

# Cabinet

Tuesday 19 January 2021

11.00 am

Online/Virtual: This meeting will be livestreamed on Southwark Council's YouTube channel here: <https://www.youtube.com/user/southwarkcouncil>

## Appendices – Part 1

### List of Contents

Item No.	Title	Page No.
9.	<b>Tustin Estate Low Rise Programme - Confirmation of undertaking a Tustin Estate Residents' Ballot</b> Appendices 1 – 3.	1 - 158

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Date: 11 January 2021

# FUTURE OF TUSTIN ESTATE



The Final Option -  
Landlord Offer Document

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# CONTENTS

02	Foreword
03	Introduction
04	Summary of Commitments
06	Commitments to tenants
08	Commitments to leaseholders
10	Commitments to freeholder
11	Voting – FAQs
13	The proposals – Our Offer to you
30	A 'Repair and Maintain' Option
30	Contact Us
31	Glossary and Technical Terms

# FOREWORD

Hello and welcome. Thank you for taking the time to read through this Landlord Offer document. It is important that all residents on the Tustin Estate are familiar with the offer being put before them before we go to a vote in February.

Following many months of consultations and conversations with people living on the Tustin Estate the council has agreed the final option to be put to a ballot. We have agreed to move forward with Option 5, which is for the redevelopment of the low-rise homes with the retention of the houses in Manor Grove with improvements to the tenanted homes. Homes in the Towers will not be subject to further work as they are already subject to a major works contract.

This Option includes building hundreds of new council homes in addition to the replacement homes, plus the creation of dedicated Over 55s housing, a new park at the centre of the estate, a new Pilgrims' Way Primary School and new retail and business spaces on the Old Kent Road and Ilderton Road.

This means the redevelopment of the estate will bring with it a raft of benefits for people living on and around Tustin Estate from bigger and better quality homes to a safer, greener and more attractive landscape around the estate.

However, the final decision is yours. This Landlord Offer document lays out exactly what Southwark Council is proposing for the Tustin Estate and what this will mean for each tenant and leaseholder affected – including what support will be available.

The final decision will be made in February 2021 when you will have the chance to vote 'Yes' in favour of the proposals, or 'No' against them. Consultation is continuing and council officers and independent community advisers will be in touch and on hand from now until then to answer any questions you have about the proposals so please do get in touch.

Cllr Leo Pollak  
Cabinet Member for Housing

It has been great working so closely with council officers and residents from the estate to get to this point. We are pleased to support these proposals for the estate. We believe the Tustin Estate has a bright future. We look forward to continuing our work with Southwark Council and making the Tustin an even better place to live.

Andrew Eke,  
Chair of the Tustin Community Association (TCA)

# INTRODUCTION

This booklet contains details of the 'Landlord Offer', Southwark Council's offer to you, the Tustin Estate residents. It includes:

- commitments to you
- plans and designs
- details of how to vote

Please read this booklet carefully so that you fully understand the proposals before you vote. This booklet has been designed to contain the information you need to make an informed decision about whether you are in favour of the redevelopment of the Tustin Estate or not.

## The Final Option

Redevelopment of the low-rise homes with:

- The demolition and replacement with new homes of Bowness House, Heversham House, Hilbeck Close, Kentmere House & Ullswater House;
- Retention of the houses in Manor Grove with improvements to the tenanted homes;
- New houses in between the houses on Manor Grove;
- A new park in the centre of the estate;
- A new Pilgrims' Way School;
- New retail and business spaces on the Old Kent Road and Ilderton Road.

This option will result in the replacement of all existing homes subject to demolition, both council homes and resident leaseholder homes (249 homes), and an estimated additional 440 new homes will be built. At least 50% of the additional homes will be council homes with the remainder being for private sale. This option will include dedicated housing for the over 55's.

The COVID-19 response has had a significant impact on the council's finances. Like other councils across the country, and Central Government, Southwark Council has had to divert funds to help support our local community and businesses during the pandemic. As a result we know we will have to look at a range of funding to provide the additional new homes, park and school. This could be made up of loans, the sale of half of the additional new homes, financial contributions from private developments on the Old Kent Road and grants from the Greater London Authority (GLA). Therefore, we currently have a team of officers looking into all these sources of funding to try and ensure that the money is in place by Summer 2021 so that we can start to move to the next stage.

## Your questions

If you have questions about the Landlord Offer or anything else that you feel would help you decide, then please contact either Southwark Council on **020 7732 2886** or email **tustin@southwark.gov.uk** or your Independent Tenant and Homeowner Advisor, Neal Purvis from Open Communities on Freephone **0800 073 1051** or at **neal.purvis1@btinternet.com**.



# SUMMARY OF COMMITMENTS TO RESIDENTS OF THE ESTATE

## The council's Commitments to you

These commitments to you are based on the Tustin Manifesto, drawn up by the Tustin Community Association, and discussions with the Resident Project Group and resident input from across the estate. These commitments represent a guarantee from the council for these policies. They apply to all residents who have been resident on the estate 12 months before the Resident Ballot.

- **Dedicated support team:** We will help you to understand the proposals, the best options for you and support you move home. This team will support vulnerable residents with all aspects of their move and liaise with family members as necessary.
- **A new home for households subject to replacement:** If you want to remain on the estate we will offer you a new home in the new development that meets your housing needs. You will have your own private outdoor space.
- **A permanent move away if you want it:** If you would prefer to move away from the Tustin Estate, we will support you to find a permanent home among the council's existing properties in Southwark.
- **A commitment to council ownership:** All the new rented homes on the estate will be owned and managed by Southwark Council.
- **Your rent will be a council rent:** All the new and improved rented homes on the estate will have council rent levels. The levels of rent are determined by property values, and as the new builds will be of higher value, the rent will be proportionally higher.
- **Your tenancy will stay the same:** Your tenancy rights will be the same in existing or new homes.
- **A fair and flexible offer to homeowners:** We are committed to ensuring no homeowners are worse off financially as a result of this offer. We will offer residents the option to sell your homes to us at an independently verified price plus a regulatory home loss payment up to the point that a contract is let to build the replacement homes. Homeowners will be eligible to buy a new property on the estate on a leasehold basis. Ownership options for homeowners include shared ownership, shared equity and equity loan. We will cover all reasonable costs incurred as a result of sale/shared equity arrangements. If homeowners don't have enough equity to buy a new home on the Estate, we will work with you to find a solution that enables you to stay on the estate.
- **Adaptable Homes in Over 55s Block.** A commitment that tenants and homeowners will be able to move into a dedicated Over 55's Block or move directly into their new home in one move.
- **A commitment to high standards and high quality:** Southwark Council is committed to maintaining the estate in line with Southwark Council's Great Estates Programme. All new homes will be built to the latest standards as set out in current Building Regulations, planning policy and Southwark New Homes Design Guide. For existing residents all new homes will be as big, or bigger, than your current home and it will also have a large outdoor private space. All homes will be energy efficient.
- **Help when moving:** We will also pay all reasonable removal expenses (as part of a 'disturbance fee') and help with arranging your move and setting up your home.
- **We will minimise disruption:** We will make every effort to limit disruption to you and your household.

- **You will receive compensation:** We will pay you a home loss payment for the loss of your home plus actual costs incurred as a result of moving.
- **Compensation for home improvements:** If you are a council tenant and have made improvements to your home, we will compensate you for these providing they were carried out with Southwark Council's permission.
- **Provision of parking:** Resident car owners who currently have a parking permit will have a parking permit for the redeveloped estate.
- **Tackling overcrowding:** Tenants who are overcrowded will be offered homes to meet their housing need as part of this regeneration.
- **Protecting the community:** There will be a dedicated local lettings policy for the Tustin Estate so that after re-housing all those residents whose homes are replaced, the additional new homes developed will in the first place be for all Tustin tenants in local needs, and those who are resident on the estate and have been on the housing list for more than 12 months prior to the date of the ballot. This includes re-housing adult children. We will consult residents on the local lettings policy before confirming the policy.
- **Meeting your housing need:** Council homes will be allocated according to need. Your need will be discussed and confirmed with you after planning permission has been agreed. If your need changes after this time this can be updated with the dedicated support team.
- **Dedicated Tustin design review panel:** We want residents to develop the designs and the delivery of homes with the design team and builders.
- **Ongoing consultation and communication:** We will consult you on proposals for the new development throughout the process, using a range of methods so you can influence the delivery.



## COMMITMENTS TO COUNCIL TENANTS IN BOWNESS, HEVERSHAM, HILLBECK AND KENTMERE



- You will be **offered** a new council home on the estate.
- We will work with you to **pre-allocate** a home based on your needs.
- Your **tenancy** will not change. Your tenancy rights will remain the same and be with Southwark Council.
- Your **rent** will remain a Southwark Council rent. New council rents for new homes will apply. This is consistent with the approach across Southwark. We are committed to making sure rents stay as low as possible. The rents for the new homes will be shared with residents, so that you know what it will be when it comes to you choosing your new home.
- Your **service charges** are based on the cost of providing services. We are committed to making sure service charges stay as low as possible and any increases will be phased over a number of years.
- Your **council tax** is based on the value of your property. As the value of the property is likely to be higher your council tax band will likely be higher resulting in higher council tax costs.
- If you move into a new home, your **energy bills** will be based on what you use and an energy meter will be installed inside your home. It is reasonable to suggest that homes connected to the new district heating system and built to new building standards will have lower energy bills for the average user.
- If you move into a new home, your **water bills** will be based on what you use and a water meter will be installed inside your home. Water use will be reduced through the provision of low flow fittings and appliances. This usually means smaller **bills** for smaller households and larger bills for bigger households.
- You are entitled to **home loss compensation**. This is a statutory payment set in law. Tenants get a payment of £6,500 (this is reviewed annually).
- You are entitled to **disturbance costs**. Residents will be reimbursed for reasonable costs related to removals costs, adjustments to curtains and carpets and disconnection and connection of services such as phones, TV and the redirection of post.
- Resident **right to buy** will apply when you move to your new home.

## COMMITMENTS TO RESIDENTS ON THE HOUSING WAITING LIST OR TENANTS IN THE TOWERS AND MANOR GROVE WHO ARE LIVING IN OVERCROWDED ACCOMMODATION OR IN HOUSING NEED, INCLUDING THOSE WHO WANT TO DOWNSIZE.



- You will be **offered** a Southwark Council home on the estate.
- Your **tenancy** will be a Southwark Council tenancy.
- Your **rent** will be a Southwark Council rent consistent with council homes across Southwark. We are committed to making sure rents stay as low as possible.
- Your **service charges** are based on the cost of providing services. We are committed to making sure service charges stay as low as possible.
- Your **council tax** is based on the value of your property. If the value of the property is higher, your council tax band will likely be higher resulting in a higher council tax costs.
- If you move into a new home, your **energy bills** will be based on what you use and an energy meter will be installed inside your home. It is reasonable to suggest that homes connected to the new district heating system and built to new building standards will have lower energy bills for the average user.
- If you move into a new home, your **water bills** will be based on what you use and a water meter will be installed inside your home. Water use will be reduced through the provision of low flow fittings and appliances. This usually means smaller bills for smaller householders and larger **bills** for bigger households.

## COMMITMENTS TO RESIDENT LEASEHOLDERS

- You will be offered a new leasehold **home** on the estate. Homes can be bought via shared ownership, shared equity, or equity loan with the Council. If there is an affordability issue, a council tenancy may be offered. That will happen once the new homes are built and at that point there will be a new replacement 125 year lease granted for your new home in exchange for your current lease.
  - You can **sell** your home to us as soon as you are ready. Leaseholders can take up the offer to sell their homes up to the point of Southwark entering a contract to build the new homes. It is planned that the homes will be built to the bespoke needs of the leaseholders and any change to the specification of a particular home after the contract is let could lead to additional costs for the Council.
  - You will be given a **home loss payment** of 10% of the market value of your home.
  - You are entitled to **disturbance costs**. Residents will be reimbursed for reasonable costs related to legal fees, stamp duty tax (for the purchase of a new property to the value of your Tustin home), surveyors fees and costs (in connection with the redemption/transfer of an existing mortgage or raising a new one), specialist adaptations, removals costs, adjustments to curtains and carpets and disconnection and connection of services such as phones, TV and the redirection of post.
  - You will be offered an **independent market valuation** of your home. Homeowners are encouraged to obtain their own valuation completed by a chartered surveyor who will act for you. Southwark Council will pay for the surveyor, where costs are reasonable.
  - The **value of your home** will be considered by an independent chartered surveyor. The surveyor will carry out a market evaluation on behalf of you for your property. The market valuation offered to homeowners will be based upon what the home might be expected to realise if sold in the open market by a willing seller. In assessing the open market value of your home you are assumed to be a willing seller. It is assumed that you would only be willing to sell at the best price which you could reasonably achieve in the open market. In coming to the market value of the property the surveyor will have considered:
    - The internal condition
    - Any internal improvements to the property such as new bathrooms and kitchens
    - The location of the property and aspect of the property within the area
    - Anything else that in the reasonable opinion of the council's external surveyor has a material impact on the value of the property.
- Decisions acknowledge that the redevelopment of the estate has an impact on values and made adjustments to compensate homeowners for any effect this might have. These adjustments are therefore reflected in the values offered by the council.
- If the valuations of the independent and council surveyors differ significantly and there is no prospect of reaching an agreement, then with the agreement of all owners of the property, and Southwark Council, the parties can seek to resolve the dispute through alternative dispute resolution (ADR).
  - We aim to **negotiate** the buy back of your property by agreement, but if this is not possible Southwark Council have the ability to purchase your home under a Compulsory Purchase Order (CPO) subject to confirmation by the Minister for Housing, Communities and Local Government.
  - Leaseholders will have the right to buy a new home in any phase of the development. If leaseholders need to move to a temporary home before their home their new property is ready, they will be offered a home on the estate to rent.
  - All the new homes will be of the same **standards and fittings**. If a homeowner wants a higher standard, before the works commence, an agreement can be made to only finish the home without the final fit out works undertaken, so that the homeowner can finish the new home off at their own expense, which will be reflected in the valuation.
  - All new homes will receive a National House Builders' Council **certificate**.
  - We aim to **negotiate** the buy back of your property by agreement, but if this is not possible Southwark Council have the ability to purchase your home under a Compulsory Purchase Order (CPO) subject to confirmation by the Minister for Housing, Communities and Local Government.

- Leaseholders will have the right to buy a new home in any phase of the development. If leaseholders need to move to a temporary home before their home their new property is ready, they will be offered a home on the estate to rent.
- If you can't **afford** a new property or don't have enough equity to buy a new home on the Estate, we will conduct a financial appraisal and work with you to find a solution that enables you to stay on the estate and in homeownership and / or offer a council tenancy where this is your preference.
- **Service charges** are based on the cost of providing services that are delivered. If additional services are provided within the new blocks, service charges may change. We are committed to making sure service charges are kept as low as possible. If there are increases in service charge amounts we would agree a phased introduction of the increase over a period of five years. With all parts of homes, blocks and estate being new costs associated with repairs or works to the roof, lifts or other parts being in good condition, service charges could be expected to be lower than they currently are.
- Your **council tax** is based on the value of your property. If the value of the property is higher, your council tax band will likely be higher resulting in higher council tax costs.
- If you move into a new home, your **energy bills** will be based on what you use and an energy meter will be installed inside your home. It is reasonable to suggest that homes connected to the new district heating system and built to new building standards will have lower energy bills.
- If you move into a new home, your **water bills** will be based on what you use and a water meter will be installed inside your home. This usually means smaller bills for smaller householders and larger bills for bigger households.



## COMMITMENTS TO RESIDENT FREEHOLDERS

- The proposals will not change your home or status as freeholders on the estate.
- Your **service charges** (where applicable) are based on the cost of providing services. We are committed to making sure service charges stay as low as possible and any increases will be phased over a number of years.
- The estimated costs in the Stock Condition Survey (SCS) of works to the wider estate are £844 over 30 years. This cost relates to repair and maintenance only. Additional costs for freeholders resulting from the works to the wider estate as well as costs related to landscaping, shared spaces, services and utilities will be set out in detail as the earliest opportunity after further consultation.
- The option for freeholders to buy into refurbishment works for their properties will be explored. This could relate to windows, doors and other building parts and works.



# VOTING – FAQs



The council is following Greater London Authority (GLA) Resident Ballot requirements for holding a ballot. This means there is no minimum turnout needed and the result will be based on a simple majority – in other words whichever vote (yes or no) receives the highest number of votes will decide if the scheme goes ahead or not. It also means:

- the ballot will be run by an independent organisation;
- you can vote anonymously either in favour of our proposals or against them;
- voter eligibility is established by the GLA

## Who will be running the independent ballot?

Civica Elections Services, also known as CES. CES is an impartial and independent organisation. Southwark Council will **not** be able to see how individuals have voted. It will manage the ballot process in line with Greater London Authority (GLA) guidance. CES is an independent company with over 100 years' experience of administering ballots and are the UK's leading provider of election services. They will be responsible for:

- Receiving and counting the votes
- Verifying that all votes have been casted legitimately
- Issuing the result

## Who can vote?

Residents who are able to vote on the future of the Tustin Estate are anyone aged 16+ who are:

- Council tenants and any joint tenants who have been named on the secure tenancy agreement.
- Resident leaseholders who are named on the lease and have resided in their home for at least a year prior to the ballot.
- Resident freeholders who are named on the deed and have resided in their home for at least a year prior to the ballot.
- Residents who live on the estate as their principal home and who have been on the council's housing register for at least a year.

## What question will be on the ballot paper?

The question is:

*"Are you in favour of the proposal for the re-development of the low rise homes and the retention of the Towers and Manor Grove houses on the Tustin Estate?"*

### How do I complete the ballot paper?

If you want to vote 'yes' in favour of the proposal place an x in the box marked YES.

If you want to vote 'no' against the proposals, place an x in the box marked NO.

**You may only vote once** - CES checks and verifies every individual ballot paper, telephone vote and online vote to ensure that eligible residents only vote once. If a resident tries to vote more than once, only their first vote will be counted.

### How do I cast a vote?

You will be able to vote using either of the following methods:

- Post the completed ballot paper back to CES in the pre-paid envelope provided.
- Vote online at [www.cesvotes.com/tustin](http://www.cesvotes.com/tustin) and provide the security code listed on your ballot paper.
- Call the Freephone number on your listed on your ballot paper and provide the security code listed on your ballot paper.

### When can I vote?

You can vote between Wednesday 10 February and Friday 5 March. The vote lasts for 23 days and closes at 5pm on Friday 5 March 2021. If you are voting by post, your postal vote must be received by CES by Friday 5 March 2021.

Your ballot paper will be delivered to your door on the day the vote starts. Once you have your ballot paper you can cast your vote using the methods stated above.

If you are voting by post, your ballot paper must have arrived at CES by the deadline to be counted. Please make sure you send your vote back with plenty of time to arrive as any ballot papers received after the close will not be counted under any circumstances.

### When will I find out the result?

The results will be shared via a newsletter as soon as possible after CES issue the results to the Council. All residents will also receive a letter within five working days after the results are issued to confirm the results.

### What do the results mean?

#### A 'Yes' vote

If the ballot result is in favour of the final option, we will deliver this option with resident input.

#### A 'No' vote

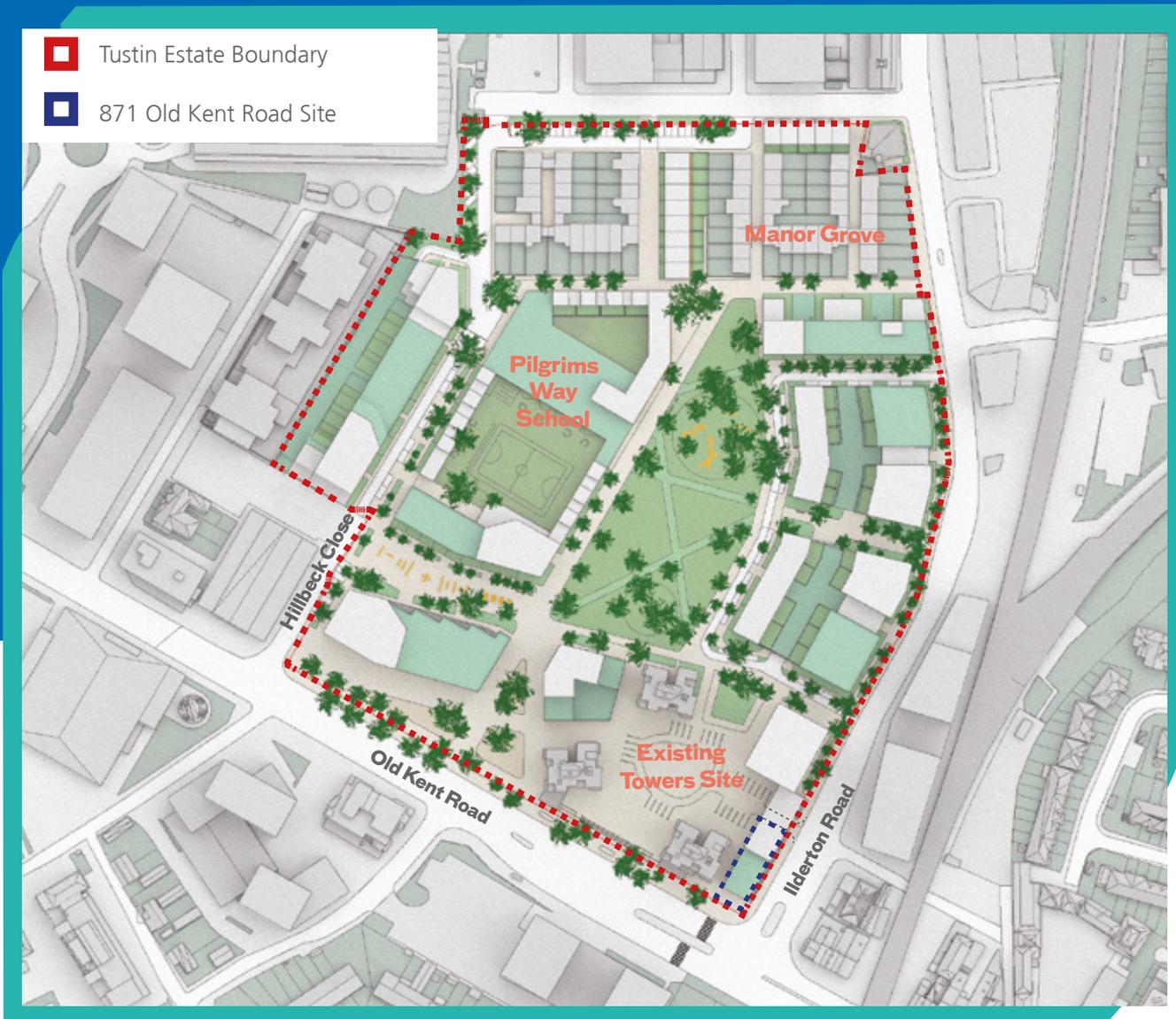
If the ballot result is against the final option, we will continue to manage and maintain the existing homes and the estate in accordance with Option 1.

### What if I have questions about the process or my vote?

If you have any questions about voting, or if you have lost / spoilt your ballot paper and need a replacement, please contact CES on: [support@cesvotes.com](mailto:support@cesvotes.com) or call **020 8889 9203**.

### What happens after the Ballot?

We will continue to work with residents through all aspects of the work on the option that has the majority support from residents. This will include selecting teams to deliver the option, evolving the design and submitting a planning application and confirming housing allocations.



## THE PROPOSAL - OUR OFFER TO YOU

Redevelopment of the low-rise homes with the:

- The demolition and replacement with new homes of Bowness House, Heversham House, Hilbeck Close, Kentmere House & Ullswater House
- Retention of the houses in Manor Grove with improvements to the tenanted homes
- New houses in between the houses on Manor Grove
- A new park in the centre of the estate
- A new Pilgrims' Way School
- New retail and business spaces on the Old Kent Road and Ilderton Road

In consultation with residents the proposals have been developed to this level of detail. These proposals will result in an estimated 690 new homes being built - 200 replacement homes for council tenants and 49 replacement homes for leaseholders. An estimated additional 440 new homes will be built. At least 50% of the additional homes will be council homes with the remainder being for private sale. Subject to a positive ballot, the scheme will be further developed in consultation with residents, as it is taken towards a RIBA Stage 3 design to securing planning permission. Once planning permission is granted, the overall number of homes will be fixed.

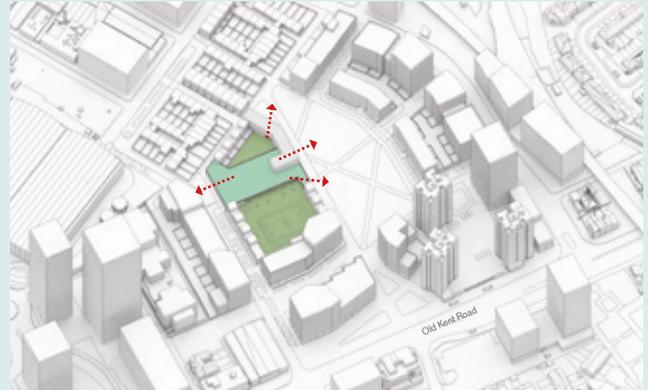
# DESIGN PRINCIPLES

These designs have been based on six agreed principles developed through the Residents' Manifesto and from working with residents on the estate. These principles will remain throughout the design process.



## 01. Improved Street Frontage on Old Kent Road

The buildings are formed in relation to the existing towers and future developments on Old Kent Road with the ambition to create a positive destination on Old Kent Road. At street level this includes improved public space and retail frontages facing Old Kent Road.



## 02. A School at the heart of the estate

The much-loved Pilgrims' Way Primary School is rebuilt and remains at the heart of Tustin Estate with improved access to open space.



## 03. Green at the heart of the estate

Protecting existing nature on the estate and encouraging biodiversity to create a public landscape where paths cross, people meet safely and the communities diverse needs can be met - from playgrounds to quiet sitting-out areas.



## 04. Variety of typology and character

Provide a variety of housing types: houses, flats, maisonettes to make an inter-generational neighbourhood to meet peoples needs over time.

- Houses
- Deck Access
- Core Access
- ✱ GF Maisonettes



### 05. Key pedestrian routes

Clearer and safer pedestrian connections through Tustin Estate.

- Primary routes
- Secondary Routes



### 06. A Network of Green Links

Potential for pedestrian routes through the estate to connect with nearby existing and future green spaces.

## MEETING THE RESIDENT MANIFESTO

The following measures are examples of how the proposals align with the Resident's Manifesto.



### Housing

- An estimated 690 new homes will be built on the estate. This includes replacing all existing homes subject to replacement (249) and 440 additional homes. 50% of new homes will be council homes and 50% will be for private sale.
- Tenanted homes in Manor Grove will be refurbished. This will include new kitchens and bathrooms as well as improving the energy efficiency of homes.
- A variety of housing types: houses, flats, maisonettes to make an inter-generational neighbourhood that meet peoples needs over time.
- All homes have private space that meets the needs of the household size in the form of gardens and balconies.
- Homes are designed to give views onto green open spaces to reduce opportunities for crime and anti social behaviour.
- Construction phasing will aim to minimise disruption and maximizing single moves.



### Open Space

- New and improved park at the heart of the estate protecting existing nature on the estate and encouraging biodiversity to create a public landscape where paths cross, people meet safely and the communities diverse needs can be met - from playgrounds to quiet sitting-out areas.
- Majority of trees are retained including those at Manor Grove and in front of Bowness. Any trees removed will be replaced with new ones.



### Senior Residents

- Dedicated flats for the over 55's located in a block next to Old Kent Road and central green spaces for ease of access to both.
- Over 55's flats will include indoor and outdoor communal spaces.
- Flats for Over 55's will also be available in other buildings across the estate, with access to private gardens.



### Activity Spaces

- Provision of a variety of open spaces with unique character and functions, for use by different age groups and individuals.
- More play space for all ages.
- More spaces to relax.



### Community Safety

- New buildings and spaces are designed to reduce the opportunities for crime and anti-social behaviour.
- Homes are designed to give views onto green open spaces.
- Clearer and secure pedestrian connections through Tustin Estate with better external lighting.
- Prevent delivery drivers using scooters to cross the estate.
- New entry halls to buildings with improved lighting and security.



### Education and Community Facilities

- The much-loved Pilgrims' Way Primary School will be rebuilt and remain at the heart of Tustin Estate with improvised access to open space.
- The estate will provide space that is large enough to hold events and activities.
- A 'Pop Up' space dedicated to community use and community enterprise such as a coffee shop on Old Kent Road.



