537/>

<sup>161</sup> Liu et al. (2018): 'Social interaction patterns of the disabled people in asymmetric social dilemmas' Available at: <https://www.frontiersin.org/articles/10.3389/fpsyg.2018.01683/full>

<sup>162</sup> House of Commons Women and Equalities Committee (2017): 'Building for Equality: Disability and the Built Environment'.

<sup>163</sup> Greater London Authority (2017): 'The Mayor's vision for a diverse and inclusive city: Draft for consultation'.

<sup>164</sup> House of Commons Women and Equalities Committee (2017): 'Building for Equality: Disability and the Built Environment'.

<sup>165</sup> CABE (2016): 'Community green: using local spaces to tackle inequality and improve health'.

<sup>166</sup> Maheshwari, S. (2017). 'Food in the City: Review of Psychological Impact of Growing Food in Urban Spaces'. *Journal of Innovation for Inclusive Development*, 2(1), 36-43.

<sup>167</sup> Houses of Parliament, Parliamentary Office of Science & Technology (2016): 'Green Space and Health'. Available at: <https://www.ethnicity-facts-figures.service.gov.uk/housing/housing-conditions/fuel-poverty/latest> <http://researchbriefings.files.parliament.uk/documents/POST-PN-0538/POST-PN-0538.pdf>

<sup>168</sup> Commission for Architecture and the Built Environment (2010): 'Community green: Using local spaces to tackle inequality and improve health'. Available at: <https://www.designcouncil.org.uk/sites/default/files/asset/document/community-green-full-report.pdf>

<sup>169</sup> UCL (2018): 'Greener neighbourhoods may be good for children's brains'. Available at: <https://www.ucl.ac.uk/ie/news/2018/sep/greener-neighbourhoods-may-be-good-childrens-brains>

<sup>170</sup> London Sustainable Development Commission (2011): 'Sowing the seeds: Reconnecting London's children with nature'. Available at: [https://www.london.gov.uk/sites/default/files/lscd\\_-\\_sowing\\_the\\_seeds\\_-\\_full\\_report\\_2011.pdf](https://www.london.gov.uk/sites/default/files/lscd_-_sowing_the_seeds_-_full_report_2011.pdf)



ensuring that outdoor play space is fun and enjoyable for children is a key motivator for physical activity and exercise.<sup>171</sup>

### Older people

Urban green space may also benefit older people. Evidence suggests that inner-city green space can promote social cohesion and instil a sense of community. Social contact is especially important for the health and wellbeing of older people as social isolation has been linked to poor health and increased mortality rates.<sup>172</sup>

However, in order to ensure the best outcomes, the design and maintenance of green space is important. Well designed and maintained spaces that have attractive green areas and planted vegetation are perceived as safer and more 'walkable'. If green space is not maintained and becomes littered and derelict, the appeal of the green space decreases and anti-social behaviour can occur.<sup>173</sup> Evidence shows that safety of urban green space is particularly important to women and ethnic minority individuals. These groups may perceive themselves as vulnerable when visiting urban green spaces due to previous experiences of victimisation or harassment. Such experiences can result in these groups feeling fearful of urban green space.<sup>174</sup>

Overall, the provision and maintenance of green spaces in urban areas can make an important contribution to the health and wellbeing of several groups, specifically ethnic minority, children and older people. However, such space must be appropriately managed and maintained to ensure positive outcomes, and so that users (particularly women and ethnic minority individuals) feel safe.

### B.3.4 Provision of community resource and improved social cohesion

Community resources provide important places of social connection and promote wellbeing for **children, older people, disabled people, people from a ethnic minority background** and **pregnant women**. Regeneration of areas can include both continued access to and the creation of community resources, improving social cohesion and community relations. This can impact on all parts of the community, but can have a disproportionate effect on the above groups

Improved provision of affordable and accessible facilities for sports and physical activity would positively impact groups that often face barriers to participation, including older people, disabled people, ethnic minority communities, and those who identify as **LGBT**.<sup>175</sup>

Improved provision of sports facilities has also been linked to reducing crime rates and anti-social behaviour amongst **young people**, by providing them with something to do and increasing social inclusion. Indeed, 70% of teenagers believe that anti-social behaviour occurs because young people are bored and have little else to do. By providing a diversion, which can lead to personal development in areas such as self-regulation and problem-solving abilities, sports clubs and facilities do lead to a decrease in anti-social behaviour.<sup>176</sup>

### B.3.5 New employment opportunities

Where done effectively, renewal and regeneration can act as a means of promoting economic growth and supporting job creation.<sup>177</sup> For example, property development can contribute to urban economic regeneration through the enabling of local stores to grow and expand, and through attracting investment to the area and revitalising neighbourhoods. It can also facilitate improved connectivity between communities and places of employment and education. Improved opportunities to access employment and education can serve to help address issues of inequality and improve social mobility, this may particularly benefit the protected

characteristic groups who are more likely to face barriers to employment. These groups include older people, disabled people, and those from a ethnic minority background.

New opportunities may also positively affect other protected characteristics groups who are more likely to face unemployment, including young people and women. Statistics released in 2018 have shown that for the first time since the 1980s, British women are more likely to be unemployed than men. For young people, amongst those aged 16-24, 11.2% are Not in Education, Employment or Training (NEET). Recent unemployment statistics for the UK show that young people are around four times more likely to be unemployed than their adult counterparts aged 25-64.<sup>178</sup>

### B.3.6 Improved housing provision

Regeneration can lead to the relocation of residents. Whilst negative effects can arise as a result of relocation, positive effects may also arise. This is particularly likely to be the case should residents move to an area with more green space, and better air quality. Groups that are susceptible to air pollution (see section A.1.4), and may therefore benefit from relocation, include children, older people, disabled people and those who are pregnant.