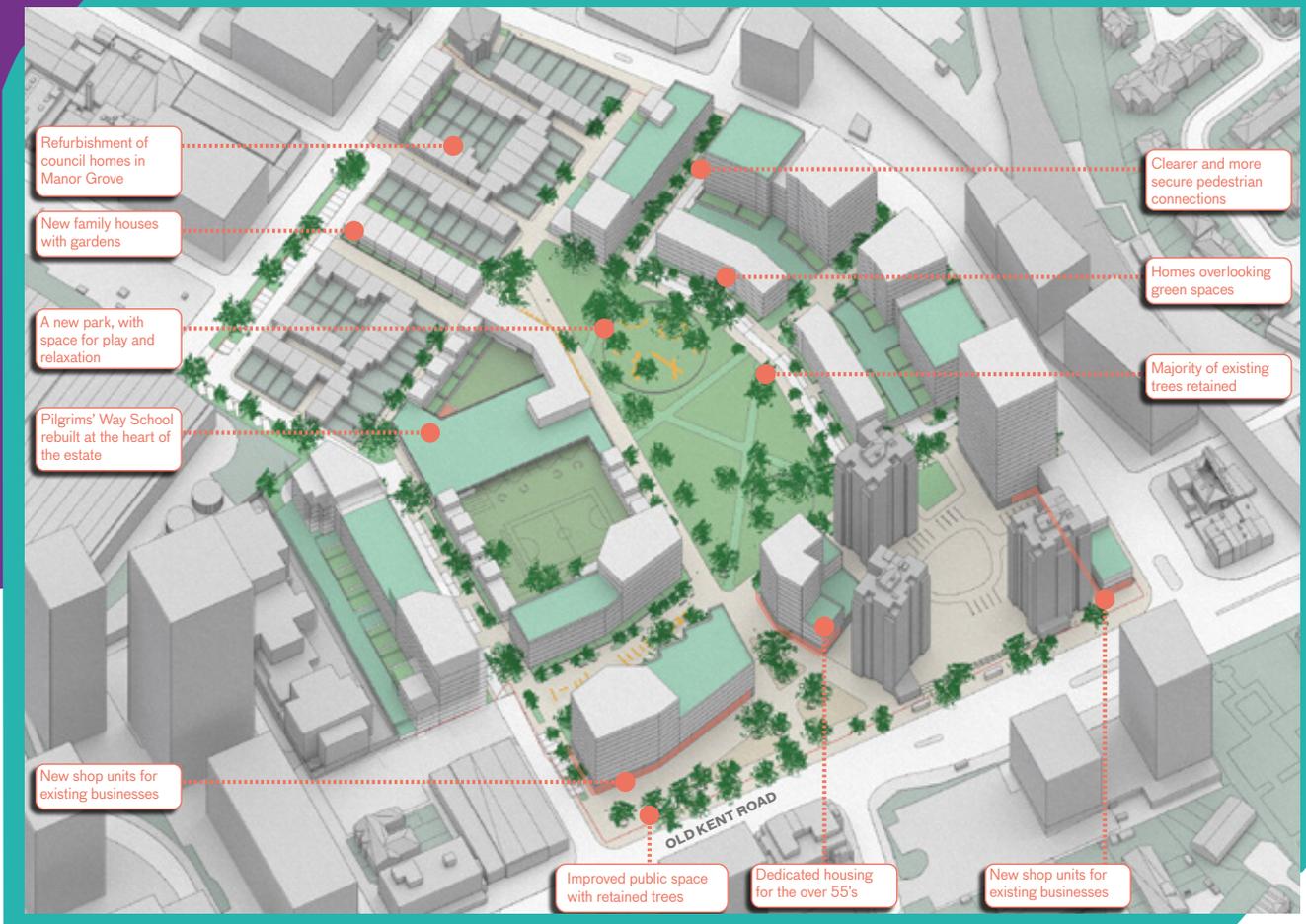
### Car parking

- Better design and enforcement of parking on the estate.
- An integrated parking strategy to meet the needs of residents and businesses on the estate.
- Residents with a parking permit will continue to be able to park their car on the estate.



### Heating and Sustainability

- New homes will be built to zero carbon targets.
- The energy efficiency of refurbished homes will be improved and move towards net zero carbon.
- New Estate Lighting will be energy efficient.
- New electric charging points for cars and a car club.
- Improved walking and cycling facilities.



## THE ESTATE - KEY BENEFITS

The proposals will provide:

- New replacement homes for all residents, tenants and leaseholders, subject to demolition
- New homes for those living in overcrowded accommodation
- Refurbished council homes for residents in Manor Grove
- Dedicated one and two bed housing for the over 55s
- A new park at the centre of the estate with space for play and relaxation
- Improvement area of public spaces throughout the estate and along Old Kent Road
- A new school at the heart of the estate
- New commercial premises for existing commercial tenants
- More secure walking routes with improved lighting.

## YOUR HOME – KEY BENEFITS

- **There will a variety of homes to meet resident needs are preferences**

Homes across the estate will have different layouts. Residents moving to new homes will have options for homes with open plan kitchen and living rooms as well as separate living rooms, homes with a ground floor entrance and others with access from a communal walkway or a lobby.

- **Your homes will be bigger**

If you live in Bowness, Heversham, Hillbeck or in a studio flat in Kentmere your home will be bigger. If you live in a one bedroom flat in Kentmere, the interior of your home will be the same size. There will be no bedsit or studio homes built for council tenants.



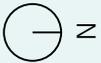
# Example Layouts

## 1Bed 2People

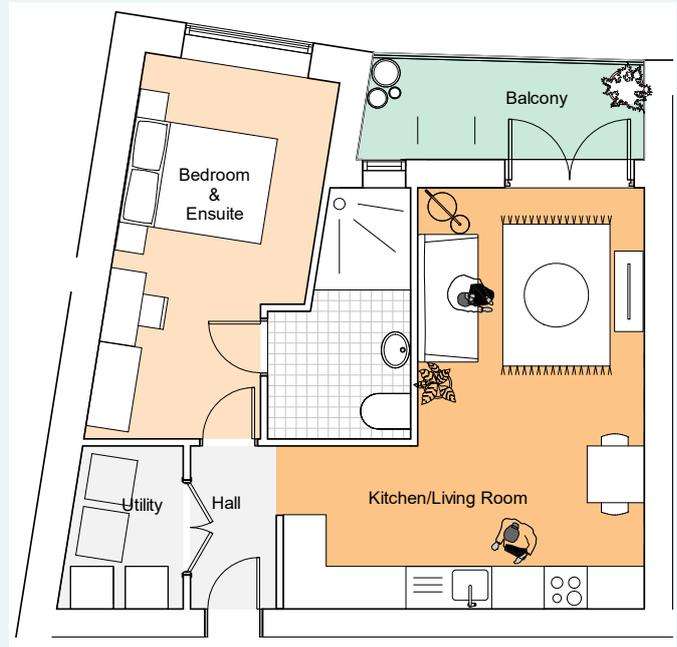
### Example One Bedroom Flat Building G1 (Phase 1)

- Balconies with views to greenery
- Open space kitchen/ living room
- 30% bigger than average 1 Bedsit in the estate

Area: 50sqm/ 527sqf



	Hall	2.7 sqm	29 sqft
	Storage/Utility	3.6 sqm	39 sqft
	Bedroom	20 sqm	215 sqft
	Kitchen/Living	23 sqm	247 sqft
	Bathroom/Toilet	4 sqm	43sqf
	Balcony/Garden	5.6 sqm	60 sqft
Total Internal Area*		50 sqm	527 sqft



Bathroom with window

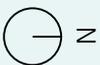
\*Total Internal Area is a gross internal area that is a sum of all listed room areas and internal walls

## 1Bed 2People

### Example One Bedroom Flat Building G1 (Phase 1)

- Balconies with views to greenery
- Dual Aspect
- Open space kitchen/ living room
- 30% bigger than average 1 Bedsit in the estate

Area: 50sqm/ 527sqf



Dual Aspect

	Hall	5 sqm	53 sqft
	Storage/Utility	2.6 sqm	27 sqft
	Bedroom	12 sqm	129 sqft
	Kitchen/Living	25 sqm	269 sqft
	Bathroom/Toilet	4 sqm	43sqf
	Balcony/Garden	sqm	64 sqft
Total Internal Area		50 sqm	527 sqm



\*Total Internal Area is a gross internal area that is a sum of all listed room areas and internal walls

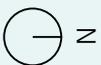
# Example Layouts

## 1Bed 2People

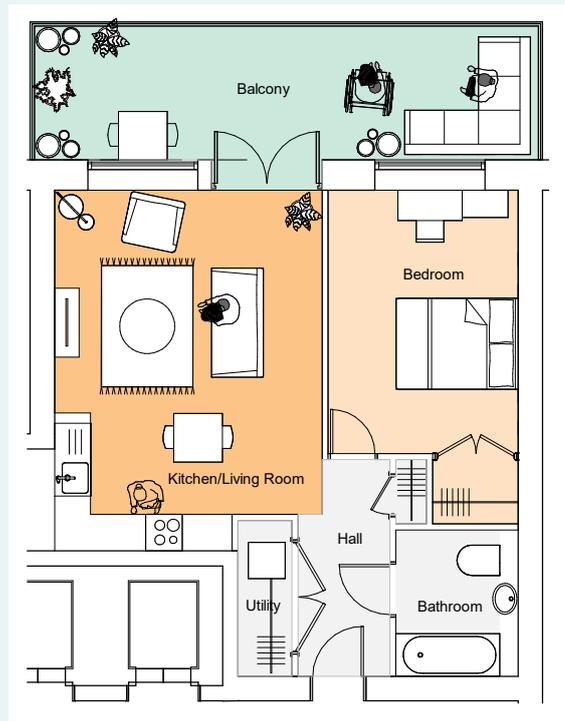
### Example One Bedroom Apartment Over '55 Building K (Phase 2)

- Oversized space designed for wheelchair users
- Oversized balconies with views to greenery
- Large bathrooms
- Open space kitchen/ living room
- 40% bigger than average 1 Bedsit in the estate

Area: 55sqm/ 590sqf



	Hall	4 sqm	43 sqft
	Storage/Utility	4 sqm	43 sqft
	Bedroom	15 sqm	161 sqft
	Kitchen/Living	27 sqm	290 sqft
	Bathroom/Toilet	4 sqm	43sqf
	Balcony/Garden	15 sqm	161 sqft
Total Internal Area		55 sqm	590 sqft



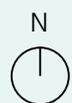
\*Total Internal Area is a gross internal area that is a sum of all listed room areas and internal walls

## 2Bed 4People

### Example Two Bedroom Flat Building G1 (Phase 1)

- Master Bedroom with en-suite
- Double secondary bedroom
- Large bathrooms with windows
- Option with open space kitchen/ living room
- Separate kitchen
- Large Balcony
- 15% bigger than average 2 Bedroom in the estate

Area: 70sqm/ 750sqf



	Hall	6.5 sqm	69 sqft
	Storage/Utility	2 sqm	21 sqft
	Bedroom	26 sqm	280 sqft
	Kitchen/Living	27 sqm	290 sqft
	Bathroom/Toilet	8 sqm	86sqf
	Balcony/Garden	11 sqm	118 sqft
Total Internal Area		70 sqm	750 sqft



Enclosed Kitchen

\*Total Internal Area is a gross internal area that is a sum of all listed room areas and internal walls

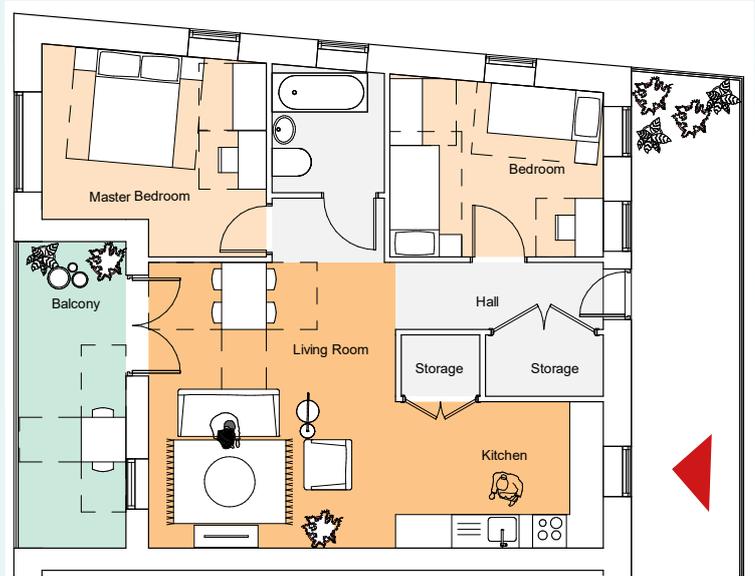
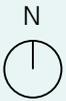
# Example Layouts

## 2Bed 4People

### Example Two Bedroom Flat Building F1 (Phase 3)

- Dual Aspect
- Double secondary bedroom
- Large bathroom with window
- Option with open space kitchen/ living room
- Large Balcony
- 15% bigger than average 2 Bedroom in the estate

Area: 74sqm/ 796sqf



	Hall	5.4 sqm	58 sqft		Bathroom/Toilet	33 sqm	355 sqft
	Storage/Utility	4.4 sqm	47 sqft		Kitchen/Living	4.4 sqm	47sqf
	Bedroom	25 sqm	269 sqft		Balcony/Garden	10 sqm	107 sqft
<b>Total Internal Area</b>						<b>74 sqm</b>	<b>796 sqft</b>

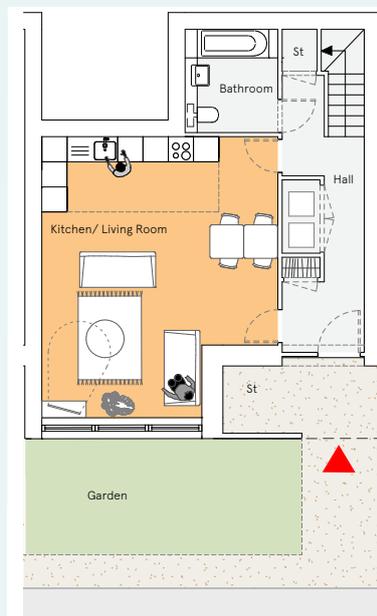
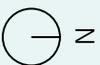
\*Total Internal Area is a gross internal area that is a sum of all listed room areas and internal walls

## 3Bed 5People

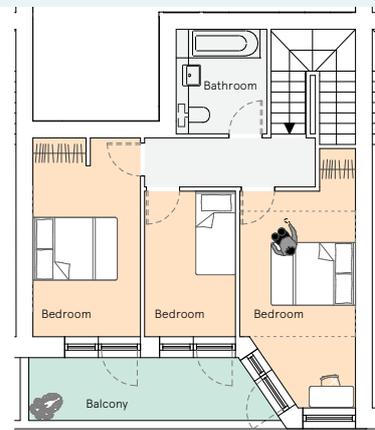
### Example Three Bedroom Maisonettes Building C (Phase 1)

- Open Plan kitchen/ dining
- Large private garden
- First Floor terrace
- Double bedrooms
- 30% bigger than average 3 Bedroom maisonette in the estate

Area: 99 sqm/ 1100sqf



Ground Floor



First Floor

	Hall	16.5 sqm	177 sqft		Bathroom/Toilet	35 sqm	376 sqft
	Storage/Utility	3.5 sqm	37 sqft		Kitchen/Living	8 sqm	86 sqft
	Bedroom	34 sqm	365 sqft		Balcony/Garden	8 sqm	86 sqft
<b>Total Internal Area</b>						<b>99 sqm</b>	<b>1100 sqft</b>

\*Total Internal Area is a gross internal area that is a sum of all listed room areas and internal walls

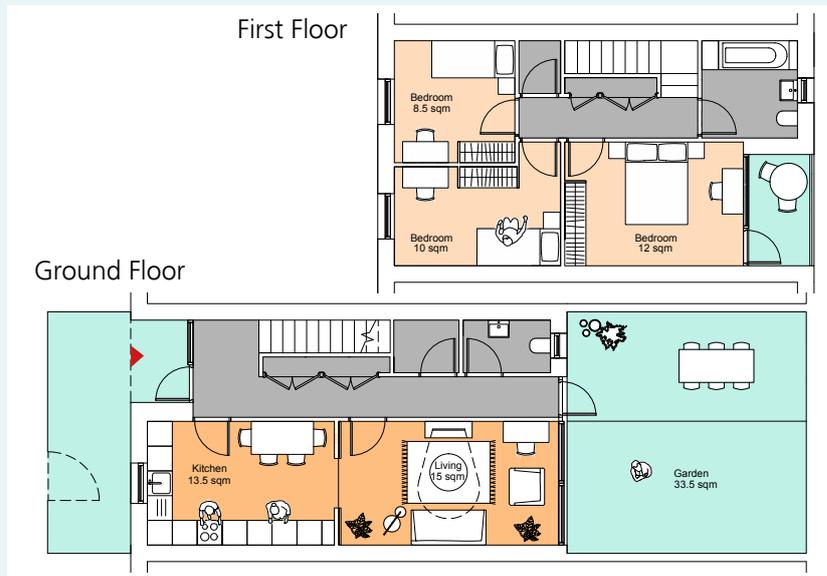
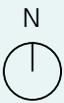
# Example Layouts

## 3Bed 4People

### Example Three Bedroom House Building D Manor Grove (Phase 1)

- Double secondary bedroom
- Bathrooms with windows
- Terrace on each floor
- Separate kitchen
- Large private garden
- Large private front garden
- Dual Aspect

Area: 95sqm/ 1022sqf



	Hall	15.8sqm	170 sqft		Bathroom/Toilet	28.5 sqm	3.7 sqft
	Storage/Utility	7 sqm	75 sqft		Kitchen/Living	8 sqm	86 sqft
	Bedroom	30.5sqm	328 sqft		Balcony/Garden	50 sqm	538 sqft
<b>Total Internal Area</b>						<b>95 sqm</b>	<b>1022 sqft</b>

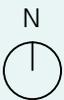
\*Total Internal Area is a gross internal area that is a sum of all listed room areas and internal walls

## 3Bed 6People

### Example Three Bedroom Maisonettes Building G1 (Phase 1)

- Oversized living space with extra storage
- Master Bedroom with en-suite
- Bathrooms with windows
- Separate kitchen/ dining
- Large private garden
- 40% bigger than average 3 Bedroom maisonette in the estate

Area: 120 sqm/ 1291 sqf



	Hall	14 sqm	150 sqft		Bathroom/Toilet	49 sqm	572 sqft
	Storage/Utility	8.7 sqm	93 sqft		Kitchen/Living	8 sqm	86sqft
	Bedroom	40 sqm	430 sqft		Balcony/Garden	56 sqm	602 sqft
<b>Total Internal Area</b>						<b>120 sqm</b>	<b>1291 sqft</b>

\*Total Internal Area is a gross internal area that is a sum of all listed room areas and internal walls

# Example Layouts

## 4Bed 6People

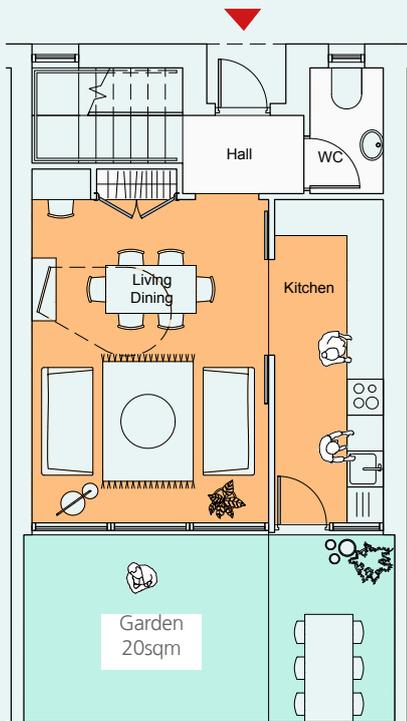
### Example Four Bedroom House Building D Manor Grove (Phase 1)

- Double secondary bedroom
- Bathrooms with windows
- Terrace on each floor
- Separate kitchen
- Large private garden
- Dual Aspect

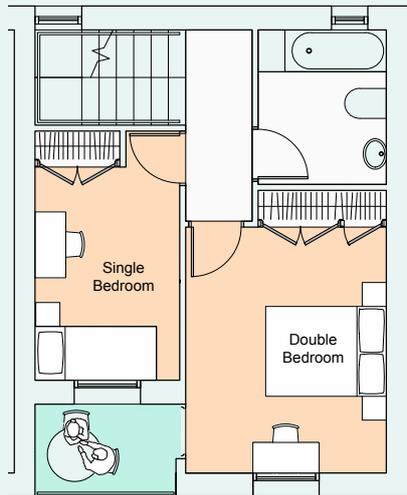
	Hall	7.7 sqm	29 sqft
	Storage/Utility	6 sqm	64 sqft
	Bedroom	42 sqm	387 sqft
	Kitchen/Living	31.5 sqm	339sqft
	Bathroom/Toilet	9 sqm	
	Balcony/Garden	27 sqm	290 sqft
Total Internal Area		110 sqm	1185 sqft

Area: 110sqm/ 1185sqf

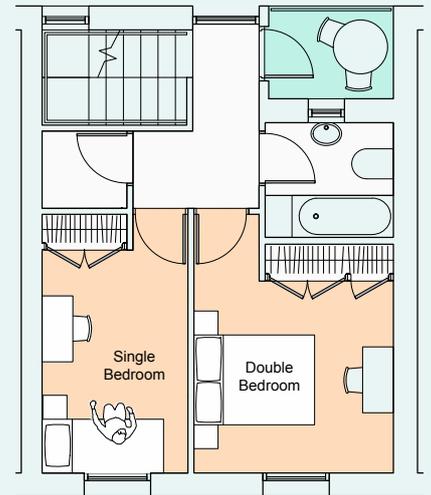
\*Total Internal Area is a gross internal area that is a sum of all listed room areas and internal walls



Ground Floor



First Floor



Second Floor



## Your homes will have private outdoor space

All new homes will have a balcony, front garden or rear garden.

In new homes with balconies, the size of your outdoor space depends on the number of bedrooms you have and will be as follows:

- 1 bedroom home you will have a balcony at a minimum of 5+ sqm / 54+ ft.
- 2 bedroom home you will have a balcony at a minimum of 7+sqm / 75+ ft.
- 3 or more bedroom home you will have a balcony at a minimum of 10 sqm / 108+ ft.

The proposals include more homes with gardens than the existing estate. In new homes with gardens, the gardens will be bigger than the above balconies and range in size from approximately 20 sqm / 215 sqft to 50sqm / 538 sqm.

The majority of blocks will have additional communal gardens to be shared with neighbours and some may be used for allotments..



### Old Kent Road Approach and Over 55's Block



Residential block with retail at ground floor replacing Bowness

New public space with generous views through to the park and school

Over 55's block with retail at ground floor

Existing tower block

### Over 55s homes

A mix of 1 and 2 bed homes with balconies will be available for residents, tenants and homeowners, 55 years of age or more. These homes will be

- wheelchair accessible
- adaptable and flexible so that they can change with the residents needs
- have bigger balconies than 1 beds and 2 beds elsewhere
- have communal facilities including communal gardens and communal living rooms.

### New homes will be more energy efficient and reduce carbon emissions

Your homes will be well insulated and connected to a district heating network to be more energy efficient and reduce carbon emissions.

The district heating network will provide a reliable source of heat and hot water. Reliability will improve as the system will be newer than the current system with better back up available.

### Your homes will be safe and secure

Your homes, like your estate, will be designed to improve safety and minimise opportunities for crime. Both the design and management of the estate have been considered in work to date as follows and this work will continue into the next stages of design:

- Clear pedestrian pathways through the estate
- Pathways and open spaces that are 'overlooked' meaning that residents can see what is going on these spaces from their homes
- Improved lighting.
- Homes will be designed and built to 'Secured by Design' Standards and all will have improved access arrangements to blocks and homes.
- New homes will meet the latest fire safety standards.

## Your move

- Southwark Council will ensure one move for the majority of households, unless residents request two moves.
- A dedicated Tustin local lettings system will be used to prioritise moves based on housing need, medical need and existing housing arrangements such as gardens or location within a block.
- Prioritisation will be based on your existing living arrangements for example do you currently have a garden, on housing need, medical need and how long you have lived on the estate.
- Your housing need will be established and confirmed after planning permission has been granted. If your housing need changes before you move into your new home, you can work with the dedicated support team to update your housing need.
- 100% of new council homes will be made available to existing residents in blocks demolished by the proposals, or with a priority status on the housing waiting list. This will apply to residents in the low-rise homes and the towers. Residents must have been living on the estate 12 months prior to the ballot to be eligible. (Residents must have lived on the estate for 12 months prior to the ballot so that we can prioritise protecting the existing residents and keeping the existing community together).
- A dedicated team will support residents through each step of the process.
- If your household moves twice, you will receive disturbance costs for the second move, but not a second homelessness payment.
- The principles of a dedicated Tustin Estate local letting system are as follows and will be confirmed subject to the results of the ballot. The local lettings policy, will be subject to an Equalities and Health Impact Assessment (EHIA).
  - All council tenant households in properties to be demolished (will not need to bid for a new home (under Homesearch).
  - These households will be pre-allocated a new home on the Tustin Estate after planning permission has been granted. Residents will choose from a booklet which home they want to move into in line with their need. This means that ahead of time, households will know: the exact home they will be moving to; they will know the timetable for building that home; and will be able to choose finishes for their new home and meet their neighbours.

- If you are currently in a larger property than you need, you will be eligible for a property with one more bedroom than your need, however if you want to downsize you can.

## Council tenants (in properties to be demolished)

- Council tenants will be guaranteed a newly built council home.
- Council tenants will be pre-allocated a home based on prioritisation of housing need, medical need, how long you have lived on the estate.
- If you are currently on the ground floor, have a garden or both we will work to allocate you a home on a like for like basis meaning if you have a garden we will look to allocate you a home with a garden.
- Council tenants will choose from a booklet the home they would like to move into. This booklet will show the layout and the size of the property and state the rent and council tax of each property.

## Council tenants (in the towers and in Manor Grove)

- A choice based bidding system will apply to those in housing need, including overcrowded households and those residents who have been on the council's housing list for a year before the Resident Ballot. They will have the opportunity to bid for council homes on the estate as the properties will be ring fenced for such Tustin residents first.

## Resident Leaseholders (in properties to be demolished)

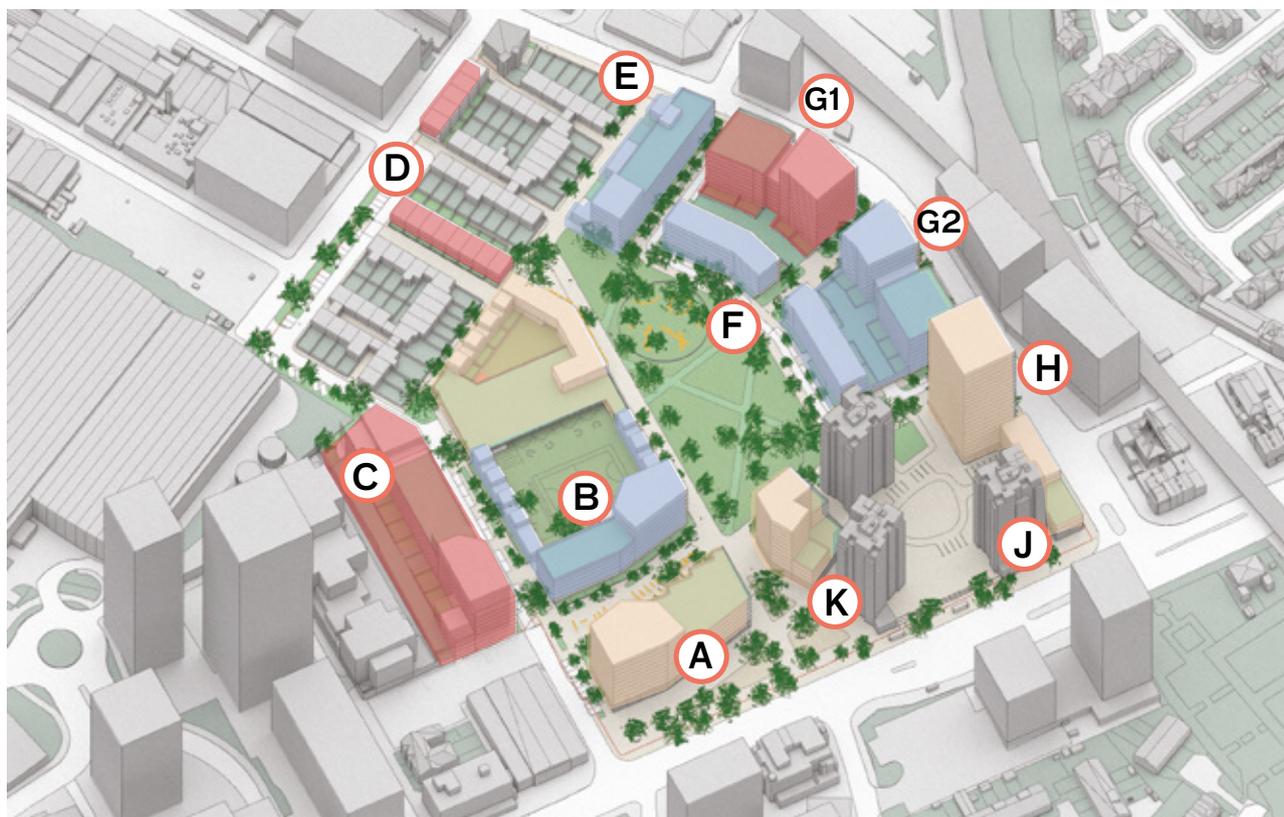
- Leaseholders in properties to be demolished will choose from a booklet the home they would like to move into. This booklet will show the layout and size of the property and state the price and council tax of each property.
- If you are currently on the ground floor, have a garden or both we will work to allocate you a home on a like for like basis meaning if you have a garden we will look to allocate you a home with a garden. This will be based on availability and prioritisation.
- If leaseholders want to move on a temporary basis prior to moving into a property they have bought, the council will assist in this process.

## When will work start

- It is estimated that the physical works will start in autumn 2022 and continue through to autumn 2028.
- The phasing plan seeks to move all existing residents in properties due to be demolished in one phase, meaning the majority of residents could move in one phase by autumn 2024.
- If residents first choice home is in the second phase and they need to move a second time, homes in phase 2 will be available in summer/autumn 2026 and homes in phase 3 will be available in autumn 2028.
- The details of the estimated timetable for the delivery programme are as follows

<b>Preparation</b> Spring 2021 to summer 2022	18 months for: <ul style="list-style-type: none"> <li>• Establish resident design and delivery panel</li> <li>• Secure planning permission</li> <li>• Secure agreement with a builder to be confirmed</li> <li>• Negotiations with leaseholders to commence</li> <li>• pre-allocations discussions begin with all residents in properties due to be demolished</li> </ul>
<b>Phase 1, Residents Move</b> Summer 2021 Summer 2022	6 months for: <ul style="list-style-type: none"> <li>• Residents from Hillbeck to be moved to the new homes in the towers and existing empty homes on the estate, on a temporary or permanent basis at their discretion.</li> </ul>
<b>Phase 1, Demolition, Rebuild &amp; Refurbish</b> Autumn 2022 to Summer 2024	2 years for: <ul style="list-style-type: none"> <li>• Manor Grove Council properties refurbished</li> <li>• 6 months to demolish to Ullswater, Hillbeck and Manor Grove garages</li> <li>• Build block G1 (in front of Heversham )</li> <li>• Build block D (infill houses in Manor Grove)</li> <li>• Build block C (on site of Ullswater &amp; Hillbeck)</li> </ul>
<b>Phase 2, Residents Move</b> Summer 2024 to Autumn 2024	6 month to move: <ul style="list-style-type: none"> <li>• Residents from Bowness, Heversham, Hillbeck and Kentmere to move into new homes in blocks above (Block G1, D and G1).</li> <li>• Priority residents on the housing waiting list to move to new or existing homes where available.</li> </ul>
<b>Phase 2, Businesses Move</b>	Move 9 businesses into temporary accommodation on the estate or nearby
<b>Phase 2, Demolition and Rebuild</b> Winter 2024 to autumn 2026	2 years for: <ul style="list-style-type: none"> <li>• Demolish Bowness, Heversham, Kentmere &amp; Afriko</li> <li>• Build Block K (over 55's block), Block A (the new Bowness), Block H (the new tower), Block J (on the site of Afriko), Pilgrims Way Primary (to the north of the existing school)</li> </ul>
<b>Phase 3, School Move</b> Winter 2026	3 months: <ul style="list-style-type: none"> <li>• New school opens to staff and pupils</li> </ul>
<b>Phase 3, Businesses Return</b> Winter 2026	<ul style="list-style-type: none"> <li>• Businesses return to Tustin and / or letting of unoccupied spaces begin.</li> </ul>

<p><b>Phase 3 Demolition and Rebuild</b> Winter 2026 to autumn 2028</p>	<p>2 years for:</p> <ul style="list-style-type: none"> <li>• Build Block E, F, G2 (homes around the old Heversham and to the south of the new school)</li> <li>• Demolish Pilgrims Way Primary</li> <li>• Build Block B (houses to south of Pilgrims’ Way Primary School)</li> </ul>
<p><b>Phase 3, Resident Move</b> Autumn to winter 2028</p>	<ul style="list-style-type: none"> <li>• Second move for residents from Bowness, Heversham, Hillbeck and Kentmere where necessary.</li> <li>• Priority residents on the housing waiting list to move to new or existing homes where available.</li> </ul>



## YOUR ESTATE

### Homes

New blocks and homes will be built across the estate to replace all of the existing homes demolished on the estate (249 homes). An estimated 440 additional homes will be built. 50% of the additional homes will be council homes and 50% of the additional homes will be private homes for sale. A mix of 1 bed homes through to 5 and 6 bed homes for families in housing need will be built. Homes will be flats, maisonettes and houses.

Council homes in Manor Grove will be refurbished. As a minimum these homes will meet decent homes standards and new kitchens and bathrooms will be fitted as appropriate. The scope of refurbishment proposals will be subject to further consultation with council tenants of Manor Grove in 2021.

### Open Spaces

A new park will be built at the centre of the estate and to the east of the school alongside a series of improved public spaces will be created across the estate including spaces on the Old Kent Road. These spaces will increase the amount of public open space on the estate as well as increase the amount of play space whilst also providing more space for relaxation. These spaces will support ecology, biodiversity and assist flood risk management. Existing trees will be protected and where trees are lost they will be replaced with species that meet local needs.

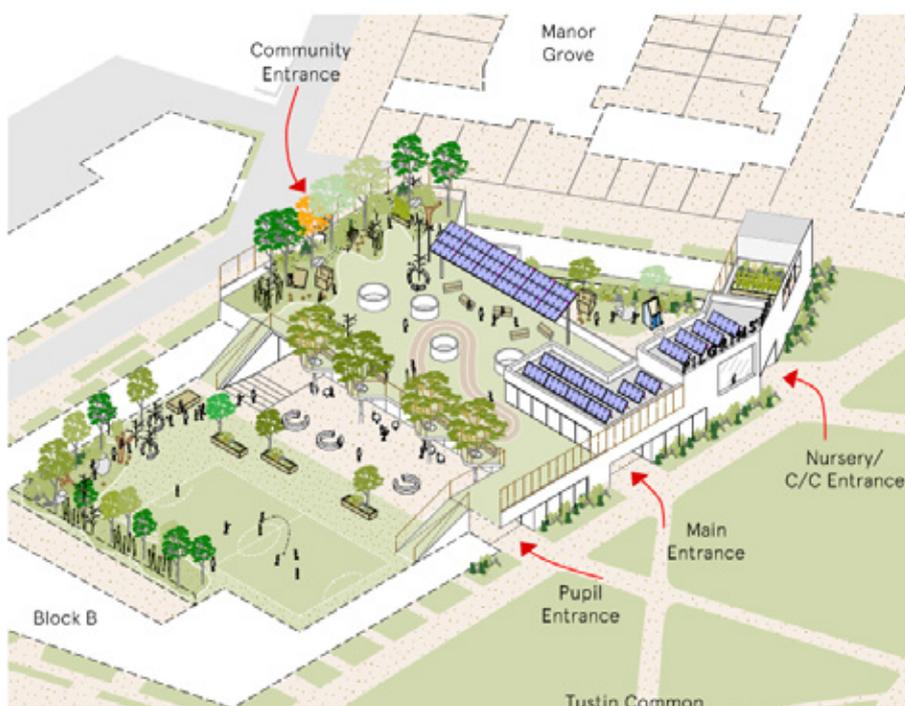
### The School and Community Spaces

A new school will be built to the north of the existing school at the heart of the estate. The new school will include the following:

- Re-provision of accommodation for a 1 Form Entry school (i.e. one that takes in 30 new pupils per year) that could be expanded to become a 2 Form Entry (i.e. one that takes 60 new pupils per year) school to meet local need.
- Re-provision of more play space than the existing school.
- Have entrances that open out on to Tustin Park.
- Have a large outdoor play space that enables children to carry out a range of exercises.
- Provide 'outdoor classrooms' for each year group
- Provide a playground space at first floor level with views towards London and over the Park

The Tustin Community Association Hall at Windermere Point will be extended to provide more space for community activities.

An additional dedicated 'pop-up' space will also be provided for community activities and enterprise.





## Businesses

New business units will be built on the Old Kent Road and Ilderton Road and existing businesses on the estate will be able to move into these improved spaces. The design and build of new businesses units will address the existing issues relating to noise and smells through improved sound insulation, ventilation and extraction. An estate wide parking and waste strategy will address existing issues related to parking and waste.

It is estimated that Phase 2 works, that include the demolition of existing business space, will start in summer 2024 and finish in autumn 2026. This means that businesses will need to move into temporary business space in the months before demolition and re-locate after spaces on Old Kent Road and Ilderton Road are completed. There will be a dedicated support package for businesses to assist with this disturbance as well as consultation with residents on the location of the temporary spaces.

Pop up space dedicated to the community use and community enterprise will be supported through a mix of resourcing from the council and from the delivery of 'social value' through contracts with the builder and the consultation team.

## Parking

Parking spaces will be available across the estate for existing households with a parking permit and for residents, new and existing, who need a disabled parking bay. Spaces will be available on street and in podiums and electric charging points will be provided. Temporary parking provision will be made available for the duration of the works and there will be no net loss of car parking provision.

## Waste

An improved system of waste management will be developed in consultation with residents.

## YOUR COMMUNITY

### Skills and job training for residents

Southwark Council will require that the contractors building the new homes will have:

- A skills and apprenticeship programme that is linked to a wide range of opportunities in both the local area and London wide.
- A local employment programme that means that all jobs are advertised locally on the estate.

### Community participation in the design and delivery process

Southwark Council will support the use of a Tustin Estate Design Review Panel formed of representatives from across the estate alongside of experts to design and deliver the proposals in line with resident needs and preferences. This panel, or multiple different panels, will look at the area of work important to residents including design, works management and sustainability.

Next steps for the panel(s) will be agreed after the results of the Resident Ballot are known. Next steps include:

- Establishing the work areas with the TCA and Resident Project Group (RPG) and the subsequent
- Securing independent expertise to support the panel or panel
- Providing necessary training for residents

### Dedicated support team

Southwark Council will create a dedicated team to help with rehousing; to work with you on the local lettings policy, compensation and other support you may need.

This team will also work with the Tustin Community Association to support residents, existing and new, to meet each other via social events to integrate new residents into the community.

### Community Space

The proposals support existing community spaces on the estate including the primary school and the Tustin Community Association Hall.

New community spaces will be provided for in communal gardens. A dedicated communal space will be provided within the over 55s housing block.

Support will be given for a 'Pop Up' space dedicated to community use and community enterprise such as a coffee shop on Old Kent Road.



## A 'REPAIR AND MAINTAIN' OPTION

If there is not a positive result in favour of the proposals, the council will take forward a 'Repair and Maintain' Option. This was called Option 1 in the Options Survey.

This will mean:

- Homes and blocks are refurbished to a decent homes standard and new kitchens and bathrooms are installed in council properties.
- No new homes will be built
- The open spaces will be repaired and maintained as they currently are
- Pilgrims' Way School will be refurbished
- Existing business premise will be maintained.

As part of the options development, an independent stock condition survey was carried out which identified works needed to maintain the blocks and estate for the next 30 years to a decent homes standard. This document is available on the Tustin Website (<https://tustin.estate>)

The estimated costs within the Stock Condition Survey for leaseholders on a block by block basis are below. These costs are for repairs and maintenance to give the blocks an additional 30 year lifespan.

These costs would be subject to a clarification of section 20 apportionment by the council over a 30 year period. You would not be expected to pay the whole sum of money but a significant proportion of the costs will be required in years 1 to 5 and then years 5 to 10. An option to put a charge on your property will be available where resident leaseholders are not able to pay the section 20 costs. This means the payment will be made on the sale of your property.

Block	Estimated Costs, 1-30 years
Bowness House	£119,665
Heversham House	£92,587
Hillbeck House	£95,857 to £96,687
Kentmere House	£85,282
Manor Grove	£844

These estimated costs exclude cyclical and maintenance costs, Southwark management costs (10%); professional fees (typically 6 – 8%), equality act adaptations; ongoing investigations such as drainage and structure.

### Contact Us

If you require translation services, someone to read this document to you or have any other needs or questions please contact the Southwark Team or the Independent Tenant and Leaseholder Advisor:

**Southwark Tustin Team:**

**Email:** [tustin@southwark.gov.uk](mailto:tustin@southwark.gov.uk)

**Telephone:** 020 7732 2757

**The Independent Tenant & Homeowner Advisor:**

**Email:** [neal.purvis1@btinternet.com](mailto:neal.purvis1@btinternet.com)

**Telephone (freephone):** 0800 073 1051

## GLOSSARY

**Disturbance payment** – a payment from the landlord to a tenant to cover the reasonable costs of having to move because of housing repairs or improvements.

**Downsizing** – moving to a home with fewer bedrooms than the existing one.

**Home Loss payment** (usually written as “homeloss”) – a payment made to a tenant as compensation for having to move if their home is required for a redevelopment scheme. The current Home Loss payment is £6,500. This is a legal requirement under Part III of the Land Compensation Act 1973.

**‘Open Plan’** - kitchens share a room with the lounge and/or dining area, while a closed plan kitchen is completely self-contained.

**‘Outdoor Classrooms’** – classrooms with access to playspace directly from their classroom.

**‘Pop-Up’ – temporary or transitional space for business and community uses.**

**Pre-allocation** – Allocating a new home to a tenant before construction has been completed. This allows the tenant additional time to plan their move and allows them to make some decisions about the details and the finish of their new home.

**Phasing** – Large estate redevelopment schemes have to be carried out in several stages or “phases”. When everyone has moved out of the homes in the first or earliest Phase, they are demolished and new homes are built in their place. Then the original tenants can move back into some of the new homes and those in the second Phase can also move into one of the new homes (allowing their homes to be demolished, and so on).

**Right To Return** – the right of a tenant (and their household) to return to one of the new homes on a redevelopment scheme.

**Secured by Design** – is an accredited scheme to and is the official police security initiative that works to improve the security of buildings and their immediate surroundings to provide safe places to live, work, shop and visit.

**Service Charge** – a weekly charge for services provided by the landlord such as the costs of maintaining the common areas and the estate. Differs from Rent, which covers the costs of providing and maintaining the home itself.

**Social Value** - at Southwark Council this means getting the 'most' value of its spend with external organisations through considering and seeking to improve the economic, social and environmental well-being benefitting the local area and its residents that is linked to the contractual spend.

**Stock Condition Survey** – a document that sets out estimated costs of maintaining the residential assets across the Tustin Estate over the next 30 years using an inspection of the external and communal areas of each estate block as well as a sample survey of internal areas.

# CONSULTATION EVENTS



# YOUTH WORKSHOPS



# RESIDENTS DAY TRIPS



# Tustin Estate Improvement Programme

Equality and Health Impact Assessment

14 December 2020





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# **Tustin Estate Improvement Programme**

Equality and Health Impact Assessment

14 December 2020

## Issue and Revision Record

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# Contents

<b>Executive summary</b>	<b>1</b>
Overview of the commission	1
Summary of the EHIA	1
Findings	1
<b>1 Introduction</b>	<b>2</b>
1.1 Purpose of the EHIA	2
1.2 The Equality and Health Impact Assessment	2
1.3 Overall approach to the EHIA	4
1.4 Tasks Undertaken	4
1.5 Methodology for identifying and assessing equality and health effects	5
<b>2 Tustin Estate Improvement Programme</b>	<b>7</b>
2.1 Overview: Tustin Estate	7
2.2 Renewal of the Estate	8
<b>3 Equality risks and opportunities</b>	<b>10</b>
3.1 Summary	10
<b>4 Area profile and proportionality</b>	<b>14</b>
2.3 Overview of the socio-demographic profile of the area	14
2.4 Overview of community resources within the Estate	15
2.5 Overview of businesses within the Estate	15
<b>5 Impact assessment</b>	<b>16</b>
5.1 Impact on residents and community resources during renewal	16
5.2 Impact on businesses during renewal	19
5.3 Impact on community following renewal process	20
<b>6 Overall equality and health effects</b>	<b>23</b>
6.1 Overview: assessing equality risks and opportunities	23
6.2 Risks and opportunities during renewal	23
6.3 Risks and opportunities following renewal	28
<b>7 Conclusion and action plan</b>	<b>30</b>
7.1 Conclusion	30
7.2 Action plan	30

## Appendices 32

<b>A. Analysis of existing evidence</b>	<b>33</b>
A.1 Impact on resident and community resources during renewal	33
A.2 Impacts on businesses during renewal	38
A.3 Impact on community following renewal process	40
<b>B. Area profile and proportionality</b>	<b>43</b>
B.1 Socio-demographic profile of the area	43
B.2 Community resources	10
B.3 Businesses	11
B.4 Health profile	11
Socio-demographic monitoring	13

## Tables

Table 2.1: Tenure mix per block	7
Table 2.2: Details of renewal options	9
Table 3.1: Evidence summary	10
Table 4.1: Socio- demographic baseline	14
Table 4.2: List of community facilities within the Estate	15
Table 5.1: Impact on residents and community resources during renewal	16
Table 5.2: Impact on businesses during renewal	19
Table 5.3: Impact on community following renewal process	20
Table 6.1: Impact on residents and community resources during renewal (from the ballot up to delivery)	24
Table 6.2: Impact on businesses during renewal (from the ballot up to delivery)	27
Table 6.3: Impact on the Tustin Estate community following the renewal process	28
Table 7.1: Tustin Estate recommended action plan	30
Table A.14: Employment and unemployment	11
Table A.25: Median annual pay	11

## Figures

Figure 1.1: Article 149 of the Equality Act: The Public Sector Equality Duty	2
Figure 1.2: Determinants of Health	4

## Photos

Photo 2.1: Heversham House, Tustin Estate 7

## Maps

Map 4.1: Community facilities within and surrounding the Estate 15

Map 4.2: Businesses within the Estate 15

# Executive summary

## Overview of the commission

Mott MacDonald has been commissioned by Southwark Council to undertake an Equality and Health Impact Assessment (EHIA) of the improvement programme (“the Programme”) for Tustin Estate, in the London Borough of Southwark.

## Summary of the EHIA

The EHIA process is focussed on the potential effects, including health 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 Programme and sets out potential mitigation or enhancement measures that the Council can put in place to address them.

This EHIA presents summary equality and health findings for the result of either a majority ‘yes’ vote or a ‘no’ vote from the upcoming resident ballot on the future of the Estate. The two scenarios assessed are:

1. **Final Option for Tustin Estate** (‘Yes’ vote – formerly referred to as Option 5). This was chosen as the favoured option through a ‘whittling down’ resident ballot and includes the full redevelopment of Tustin Estate, except for Manor Grove, which would be refurbished. This includes the replacement of all homes and retail units with new, larger and better quality housing and commercial space, a number of additional homes at a range of tenures including Council housing, a new school, new play spaces and green spaces and public realm improvements across the Estate.
2. **Maintenance of the Estate** (‘No’ vote – formerly referred to as Option 1). This involves maintaining the Estate over the next 30 years to Decent Homes and Southwark Standard (new kitchens and bathrooms) and involves Estate Repairs

These options are set out in more detail in Table 2.2 in Chapter 2.

## Findings

The process of research and analysis for this Final Option EHIA has identified a number of risks and several opportunities that could arise from the renewal options, split into three broad categories: potential impact on residents and community resources during renewal; potential impact on businesses during renewal; and potential impact on the community following the renewal process.

The assessment considers the impacts of the renewal process—particularly the impact on residents and businesses. The assessment also explores the impact of the delivery of the renewed Estate on the current and future Estate community. The table below sets out findings from the assessment. Potential risks and opportunities in the first column have been identified through a review of published literature, the scope of which is based on an understanding of the context and proposed activities associated with the Estate redevelopment.

Assessment of equality effects has been undertaken in light of the characterisation of the effects –including sensitivity of the affected parties to the renewal, distribution of those groups on the Estate, nature of the effect and mitigation measures in place to address the effect. This includes reference to COVID-19 where relevant. Recommendations have been made for addressing any potential residual effects on these groups. These findings are summarised below from Chapter 5.

Potential impact	Mitigation	Recommendation	Overall equality and health effect
<b>Impact on residents and community resources during renewal (from the ballot up to delivery)</b>			
<p><b>Loss of social cohesion and access to community resources</b></p> <p>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 infrastructure 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. For example, relocation accompanied by a school move has the potential to</p>	<p><b>Final Option</b></p> <ul style="list-style-type: none"> <li>• Community led gardening project developed prior to renewal process and continued throughout, promoting social cohesion, and minimising social isolation, which has been exacerbated by COVID 19 restrictions.</li> <li>• If demolition takes place, residents will have the option to remain on the Estate during construction and continue to access their social networks and</li> </ul>	<ul style="list-style-type: none"> <li>• Work proactively and constructively with residents, including though existing residents groups, including the Resident Project Group (RPG) and Tustin Residents Association (TRA), through a range of channels, including face to face engagement where possible, keeping up-to-date records of changing needs and circumstances. This is particularly important for residents who will be most affected by any social cohesion effects of the process.</li> </ul>	<p>There are likely to be no adverse effects on equality groups due to a loss of social cohesion.</p> <p>There may be limited effects on equality groups due to temporarily reduced access to some community resources during the renewal period under the Final Option.</p>

Potential impact	Mitigation	Recommendation	Overall equality and health effect
<p>be particularly stressful and disruptive to children. In addition, older people can experience feelings of isolation from relocation if long-standing community links are broken and older people are already more likely to experience feelings of isolation compared to other groups within society.</p>	<p>community resources, such as the TRA hall (subject to COVID-19 restrictions).</p> <ul style="list-style-type: none"> <li>• Pilgrim's Way school will remain open during the renewal process, so there will be no requirement for pupils to change schools while the new school is being built.</li> <li>• Phasing plan has been developed to limit number of temporary moves to a maximum of two, with residents only making one move in most circumstances.</li> </ul> <p>Housing solutions to enable residents to remain on Estate if they need to move temporarily, where possible.</p> <p><b>Final Option and Maintenance Option</b></p> <ul style="list-style-type: none"> <li>• Dedicated resident support available online and in person, should social distancing guidelines allow.</li> </ul>	<ul style="list-style-type: none"> <li>• Maintain continuity in access to community resources (e.g. churches and play areas) where possible. If this is not possible, consider pop-up spaces for these uses.</li> </ul>	<p><b>Overall, this risk is considered to be managed through a range of proportionate measures.</b></p>
<p><b>Difficulty accessing finance (e.g. costs associated with moving home)</b></p> <p>Although the renewal process can often increase the value of properties it can also reduce the affordability of housing in the area and contribute to financial exclusion. This means that some groups of people within society are not able to purchase a renewed home as they are unable to get the required mortgage or loan. In addition, where renewal requires residents to resettle, it can lead to an increase in their financial outgoings due to costs associated with moving and securing new housing. Relocation costs could include removal services, the need to adapt a new home or buy new furniture.</p>	<p><b>Final Option</b></p> <ul style="list-style-type: none"> <li>• If the residents vote in favour of the Final Option and their home requires demolition, homeowners will be offered the market value of their home.</li> <li>• If the residents vote in favour of the Final Option and their home requires demolition, a Home Loss Payment (sum in recognition of home loss) and a Disturbance Payment would be made to Council tenants and homeowners. The Home Loss Payment would be a one-time payment, however the Disturbance Payment may be made more than once where necessary to facilitate multiple moves. This includes reimbursement of funds for removals, disconnection and reconnection of cooker/washing machine, redirection of mail, BT Telephone Installation, cable TV/TV installation and reasonable adjustments to carpets and curtains.</li> <li>• If the residents vote in favour of the Final Option, a number of options are available to leaseholders on the site, including shared ownership, an equity loan, and shared equity options. For leaseholders who cannot meet the equity requirements for these, council tenancies will be available, subject to financial appraisal.</li> <li>• New build rents in line with bedroom numbers and consistent with new homes across Southwark.</li> <li>• If the residents vote in favour of the Final Option, leaseholders and freeholders will have access to an independent chartered surveyor to carry out a market</li> </ul>	<ul style="list-style-type: none"> <li>• Work proactively and constructively with residents through a range of channels, including face to face engagement where possible, keeping up-to-date records of changing needs and circumstances. This is particularly important for those who are most affected by financial exclusion.</li> <li>• Ensure that residents are signposted to the reallocation process (including financial advice) available online or via telephone, if necessary, to comply with COVID- 19 requirements.</li> <li>• Approximate changes to rent and service charges as a result of the vote should be communicated to residents as soon as possible.</li> </ul>	<p>There should be no significant adverse effects on the ability of equality groups to access finance, although there may be some effects linked to increases in rent, council tax, and service charges after renewal.</p> <p><b>Overall, this risk is considered to be managed through a range of proportionate measures.</b></p>

Potential impact	Mitigation	Recommendation	Overall equality and health effect
	<p>evaluation of the properties and discuss this with the council surveyors.</p> <ul style="list-style-type: none"> <li>Southwark Council commitment to work with leaseholders and freeholders to ensure that no household is worse off as a result of renewal.</li> </ul> <p><b>Maintenance Option</b></p> <ul style="list-style-type: none"> <li>Council rents remain the same under maintenance.</li> </ul> <p><b>Final Option and Maintenance Option</b></p> <ul style="list-style-type: none"> <li>Additional costs for freeholders resulting from the works to the wider estate as well as costs related to services and utilities will be set out in detail as the earliest opportunity.</li> </ul>		
<p><b>Appropriate, accessible and affordable 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, people requiring adaptable and accessible housing, people seeking affordable housing and large intergenerational BAME households.</p>	<p><b>Final Option</b></p> <ul style="list-style-type: none"> <li>10% of new build housing to be wheelchair accessible, in line with national government requirements.</li> <li>Those with special housing needs to be prioritised through rehousing process under the Final Option.</li> <li>All new and refurbished social rented homes will be owned and managed by Southwark Council. They will all have Council rent levels.</li> <li>A mix of housing sizes and typologies will be available through the Final Option, to provide for different housing needs.</li> <li>All new homes under the Final Option will have access to a balcony, patio, or roof terrace.</li> <li>Under the Final Option, a variety of tenures will be available to allow homeowners to stay on the estate including shared equity and rehousing as a Council tenant.</li> <li>Tenants who are overcrowded in the low rise blocks will be offered new accommodation to meet their housing needs under the Final Option.</li> <li>New housing block built specifically for older people who are not living with children under the Final Option.</li> </ul> <p><b>Final Option and Maintenance Option</b></p> <ul style="list-style-type: none"> <li>All new and refurbished social rented homes will be owned and managed by Southwark Council. They will all have Council rent levels.</li> </ul>	<ul style="list-style-type: none"> <li>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 and appropriate housing.</li> <li>Ensure that residents are signposted to the reallocation process (including financial advice) available online or via telephone, if necessary, to comply with COVID- 19 social distancing and self-isolation recommendations.</li> </ul>	<p>There is likely to be no adverse effect on equality groups with relation to access to appropriate, accessible, and affordable housing during the renewal period.</p> <p><b>Overall, this risk is considered to be managed through a range of proportionate measures.</b></p>

Potential impact	Mitigation	Recommendation	Overall equality and health effect
<p><b>Health effects</b></p> <p>Health effects may arise as a result of stress due to relocation, the environmental effects of demolition and construction processes and/or as a result from social isolation due to housing relocation.</p>	<p><b>Final Option</b></p> <ul style="list-style-type: none"> <li>• Potential health impacts related to stress due to relocation under the Final Option would be mitigated through rehousing support outlined above. There will also be a dedicated team in place to help with questions or information throughout the process.</li> <li>• Housing solutions to enable residents to remain on Estate if they need to move temporarily, where possible.</li> <li>• New communal outdoor space to mitigate health impacts of social isolation, which may have been exacerbated as a result of the COVID- 19 pandemic.</li> </ul> <p><b>Final Option and Maintenance Option</b></p> <ul style="list-style-type: none"> <li>• Environmental effects to be mitigated through considerate construction practices and environmental management planning.</li> </ul>	<ul style="list-style-type: none"> <li>• Demolition works should be monitored closely and disruption should be minimised through the creation of a Construction Environmental Management Plan (CEMP), which would be implemented by the contractor carrying out the works, in order to address health impacts related to noise and air quality.</li> <li>• Throughout the improvement works, identify and work with vulnerable people whose protected characteristics may make them more vulnerable to adverse health impacts.</li> <li>• Access to communal outdoor space should be maintained during the construction period to limit impacts on health caused by social isolation.</li> </ul>	<p>There may be minor adverse impacts on equality groups during the renewal period due to the noise and air quality impacts of construction during the renewal period; and the potential stress associated with moving home</p> <p><b>Overall, this risk is considered to be managed through a range of proportionate measures..</b></p>
<p><b>Safety and security</b></p> <p>In the lead up to renewal, and during the decanting and demolition of properties in the area, properties will be vacated. If these are not maintained properly there is a risk that they could fall into disrepair. This could 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><b>Final Option</b></p> <ul style="list-style-type: none"> <li>• Properties to be secured through appropriate measures, including phasing of redevelopment so the Estate is not left vacant.</li> </ul>	<ul style="list-style-type: none"> <li>• Ensure best practices for enhancing safety and preventing crime are considered throughout the planning and construction process.</li> <li>• Ensure a process is in place for reporting and addressing incidents of Anti-Social Behaviour (ASB) within the Estate.</li> <li>• Monitor the security of the Estate and consider additional security 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> </ul>	<p>The impact of safety and security is likely to cause no adverse impacts on equality groups on the estate due to the mitigations and recommendations.</p> <p><b>Overall, this risk is considered to be managed through a range of proportionate measures.</b></p>
<p><b>Accessibility and mobility in the surrounding area</b></p> <p>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 on local roads, reducing parking (as construction vehicles may use existing parking facilities), the construction activities blocking access to homes, shops, bus stops and pavements and safe routes, as well as effects on wayfinding.</p>	<p><b>Final Option</b></p> <ul style="list-style-type: none"> <li>• Southwark Council will work with residents and master planners on an integrated parking strategy that looks at current levels of parking, parking needs, the impact of phasing on parking and parking levels as well as environmental considerations in any redevelopment.</li> <li>• Resident car owners who currently have a parking permit will have a parking permit for the redeveloped estate.</li> <li>• Blue badge permits to remain. Wheelchair homes will have associated parking arrangements.</li> <li>• Accessibility of Estate to be considered through construction planning (e.g. ensuring hoarding does not sever the Estate).</li> </ul>	<ul style="list-style-type: none"> <li>• As with health impacts, good access and mobility would be maintained through the creation of a CEMP, which would set out arrangements for any necessary diversions, which should provide well-signed routes that limit extra travelling distances. The CEMP should also ensure that access is maintained through measures such as such as limiting pavement obstructions and maintaining disabled parking. The CEMP should specifically consider the needs of protected characteristic groups who may have limited mobility.</li> </ul>	<p>There are potential minor impacts on accessibility and mobility which may affect equality groups during the renewal period.</p> <p><b>Overall, this risk is considered to be managed through a range of proportionate measures.</b></p>