Section 3.3.3 outlines the importance of appropriate, accessible, and affordable housing for particular protected characteristic groups, including children, disabled people, and people from a ethnic minority background. The regeneration of the area will improve the housing provision in the local areas increasing capacity and quality. This can affect all parts of the community but can have a disproportionate effect on the above groups.

### Children and older people

Through redevelopment, homes can be re-provided to a high standard, including better sound proofing and lower energy costs and consumption levels.<sup>179</sup> With regard to noise, reduced levels due to redevelopment can disproportionately impact children and older people.

With regard to insulation, the Decent Homes Standard (DHS) requires local authorities to make sure all social housing provides a reasonable degree of thermal comfort to its residents. This includes ensuring efficient heating is provided with use of minimum insulation levels. However, the DHS does not require local authorities to ensure all social housing is heated affordably, and therefore does not always automatically serve to address issues such as fuel poverty.<sup>180</sup>

Fuel poverty and cold housing can have several detrimental effects on individual's physical and mental health. Children living in cold homes are more than twice as likely to suffer from a variety of respiratory problems than children living in warm homes. Cold housing can negatively impact children's educational attainment, emotional wellbeing and resilience.<sup>181</sup>

Effects of cold housing are also evident among older people in terms of higher mortality risk, physical health and mental health. Older people spend on average 80% of their time at home, making them more susceptible to cold or damp related health problems. Cold temperatures can increase the levels of minor illnesses such as

<sup>171</sup> Play England (2012): 'A literature review on the effects of a lack of play on children's lives'. Available at: <http://www.playengland.net/wp-content/uploads/2015/09/a-world-without-play-literature-review-2012.pdf>

<sup>172</sup> World Health Organisation (2016): 'Urban green spaces and health, a review of evidence'. Available at: [http://www.euro.who.int/\\_data/assets/pdf\\_file/0005/321971/Urban-green-spaces-and-health-review-evidence.pdf?ua=1](http://www.euro.who.int/_data/assets/pdf_file/0005/321971/Urban-green-spaces-and-health-review-evidence.pdf?ua=1)

<sup>173</sup> Houses of Parliament, Parliamentary Office of Science & Technology (2016): 'Green Space and Health'. Available at: <http://researchbriefings.files.parliament.uk/documents/POST-PN-0538/POST-PN-0538.pdf>

<sup>174</sup> World Health Organisation (2016): 'Urban green spaces and health, a review of evidence'. Available at: [http://www.euro.who.int/\\_data/assets/pdf\\_file/0005/321971/Urban-green-spaces-and-health-review-evidence.pdf?ua=1](http://www.euro.who.int/_data/assets/pdf_file/0005/321971/Urban-green-spaces-and-health-review-evidence.pdf?ua=1)

<sup>175</sup> Assembly, N. I. (2010). 'Barriers to Sports and Physical Activity Participation'.

<sup>176</sup> Sport and Recreation Alliance (2012) 'Game of Life: How Sport and Recreation can help make us healthier, happier and richer'. Available at: <http://sramedia.s3.amazonaws.com/media/documents/2d77274e-af6d-4420-bdfb-da83c3e64772.pdf>

<sup>177</sup> Communities and Local Government (2012) 'Regeneration to enable growth: A toolkit supporting community-led regeneration'. Available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/5983/2064899.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/5983/2064899.pdf)

<sup>178</sup> UK Government (2018) 'Unemployment'. Available at: <https://www.ethnicity-facts-figures.service.gov.uk/work-pay-and-benefits/unemployment-and-economic-inactivity/unemployment/latest>

<sup>179</sup> City of Westminster Council (2018): 'My Ebury: Shaping the preferred scenario'.

<sup>180</sup> Centre for Sustainable Energy (2006): 'Tackling fuel poverty at local and regional level: opportunities to deliver action and policies to stimulate success'. Available at: [https://www.cse.org.uk/downloads/reports-and-publications/fuel-poverty/tackling\\_fuel\\_poverty\\_at\\_local\\_and\\_regional\\_level.pdf](https://www.cse.org.uk/downloads/reports-and-publications/fuel-poverty/tackling_fuel_poverty_at_local_and_regional_level.pdf)

<sup>181</sup> Marmot Review Team (2011) 'The Health Impacts of Cold Homes and Fuel Poverty'. London: Department of Epidemiology and Public Health, University College London.

colds and flu, contribute towards excess winter deaths, negatively affect mental health, and exacerbate existing conditions such as arthritis and rheumatism.<sup>182</sup>

### Disabled people

Research from disability charity Scope evidences that long term impairments or conditions have a significant impact on energy costs, with many disabled people consuming more energy because of their impairment or condition. In particular those with limited mobility report having to use more heating to stay warm.<sup>183</sup>

### People from an ethnic minority background

In England, fuel poverty is more common with ethnic minority households when compared to white households.<sup>184</sup> Data shows that in 2015, 16% of ethnic minority households were living in fuel poverty compared to 10% of White households.<sup>185</sup>

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<sup>182</sup> The Housing and Ageing Alliance (2013) 'Policy Paper: Health, Housing and Ageing', Available at [www.housingling.org/HAA/](http://www.housingling.org/HAA/)

<sup>183</sup> Scope (2018) 'Out in the Cold', Available at <https://www.scope.org.uk/Scope/media/Images/Out-in-the-cold.pdf>

<sup>184</sup> This does not include White ethnic minority households.

<sup>185</sup> Department for Business, Energy and Industrial Strategy (2017): 'Ethnicity facts and figures: Fuel poverty'. Available at: <https://www.ethnicity-facts-figures.service.gov.uk/housing/housing-conditions/fuel-poverty/latest>