Potential impact	Mitigation	Recommendation	Overall equality and health effect
<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.</p>	<p><b>Final Option and Maintenance Option</b></p> <ul style="list-style-type: none"> <li>Southwark Council will fund independent resident advice which will include training and support in design and construction stages to ensure that residents can meaningfully engage in decision making.</li> <li>Series of face to face and online meetings held with residents to discuss issues and concerns of residents.</li> <li>A dedicated Tustin team of housing officers will be established to liaise with residents throughout the development.</li> <li>Information is published online as it is made available for all to access.</li> <li>Language interpretation and face to face engagement available.</li> </ul>	<ul style="list-style-type: none"> <li>Accessible format consultation materials, including but not limited to, easy read, different community languages, audio, and braille, should be available if requested.</li> <li>Access to information and communication should be available in a number of formats, including online, telephone and one to one meetings, to ensure that all residents have safe access to information and support services as COVID- 19 restrictions continue.</li> <li>Information should be provided in a clear and easy to understand way, and communicated in a timely manner. This includes keeping website information up to date.</li> </ul>	<p>There are likely to be no adverse impacts on equality groups due to information and communication during the renewal period.</p> <p><b>Overall, this risk is considered to be managed through a range of proportionate measures.</b></p>
<p><b>Impact on businesses during renewal (from the ballot up to delivery)</b></p> <p><b>Barriers to reemployment</b></p> <p>The renewal process may result in the closure and relocation of businesses. These changes may result in business owners becoming unemployed, redundancies or in current staff being unable to access ongoing employment at a different location.</p>	<p><b>Final Option</b></p> <ul style="list-style-type: none"> <li>Relocation options on Tustin Estate or nearby on an interim basis.</li> </ul> <p><b>Maintenance Option</b></p> <ul style="list-style-type: none"> <li>Support for businesses to be made available if normal operation is affected through refurbishment.</li> </ul> <p><b>Final Option and Maintenance Option</b></p> <ul style="list-style-type: none"> <li>Signposting to employment through Southwark Works. Dedicated business support available.</li> </ul>	<ul style="list-style-type: none"> <li>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.</li> </ul>	<p>There may be some minor adverse effects on equality groups due to barriers to reemployment during renewal.</p> <p><b>Overall, this risk is considered to be largely managed through a range of proportionate measures, however consideration should be given to adding the detail provided in the recommendations to the existing proposed measures.</b></p>
<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 families with children and older people.</p>	<p><b>Final Option</b></p> <ul style="list-style-type: none"> <li>Relocation options on Tustin Estate or nearby on an interim basis.</li> </ul> <p><b>Maintenance Option</b></p> <ul style="list-style-type: none"> <li>Support for businesses to be made available if normal operation is affected through refurbishment.</li> </ul> <p><b>Final Option and Maintenance Option</b></p> <ul style="list-style-type: none"> <li>Signposting to employment through Southwark Works. Dedicated business support available.</li> </ul>	<ul style="list-style-type: none"> <li>Work proactively and constructively through a range of channels, including face to face engagement where possible with vulnerable business owners and employees.</li> </ul>	<p>There may be some minor adverse effects on equality groups due to the impact of redundancy on health and wellbeing.</p> <p><b>Overall, this risk is considered to be largely managed through a range of proportionate measures, however consideration should be given to adding the detail provided in the recommendations to the existing proposed measures.</b></p>
<p><b>Access to commercial finance</b></p> <p>For businesses, redevelopment and renewal may result in effects on trade, relocation or closure. This may result in a need to access finance, which can be more difficult for particular groups.</p>	<p><b>Final Option</b></p> <ul style="list-style-type: none"> <li>Relocation options on Tustin Estate or nearby on an interim basis.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure businesses are fully informed of the timescales that would affect them as soon as possible, including when they if and would need to vacate the premises and the period of time they would be inactive for before</li> </ul>	<p>There may be some minor adverse effects on equality groups due to difficulty accessing commercial finance during renewal.</p>

Potential impact	Mitigation	Recommendation	Overall equality and health effect
	<ul style="list-style-type: none"> <li>Dedicated business support available. Relocation fund to be made available where appropriate.</li> </ul> <p><b>Maintenance Option</b></p> <ul style="list-style-type: none"> <li>Support for businesses to be made available if normal operation is affected through refurbishment.</li> </ul> <p><b>Final Option and Maintenance Option</b></p> <ul style="list-style-type: none"> <li>Signposting to employment through Southwark Works. Dedicated business support available.</li> </ul>	being able to reopen on the refurbished or redeveloped Estate.	<b>Overall, this risk is considered to be largely managed through a range of proportionate measures, however consideration should be given to adding the detail provided in the recommendations to the existing proposed measures.</b>

### Impacts on the Tustin Estate community following renewal

<p><b>Tackling crime and disorder</b></p> <p>Levels of crime can be in part been attributed to the urban environment. It has been argued that the opportunity for some forms of crime can be reduced through well thought-out approaches to planning, and the 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>Beneficial effects. No mitigation measures to be applied</li> </ul>	<ul style="list-style-type: none"> <li>Follow Crime Prevention Through Environmental Design (CPTED) and Secure by Design principles in designing the built environment and public realm.<sup>1</sup></li> </ul>	<p>There is likely to be a major positive impact on equality groups due to the impact on tackling crime and disorder after delivery of the Final Option.</p> <p><b>Overall, this risk is considered to be managed through a range of proportionate measures.</b></p>
<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 or disability, using principles of inclusive design. There are a number of equality groups who can experience difficulties with access, mobility and navigation who could benefit from improvements in this area.</p>	<ul style="list-style-type: none"> <li>Beneficial effects. No mitigation measures to be applied</li> </ul>	<ul style="list-style-type: none"> <li>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.</li> </ul>	<p>There is likely to be a major positive impact on equality groups due to improved access, mobility, and navigation after delivery of the Final Option.</p> <p><b>Overall, this risk is considered to be managed through a range of proportionate measures.</b></p>
<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 community. This includes basic activities such as using local shops or meeting up with people in a 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>	<ul style="list-style-type: none"> <li>Beneficial effects. No mitigation measures to be applied</li> </ul>	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>	<p>There is likely to be a major positive impact on equality groups due to improved public realm and green space after delivery of the Final Option.</p> <p><b>Overall, this risk is considered to be managed through a range of proportionate measures.</b></p>
<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</p>	<ul style="list-style-type: none"> <li>Beneficial effects. No mitigation measures to be applied</li> </ul>	<ul style="list-style-type: none"> <li>Continue to involve the local community in decisions about which resources should be incorporated into the area, specifically targeting protected characteristic groups that are likely to benefit from improvements.</li> </ul>	<p>There is likely to be a major positive impact on equality groups due to the provision of community resources and improved social cohesion after delivery of the Final Option.</p>

<sup>1</sup> Jeffery (1971) 'Crime Prevention Through Environmental Design'. Sage publications

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>

Potential impact	Mitigation	Recommendation	Overall equality and health effect
<p>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>		<ul style="list-style-type: none"> <li>Ensure analysis is undertaken to understand on any potential pressure on public services that could result from redevelopment (eg. extra pressure on schools and health care services).</li> </ul>	<p><b>Overall, this risk is considered to be managed through a range of proportionate measures.</b></p>
<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>Beneficial effects. No mitigation measures to be applied</li> </ul>	<ul style="list-style-type: none"> <li>Work with owners of new businesses in the renewal area to employ local people, focussing on groups that are vulnerable to unemployment e.g. BAME groups, disabled people, young people.</li> </ul>	<p>There is likely to be a major positive impact on equality groups due to new employment opportunities after delivery of the Final Option.</p> <p><b>Overall, this risk is considered to be managed through a range of proportionate measures.</b></p>
<p><b>Improved housing provision</b></p> <p>Renewal can lead to improvements in housing provision within the regeneration area, thereby improving suitability, accessibility and affordability, as well as its quality and efficiency in energy consumption.</p>	<ul style="list-style-type: none"> <li>Dedicated team in place to assist in welcoming and integrating new residents into the community to address any community cohesion effects as a result of a new population arriving on site.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure housing meets the needs of current and future residents.</li> </ul>	<p>There is likely to be a major positive impact on equality groups due to improved housing provision after delivery of the Final Option.</p> <p><b>Overall, this risk is considered to be managed through a range of proportionate measures.</b></p>

# 1 Introduction

This chapter sets out the purpose and scope of the Final Option Equality and Health Impact Assessment (EHIA) of the improvement programme ('the Programme') of Tustin Estate, in the London Borough of Southwark.

The chapter also sets out requirements of the Equality Act 2010 ('the Equality Act'), the approach to EHIA, and tasks undertaken throughout this process.

## 1.1 Purpose of the EHIA

The purpose of the Final Option EHIA is to help Southwark Council ('the Council') understand the potential risks and opportunities of the renewal option, with a particular focus on people with characteristics protected under the Equality Act and the health of the local population (including on health inequalities).

Protected characteristics include the following (as defined by the Equality Act):<sup>2</sup> age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion and belief, sex, and sexual orientation.

This Final Option EHIA outlines the findings of the impact assessment for the renewal option and provides recommendations for mitigation and further enhancement where appropriate.

## 1.2 The Equality and Health Impact Assessment

This Final Option EHIA sets out the key potential equality and health impacts of the renewal option for Tustin Estate. The approach to this report includes components of both Equality Impact Assessment (EqIA) and Health Impact Assessment (HIA).

### 1.2.1 Equality Impact Assessment

#### 1.2.1.1 The Public Sector Equality Duty

This EHIA has been undertaken in a process towards 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 below.

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

- (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

The PSED is intended to support good decision-making. It encourages public authorities 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 Programme. The process used to do this must take account of the protected characteristics which are identified below in section 1.1.1.1.

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

### 1.2.1.2 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>3</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.

An EqIA does this through the following approaches:

- 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 renewal option. An EqIA includes examining both potential positive and negative effects.
- Identifying opportunities to promote equality more effectively.
- Developing ways in which any disproportionate negative effects could be removed or mitigated to prevent any unlawful discrimination and minimise inequality of outcomes.

### 1.2.1.3 Assessing equality impacts

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

Undertaking an EHIA helps to demonstrate how a public authority is complying with the PSED by:

- providing a written record of the equality and health considerations which have been taken into account;

- ensuring that decision-making includes a consideration of the actions that would help to avoid or mitigate any negative impacts on particular protected groups; and
- supporting evidence-based and more transparent decision-making.

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

<sup>3</sup> Government Equalities Office/Home Office (2010): 'Equality Act 2010'. Available at: [www.legislation.gov.uk](http://www.legislation.gov.uk)

## 1.2.2 Health Impact Assessment

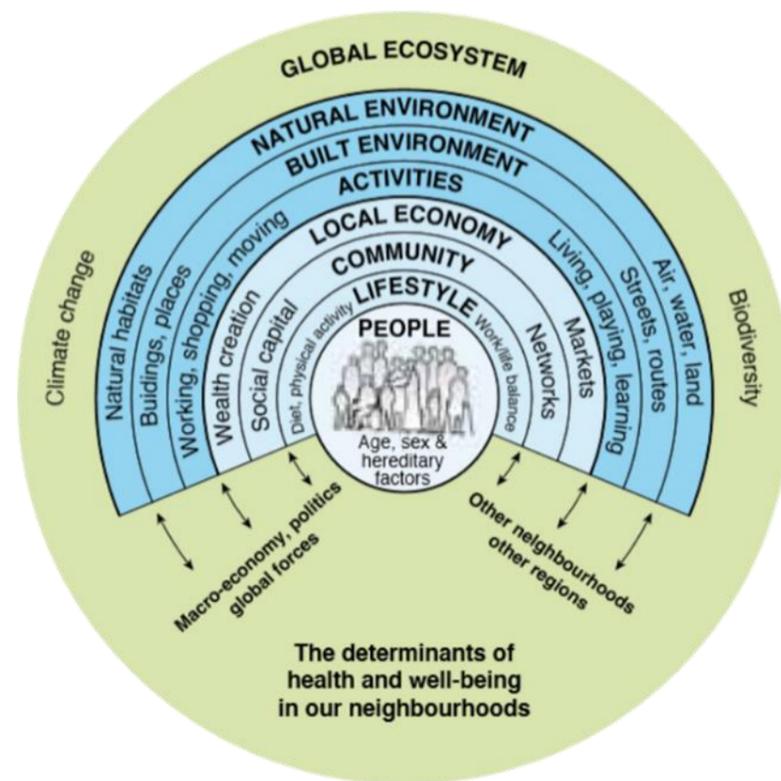
### 1.2.2.1 Assessing health impacts

Health as a component of the EHIA will focus on assessing whether certain sections of the population (based on the protected characteristic groups defined above) will experience health consequences disproportionately or differentially. The HIA component of this assessment identifies potential health risks and opportunities associated with the renewal option, focussing on key health aspects of the regeneration process (e.g. relocation, construction effects) and how this intersects with health inequalities. The mitigations Southwark has in place to prevent adverse effects on health for vulnerable sections of society are also outlined.

### 1.2.2.2 Determinants of health

The approach to the HIA aspect of this report uses the World Health Organization's (WHO) definition of health as a 'state of complete physical, mental and social well-being and not merely the absence of disease or infirmity'. Health inequity (avoidable differences in health) was considered, introducing a notion of fairness. The figure below highlights the determinants of health in a community context.

Figure 1.2: Determinants of Health



Source: Barton and Grant (2006) The health map, based on a public health concept by Whitehead and Dahlgren, The Lancet 1991. Department for Health (2010) Health impact assessment of government policy

## 1.3 Overall approach to the EHIA

The approach to EHIA employs the bespoke Mott MacDonald INCLUDE toolkit, which sets out the following steps:



## 1.4 Tasks Undertaken

The Final Option EHIA is the second EHIA produced, aligned with the decision making process on the Estate. The Initial EHIA comprised a series of tasks undertaken to understand the equality and health effects of the original five scenarios put forward for the renewal of the estate. Once potential effects were identified, they were assessed against the renewal scenario. The initial EHIA was used to inform the residents ahead of the initial ballot in September 2020.

This Final Option EHIA is intended to provide further detail and analysis on the Final Option that was selected by residents and is being taken forward by Southwark Council, pending the results of a second ballot by residents.

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

### 1.4.1 Understanding the project

**Discussion with Southwark Council:** Initial discussions were undertaken with the Council to gain a better understanding of the Estate and the approach to the Programme. A further discussion was undertaken prior to beginning the EHIA of the Final Option to receive an update on the Programme.

**Estate walkover:** A visit to the Estate was undertaken in December 2019. The visit included a viewing of the low-rise blocks on the Estate: Ullswater House, Hillbeck Close, Heversham House, Kentmere House, and Manor Grove; Pilgrims Way Primary School; and the Tustin Community Centre.

**Review of renewal proposals:** A review of documentation associated with the renewal, planned mitigation measures and impacts on residents was undertaken on an ongoing basis, as it was produced. This was repeated for the Final Option.

### 1.4.2 Evidence, distribution and proportionality

**Initial desk-based evidence and literature review:** In order to better understand the potential risks and opportunities arising from the redevelopment, and to help to identify possible mitigation measures and opportunities associated with the programme, relevant published literature from governmental, academic, third sector and other sources were reviewed and updated throughout all EqlA stages. This allowed for the characterisation of potential risks and opportunities typically associated with estate regeneration and relocation, to understand whether they applied in this instance.

This process was repeated for the Final Option EHIA, to update the literature and capture any potential new effects.

**Demographic analysis of the Estate and surrounding area:** A social and demographic profile of Tustin Estate was collated using publicly available data and compared to wider social and demographic data for Southwark, London and England. This work was undertaken in the baseline stage and updated in subsequent stages to reflect newly available data.

### 1.4.3 Engagement and analysis

**Residents Project Group meetings:** The EqlA team participated in three Residents Project Group (RPG) meetings between December 2019 and February 2020 to provide ongoing background, information and updates on the EHIA process and findings. Input to the EHIA from the RPG was provided through this process.

**Drop-in events:** Presented the EHIA process and findings at a design options drop-in event in February 2020 and a final options drop-in event in March 2020 to provide the wider Estate community with information about the EHIA, gather feedback on how they felt the proposals would affect them and help them understand the differences between the options from an equality and health perspective.

**Youth session:** Provided input to a youth session run by Common Grounds (the architects commissioned to design the options) and reviewed the engagement summary. It was important to engage youth in this process as, while typically affected by activities concerning regeneration and community planning, they are often under-engaged in mainstream consultation activities. This youth session forms part of a longer running youth engagement strategy which aims to set up a Young Persons Steering Group for the Estate with the potential for advising on future governance and engagement.

The session provided an overview of the current project and allowed young people to share local knowledge and insight. The intention of this was to understand shared experiences and think of possible design interventions to facilitate their vision for the local area they live in.

**Analysis of Starting the Conversation Questionnaire:** The autumn 2019 'Starting the Conversation' questionnaire conducted by Southwark Council aimed to understand the household needs of residents and picked up some common themes relating to particular equality groups around how the Estate could be improved. Feedback is incorporated in Chapter 3 Equality Risks and Opportunities. Analysis of demographic information with respect to who was engaged through the questionnaire is incorporated in the Appendix.

**Final Option Engagement Session:** An engagement session was held in November 2020 to take local residents through the final Final Option for the redevelopment, and present on the EHIA process. The session took attendees through the potential equality impacts of the development, as well as Southwark Councils plan to mitigate these. Feedback was also received on areas

important to the attendees in making their decisions; and their thoughts on the future of the estate.

### 1.4.4 Impact assessment

**Assessment of potential risks and opportunities:** Potential risks and opportunities were examined using the research undertaken in the stages above. Assessment of equality and health risks was undertaken in light of the sensitivity of the affected parties to regeneration and relocation, and distribution of people with protected characteristics amongst residents of the Estate. Both risks and opportunities were identified in the context of the mitigation measure implemented by the Council.

**Action planning and making recommendations:** An action plan has been developed which outlines the responsibilities to involved affected parties following submission of the Final Option EHIA. A series of further recommendations have been developed to help manage the renewal process in a way that minimised the potential for adverse effects where appropriate.

## 1.5 Methodology for identifying and assessing equality and health effects

### 1.5.1 Assessing equality and health effects

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

- residents living in low-rise and tower blocks on Tustin Estate;
- commercial properties on Tustin Estate, including employees and customer bases;
- community facilities on Tustin Estate and their service users;
- owners of residential and commercial property on Tustin Estate; and
- the local community.

The assessment considers:

- whether the proposed renewal option will have a positive or negative effect on the lives of those who live in the area;
- the relationship of the effect to the renewal option proposed within the Programme (e.g. direct relationship such as loss of property or indirect relationship such as loss of access to services);
- the severity of change; and
- the resilience of those who are affected.

### 1.5.2 Types of equality and health effects

#### 1.5.2.1 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.

### 1.5.2.2 Disproportionate effects

Disproportionate effects occur where there is likely to be a comparatively greater effect on an equality group than on other sections of the general population. Disproportionate effects may occur if the affected community includes 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 Tustin Estate Improvement Programme

This chapter sets out the context of Tustin Estate and the renewal option proposed as part of the improvement programme. It provides background to the Estate including its history and current situation, before outlining the proposed renewal option relevant to this EHIA.

### 2.1 Overview: Tustin Estate

Tustin Estate is a five-hectare brick-built housing estate located in the London Borough of Southwark, on the Southwark and Lewisham border. Constructed in the 1960s and 1970s, the Estate is made up of 526 properties spread over six low rise blocks and three 20 storey towers; a one form entry Primary School, retail units, Tustin Community Centre, open space, resident parking and district heating system. Many of the blocks are in need of significant reinvestment; and there is currently major renovation works underway on the three tower blocks as part of a separate improvement programme. Consequently, this assessment focuses on the low rise blocks as they are the subject of focus for the proposed option for improvement.

The resident and tenure mix per low rise block as of December 2019 is listed in Table 2.1 below.

**Table 2.1: Tenure mix per block**

Block	Total no. of properties	Temporary Accommodation Tenants <sup>4</sup>	Council Tenants	Leasehold	Freehold
Bowness House	34	0	19	15	0
Heversham House	98	0	71	27	0
Hillbeck Close	32	0	27	5	0
Kentmere House	38	0	36	2	0
Manor Grove	49	0	18	0	31
Ullswater House	47	47	0	0	0
<b>Total</b>	<b>298</b>	<b>47</b>	<b>171</b>	<b>49</b>	<b>31</b>

Source: Southwark Council

<sup>4</sup> subsequent to the effects of Covid 19 this block has been decanted to allow for social distancing practices to be adhered to.

**Photo 2.1: Heversham House, Tustin Estate**



Source: Southwark Council

#### 2.1.1 History of Tustin Estate regeneration

Southwark Council is the biggest social landlord in London and has committed to delivering a target of 11,000 new council homes for social rent by 2043. Tustin Estate is also subject to the Southwark Planning policy framework, including the Old Kent Road Area Action Plan which establishes a minimum target of 20,000 new homes and 10,000 new jobs in the area.

It has launched a 'Great Estates' programme, with the aim of guaranteeing that every estate is clean, safe, and cared for, and to give residents the opportunity to improve their estate. Tustin Estate is intended to be a leading example of this programme.

In 2016 Tustin Estate residents were engaged in discussions about the future of the estate, and as a result of these discussions it was determined that Southwark would undertake a major refurbishment programme of the three high rise towers. No decision was made with regard to the low rise blocks and consequently no major investment has been made.

The council has since reengaged with residents through the Tustin Community Association (TCA) and intend to work with local representatives. Following the completed of the masterplan of the Final Option it is currently intended that the masterplan will be put to a resident's ballot alongside a document detailing the council's commitment to residents.

## 2.2 Renewal of the Estate

### 2.2.1 Renewal scenarios

#### Initial options

Options for the Programme were developed by Common Grounds, taking account of feedback from Tustin Estate residents, the Council and other consultants involved in the process to date.

Five scenarios were initially considered for the redevelopment of the Estate. Of the five scenarios, Option 1 simply involved the maintenance of the Estate with no new builds, Option 2 and 3 required part refurbishment/part demolition of the Estate and new builds, Option 4 required the complete demolition and rebuild of the Estate, and Option 5 required almost complete demolition of the estate, with the exception of Manor Grove, which would be maintained and infilled with new homes.

#### Impact of COVID- 19

Due to the emergence of the COVID- 19 pandemic in March 2020, and subsequent national restrictions, Southwark Council temporarily postponed the consultation and engagement period designed to whittle down the five options. In July 2020, as restrictions began to lift, the consultation was re- started to refresh residents' memories on the options and continue conversations regarding the renewal options. Social distancing requirements meant that gatherings of groups was not permitted, and therefore additional efforts were made to ensure that residents continued to receive the information they required through online RPG meetings and public events, letter drops, telephone calls (including with those residents known to be vulnerable or requiring additional assistance in interpreting information), and socially distanced one to one meetings where required.

#### Residents Ballot

In September 2020, residents were asked to rank the options in order of preference in a ballot. Option 4, which would see the full redevelopment of the Estate, including Manor Grove, was the

favoured option of all blocks on the Estate with the exception of Manor Grove residents. Manor Grove is where all freeholders on the Estate are located.

Option 5 was the second most favoured option for Manor Grove residents, just following Option 1.

### 2.2.2 Final Option

#### Announcement of Final Option

The decision on which option to take forward was based on the results of the options survey, its alignment with council policies and aims, and supporting information in the Cost Benefit Analysis and the Equalities and Health Impact Assessment. It was determined that the Final Option for the Estate was Option Five - the complete demolition and re-provision of all blocks with the exception of Manor Grove. The Manor Grove homes would be retained and refurbished, with infill housing established. The decision to proceed with Option 5 was based on taking all of the above information into account, and because it allows for the benefits of both Option 4 and Option 5 to be realised.

As part of the plans for Option 5, all residents currently residing on the Estate will have the option to be re-housed within the Estate and will not be required to relocate to another area or estate. This should only require one move within the Estate, unless residents request two moves or residents want to move off the Estate.

The Final Option will be taken to a ballot of residents in February 2021, with the option to vote Yes or No on the Final Option. If the majority votes Yes, the redevelopment will be taken forward, but if the majority votes No, the low rise homes and wider estate will be repaired and maintained with no new homes built.

The following table presents a high level summary of the renewal choices.

Table 2.2: Details of renewal options

Option	Refurbishment	Decanting and demolition	New Homes	Retail offerings and community facilities	Public realm offerings
'No' vote – Maintain Maintain for the next 30 years to Decent Homes, Southwark Standard (new kitchens and bathrooms) and Estate Repairs	<ul style="list-style-type: none"> <li>• Every council tenants' home will be refurbished to meet Decent Homes Standard, Southwark Standard.</li> <li>• New kitchens and bathrooms for council tenants when these are due for replacement.</li> <li>• Energy efficiency improvements.</li> </ul>			<ul style="list-style-type: none"> <li>• Existing premises retained and essential maintenance work carried out.</li> </ul>	<ul style="list-style-type: none"> <li>• Lighting and pavement repairs.</li> <li>• Parking controls.</li> <li>• Trees retained</li> </ul>
'Yes' vote – Tustin Common and Manor Grove Refurbishment Demolition of all properties excluding Manor Grove to maximise the number of new Council Homes. Refurbishment of Manor Grove properties.	<ul style="list-style-type: none"> <li>• Manor Grove refurbishment to the following standard: <ul style="list-style-type: none"> <li>– Every council tenants' home will be refurbished to meet Decent Homes Standard, Southwark Standard</li> <li>– New kitchens and bathrooms for council tenants when these are due for replacement.</li> <li>– Energy efficiency improvements.</li> <li>– Improvements to bin stores.</li> <li>– Improvements to communal entrances.</li> </ul> </li> <li>• Total number of 49 homes maintained</li> </ul>	<ul style="list-style-type: none"> <li>• Decanting, demolition and re-provision of all blocks with the exception of Manor Grove.</li> </ul>	<ul style="list-style-type: none"> <li>• Replacement of all existing homes subject to demolition including 200 Council homes and 49 leasehold</li> <li>• Additional 440 new homes to be built</li> <li>• 50% of new homes will be available for social rent.</li> <li>• All new homes will achieve zero net carbon.</li> </ul>	<ul style="list-style-type: none"> <li>• Reprovision of retail units, with an assumed number of 10 businesses of 100sqm.</li> <li>• Additional commercial space of 142 sqm.</li> <li>• New building facility for church and foodbank.</li> <li>• Relocation options on Tustin Estate on an interim or permanent basis.</li> <li>• New school building at the heart of the estate.</li> </ul>	<ul style="list-style-type: none"> <li>• A new green space at the heart of the estate.</li> <li>• Improvements to fencing.</li> <li>• Improved lighting.</li> <li>• Clearer routes for people passing through the estate.</li> <li>• Majority of trees retained, and new trees planted for a net gain in trees.</li> <li>• New play facilities.</li> </ul>

Source: Southwark Council

## 3 Equality risks and opportunities

This chapter sets out a summary of the evidence of risks and opportunities. It includes existing evidence of risks and opportunities associated with the Tustin Estate Improvement Programme and associated protected characteristic groups who may be disproportionately affected, based on the initial desk-based review, as well as a summary of resident feedback.

### 3.1 Summary

The below table summarises the existing evidence of risks and opportunities and associated protected characteristic groups who may be disproportionately affected. This includes reference to COVID-19 where relevant as well as a summary of key stakeholder feedback. Risks are defined as potential adverse effects resulting from the Programme, and opportunities are defined as potential benefits. Protected characteristic groups include those defined in Chapter 1. For the purposes of this EHIA, sub-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), younger people (aged 16-24), and older people (aged over 65).
- Within 'race', all races and ethnicities are considered, but the sub-group of Black, Asian and Minority Ethnic (BAME) 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 Plus' (LGBT+) community is considered together.
- Within 'sex', the sub-groups of men and women are used.
- Within 'pregnancy and maternity', pregnant women are reported as a sub-group where the effect only relates to pregnancy.

**Table 3.1: Evidence summary**

Effects on residents during the renewal process	Affected groups	Risk or opportunity	Key resident feedback
<p><b>Loss of social infrastructure and access to community resources:</b></p> <p>The renewal process can involve temporary or permanent resettlement of residents and demolition of housing and community resources. This can lead to the risk of loss of social infrastructure and access to these resources. In particular, it can increase residents' distances from facilities or places of social connection located on or in close proximity to their neighbourhood.</p> <p>The ongoing COVID-19 pandemic and regulations have had already had an impact on access to social infrastructure and resources, and as such any further impacts may have cumulative negative effects, especially on older people and disabled people.</p> <p>This 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 from this, including increased stress and anxiety.</p>	<ul style="list-style-type: none"> <li>• Children</li> <li>• Older people</li> <li>• Disabled people</li> <li>• BAME people</li> <li>• Minority faith groups</li> <li>• Pregnancy and maternity</li> </ul>	Risk	A poll of residents in attendance at an online engagement event undertaken in November 2020, a majority of attendees selected social impact and community as one of the most important areas they would consider whilst making their decision about the future of the Estate.
<p><b>Access to finance:</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 and obtaining new housing. Relocation costs could include removal services, the need to adapt a new home or buy new furniture. Access to the required finance to obtain new housing may be most limited for those at risk of financial exclusion, who experience difficulty accessing appropriate and mainstream financial services, such as bank accounts, loans and mortgages.</p>	<ul style="list-style-type: none"> <li>• Young people</li> <li>• Older people</li> <li>• Disabled people</li> <li>• BAME groups</li> <li>• Women</li> </ul>	Risk	At an online public event, residents raised concerns about the affordability of new homes, and the costs associated with moving.

<p><b>Appropriate, accessible and affordable 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, people requiring adaptable and accessible housing, and people seeking affordable housing.</p> <p>A lack of suitable housing can lead to families living in overcrowded properties. Overcrowding can lead to negative impacts on children’s health, putting them at increased risk of developing respiratory conditions, infections, psychological problems, SIDS, and stress.</p> <p>Health effects caused by poor housing, such as respiratory disease, is more likely to impact upon older people.</p>	<ul style="list-style-type: none"> <li>• Children</li> <li>• Disabled people</li> <li>• BAME groups</li> </ul>	<p>Risk</p>	<p>At a public event, residents wanted to hear about how the different options will address the current accessibility issues of the existing homes, as existing homes do not have appropriate space for those with mobility difficulties.</p> <p>A poll of residents in attendance at an online engagement event undertaken in November 2020, a majority of attendees noted that they felt the No vote option would not address the issue of overcrowding.</p>
<p><b>Health effects:</b></p> <p>Relocation can have a negative impact on an individual’s 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>Health effects may also arise as a result of the environmental effects of demolition and construction processes. Health effects may also result from social isolation due to housing relocation, and impacts of the COVID-19 pandemic, such as poorer mental health, obesity, alcoholism, and a greater risk of hospitalisation.</p> <p>Older people and disabled people 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 upon underlying respiratory conditions. Air pollution can also 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 including sleep disturbance and stress.</p>	<ul style="list-style-type: none"> <li>• Older people</li> <li>• Disabled people</li> <li>• Pregnant women</li> <li>• Children</li> </ul>	<p>Risk</p>	<p>Some residents fed back concerns with how the construction elements of the refurbishment and infill options would work, particularly questioning if residents would be expected to remain living in their homes during construction.</p> <p>A poll of residents in attendance at an online engagement event undertaken in November 2020, a majority of attendees identified health and wellbeing as one of the most important areas they would consider whilst making their decision about the future of the Estate.</p>
<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 BAME groups.</p>	<ul style="list-style-type: none"> <li>• Young people</li> <li>• Disabled people</li> <li>• BAME groups</li> <li>• LGBT people</li> <li>• Men</li> <li>• Older people</li> <li>• Women</li> <li>• Children</li> </ul>	<p>Risk</p>	<p>Tustin Estate residents mentioned that the existing security, ASB issues on the Estate.</p> <p>A poll of residents in attendance at an online engagement event undertaken in November 2020, a majority of attendees identified safety as one of the most important areas they would consider whilst making their decision about the future of the Estate.</p>
<p><b>Accessibility and mobility in the area:</b></p> <p>Evidence has indicated 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, reducing 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.</p>	<ul style="list-style-type: none"> <li>• Older people</li> <li>• Disabled people</li> </ul>	<p>Risk</p>	<p>Residents at a public event raised the importance of maintaining parking availability throughout construction.</p>
<p><b>Information and communication:</b></p> <p>The process of regeneration often requires two-way communication between residents and the council and or housing authorities in order for residents to understand the option available to them. The process of relocation itself also requires communication with a variety of organisations including the council, housing associations and removal companies. Such communication could be direct via the phone, face to face or over email, or could be indirect via websites, leaflets etc. Some groups of individuals may find communication more challenging than others and this is likely to depend upon the exact method and format of communication.</p>	<ul style="list-style-type: none"> <li>• Older people</li> <li>• Disabled people</li> <li>• BAME groups</li> </ul>	<p>Risk</p>	<p>In a poll of residents in attendance at an online engagement event undertaken in November 2020, a majority of attendees agreed that the Cost Benefit Analysis and Initial Equality and Health Assessment were</p>

			useful in helping them to make a decision about the future of the Estate.
<b>Effects on businesses during the renewal process</b>			
<p><b>Barriers to reemployment:</b> The renewal process may result in the closure and relocation of businesses. These changes may create redundancies or result in 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.</p>	<ul style="list-style-type: none"> <li>• BAME groups</li> <li>• Older people</li> <li>• Disabled people</li> </ul>	Risk	No feedback received on this topic. There will be further engagement with businesses as the detailed design moves forward.
<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>• Older people</li> <li>• Children</li> </ul>	Risk	No feedback received on this topic. There will be further engagement with businesses as the detailed design moves forward.
<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>• BAME groups</li> </ul>	Risk	No feedback received on this topic. There will be further engagement with businesses as the detailed design moves forward.
<b>Effects on community following renewal process</b>			
<p><b>Tackling crime and disorder:</b> 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>• Young people</li> <li>• Disabled people</li> <li>• BAME groups</li> <li>• LGBT people</li> <li>• Men</li> <li>• Older people</li> <li>• Women</li> <li>• Children</li> </ul>	Opportunity	Tustin Estate residents mentioned the need to improve security, safety on the Estate and address ASB.
<p><b>Improved access, mobility and navigation:</b> 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 equality groups who can experience difficulties with access, mobility and navigation who could benefit from improvements in this area. 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>	<ul style="list-style-type: none"> <li>• Children</li> <li>• Older people</li> <li>• Disabled people</li> </ul>	Opportunity	Residents at a public event raised the importance of ensuring all parking would be replaced following redevelopment.
<p><b>Improved public realm and green space:</b> 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 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. 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 BMIs. 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>	<ul style="list-style-type: none"> <li>• Older people</li> <li>• Children</li> <li>• BAME groups</li> <li>• Disabled people</li> </ul>	Opportunity	A poll of residents in attendance at an online engagement event undertaken in November 2020, a majority of attendees identified green space provision as an important area they would consider whilst making their decision about the future of the Estate.
<p><b>Provision of community resources and improved social cohesion:</b> 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</p>	<ul style="list-style-type: none"> <li>• Children</li> <li>• Older people</li> </ul>	Opportunity	Tustin Estate residents noted they would like to see improved amenities for children and young people.

section of the community to be brought together in a safe place, allowing for better social cohesion and helping to address social isolation.

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

- Disabled people
- BAME groups
- Pregnant women
- LGBT people

**New employment opportunities:**

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.

- Older people
- Disabled people
- BAME groups
- Women
- Young people

Opportunity

Residents at a public event asked about employment opportunities that would come from the redevelopment process.

**Improved housing provision:**

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.

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.

- Children
- Older people
- Disabled people
- BAME groups

Opportunity

Tustin Estate residents felt that the rebuild option for the Estate was beneficial because they would provide larger homes with newer amenities  
Residents wanted to hear about how the different options will address the current accessibility issues of the existing homes, as existing homes do not have appropriate space for those with mobility difficulties.

A poll of residents in attendance at an online engagement event undertaken in November 2020, some attendees identified that they believed the Yes option would lead to better living conditions on the Estate.

## 4 Area profile and proportionality

This chapter is split into three sections; section 4.1 provides an overview of the socio-demographic profile of the Estate (the study area outlined in Chapter 2). An overview of community resources is provided in section 4.2. Section 4.3 provides an overview of businesses on the Estate.

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

The area profile summary below provides a demographic characterisation of the area in which Tustin Estate falls. The baseline compares the socio-demographic profile of the Estate with the London Borough of Southwark, the Greater London region, and England. The summary includes 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 Estate deviates by more than 3%, the difference is considered to be significant 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 on the Estate, 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	Estate comparison with Southwark, Greater London and England <sup>5</sup>
<b>Age</b>	<ul style="list-style-type: none"> <li>Population of children (under 16) is consistent with other areas.<sup>6</sup></li> <li>Population of young people (16-24) is consistent with other areas.</li> <li><b>Population of working age people (16-64) living on the Estate (71%) is broadly in line with that of Southwark (73%) but higher than Greater London and England (67% and 62% respectively).</b></li> <li>Population of older people (65+) is consistent with other areas.</li> </ul>
<b>Disability<sup>7</sup>:</b>	<ul style="list-style-type: none"> <li><b>The population of disabled people living on the Estate is higher (17%) than Southwark or Greater London (14%), but in line with England (17%).</b></li> </ul>
<b>Gender reassignment</b>	<ul style="list-style-type: none"> <li>No information is publicly available for the Estate</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 is lower than or consistent with other areas.</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) and total fertility rate (avg. number of children born per woman) is lower than other areas; number of live births as a proportion of the total population is consistent with other areas.</li> </ul>
<b>Race</b>	<ul style="list-style-type: none"> <li><b>76% of people who live on the Estate are from a BAME background. This is significantly higher than the proportion of people from a BAME background who live in Southwark (60%), Greater London (55%) and England (20%).</b> <ul style="list-style-type: none"> <li><b>The largest ethnic minority group on the Estate are those from a Black African background (28%). This is significantly higher than the proportion in Southwark (16%), Greater London (7%), and England (2%).</b></li> </ul> </li> <li>All other ethnic minority groups on the Estate are consistent with other areas</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><b>59% of people who live on the Estate identify as Christian. This is higher than the Christian population in Southwark (53%) and Greater London (59%).</b></li> <li>Populations of people from other religious and faith groups are consistent with other areas.</li> </ul>
<b>Sex</b>	<ul style="list-style-type: none"> <li>The population of men and women is consistent with other areas.</li> </ul>
<b>Sexual orientation</b>	<ul style="list-style-type: none"> <li>No information is publicly available for the Estate</li> </ul>

Source: Office for National Statistics data

<sup>5</sup> To determine the population within the Estate code point data was used. Code point data is a point representing a postcode area (there are multiple within the Estate boundary). Each code point is assigned with Lower Super Output Area (LSOA) data from the LSOA that the point falls in. An LSOA is the smallest geographical area (an average of 1,500 residents and 650 households) for which most population data is published (beyond Census data).

<sup>6</sup> When comparing populations between areas, where the Estate differs by more than 3%, the difference is considered to be significant and is reported this way – e.g. <3% is consistent with other areas and >3% is higher or lower than other areas.

<sup>7</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'

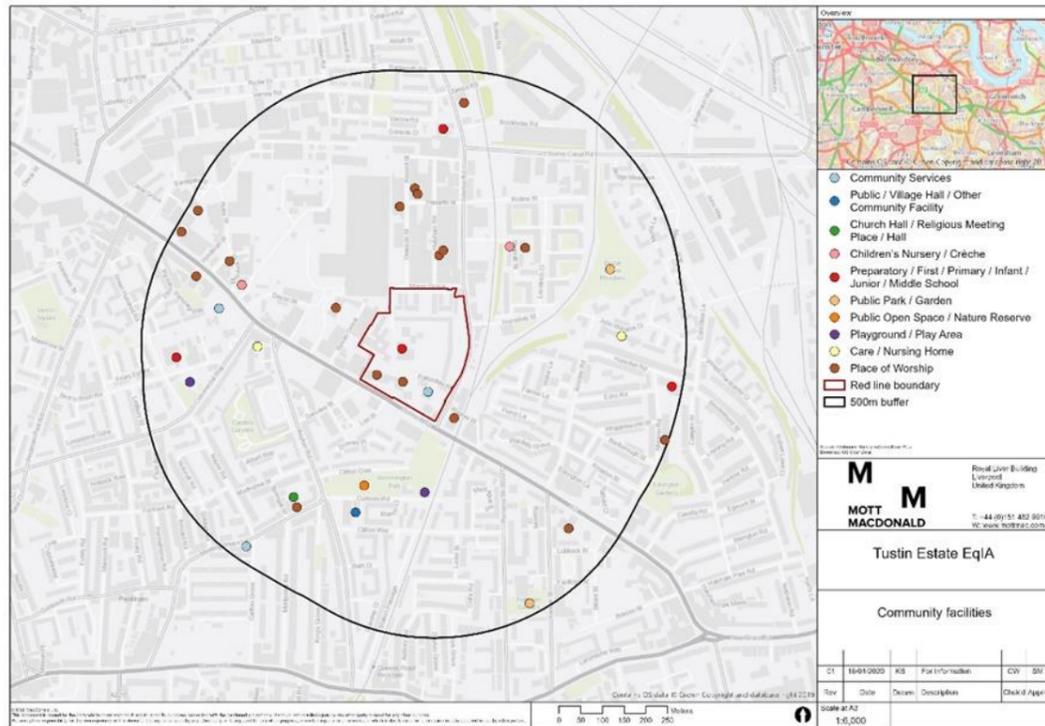
## 2.4 Overview of community resources within the Estate

There are a number of community facilities and resources located both within, and in close proximity to, Tustin Estate which are likely to be accessed by protected characteristic groups, or if they were to be lost, would potentially adversely affect protected characteristic groups. Within the Estate boundary, there are two Christian faith groups. Children are likely to be impacted by relocation of the Pilgrims Way Primary School and day care / learning centre. There is also the Tustin Estate Community Centre, which is available for use by all residents of the current Estate. Table 4.2 below lists the community facilities located within the Estate boundary.

**Table 4.2: List of community facilities within the Estate**

Name	Category	Address
Divine Prophetic Interdenominational Ministries	Faith group	801 Old Kent Road
Redeemed Assemblies	Faith group	821 Old Kent Road
Day care / learning centre	Education	803 Old Kent Road
Pilgrims Way Primary School	Infant School	Manor Grove
Tustin Community Centre	Community Services	Windermere Point

**Map 4.1: Community facilities within and surrounding the Estate**

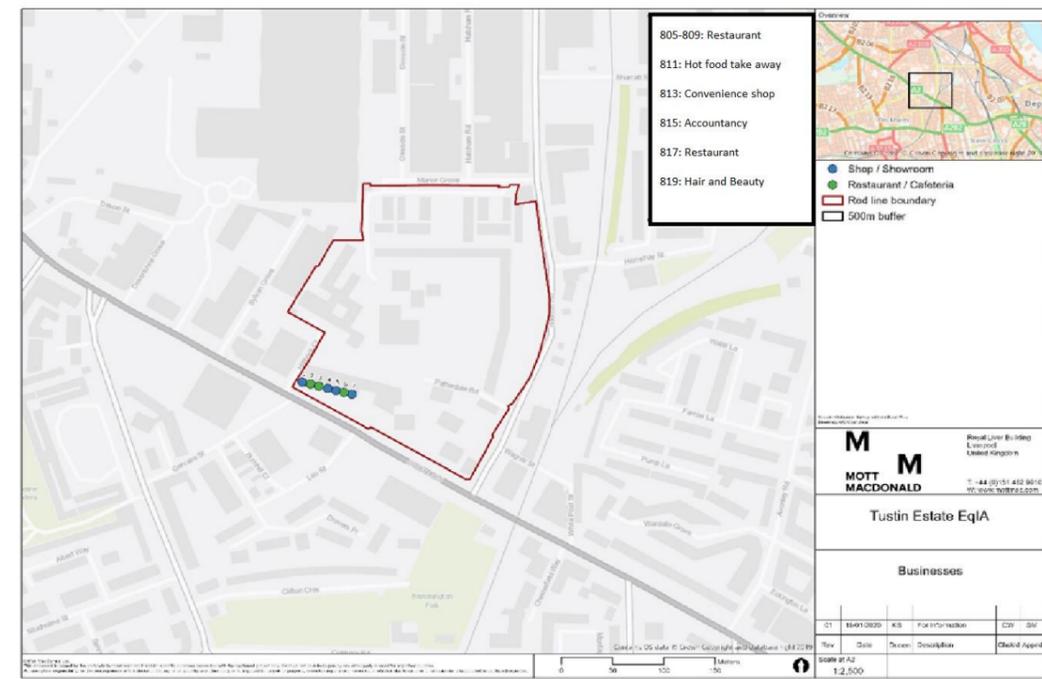


## 2.5 Overview of businesses within the Estate

There are a number of commercial units located on the Estate facing Old Kent Road in Bowness House. The businesses include two restaurants, a take away, a convenience store, an accountancy and a hair and beauty salon. These may be affected by any demolition and rebuild option on the Estate, which could have equality impacts on owners and employees, and potentially local residents.

Map 4.2 maps and labels the businesses located within the Estate boundary.

**Map 4.2: Businesses within the Estate**



Source: OS AddressBase

## 5 Impact assessment

This chapter sets out the results of the Final Option Equality and Health Impact Assessment of the renewal option on protected characteristic groups and outlines existing Southwark Council mitigation measures. The impact assessment is split into three sections: Table 5.1 outlines the impact on residents and community resources during renewal, Table 5.2 outlines the impact on businesses during renewal and Table 5.3 outlines the impact on communities after the renewal process is complete.

### 5.1 Impact on residents and community resources during renewal

The following table describes the potential impacts of the renewal option on protected characteristic groups, with a focus on impacts for residents and local community resources during the renewal process. 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 Estate are also identified. Finally, existing measures Southwark Council has in place to mitigate or enhance impacts are set out.

**Table 5.1: Impact on residents and community resources during renewal**

Potential equality and health risks	Affected groups <sup>8</sup>	Impact of No vote	Impact of Yes vote	Existing Southwark Council mitigations or enhancements
<p><b>Loss of social cohesion and access to community resources</b></p> <p>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 infrastructure 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. For example, relocation accompanied by a school move has the potential to be particularly stressful and disruptive to children. In addition, older people can experience feelings of isolation from relocation if long-standing community links are broken and older people are already more likely to experience feelings of isolation compared to other groups within society.</p>	<ul style="list-style-type: none"> <li>Children</li> <li>Older people</li> <li><b>Disabled people</b></li> <li>Pregnancy and maternity</li> <li><b>BAME groups</b></li> <li>Minority faith groups</li> </ul>	<p><b>Neutral</b></p> <ul style="list-style-type: none"> <li>No change in social cohesion or access to community resources.</li> </ul>	<p><b>Neutral</b></p> <ul style="list-style-type: none"> <li>No change in social cohesion as residents able to remain on Estate during renewal</li> </ul> <p><b>Risks</b></p> <ul style="list-style-type: none"> <li>Temporary loss of play area.</li> <li>Reduced access to community facilities and social infrastructure during construction due to temporary loss of resources (e.g. churches).</li> </ul>	<p><b>Final Option</b></p> <ul style="list-style-type: none"> <li>Community led gardening project developed prior to renewal process and continued throughout, promoting social cohesion, and minimising social isolation, which has been exacerbated by COVID 19 restrictions.</li> <li>If demolition takes place, residents will have the option to remain on the Estate during construction and continue to access their social networks and community resources, such as the TRA hall (subject to COVID-19 restrictions).</li> <li>Pilgrim's Way school will remain open during the renewal process, so there will be no requirement for pupils to change schools while the new school is being built.</li> <li>Phasing plan has been developed to limit number of temporary moves to a maximum of two, with residents only making one move in most circumstances.</li> </ul> <p>Housing solutions to enable residents to remain on Estate if they need to move temporarily, where possible.</p> <p><b>Final Option and Maintenance Option</b></p> <ul style="list-style-type: none"> <li>Dedicated resident support available online and in person, should social distancing guidelines allow.</li> </ul>
<p><b>Difficulty accessing finance (e.g. costs associated with moving home)</b></p> <p>Although the renewal process can often increase the value of properties it can also reduce the affordability of housing in the area and contribute to financial exclusion. This means that some groups of people within society are not able to purchase a renewed home as they are unable to get the required mortgage or loan. In addition, where renewal requires residents to resettle, it can lead to an increase in their financial outgoings due to costs associated with moving and securing new housing. Relocation costs could include removal services, the need to adapt a new home or buy new furniture.</p>	<ul style="list-style-type: none"> <li>Young people</li> <li>Older people</li> <li><b>Disabled people</b></li> <li><b>BAME groups</b></li> <li>Women</li> </ul>	<p><b>Risks</b></p> <ul style="list-style-type: none"> <li>Significant financial implications associated with maintenance option for leaseholders.</li> <li>Limited financial implications associated with maintenance for freeholders.</li> </ul>	<p><b>Opportunity</b></p> <ul style="list-style-type: none"> <li>Possible lower service charges for resident leaseholders after renewal</li> <li>Homes connected to the new district heating system and built to new building standards may have lower energy bills</li> </ul> <p><b>Risks</b></p>	<p><b>Final Option</b></p> <ul style="list-style-type: none"> <li>If the residents vote in favour of the Final Option and their home requires demolition, homeowners will be offered the market value of their home.</li> <li>If the residents vote in favour of the Final Option and their home requires demolition, a Home Loss Payment (sum in recognition of home loss) and a Disturbance Payment would be made to Council tenants and homeowners. The Home Loss Payment would be a one-time payment, however the Disturbance Payment may be made more than once where necessary to facilitate multiple moves. This includes reimbursement of funds for removals,</li> </ul>

<sup>8</sup> Groups that have been highlighted in bold, blue text are also disproportionately represented in the study area.

		<p><b>Neutral</b></p> <ul style="list-style-type: none"> <li>• No rent increase for Council Tenants.</li> <li>• No service charge change for any residents</li> </ul>	<ul style="list-style-type: none"> <li>• Costs associated with resettlement such as securing new accommodation and moving home.</li> <li>• Financial implications associated with new build option for freeholders.</li> <li>• New build Council rents in line with new homes across Southwark.</li> <li>• Council tax may increase for those in new homes.</li> <li>• Service charges may increase for council tenants</li> </ul>	<p>disconnection and reconnection of cooker/washing machine, redirection of mail, BT Telephone Installation, cable TV/TV installation and reasonable adjustments to carpets and curtains.</p> <ul style="list-style-type: none"> <li>• If the residents vote in favour of the Final Option, a number of options are available to leaseholders on the site, including shared ownership, an equity loan, and shared equity options. For leaseholders who cannot meet the equity requirements for these, council tenancies will be available, subject to financial appraisal.</li> <li>• New build rents in line with bedroom numbers and consistent with new homes across Southwark.</li> <li>• If the residents vote in favour of the Final Option, leaseholders and freeholders will 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>• Southwark Council commitment to work with leaseholders and freeholders to ensure that no household is worse off as a result of renewal.</li> </ul> <p><b>Maintenance Option</b></p> <ul style="list-style-type: none"> <li>• Council rents remain the same under maintenance.</li> </ul> <p><b>Final Option and Maintenance Option</b></p> <ul style="list-style-type: none"> <li>• Additional costs for freeholders resulting from the works to the wider estate as well as costs related to services and utilities will be set out in detail as the earliest opportunity.</li> </ul>
<p><b>Appropriate, accessible and affordable 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, people requiring adaptable and accessible housing, people seeking affordable housing and large intergenerational BAME households.</p>	<ul style="list-style-type: none"> <li>• Children</li> <li>• Older people</li> <li>• <b>Disabled people</b></li> <li>• <b>BAME groups</b></li> </ul>	<p><b>Neutral</b></p> <ul style="list-style-type: none"> <li>• No temporary resettlement required.</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> </ul>	<p><b>Final Option</b></p> <ul style="list-style-type: none"> <li>• 10% of new build housing to be wheelchair accessible, in line with national government requirements.</li> <li>• Those with special housing needs to be prioritised through rehousing process under the Final Option.</li> <li>• All new and refurbished social rented homes will be owned and managed by Southwark Council. They will all have Council rent levels.</li> <li>• A mix of housing sizes and typologies will be available through the Final Option, to provide for different housing needs.</li> <li>• All new homes under the Final Option will have access to a balcony, patio, or roof terrace.</li> <li>• Under the Final Option, a variety of tenures will be available to allow homeowners to stay on the estate including shared equity and rehousing as a Council tenant.</li> <li>• Tenants who are overcrowded in the low rise blocks will be offered new accommodation to meet their housing needs under the Final Option.</li> <li>• New housing block built specifically for older people who are not living with children under the Final Option.</li> </ul> <p><b>Final Option and Maintenance Option</b></p> <ul style="list-style-type: none"> <li>• All new and refurbished social rented homes will be owned and managed by Southwark Council. They will all have Council rent levels.</li> </ul>

<p><b>Health effects</b></p> <p>Health effects may arise as a result of stress due to relocation, the environmental effects of demolition and construction processes and/or as a result from social isolation due to housing relocation.</p>	<ul style="list-style-type: none"> <li>• Children</li> <li>• Older people</li> <li>• <b>Disabled people</b></li> <li>• Pregnancy and maternity</li> </ul>	<p><b>Risks</b></p> <ul style="list-style-type: none"> <li>• Noise pollution during refurbishment of homes.</li> <li>• Internal changes to air quality during refurbishment.</li> </ul>	<p><b>Risks</b></p> <ul style="list-style-type: none"> <li>• Noise pollution from demolition and construction.</li> <li>• Poorer air quality from demolition and construction.</li> <li>• Health effects associated with rehousing (stress, isolation).</li> <li>• Impacts of noise and air pollution on school pupils and their learning during construction.</li> </ul>	<p><b>Final Option</b></p> <ul style="list-style-type: none"> <li>• Potential health impacts related to stress due to relocation under the Final Option would be mitigated through rehousing support outlined above. There will also be a dedicated team in place to help with questions or information throughout the process.</li> <li>• Housing solutions to enable residents to remain on Estate if they need to move temporarily, where possible.</li> <li>• New communal outdoor space to mitigate health impacts of social isolation, which may have been exacerbated as a result of the COVID- 19 pandemic.</li> </ul> <p><b>Final Option and Maintenance Option</b></p> <ul style="list-style-type: none"> <li>• Environmental effects to be mitigated through considerate construction practices and environmental management planning.</li> </ul>
<p><b>Safety and security</b></p> <p>In the lead up to renewal, and during the decanting and demolition of properties in the area, properties will be vacated. If these are not maintained properly there is a risk that they could fall into disrepair. This could 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>	<ul style="list-style-type: none"> <li>• Children</li> <li>• Young people</li> <li>• Older people</li> <li>• <b>Disabled people</b></li> <li>• <b>BAME groups</b></li> <li>• LGBT</li> <li>• Men</li> <li>• Women</li> </ul>	<p><b>Neutral</b></p> <ul style="list-style-type: none"> <li>• No decanting or demolition required.</li> </ul>	<p><b>Risks</b></p> <ul style="list-style-type: none"> <li>• Potential for anti-social behaviour and vandalism during decanting and demolition period.</li> </ul>	<p><b>Final Option</b></p> <ul style="list-style-type: none"> <li>• Properties to be secured through appropriate measures, including phasing of redevelopment so the Estate is not left vacant.</li> </ul>
<p><b>Accessibility and mobility in the surrounding area</b></p> <p>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 on local roads, reducing parking (as construction vehicles may use existing parking facilities), the construction activities blocking access to homes, shops, bus stops and pavements and safe routes, as well as effects on wayfinding.</p>	<ul style="list-style-type: none"> <li>• Older people</li> <li>• <b>Disabled people</b></li> </ul>	<p><b>Risks</b></p> <ul style="list-style-type: none"> <li>• The presence of tradesmen's vehicles during refurbishment may temporarily reduce access and parking.</li> </ul>	<p><b>Risks</b></p> <ul style="list-style-type: none"> <li>• The presence of tradesmen's vehicles and construction vehicles during refurbishment may temporarily reduce access and parking.</li> <li>• The presence of more vehicles in the area may increase local traffic.</li> <li>• Potential for construction activities might block some access routes and could impact on wayfinding.</li> </ul>	<p><b>Final Option</b></p> <ul style="list-style-type: none"> <li>• Southwark Council will work with residents and master planners on an integrated parking strategy that looks at current levels of parking, parking needs, the impact of phasing on parking and parking levels as well as environmental considerations in any redevelopment.</li> <li>• Resident car owners who currently have a parking permit will have a parking permit for the redeveloped estate.</li> <li>• Blue badge permits to remain. Wheelchair homes will have associated parking arrangements.</li> <li>• Accessibility of Estate to be considered through construction planning (e.g. ensuring hoarding does not sever the Estate).</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.</p>	<ul style="list-style-type: none"> <li>• Older people</li> <li>• <b>Disabled people</b></li> <li>• <b>BAME groups</b></li> </ul>	<p><b>Risks</b></p> <ul style="list-style-type: none"> <li>• Residents will need to spend time understanding the option available to them in order to make an informed decision.</li> </ul>	<p><b>Risks</b></p> <ul style="list-style-type: none"> <li>• Residents will need to spend time understanding the option available to them in order to make an informed decision.</li> </ul>	<p><b>Final Option and Maintenance Option</b></p> <ul style="list-style-type: none"> <li>• Southwark Council will fund independent resident advice which will include training and support in design and construction stages to ensure that residents can meaningfully engage in decision making.</li> <li>• Series of face to face and online meetings held with residents to discuss issues and concerns of residents.</li> <li>• A dedicated Tustin team of housing officers will be established to liaise with residents throughout the development.</li> <li>• Information is published online as it is made available for all to access.</li> <li>• Language interpretation and face to face engagement available.</li> </ul>

## 5.2 Impact on businesses during renewal

The following table describes the potential impacts of the renewal option on protected characteristic groups, with a focus on the businesses on Tustin Estate during the renewal process. 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 Estate are also identified. Finally, existing measures Southwark Council has in place to mitigate or enhance impacts are set out.

**Table 5.2: Impact on businesses during renewal**

Potential equality and health risks	Affected groups <sup>9</sup>	Impact of No vote	Impact of Yes vote	Existing Southwark Council Mitigations or enhancements
<p><b>Barriers to reemployment</b></p> <p>The renewal process may result in the closure and relocation of businesses. These changes may result in business owners becoming unemployed, redundancies or in current staff being unable to access ongoing employment at a different location.</p>	<ul style="list-style-type: none"> <li>• Older people</li> <li>• Disabled people</li> <li>• BAME groups</li> <li>• Young people</li> <li>• Women</li> </ul>	<p><b>Neutral</b></p> <ul style="list-style-type: none"> <li>• No changes to employment for businesses.</li> </ul>	<p><b>Risk</b></p> <ul style="list-style-type: none"> <li>• Relocation options for businesses on an interim or permanent basis may result in current staff not being able to access work.</li> </ul>	<p><b>Final Option</b></p> <ul style="list-style-type: none"> <li>• Relocation options on Tustin Estate or nearby on an interim basis.</li> </ul> <p><b>Maintenance Option</b></p> <ul style="list-style-type: none"> <li>• Support for businesses to be made available if normal operation is affected through refurbishment.</li> </ul> <p><b>Final Option and Maintenance Option</b></p> <p>Signposting to employment through Southwark Works. Dedicated business support available.</p>
<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 families with children and older people.</p>	<ul style="list-style-type: none"> <li>• Children</li> <li>• Older people</li> </ul>	<p><b>Neutral</b></p> <ul style="list-style-type: none"> <li>• No relocation of businesses.</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> </ul>	<p><b>Final Option</b></p> <ul style="list-style-type: none"> <li>• Relocation options on Tustin Estate or nearby on an interim basis.</li> </ul> <p><b>Maintenance Option</b></p> <ul style="list-style-type: none"> <li>• Support for businesses to be made available if normal operation is affected through refurbishment.</li> </ul> <p><b>Final Option and Maintenance Option</b></p> <ul style="list-style-type: none"> <li>• Signposting to employment through Southwark Works. Dedicated business support available.</li> </ul>
<p><b>Access to commercial finance</b></p> <p>For businesses, redevelopment and renewal may result in effects on trade, relocation or closure. This may result in a need to access finance, which can be more difficult for particular groups.</p>	<ul style="list-style-type: none"> <li>• BAME groups</li> </ul>	<p><b>Risk</b></p> <ul style="list-style-type: none"> <li>• Potential costs from disruption to trading.</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> </ul>	<p><b>Final Option</b></p> <ul style="list-style-type: none"> <li>• Relocation options on Tustin Estate or nearby on an interim basis.</li> <li>• Dedicated business support available. Relocation fund to be made available where appropriate.</li> </ul> <p><b>Maintenance Option</b></p>

<sup>9</sup> Estate demographic information does not apply to businesses therefore no Groups that have been highlighted in bold, blue text are also disproportionately represented in the study area

- Support for businesses to be made available if normal operation is affected through refurbishment.

**Final Option and Maintenance Option**

- Signposting to employment through Southwark Works. Dedicated business support available.

**5.3 Impact on community following renewal process**

The following table describes the potential impacts of the renewal option on protected characteristic groups, with a focus on the Estate and wider community following the renewal process. 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 Estate are also identified. Finally, existing measures Southwark Council has in place to mitigate or enhance impacts are set out.

**Table 5.3: Impact on community following renewal process**

**Potential equality and health opportunities**

**Affected groups<sup>10</sup>**

**Impact of No vote**

**Impact of Yes vote**

**Tackling crime and disorder**

Levels of crime can be in part attributed to the urban environment. It has been argued that the opportunity for some forms of crime can be reduced through well thought-out approaches to planning, and the 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.

- Children
- Young people
- Older people
- **Disabled people**
- **BAME groups**
- LGBT
- Men
- Women

**Opportunity**

- Repair to outdoor lighting, e.g. replacing light bulbs.

**Opportunity**

- Better external lighting for safety and visibility.
- Clearer routes for people passing through the estate.
- Estate to promote safety and security through new design.
- Paths overlooked by houses to create feeling of safety.
- Designed to Secured by Design Standards.

**Improved access, mobility and navigation**

Renewal processes open up opportunities to create spaces and places that can be accessed and effectively used by all, regardless of age or disability, using principles of inclusive design. There are a number of equality groups who can experience difficulties with access, mobility and navigation who could benefit from improvements in this area.

- Children
- Older people
- **Disabled people**

**Opportunity**

- Repair to outdoor lighting, e.g. replacing light bulbs.
- Pavement repairs.

**Opportunity**

- Better external lighting for safety and visibility.
- New connection by bus stop into green space.
- Clearer routes for people passing through the estate.
- Improved signage for wayfinding
- Secure and controlled parking.
- New benches.

<sup>10</sup> Groups that have been highlighted in bold, blue text are also disproportionately represented in the study area

<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 community. This includes basic activities such as using local shops or meeting up with people in a 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>	<ul style="list-style-type: none"> <li>• Children</li> <li>• Older people</li> <li>• <b>Disabled people</b></li> <li>• <b>BAME groups</b></li> </ul>	<p><b>Neutral</b></p> <ul style="list-style-type: none"> <li>• No change to public realm.</li> </ul>	<p><b>Opportunity</b></p> <ul style="list-style-type: none"> <li>• New green space at heart of estate, including new planting, promoting health and wellbeing for different equality groups.</li> <li>• New play facilities adjacent to school, providing more exercise opportunities for children.</li> <li>• Enhanced bicycle storage provision to facilitate active travel, promoting healthier lifestyles.</li> <li>• Car club.</li> <li>• Electric charging points for vehicles.</li> <li>• New communal outdoor space in blocks.</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 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>	<ul style="list-style-type: none"> <li>• Children</li> <li>• Older people</li> <li>• <b>Disabled people</b></li> <li>• <b>BAME groups</b></li> <li>• Pregnancy and maternity</li> <li>• LGBT</li> </ul>	<p><b>Neutral</b></p> <ul style="list-style-type: none"> <li>• No changes to community resources.</li> </ul>	<p><b>Opportunity</b></p> <ul style="list-style-type: none"> <li>• A mix of shared communal spaces in new blocks.</li> <li>• Increased access to community resources- community garden.</li> <li>• Possibility of tenants managing community spaces.</li> <li>• New school building at the heart of the estate with space for outdoor learning to improve health and wellbeing</li> <li>• New church premises on Estate.</li> <li>• New outdoor communal space in blocks, and new park area, to improve social cohesion and reduce isolation after the COVID- 19 pandemic.</li> </ul> <p><b>Risk</b></p> <ul style="list-style-type: none"> <li>• New community moving on to Estate and effects on social cohesion<sup>11</sup></li> </ul>
<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>• <b>Disabled people</b></li> <li>• <b>BAME groups</b></li> <li>• Women</li> </ul>	<p><b>Neutral</b></p> <ul style="list-style-type: none"> <li>• No changes to local employment.</li> </ul>	<p><b>Opportunity</b></p> <ul style="list-style-type: none"> <li>• Improved commercial spaces for existing businesses.</li> <li>• Construction employment onsite (varying by the amount of construction required for the job).</li> <li>• Increased commercial space on site for new businesses</li> </ul>

<sup>11</sup> Risk to be mitigated through phasing strategy and a dedicated support team to help integrate residents into new community.

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**Improved housing provision**

Renewal can lead to improvements in housing provision within the regeneration area, thereby improving suitability, accessibility and affordability, as well as its quality and efficiency in energy consumption.

- Children
- Older people
- **Disabled people**
- **BAME groups**

**Opportunity**

- Every council home refurbished to meet Decent Homes Standard, Southwark Standard.
- New kitchen and bathrooms when due for replacement.
- Energy efficiency improvements.

**Neutral**

- No change in tenancy agreements for existing council tenants.
- No change to leaseholder terms.
- No new homes.

**Opportunity**

- All new homes built to new building, space and accessibility standards.
- Potential health effects of overcrowding are addressed.
- Private external space for every home (garden, patio or balcony) to capture health benefits of access to outdoor space.
- Energy efficiency improvements to address potential health effects of cold housing.
- Mixture of shared and private external space in blocks .
- Housing to suit different needs.
- Large uplift in new homes.

**Neutral**

- Where relevant, new tenancy agreements will be drawn up.
  - Where relevant, leaseholder deeds will change in line with changing ownership arrangements.
  - No change to status of freeholders on estate.
-

## 6 Overall equality and health effects

This section identifies the potential impacts that could arise for people with protected characteristics, as a result of the redevelopment of the Estate. 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 risks and opportunities

The scale below has been used to identify the 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 by the Council 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 Risks and opportunities during renewal

Tables 6.1 and 6.2 identify the potential impacts on residents, community resources and businesses located within the low-rise blocks on the Estate during the renewal process, for the period between a successful ballot up to completed delivery. It shows the potential impact of risks and opportunities without mitigation, following mitigation measures that have been put in place by Southwark Council and then highlights the likely overall equality effect if Southwark Council adhere to the recommendations.

Table 6.1: Impact on residents and community resources during renewal (from the ballot up to delivery)

Potential impact	Without mitigation		With Mitigation		Recommendations	Overall equality and health effect
	No vote	Yes vote	No Vote	Yes vote		
<p><b>Loss of social cohesion and access to community resources</b></p> <p>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 infrastructure 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. For example, relocation accompanied by a school move has the potential to be particularly stressful and disruptive to children. In addition, older people can experience feelings of isolation from relocation if long-standing community links are broken and older people are already more likely to experience feelings of isolation compared to other groups within society.</p>	O	XXX	O	X	<ul style="list-style-type: none"> <li>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 if residents who will be most affected by refurbishment and/or redevelopment in order to remediate feelings of social isolation.</li> <li>Maintain continuity in access to community resources (e.g. churches and play areas) where possible. If this is not possible, consider pop-up spaces for these uses.</li> </ul>	<p>There are likely to be no adverse effects on equality groups due to a loss of social cohesion.</p> <p>There may be limited effects on equality groups due to temporarily reduced access to some community resources during the renewal period under the Final Option.</p> <p><b>Overall, this risk is considered to be managed through a range of proportionate measures.</b></p>
<p><b>Difficulty accessing finance (e.g. costs associated with moving home)</b></p> <p>Although the renewal process can often increase the value of properties it can also reduce the affordability of housing in the area and contribute to financial exclusion. This means that some groups of people within society are not able to purchase a renewed home as they are unable to get the required mortgage or loan. In addition, where renewal requires residents to resettle, it can lead to an increase in their financial outgoings due to costs associated with moving and securing new housing. Relocation costs could include removal services, the need to adapt a new home or buy new furniture.</p>	X	XX	X	X	<ul style="list-style-type: none"> <li>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 financial exclusion.</li> <li>Ensure that residents are signposted to the reallocation process (including financial advice) available online or via telephone, if necessary, to comply with COVID- 19 social distancing and self-isolation recommendations.</li> <li>Approximate changes to rent and service charges as a result of the vote should be communicated to residents as soon as possible.</li> </ul>	<p>There should be no significant adverse effects on the ability of equality groups to access finance, although there may be some effects linked to increases in rent, council tax, and service charges after renewal.</p> <p><b>Overall, this risk is considered to be managed through a range of proportionate measures.</b></p>

Potential impact	Without mitigation		With Mitigation		Recommendations	Overall equality and health effect
	No vote	Yes vote	No Vote	Yes vote		
<p><b>Appropriate, accessible and affordable 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, people requiring adaptable and accessible housing, people seeking affordable housing and large intergenerational BAME households.</p>	O	XXX	O	O	<ul style="list-style-type: none"> <li>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 and appropriate housing.</li> <li>Ensure that residents are signposted to the reallocation process (including financial advice) available online or via telephone, if necessary, to comply with COVID- 19 social distancing and self-isolation recommendations.</li> </ul>	<p>There is likely to be no adverse effect on equality groups with relation to access to appropriate, accessible, and affordable housing during the renewal period.</p> <p><b>Overall, this risk is considered to be managed through a range of proportionate measures.</b></p>
<p><b>Health effects</b></p> <p>Health effects may arise as a result of stress due to relocation, the environmental effects of demolition and construction processes, including on school pupils, and/or as a result from social isolation due to housing relocation.</p>	XX	XX	X	X	<ul style="list-style-type: none"> <li>Demolition works should be monitored closely and disruption should be minimised through the creation of a Construction Environmental Management Plan (CEMP), which would be implemented by the contractor carrying out the works, in order to address health impacts related to noise and air quality.</li> <li>Throughout the improvement works, identify and work with vulnerable people whose protected characteristics may make them more vulnerable to adverse health impacts.</li> <li>Access to communal outdoor space should be maintained during the construction period to limit impacts on health caused by social isolation.</li> </ul>	<p>There may be minor adverse impacts on equality groups during the renewal period due to the noise and air quality impacts of construction during the renewal period; and the potential stress associated with moving home.</p> <p><b>Overall, this risk is considered to be managed through a range of proportionate measures..</b></p>
<p><b>Safety and security</b></p> <p>In the lead up to renewal, and during the decanting and demolition of properties in the area, properties will be vacated. If these are not maintained properly there is a risk that they could fall into disrepair. This could 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>	O	X	O	O	<ul style="list-style-type: none"> <li>Ensure best practices for enhancing safety and preventing crime are considered throughout the planning and construction process.</li> <li>Ensure a process is in place for reporting and addressing incidents of Anti-Social Behaviour (ASB) within the Estate.</li> <li>Monitor the security of the Estate and consider additional security 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> </ul>	<p>The impact of safety and security is likely to cause no adverse impacts on equality groups on the estate due to the mitigations and recommendations.</p> <p><b>Overall, this risk is considered to be managed through a range of proportionate measures.</b></p>

Potential impact	Without mitigation		With Mitigation		Recommendations	Overall equality and health effect
	No vote	Yes vote	No Vote	Yes vote		
<p><b>Accessibility and mobility in the surrounding area</b></p> <p>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 on local roads, reducing parking (as construction vehicles may use existing parking facilities), the construction activities blocking access to homes, shops, bus stops and pavements and safe routes, as well as effects on wayfinding</p>	X	XXX	X	X	<ul style="list-style-type: none"> <li>As with health impacts, good access and mobility would be maintained through the creation of a CEMP, which would set out arrangements for any necessary diversions, which should provide well-signed routes that limit extra travelling distances. The CEMP should also ensure that access is maintained through measures such as such as limiting pavement obstructions and maintaining disabled parking. The CEMP should specifically consider the needs of protected characteristic groups who may have limited mobility.</li> </ul>	<p>There are potential minor impacts on accessibility and mobility which may affect equality groups during the renewal period.</p> <p><b>Overall, this risk is considered to be managed through a range of proportionate measures.</b></p>
<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.</p>	X	X	O	O	<ul style="list-style-type: none"> <li>Accessible format consultation materials, including but not limited to, easy read, different community languages, audio, and braille, should be available if requested.</li> <li>Access to information and communication should be available in a number of formats, including online, telephone and one to one meetings, to ensure that all residents have safe access to information and support services as COVID- 19 restrictions continue.</li> <li>Information should be provided in a clear and easy to understand way and communicated in a timely manner. This includes keeping website information up to date.</li> <li>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 in order to make an informed decision on what they need to do and when.</li> </ul>	<p>There are likely to be no adverse impacts on equality groups due to information and communication during the renewal period.</p> <p><b>Overall, this risk is considered to be managed through a range of proportionate measures.</b></p>

**Table 6.2: Impact on businesses during renewal (from the ballot up to delivery)**

Potential impact	Without mitigation		With Mitigation		Recommendations	Overall Equality and health effect
	No vote	Yes vote	No Vote	Yes vote		
<p><b>Barriers to reemployment</b> The renewal process may result in the closure and relocation of businesses. These changes may result in business owners becoming unemployed, redundancies or in current staff being unable to access ongoing employment at a different location.</p>	O	XX	O	X	<ul style="list-style-type: none"> <li>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.</li> </ul>	<p>There may be some minor adverse effects on equality groups due to barriers to reemployment during renewal.</p> <p><b>Overall, this risk is considered to be largely managed through a range of proportionate measures, however consideration should be given to adding the detail provided in the recommendations to the existing proposed measures.</b></p>
<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 families with children and older people.</p>	O	XX	O	X	<ul style="list-style-type: none"> <li>Work proactively and constructively through a range of channels, including face to face engagement where possible with vulnerable business owners and employees.</li> </ul>	<p>There may be some minor adverse effects on equality groups due to the impact of redundancy on health and wellbeing.</p> <p><b>Overall, this risk is considered to be largely managed through a range of proportionate measures, however consideration should be given to adding the detail provided in the recommendations to the existing proposed measures.</b></p>
<p><b>Access to commercial finance</b> For businesses, redevelopment and renewal may result in effects on trade, relocation or closure. This may result in a need to access finance, which can be more difficult for particular groups.</p>	X	XX	O	X	<ul style="list-style-type: none"> <li>Ensure businesses are fully informed of the timescales that would affect them as soon as possible, including when they if and would need to vacate the premises and the period of time they would be inactive for before being able to reopen on the refurbished or redeveloped Estate.</li> </ul>	<p>There may be some minor adverse effects on equality groups due to difficulty accessing commercial finance during renewal.</p> <p><b>Overall, this risk is considered to be largely managed through a range of proportionate measures, however consideration should be given to adding the detail provided in the recommendations to the existing proposed measures.</b></p>

### 6.3 Risks and opportunities following renewal

Table 6.3 below identifies the potential impacts on the future Tustin Estate community (residents, community resources and businesses) following the renewal process, following completed delivery. It shows the potential impact of risks and opportunities without mitigation, following mitigation measures that have been put in place by Southwark Council and then highlights the likely overall equality effect if Southwark Council adhere to the recommendations.

**Table 6.3: Impact on the Tustin Estate community following the renewal process**

Potential impact	Without mitigation		With Mitigation		Recommendations	Overall Equality and health effect
	No vote	Yes vote	No Vote	Yes vote		
<p><b>Tackling crime and disorder</b></p> <p>Levels of crime can be in part been attributed to the urban environment. It has been argued that the opportunity for some forms of crime can be reduced through well thought-out approaches to planning, and the 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>Follow Crime Prevention Through Environmental Design (CPTED) and Secure by Design principles in designing the built environment and public realm.<sup>12</sup></li> </ul>	<p>There is likely to be a major positive impact on equality groups due to the impact on tackling crime and disorder after delivery of the Final Option.</p> <p><b>Overall, this risk is considered to be managed through a range of proportionate measures.</b></p>
<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 or disability, using principles of inclusive design. There are a number of equality groups who can experience difficulties with access, mobility and navigation who could benefit from improvements in this area.</p>	✓	✓✓✓	✓	✓✓✓	<ul style="list-style-type: none"> <li>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.<sup>13</sup></li> </ul>	<p>There is likely to be a major positive impact on equality groups due to improved access, mobility, and navigation after delivery of the Final Option.</p> <p><b>Overall, this risk is considered to be managed through a range of proportionate measures.</b></p>
<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 community. This includes basic activities such as using local shops or meeting up with people in a 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>	○	✓✓✓	○	✓✓✓	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>	<p>There is likely to be a major positive impact on equality groups due to improved public realm and green space after delivery of the Final Option.</p> <p><b>Overall, this risk is considered to be managed through a range of proportionate measures.</b></p>

<sup>12</sup> Jeffery (1971) 'Crime Prevention Through Environmental Design'. Sage publications

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>13</sup> Design Council (2006) 'The Principles of Inclusive Design'. Available at: <https://www.designcouncil.org.uk/sites/default/files/asset/document/the-principles-of-inclusive-design.pdf>

Department for Transport (2005) 'Inclusive mobility' Available at: <https://www.gov.uk/government/publications/inclusive-mobility>

Department for Transport (2007) 'Manual for Streets'. Available at: <https://www.gov.uk/government/publications/manual-for-streets>

Potential impact	Without mitigation		With Mitigation		Recommendations	Overall Equality and health effect
	No vote	Yes vote	No Vote	Yes vote		
<p><b>Provision of community resources and improved social cohesion</b></p> <p>Community resources provide important places of social connection and promote better health and 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>	o	✓✓✓	o	✓✓✓	<ul style="list-style-type: none"> <li>Continue to involve the local community in decisions about which resources should be incorporated into the area, specifically targeting protected characteristic groups that are likely to benefit from improvements.</li> <li>Ensure analysis is undertaken to understand on any potential pressure on public services that could result from redevelopment (eg. extra pressure on schools and health care services).</li> </ul>	<p>There is likely to be a major positive impact on equality groups due to the provision of community resources and improved social cohesion after delivery of the Final Option.</p> <p><b>Overall, this risk is considered to be managed through a range of proportionate measures.</b></p>
<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>	o	✓✓✓	o	✓✓✓	<ul style="list-style-type: none"> <li>Work with owners of new businesses in the renewal area to employ local people, focussing on groups that are vulnerable to unemployment e.g. BAME groups, disabled people, young people.</li> </ul>	<p>There is likely to be a major positive impact on equality groups due to new employment opportunities after delivery of the Final Option.</p> <p><b>Overall, this risk is considered to be managed through a range of proportionate measures.</b></p>
<p><b>Improved housing provision</b></p> <p>Renewal can lead to improvements in housing provision within the regeneration area, thereby improving suitability, accessibility and affordability, as well as its quality and efficiency in energy consumption, addressing potential effects of cold housing.</p>	✓	✓✓✓	✓	✓✓✓	<ul style="list-style-type: none"> <li>Ensure housing meets the needs of current and future residents.</li> </ul>	<p>There is likely to be a major positive impact on equality groups due to improved housing provision after delivery of the Final Option.</p> <p><b>Overall, this risk is considered to be managed through a range of proportionate measures.</b></p>

## 7 Conclusion and action plan

### 7.1 Conclusion

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

The assessment found that the regenerated Estate has the potential to provide improved living conditions, housing quality, accessibility, public realm and community facilities. There is, therefore, a compelling case in the public interest for the redevelopment. This must be weighed against the acknowledged potential risks set out above. In this case, the Council has sought to mitigate these through a range of reasonable and proportionate measures focused on engagement, rehousing assistance and compensation options in order to improve the outcomes of the redevelopment for the current and future Estate community.

### 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 Southwark Council to implement any recommendations and mitigations identified.

**Table 7.1: Tustin Estate recommended action plan**

Recommendation	Potential impact addressed	Timeframe	Responsibility
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 if residents who will be most affected by refurbishment and/or redevelopment in order to remediate feelings of social isolation.	Loss of social cohesion and access to community resources Difficulty accessing finance Appropriate, accessible and affordable housing Impact of redundancy on health and well-being	Ongoing during renewal period until completion of renewal (2028)	Southwark Council, especially the council's engagement team Independent resident advisor
Maintain continuity in access to community resources (e.g. churches and play areas) where possible. If this is not possible, consider pop-up spaces for these uses.	Loss of social cohesion and access to community resources	Ongoing during renewal period until completion of renewal (2028)	Southwark Council
Ensure that residents are signposted to the reallocation process (including financial advice) available online or via telephone, if necessary, to comply with COVID-19 social distancing and self-isolation recommendations.	Difficulty accessing finance Appropriate, accessible and affordable housing	Ongoing, with priority during the Preparation period (Spring 2021 - Summer 2022)	Southwark Council, especially the council's engagement team Independent resident advisor
Demolition works should be monitored closely and disruption should be minimised through the creation of a Construction Environmental Management Plan (CEMP), which would be implemented by the contractor carrying out the works, in order to address health impacts related to noise and air quality.	Health effects	Ongoing- periods of demolition from Autumn 2022- Autumn 2028	Southwark Council, contractor (TBC)
Throughout the improvement works, identify and work with vulnerable people whose protected characteristics may make them more vulnerable to adverse health impacts.	Health effects	Ongoing during renewal period until completion of renewal (2028)	Southwark Council, especially the council's engagement team
Access to communal outdoor space should be maintained during the construction period to limit impacts on health caused by social isolation.	Health effects	Ongoing during renewal period until completion of renewal (2028)	Southwark Council, contractor (TBC)
Ensure best practices for enhancing safety and preventing crime are considered throughout the planning and construction process.	Safety and security	Ongoing during renewal period until completion of renewal (2028)	Southwark Council, contractor (TBC)
Ensure a process is in place for reporting and addressing incidents of Anti-Social Behaviour (ASB) within the Estate.	Safety and security	Ongoing	Southwark Council, especially the council's engagement team
Monitor the security of the Estate and consider additional security 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.	Safety and security	Ongoing	Southwark Council

Recommendation	Potential impact addressed	Timeframe	Responsibility
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.	Barriers to reemployment	Ongoing until new business space opens in Winter 2026	Southwark Council
Accessible format consultation materials, including but not limited to, easy read, different community languages, audio, and braille, should be available on request.	Information and communication	Ongoing during renewal period until completion of renewal (2028)	Southwark Council
Access to information and communication should be available in a number of formats, including online and in one to one meetings, to ensure that all residents have safe access to information and support services as COVID- 19 restrictions continue.	Information and communication	Ongoing during renewal period until completion of renewal (2028)	Southwark Council
Ensure businesses are fully informed of the timescales that would affect them as soon as possible, including when they if and would need to vacate the premises and the period of time they would be inactive for before being able to reopen on the refurbished or redeveloped Estate.	Difficulty accessing commercial finance	Ongoing during Preparation period (Spring 2021- Summer 2022) up until businesses move in Phase 2 (Summer 2024)	Southwark Council
Follow Crime Prevention Through Environmental Design (CPTED) and Secure by Design principles in designing the built environment and public realm.	Tackling crime and disorder	Ongoing during renewal period until completion of renewal (2028)	Southwark Council, Common Grounds
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.	Improved access, mobility and navigation Improved public realm and green space	Ongoing until completion of public space.	Southwark Council, Common Grounds
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.	Improved access, mobility and navigation	Ongoing until completion of public space.	Southwark Council, Common Grounds
Continue to involve the local community in decisions about which resources should be incorporated into the area, specifically targeting protected characteristic groups that are likely to benefit from improvements.	Provision of community resources and improved social cohesion	Ongoing	Southwark Council
Ensure analysis is undertaken to understand on any potential pressure on public services that could result from redevelopment (eg. extra pressure on schools and health care services).	Provision of community resources and improved social cohesion	Ongoing during Preparation period, and updated subsequently if relevant.	Southwark Council
Work with owners of new businesses in the renewal area to employ local people, focussing on groups that are vulnerable to unemployment e.g. BAME groups, disabled people, young people.	New employment opportunities	Ongoing	Southwark Council
Ensure housing meets the needs of current and future residents.	Improved housing provision	Ongoing	Southwark Council
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 in order to make an informed decision on what they need to do and when.	Information and communication	Ongoing	Southwark Council, especially the council's engagement team

# Appendices

## A. Analysis of existing evidence

This chapter sets out the finding of the desk-based review process, providing a literature review of the potential effects of the renewal on people with protected characteristics. All potential risks and opportunities of a typical housing renewal project 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 estate renewal. All are segmented into key thematic areas and summarised in the impact assessment in Chapter 5.

### A.1 Impact on resident and community resources during renewal

#### A1.1 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 infrastructure 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 BAME 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>14</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>15</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>16</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>17</sup>

<sup>14</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>15</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>16</sup> The Centre for Social Justice (2016) 'Home Improvements, a social justice approach to housing policy'.

<sup>17</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>18</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>19</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>20</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>

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>18</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>19</sup>

Children from low-income families may be particularly impacted by relocation due to loss of local informal child care 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>20</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>21</sup>

Loss of relationships with peers and adults can cause anxiety and hinder both social development and educational attainment.<sup>22</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>23</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>24</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>25</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>26</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>27</sup> Loneliness increases the likelihood of mortality by 26 per cent

<sup>21</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>22</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>23</sup> RSA. (2013): 'Falling between the cracks; Exploring in-year admissions in schools in England'

<sup>24</sup> Nation Children's Bureau (2007): 'Free Play in Early Childhood'

<sup>25</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>26</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>27</sup> IoTUK (2017): 'Social Isolation and Loneliness in the UK' Available at: <https://iotuk.org.uk/social-isolation-and-loneliness-report/>

among those over the age of 65 and raises the risk of developing conditions, such as high blood pressure, heart disease and stroke.<sup>28</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>29</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>30</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>31</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>32</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>33</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>34</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>35</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>36</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>37</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>38</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>39</sup>. Research from Wilding (2017) found that increased rates of mental ill health are associated with involuntary residential relocation.<sup>40</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>41</sup>

### BAME and/or minority faith groups

BAME 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,

<sup>28</sup> Age UK (2015): 'Campaign to end loneliness: threat to health'.

<sup>29</sup> Age UK (2015): 'Loneliness and Isolation evidence review'

<sup>30</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>31</sup> Age UK (2015): 'Campaign to end loneliness': 'Threat to health'

<sup>32</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>33</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>34</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://emosandcrane.co.uk/resources/Journal%20of%20Nursing%20Scholarship%20-%20Implicit%20Memory%20and%20Familiarity%20Among%20Elders%20with%20Dementia.pdf>

<sup>35</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>36</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>37</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>38</sup> National Autism Society. (2017): 'Moving house' URL: <https://www.autism.org.uk/movinghouse> 56

<sup>39</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>40</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>41</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>

as well as fears of isolation, harassment or language barriers in new locations.<sup>42</sup> BAME 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>43</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>44</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>45</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 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>46</sup> Should relocation result in the need to make changes to preestablished antenatal services and relationships, this could negatively impact pregnant individuals.

#### A.1.2 Difficulty accessing finance (e.g. costs associated with moving home)

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 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.

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>47</sup> For example, young people may be unable to purchase a property due to cutbacks in social housing and increased house pricing.<sup>48</sup> 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>49</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.

Further, according to evidence presented to the House of Commons Communities and Local Government Committee, low income BAME households often have limited experience of institutional loan finance.<sup>50</sup> They may also be less able to access commercial loans due to poor credit-ratings or their location in 'high risk' postcodes.

Those people from a BAME background are more likely to live in low income households compared to those who are White British or from Other White Ethnic groups.<sup>51</sup>

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 do not have a bank account, and that 68% of financially disengaged people living in the top 10% most financially exclude postcodes.<sup>52</sup>

According to evidence presented to the House of Commons Communities and Local Government Committee, relocation may also impact people who have savings and investments to use them in order to secure a new home, affecting their financial independence and stability.<sup>53</sup>

#### A.1.3 Issues accessing appropriate, accessible and affordable 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>54</sup> Children who live in overcrowded accommodation have an increased risk of developing respiratory conditions, infections and psychological problems.<sup>55</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>56</sup>

<sup>42</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>43</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>44</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>45</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'

<sup>46</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>47</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>48</sup> Financial Conduct Authority (2016) 'Access to Financial Services in the UK' Available here: <https://www.fca.org.uk/publication/occasional-papers/occasional-paper-17.pdf>

<sup>49</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>50</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>51</sup> Department for Work and Pensions (2015) 'Low income'

<sup>52</sup> Resolution Foundation (2007): 'In brief: Financial exclusion'.

<sup>53</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>54</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>55</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>56</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>

## 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>57</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>58</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>59</sup>

People with a disability who live in social housing could experience particularly acute effects. The introduction of 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>60</sup>

## BAME

Research by the Runnymede Trust highlighted that people from all BAME 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>61</sup>

BAME households may also be impacted by the availability of affordable housing when relocating to new areas. It was reported in 2017 that rents are less affordable for most BAME

<sup>57</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>58</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>59</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>60</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>61</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>62</sup> Shelter (2017) 'BAME homelessness matters and is disproportionately rising – time for the government to act'. Available at:

<http://blog.shelter.org.uk/2017/10/bame-homelessness-matters-and-is-disproportionately-rising-time-for-the-government-to-act/>

<sup>63</sup> The Poverty Site (2017). See: <http://www.poverty.org.uk/06/index.html>

<sup>64</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>65</sup> Council of Mortgage Lending. (2015): 'Pension tension: the challenges for older borrowers'

<sup>66</sup> Joseph Rowntree Foundation. (2007): 'Demolition, Relocation and affordable rehousing: Lessons from the housing market renewal pathfinders.'

groups when compared to White British households.<sup>62</sup> Two-fifths of people from a BAME background live in low-income households.<sup>63</sup> Additionally, evidence from the Runnymede Trust suggests that BAME communities are more likely to experience homelessness than their white counterparts.<sup>64</sup> Therefore, it is possible that BAME households could experience difficulties in finding suitable housing that accommodates their needs.

## Older people

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>65</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>66</sup> A lack of financial means can limit the range of ownership options 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>67</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>68</sup>

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>69</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 respiratory disease, compared to the general population. This makes such effects more likely to arise amongst this group.<sup>70</sup>

### A.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>71</sup> and Warwick-Edinburgh Mental Wellbeing Scale test.<sup>72</sup> These tests have shown that relocation can create increased levels of depression and anxiety.<sup>73</sup> The associated impacts have been found to be more severe when there is a lack of perceived lack of control over the decision.<sup>74</sup> This stress has been attributed to

<sup>67</sup> Joseph Rowntree Foundation. (2007): 'Demolition, Relocation and affordable rehousing: Lessons from the housing market renewal pathfinders'

<sup>68</sup> Council of Mortgage Lending. (2015): 'Pension tension: the challenges for older borrowers'

<sup>69</sup> Housing Age UK (2014): 'Housing in later life'

<sup>70</sup> Housing Age UK (2014): 'Housing in later life'

<sup>71</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>72</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>73</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>74</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>

the anticipation of disruption, extra costs for residents and undermining of community stability and support networks.

#### 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>75</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>76</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>77</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>78</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>79</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>80</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>81</sup> As the redevelopment involves 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>82</sup>

Exposure to air pollution during infancy can result in neurodevelopment and long-term cognitive health problems.<sup>83</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>84</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>85</sup>

#### A.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 behaviour and crime such as increased vandalism, arson, break-ins and other damage to neighboring homes.<sup>86</sup>

#### Children, young people, older people, disabled people, BAME 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, disabled people, those from BAME backgrounds, and lesbian, gay, bisexual and transgender (LGBT) people.<sup>87</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>88</sup>
- Mixed and Asian ethnic groups are more likely to have said they were victim of crime compared to white people.<sup>89</sup>
- Younger people aged 16 to 24 are more likely to be victims of violence than those in older age groups.<sup>90</sup>

<sup>75</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>76</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>77</sup> IoTUK (2017) 'Social Isolation and Loneliness in the UK'. Available at: <https://iotuk.org.uk/social-isolation-and-loneliness-report/>

<sup>78</sup> Asthma UK (2017): 'Pollution'. Available at <https://www.asthma.org.uk/advice/triggers/pollution/>

<sup>79</sup> Department for Environmental Food and Rural Affairs (2013): 'Guide to UK Air Pollution Information Resources'. Available at:

<sup>80</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>81</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>82</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>83</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>84</sup> Asthma UK (2017): 'Pollution'. Available at <https://www.asthma.org.uk/advice/triggers/pollution/>

<sup>85</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>

<sup>86</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>87</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>88</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/yearendi-ngmarch2018>

<sup>89</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>90</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>

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>91</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>92</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>93</sup>
- A study by Transport for London highlights that BAME 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>94</sup>
- Research from Stonewall demonstrates that LGBT people often fear for their safety and well-being in public spaces and on pedestrian journeys.<sup>95</sup>

It has been suggested that fear of crime can contribute to social isolation, particularly for vulnerable groups such as children, older people, BAME groups and women.<sup>96</sup>

#### A.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, reducing 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>97</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>98</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>99</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>100</sup> Short-term change to

transport networks and road alignment can act as a barrier for disabled people wanting to access community facilities, exacerbating issues such as loneliness and social isolation.<sup>101</sup>

##### Older people

Changes to surface transport resulting from renewal of a housing estate may affect how older people interact with community facilities.<sup>102</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>103</sup>

#### A.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.

Best practice guidance<sup>104</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.

## A.2 Impacts on businesses during renewal

### A.2.1 Barriers to reemployment

The Final Option may result in the closure and relocation of businesses. These changes may create redundancies or result in current staff being unable to access future employment at a different location. The following protected characteristic groups face barriers to employment and are therefore more likely to be affected by loss of existing employment due to business closure or relocation.

##### Older people

Research suggests that those who are older when they are made redundant experience additional barriers to returning to employment, one of these is the potential challenge of

<sup>91</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>92</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>93</sup> ONS (2015) Crime Survey for England and Wales. Available at: <https://www.ons.gov.uk/peoplepopulationandcommunity/crimeandjustice/bulletins/crimeinenglandandwales/2015-07-16>

<sup>94</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>95</sup> Stonewall (2017) LGBT in Britain: Hate Crime. Available at: <https://www.stonewall.org.uk/comeoutforLGBT/qbt-in-britain/hate-crime>

<sup>96</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>97</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>98</sup> Institute of Education (2001): 'The effect of travel modes on children's mental health, cognitive and social development: a systematic review'

<sup>99</sup> Department for Transport (2019): 'National Travel Survey: 2018'

<sup>100</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>101</sup> Equality and Human Rights Commission (2017): 'Being disabled in Britain: a journey less equal'

<sup>102</sup> DfT (2017): Health impact analysis for the draft Airports National Policy Statement'

<sup>103</sup> NatCen (2019): 'Transport, health and wellbeing: an evidence review for the Department for Transport'

<sup>104</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/accessible-guide-2016-final) 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/government/uploads/system/uploads/attachment_data/file/647703/making-written-information-easier-to-understand-for-people-with-learning-disabilities-GOV-UK) MENCAP (date unknown): 'Making myself clear' Available at: [Making-Myself-Clear.pdf \(accessibleinfo.co.uk\)](https://www.mencap.org.uk/accessibleinfo)

securing interviews for new positions.<sup>105</sup> According to research by Age UK, once unemployed, only 23% of people aged 50 years or above secure a new job within three months (compared to 35% of 35-49-year olds).<sup>106</sup> Research by Anglia Ruskin University found that older white British men were 22% less likely to be invited for interview when compared to their 28-year-old counterparts, and that that ageism increases for older male BAME applicants and female applicants.<sup>107</sup> These groups may therefore experience disproportionate negative effects as a result of the loss of existing businesses and associated employment.

As **older people** may be more likely to own their own business, they may find relocation much more difficult than other groups. According to ONS data there were 4.6 million self-employed people in the UK at the end of 2015, which was an increase from 3.8 million in 2008; 43% of those were over 50.<sup>108</sup> After the 2008 recession, many older people were made redundant and there was a widely-reported lack of jobs suitable for people over the age of 50,<sup>109</sup> with many finding it difficult to find a new employer. Many took this as an opportunity to start their own businesses. Therefore, older business owners may be more likely to be disproportionately affected by relocation, particularly due to the time it takes to establish and build a customer base in a new location.

Older people, and people from BAME backgrounds may be disproportionately impacted by the potential closure of small businesses, where self-employment is common. Research shows that part-time self-employment is highest among those over the age of 55, and that older people are the fastest growing age group of self-employed people, with those aged over 70 showing the greatest increase of those becoming self-employed out of the total UK workforce between 2001 and 2015.<sup>110</sup>

### Disabled people

According to research from the Equality and Human Rights Commission, disabled people are more likely to experience barriers to employment than non-disabled people. More than a third of disabled people in employment (36 per cent) say that they are limited in the amount or type of work that they do compared with less than a fifth (19 per cent) of non-disabled people. This increases to (66 per cent) for unemployed disabled people who say they are limited in the amount or type of work they could do, compared to 31 per cent of unemployed non-disabled people.<sup>111</sup> This means that disabled people could be disproportionately impacted by loss of employment, particularly if their current working conditions would be difficult to find or replicate elsewhere, or if they have to travel further to work.

### BAME groups

People from a BAME background may be disproportionately impacted by loss of employment, as they are more likely to experience unemployment and face barriers to employment and social mobility. Research has shown that while educational attainment among people of minority

ethnic backgrounds has improved, this has not been reflected in social mobility and job opportunities.<sup>112</sup> People from a BAME background are also more likely to be unemployed. In 2017, just under 4% of White people were unemployed, compared with 8% from all non-White ethnic groups combined. Pakistani and Bangladeshi ethnic groups had the highest rate of unemployment, at 10%.<sup>113</sup>

## A.2.2 Impact of redundancy on health and well-being

### Older people

Involuntary job loss due to redevelopment may have disproportionate health effects for older workers. 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.<sup>114</sup>

### Children

Involuntary redundancy may also disproportionately impact the wellbeing of children. Research has shown that redundancy can create an increased risk of family tension and disruption, and that job loss can have detrimental effects on children including lowered self-esteem and socio-psychological well-being.<sup>115</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>116</sup>

## A.2.3 Access to commercial finance

Renewal may result in effects on trade, relocation or closure. This may result in a need to access finance, which can be more difficult for particular groups

For businesses, redevelopment and renewal may result in relocation or closure. This may result in a need to access finance to secure new premises.

### BAME groups

Research indicates that businesses owned by members of some ethnic groups are more likely to be denied a loan outright in comparison to White-owned businesses. Black African owned businesses are four times more likely to be denied a loan outright, Black Caribbean-owned businesses are three and a half times more likely, Bangladeshi-owned businesses are two and a half times more likely, and Pakistani-owned businesses are one and a half times more likely. This suggests that BAME-owned businesses tend to experience greater difficulties in securing

<sup>105</sup> Leeds University Business School (2004): 'The Economic and Social Impact of Redundancies from Corus and Allied Steel and Wire in Wales'

<sup>106</sup> Age UK (2013): 'Older Workers at High Redundancy Risk' available at: <https://www.ageuk.org.uk/latest-press/archive/older-workers-at-high-redundancy-risk/>

<sup>107</sup> The Prince's Responsible Business Network (2017). 'Factsheet: Why employers need to tackle ageism in redundancy and recruitment processes.' Available at: [https://age.bitc.org.uk/sites/default/files/business\\_in\\_the\\_community\\_factsheet\\_-\\_tackling\\_age\\_bias\\_in\\_processes.pdf](https://age.bitc.org.uk/sites/default/files/business_in_the_community_factsheet_-_tackling_age_bias_in_processes.pdf)

<sup>108</sup> Chartered Institute of Personnel and Development (2018): Megatrends

<sup>109</sup> Chartered Institute of Personnel and Development (2018): Megatrends

<sup>110</sup> Institute of Directors (2017) 'The Age of the Older Entrepreneur'. Available at: <https://www.iod.com/Portals/0/PDFs/Campaigns%20and%20Reports/Start%20ups/Older-Entrepreneur-Report-LoD.pdf>

<sup>111</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>112</sup> Brown, L., Heath, A., Li, Y., & Nazroo, J. (2013). *Addressing ethnic inequalities in social mobility: research findings from the CoDE and Cumberland Lodge policy workshop*. Available at: <http://hummedia.manchester.ac.uk/institutes/code/briefings/policy/code-social-mobility-briefing-Jun2014.pdf>

<sup>113</sup> Annual population survey (2018). 'Ethnicity facts and figures: Unemployment'

<sup>114</sup> Gallo, W. T., Bradley, E. H., Falba, T. A., Dubin, J. A., Cramer, L. D., Bogardus Jr, S. T., & 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. Available at: <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC1351254/pdf/nihms-6175.pdf>

<sup>115</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>116</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/>

financial support, which could be detrimental where redevelopment results in a reduction in affordable commercial premises.<sup>117</sup>

### A.3 Impact on community following renewal process

#### A.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>118</sup> and Broken Windows Theory,<sup>119</sup> a strong argument has developed which links the design of neighbourhoods and towns to levels of crime and disorder.<sup>120</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>121</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>122</sup>

Children, young people, older people, disabled people, BAME 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 BAME 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, BAME groups, women and LGBT people.

#### A.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>123</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>124</sup>

### A.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>125</sup>

However, it has been acknowledged that **disabled people** and **BAME** communities are less likely to take part in public life than other sections of the population.<sup>126</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>127</sup> And, evidence suggests that in areas where over 40% of residents are BAME, there is 11 times less green space when compared to areas where residents are largely White.<sup>128</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>129</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>130</sup>

#### BAME

Research has found that in urban areas BAME 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 BAME population of less than 2% have six times as much green space as wards where the BAME population is over 40%.<sup>131</sup> The provision of green space is therefore likely to benefit this group.

#### Children

<sup>117</sup> Enterprise Research Centre (2013): 'Diversity and SMEs'. Available at: [https://www.enterpriseresearch.ac.uk/wp-content/uploads/2013/12/ERC-White-Paper-No\\_3-Diversity-final.pdf](https://www.enterpriseresearch.ac.uk/wp-content/uploads/2013/12/ERC-White-Paper-No_3-Diversity-final.pdf)

<sup>118</sup> Felson and Clarke (1998) 'Opportunity Makes the Thief, Practical Theory of Crime Prevention'. Available at: <https://pdfs.semanticscholar.org/09db/dbce90b22357d58671c41a50c8c2f5dc1cf0.pdf>

<sup>119</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>120</sup> See for example, Monahan and Gemmell (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>121</sup> Jeffery (1971) 'Crime Prevention Through Environmental Design'. Sage publications

<sup>122</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>123</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>124</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>125</sup> House of Commons Women and Equalities Committee (2017): 'Building for Equality: Disability and the Built Environment'.

<sup>126</sup> Greater London Authority (2017): 'The Mayor's vision for a diverse and inclusive city: Draft for consultation'.

<sup>127</sup> House of Commons Women and Equalities Committee (2017): 'Building for Equality: Disability and the Built Environment'.

<sup>128</sup> CABE (2016): 'Community green: using local spaces to tackle inequality and improve health'.

<sup>129</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>130</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>131</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>

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>132</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>133</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, ensuring that outdoor play space is fun and enjoyable for children is a key motivator for physical activity and exercise.<sup>134</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>135</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>136</sup> Evidence shows that safety of urban green space is particularly important to women and BAME 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>137</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 BAME, children and older people. However, such space must be appropriately managed and maintained to ensure positive outcomes, and so that users (particularly women and BAME individuals) feel safe.

#### A.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 BAME 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, BAME communities, and those who identify as LGBT.<sup>138</sup>

#### A.3.5 New employment opportunities

Renewal and regeneration where done effectively can act as a means of promoting economic growth and supporting job creation.<sup>139</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 BAME 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>140</sup>

#### A.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 **Error! Reference source not found.**), 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 BAME 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

<sup>132</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>133</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/lfdc\\_-\\_sowing\\_the\\_seeds\\_-\\_full\\_report\\_2011.pdf](https://www.london.gov.uk/sites/default/files/lfdc_-_sowing_the_seeds_-_full_report_2011.pdf)

<sup>134</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>135</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>136</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>137</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>138</sup> Assembly, N. I. (2010). 'Barriers to Sports and Physical Activity Participation'.

<sup>139</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>140</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>

Through redevelopment, homes can be re-provided to a high standard, including better sound proofing and lower energy costs and consumption levels.<sup>141</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>142</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>143</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 colds and flu, contribute towards excess winter deaths, negatively affect mental health, and exacerbate existing conditions such as arthritis and rheumatism.<sup>144</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>145</sup>

#### People from a BAME background

In England, fuel poverty is more common with ethnic minority households when compared to White households.<sup>146</sup> Data shows that in 2015, 16% of ethnic minority households were living in fuel poverty compared to 10% of White households.<sup>147</sup>

<sup>141</sup> City of Westminster Council (2018): 'My Ebury: Shaping the preferred scenario'.

<sup>142</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\\_&\\_regional\\_level.pdf](https://www.cse.org.uk/downloads/reports-and-publications/fuel-poverty/tackling_fuel_poverty_at_local_&_regional_level.pdf)

<sup>143</sup> Marmot Review Team (2011) 'The Health Impacts of Cold Homes and Fuel Poverty'. London: Department of Epidemiology and Public Health, University College London.

<sup>144</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>145</sup> Scope (2018) 'Out in the Cold', Available at <https://www.scope.org.uk/Scope/media/Images/Out-in-the-cold.pdf>

<sup>146</sup> This does not include White ethnic minority households.

<sup>147</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>

## B. Area profile and proportionality

This appendix is split into three sections. Section A.1 provides an overview of the socio-demographic profile of the Estate (the study area outlined in Chapter 2). An overview of community resources is provided in Section A.2. Section A.3 provides the results of socio-demographic monitoring for the area which has been collated through a review of the Starting the Conversation questionnaire administered by Southwark Council.

### B.1 Socio-demographic profile of the area

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

The demographic data<sup>148</sup> has been sourced from publicly available data and only applies to the resident population.

#### Age

The tables and figures below show the population for key age groups within the Estate and the above comparator areas. The figures show both the proportion and density of each age group within the different areas.

#### Children (under 16 years)

The table below indicates that the proportion of people under the age of 16 on the Estate is broadly in line with Southwark, Greater London, and England (18% compared with 19%, 21% and 19% respectively).

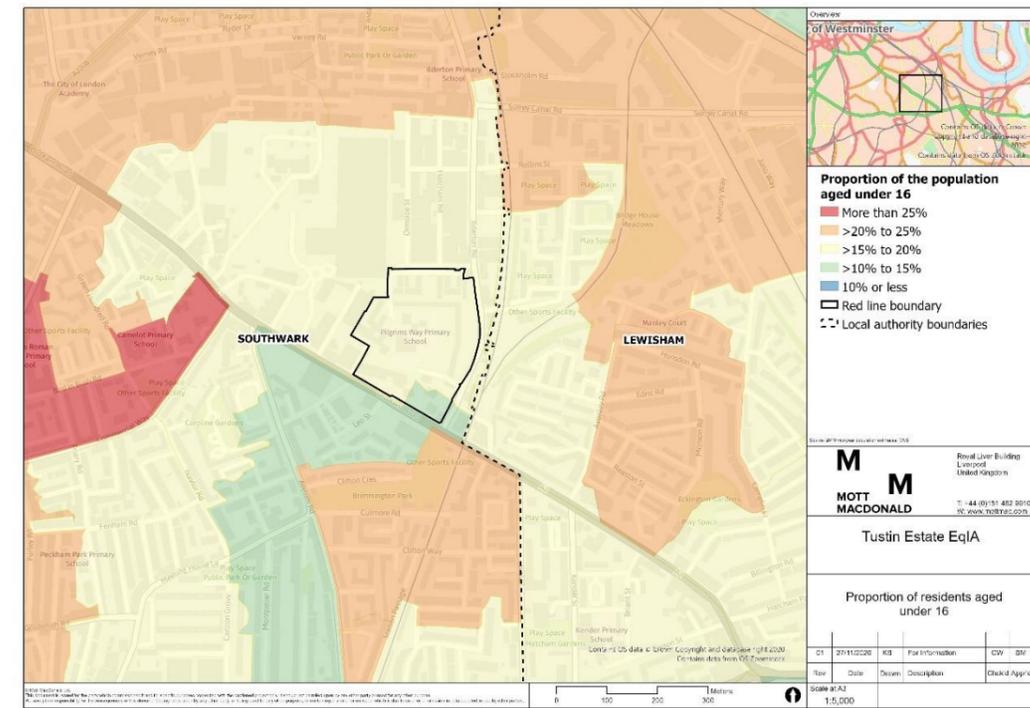
**Table B.1: Children (under 16 years)**

Location	Total population, 2019	Children (under 16 years)	%
Estate	1,183	213	18%
Southwark	318,830	59,544	19%
Greater London	8,961,989	1,843,581	21%
England	56,286,961	10,816,679	19%

Source: Office for National Statistics (2019) mid- year population estimates

The following figure, Map A.1, illustrates that the proportion of children within the Estate ranges between 11% to 20% of the population; lower than most surrounding areas but higher than the area south of the Estate

**Map B.1: Proportion of children under 16 within the Estate**

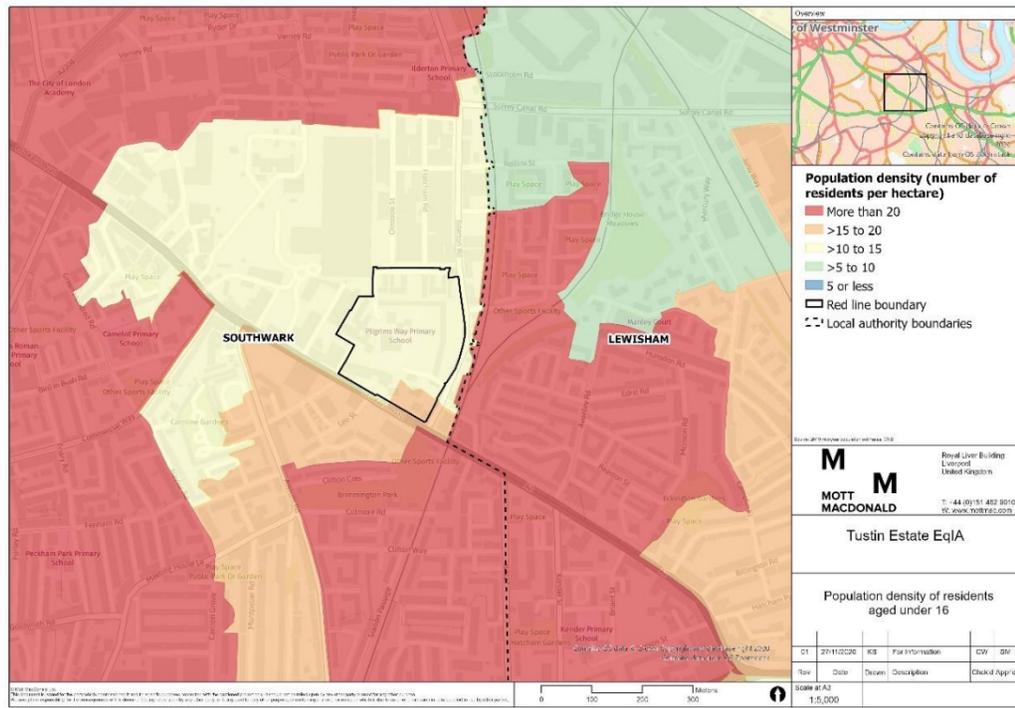


Source: Mott MacDonald

<sup>148</sup> In order to calculate statistics for the Estate, codepoint data was used, which includes a point representing each postcode area. Lower Super Output (LSOA) data is shared between the codepoints that fall within each LSOA, and is summed up for where the codepoints fall within the Estate.

Map A.2, below, illustrates that the density of children within the Estate is lower than most of the surrounding areas, with a density of 11 to 15 children per hectare through most of the Estate.

**Map B.2: Population density of children under 16 within the Estate**



Source: Mott MacDonald

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

Table A.2 shows that the proportion of young people aged 16-24 within the Estate (10%) is broadly in line with Southwark, Greater London and England (11%, 10% and 11% respectively).

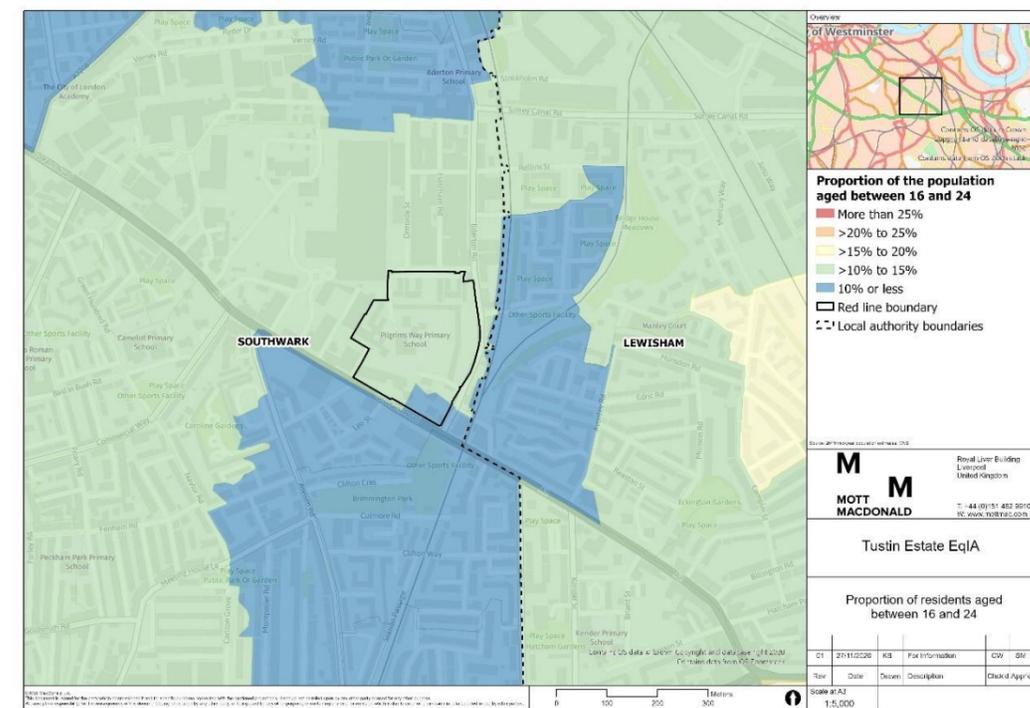
**Table B.2: Young people (16-24 years)**

Location	Total population, 2019	Young people (16-24 years)	%
Estate	1,183	117	10%
Southwark	318,830	34,910	11%
Greater London	8,961,989	936,049	10%
England	56,286,961	5,953,505	11%

Source: Office of National Statistics (2019) Mid- year population estimates

Map A.3, below, demonstrates that proportions of young people aged 16-24 within the Estate are less than 15% across the Estate. This is broadly in line with most of the surrounding areas, with slightly lower proportions to the north and south.

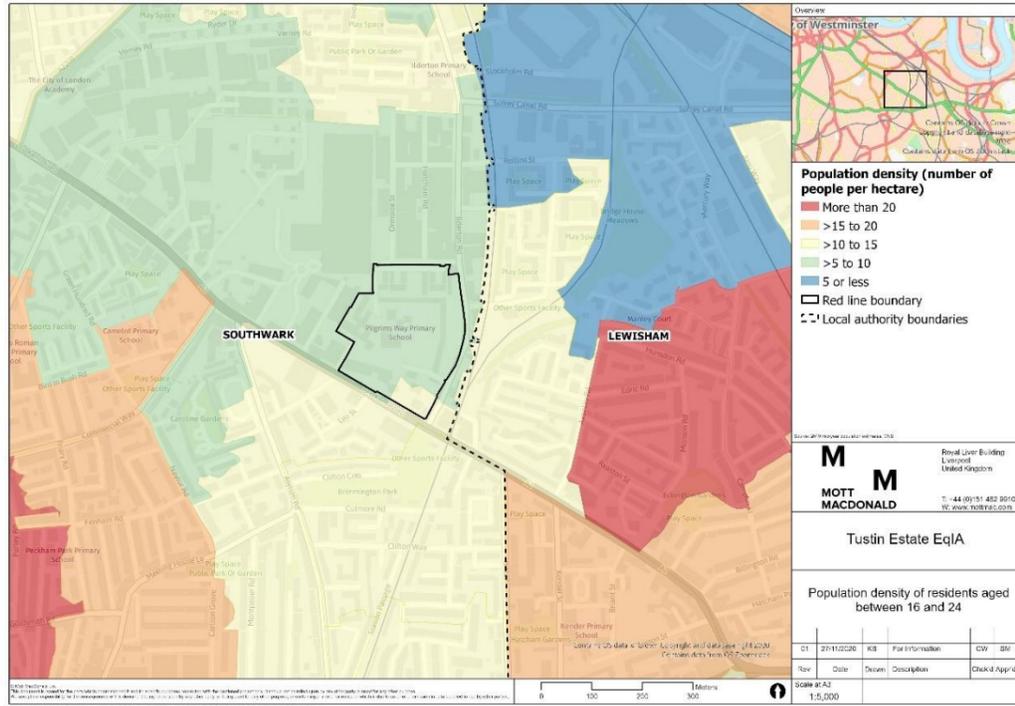
**Map B.3: Proportion of young people aged 16-24 within the Estate**



Source: Mott MacDonald

Map A.4 illustrates that there are lower population densities of young people aged 16-24 across the Estate when compared to surrounding areas, with approximately 6 to 10 young people per hectare across the estate.

**Map B.4: Population density of young people aged 16-24 within the Estate**



Source: Mott MacDonald

**Working age people (16- 64)**

The percentage of working age people (aged between 16 and 64) on the Estate (71%) is broadly in line with that of Southwark (73%) but higher than Greater London and England (67% and 62% respectively).

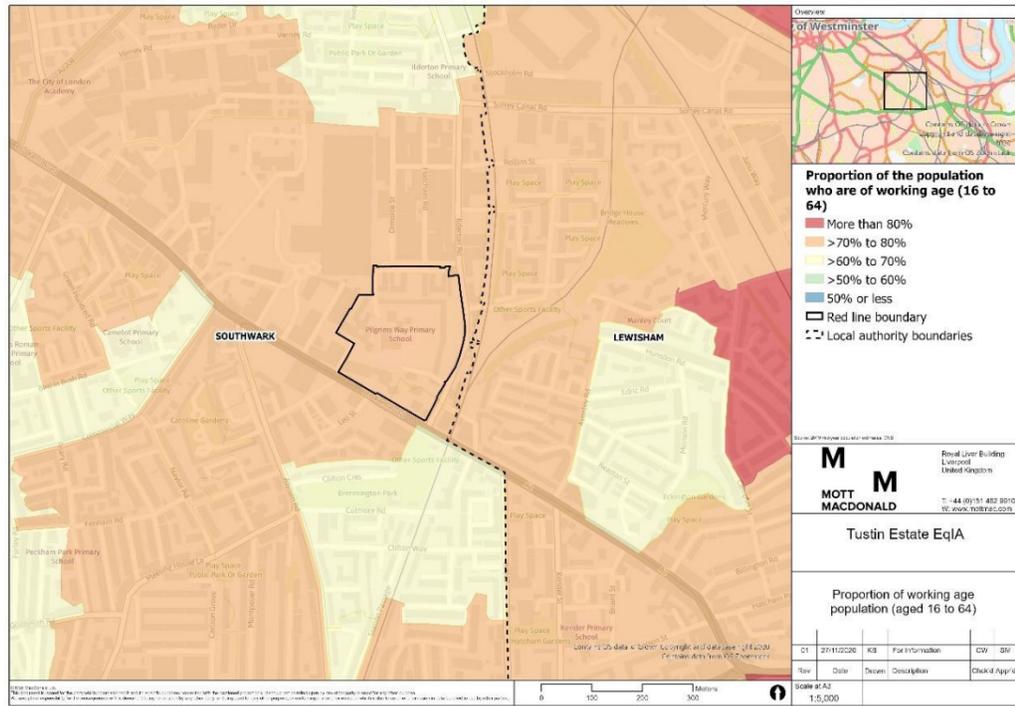
**Table B.3: Working age population**

Location	Total population, 2019	Working age population	%
Estate	1,183	841	71%
Southwark	318,830	232,156	73%
Greater London	8,961,989	6,036,893	67%
England	56,286,961	35,116,566	62%

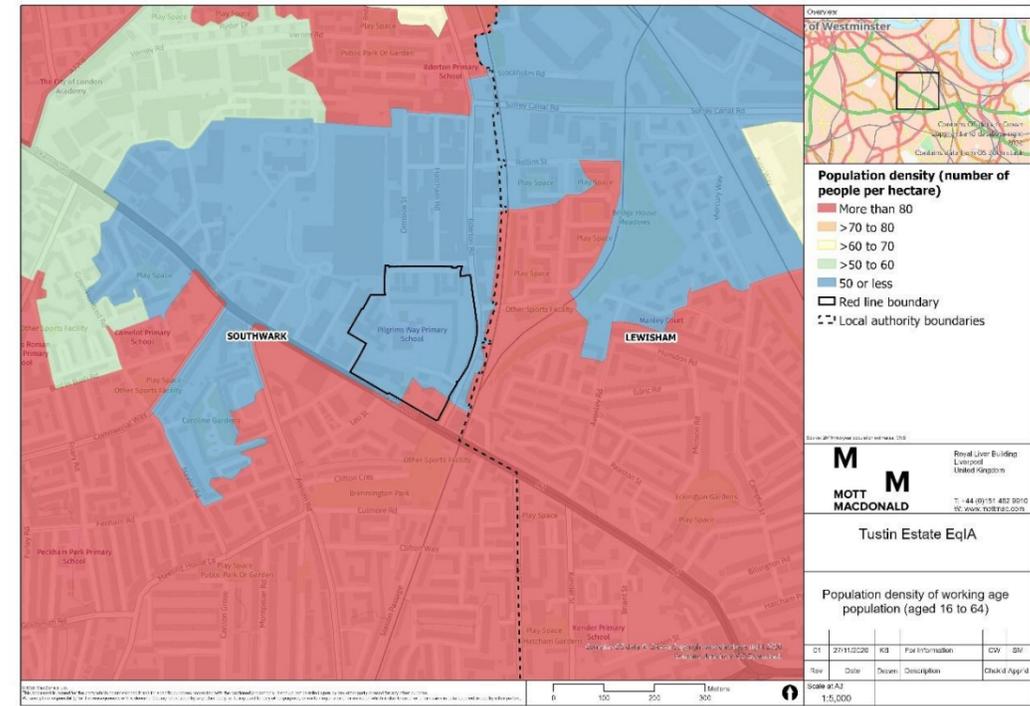
Source: ONS 2019 mid-year population estimates

Map A.5, below, demonstrates that the proportion of working age residents on the Estate is between 71% and 80%, in line with most surrounding areas.

**Map B.5: Proportion of residents aged between 16 and 64.**



Source: Mott MacDonald



Source: Mott MacDonald

Map A.6, demonstrates that there is a lower density of working age people on the Estate when compared to surrounding areas. Most of the Estate has a density of less than 50 working age people per hectare. However, in a small area in the south east this density rises to more than 80 working age people per hectare.

**Map B.6: Population density of working age people**

**Older people (over 65 years)**

The percentage of older people over 65 years within the Estate (11%) is broadly in line with Southwark and Greater London (9% and 12% respectively), but significantly lower than England as a whole (18%).

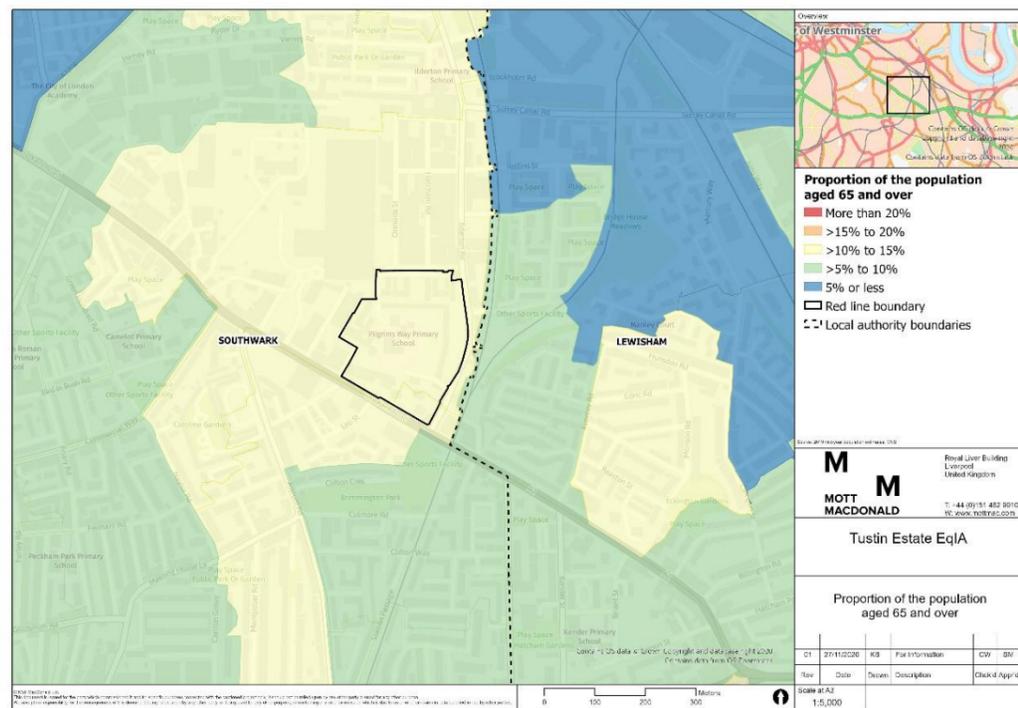
**Table B.4: Older people (65+ years)**

Location	Total population, 2019	Older people (65+ years)	%
Estate	1,183	129	11%
Southwark	318,830	27,130	9%
Greater London	8,961,989	1,081,515	12%
England	56,286,961	10,353,716	18%

Source: Office for National Statistics (2019) Mid- year population estimate

Map A.7, below, demonstrates that that proportions of older people over 65 years within the Estate, ranging between 11% and 15%, is in line with the proportion of older people living in the areas immediately surrounding the Estate.

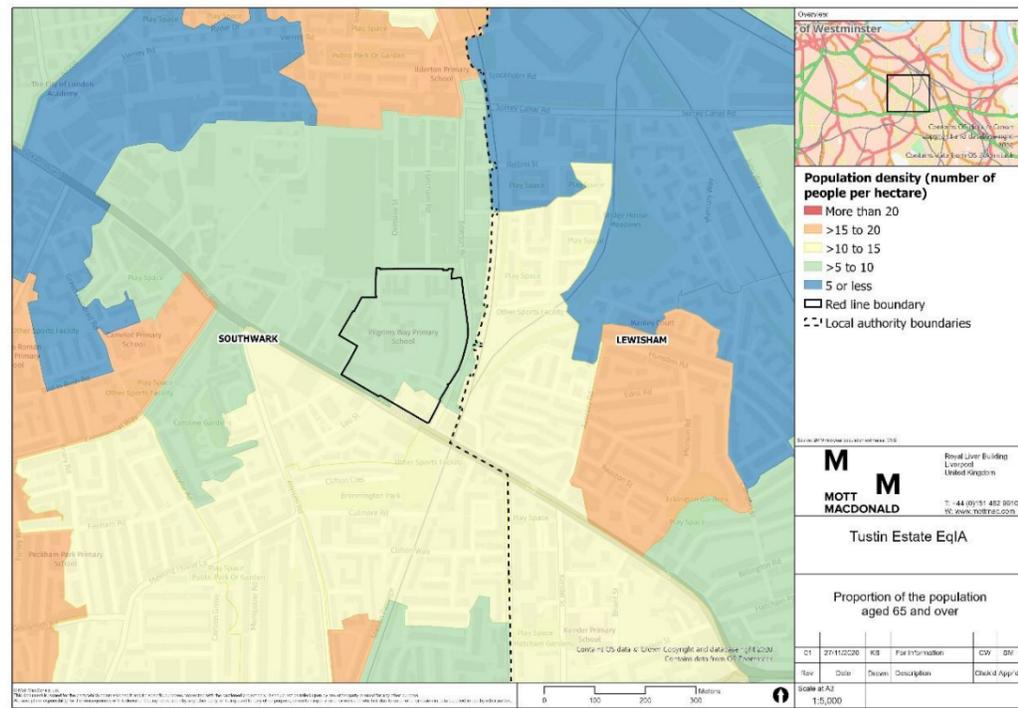
**Map B.7: Proportion of residents aged 65 and over**



Source: Mott MacDonald

Map A.8, below, indicates that the density of older people within the Estate, which ranges from 6 to 10 people per hectare for most of the Estate, is higher than some surrounding areas but lower than others. There are higher densities of older people to the east and south of the Estate, ranging between 11 to 20 people per hectare, but lower densities of older people to the west and north-west of the Estate (five or less).

**Map B.8: Population density of people aged over 65 years**



Source: Mott MacDonald

**Disabled people**

The table below shows the proportion of the population who have a long-term health problem or disability that limits their day to day activities living in the Estate, Southwark, Greater London, and England.

There are higher proportions of disabled people (those whose day-to-day activities are limited a little or a lot) within the Estate (17%) when compared with Southwark and Greater London (both 14%), however this figure is in line with the proportion of disabled people in England (17%).

People in existing poor health with long-term conditions that limit their day-to-day activities may be more sensitive to changes such as increased air pollutants from construction.

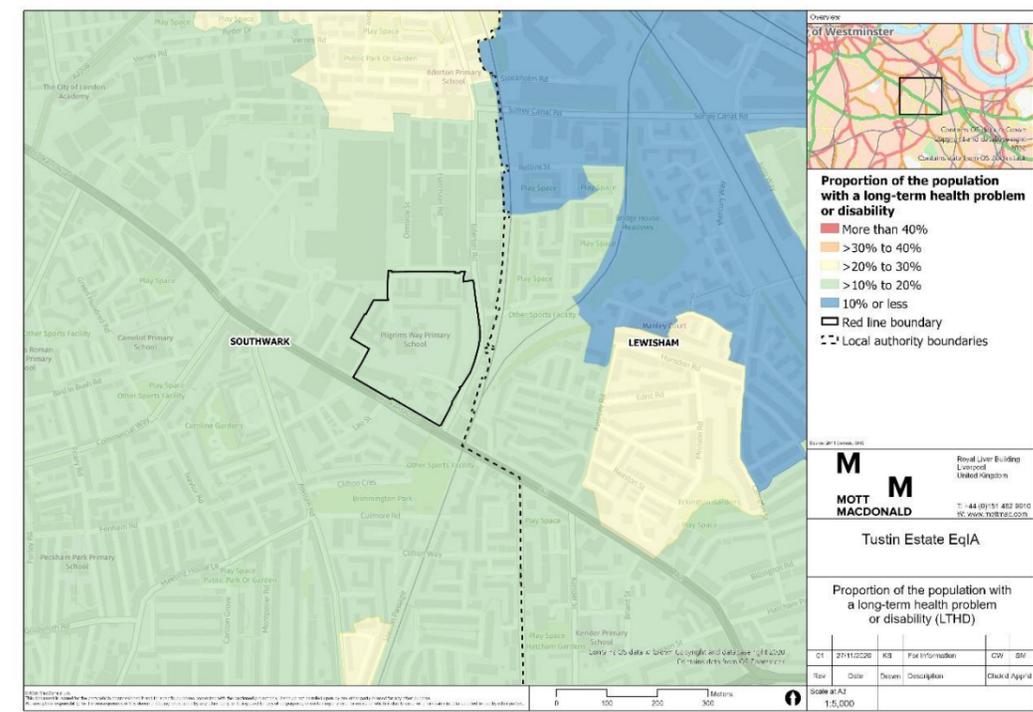
**Table B.5: Population with a long-term health problem or disability limiting day-to-day activities**

Disability	Estate	Southwark	Greater London	England
Limited a lot	8%	7%	7%	8%
Limited a little	9%	7%	7%	9%
Not limited	84%	86%	86%	82%

Source: Office of National Statistics (2011) Census data

Map A.9, below, shows that the proportion of people in the Estate living with a long-term health condition or disability ranges from 11% to 20%, broadly in line with most surrounding areas.

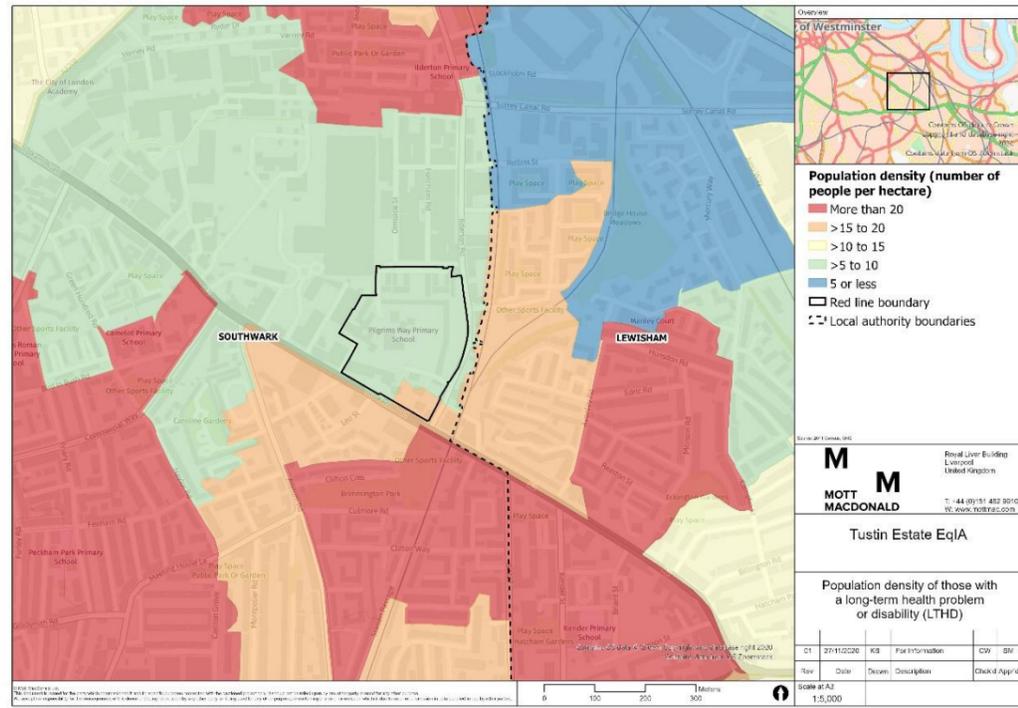
**Map B.9: Proportion of residents with a long-term health condition or disability**



Source: Mott MacDonald

Map A.11, below, illustrates that across the majority of the Estate, the density of people with a long-term health problem or disability is between 6 and 10 people per hectare. This is lower than most areas surrounding the Estate.

**Map B.10: Population density of people within the Estate with a long-term health problem or disability**



Source: Mott MacDonald

**Gender reassignment**

There are no Census or other data for the number of gender variant people with the Estate, Southwark, Greater London, or England. Data on gender identity is currently limited as there are still a number of methodological challenges obtaining this data such as privacy and acceptability; complexity; accuracy; terminology; small sample universe, and the scope of information required.<sup>149</sup> The ONS, though, has estimated that the size of the Trans community in the UK could range from 65,000 to 300,000.<sup>150</sup>

**Marriage and civil partnership**

The total proportion of those who are married or in a civil partnership that live within the Estate (30%) is lower than Southwark, Greater London, and England (34%, 43%, and 50% respectively).

The table below shows that there is a lower percentage of married people within the Estate (25%), compared to Southwark (29%). However, both the Estate and Southwark's percentage of married people are considerably lower than both Greater London, and England (40% and 47% respectively). The proportion of people in a civil partnership in the Estate (0.4%) is broadly in line with that in Southwark, Greater London and England (0.9%, 0.4% and 0.2% respectively). The proportion of people on the Estate who are separated, but still legally married, (5%) is broadly in line with figures in Southwark, Greater London and England (4%, 3% and 3% respectively).

**Table B.6: Population married or in a civil partnership**

Location	All usual residents aged 16+, 2011	Married	%	In a civil partnership	%	Separated (still legally married or in a civil partnership)	%
Estate	1,174	270	25%	4	0.4%	54	5%
Southwark	317,256	66,997	29%	2,159	0.9%	10,080	4%
Greater London	8,908,081	2,608,345	40%	27,425	0.4%	211,500	3%
England	55,977,178	20,029,369	47%	100,288	0.2%	1,141,196	3%

Source: Office for National Statistics 2011 Census

<sup>149</sup> Office for National Statistics (date unknown): 'Gender identity update'

<sup>150</sup> Office for National Statistics (2009): 'Trans Data Position Paper'.

## Pregnancy and maternity

Table A.7, below, shows that live births in Southwark, as a proportion of the total population (1.3%), are broadly in line with Greater London and England figures (1.3% and 1.1% respectively). Estate level data is not available for pregnancy and maternity.

**Table B.7: Live births by mothers' usual area of residence**

Births	Southwark	Greater London	England
Female population aged between 16 and 44	80,541	1,958,455	10,273,411
Total population	317,256	8,908,081	55,977,178
Live births by mothers' usual area of residence	4,181	120,673	625,651
Live births by mothers' usual area of residence (%)	1.3%	1.3%	1.1%

Source: Office of National Statistics 2018 mid-year population estimates.

Table A.8 below shows that the General Fertility Rate (all live births per 1000 women aged 16 to 44) in Southwark (49) is lower than that of the general fertility rate in Greater London (59) and England (58). The Total Fertility Rate in Southwark (1.33) is lower than the total fertility rate in Greater London (1.60) and England (1.7).

**Table B.8: General and total fertility rates**

Fertility Rate	Southwark	Greater London	England
General fertility rate (all live births per 1000 women aged 16 to 44)	49.2	58.9	57.7
Total fertility rate (average number of children born per woman)	1.33	1.60	1.66

Source: Office of National Statistics 2019 mid-year population estimates

## Race and ethnicity

The table below provides a breakdown of the race and ethnicities of residents on the Estate compared with Southwark, Greater London, and England. The proportion of those from a Black and Minority Ethnic (BAME) background (76%) is considerably higher than Southwark (60%), Greater London (55%) and England (20%). The largest ethnic minority group on the Estate are those from a Black African background (28%). This is higher than the proportion in Southwark (16%), Greater London (7%), and England (2%).

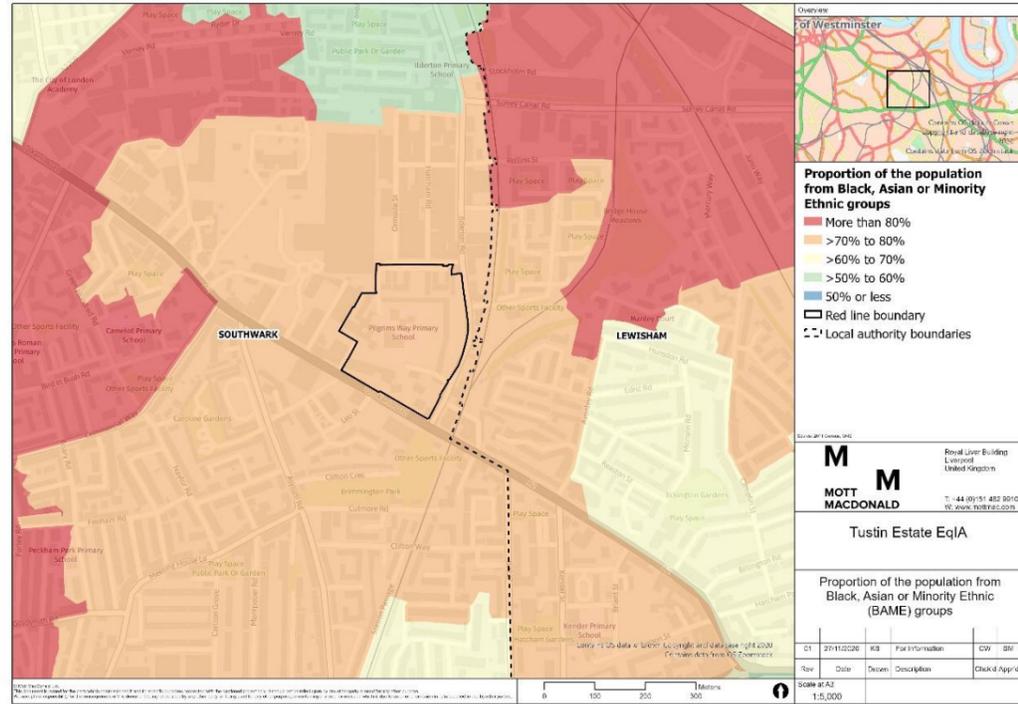
**Table B.9: Population by race and ethnicity**

Race and ethnicity	Estate	Southwark	Greater London	England
<b>White British</b>	<b>24%</b>	<b>40%</b>	<b>45%</b>	<b>80%</b>
<b>BAME (Black, Asian and Minority Ethnic)</b>	<b>76%</b>	<b>60%</b>	<b>55%</b>	<b>20%</b>
Irish	2%	2%	2%	2%
Gypsy or Irish Traveller	0.1%	0.1%	0.1%	0.1%
Other White	12%	12%	12%	12%
White and Black Caribbean	3%	2%	1%	0.8%
White and Black African	2%	1%	0.8%	0.3%
White and Asian	0.5%	1%	1%	0.6%
Other mixed	2%	2%	1%	0.5%
Indian	1%	2%	7%	3%
Pakistani	0.3%	0.6%	3%	2%
Bangladeshi	0.6%	1%	3%	0.8%
Chinese	2%	3%	2%	0.7%
Other Asian	3%	3%	5%	2%
Black African	28%	16%	7%	2%
Black Caribbean	8%	6%	4%	1%
Other Black	6%	4%	2%	0.5%
Arab	1%	0.8%	1%	0.4%
Any other ethnic group	4.5%	2%	2%	0.6%

Source: Office for National Statistics 2011 Census

Map A.11 below illustrates that people from a BAME background represent three quarters of the population within the Estate and in surrounding areas. There are similar proportions of people from a BAME background within the Estate compared to surrounding area, with nearly all areas containing proportions between 71% and 80%.

**Map B.11: Proportion of people from a BAME background within the Estate**

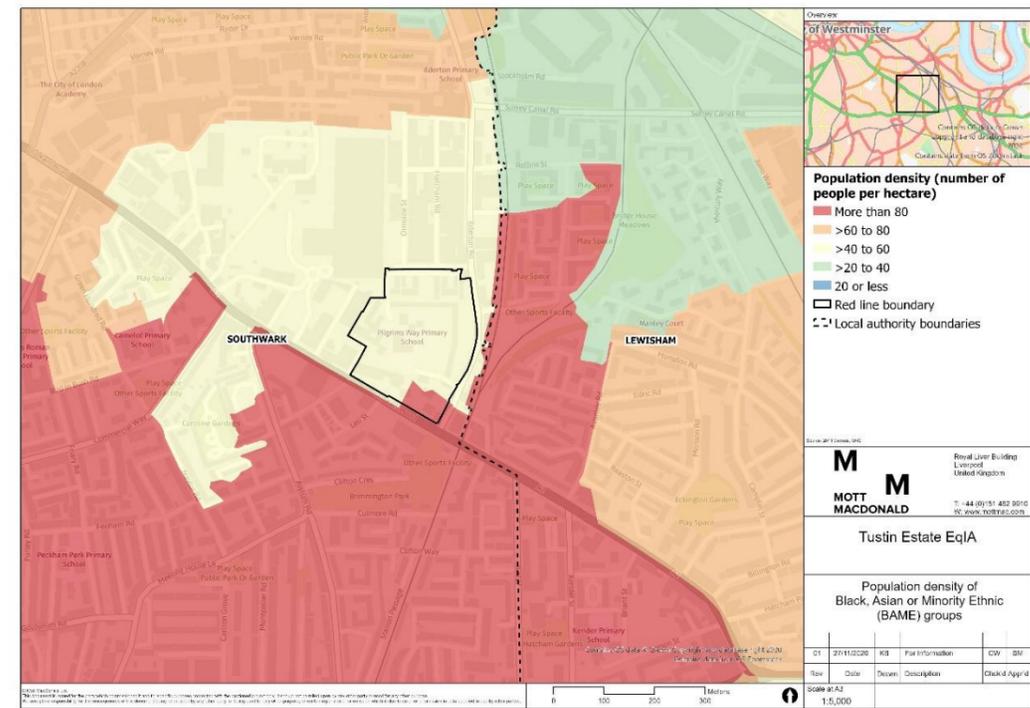


Source: Mott MacDonald

Map A.12, below, indicates that there is a lower density of people from a BAME background within the Estate when compared to surrounding areas. Most of the Estate has a density of between 41 to 60 people from a BAME background per hectare. A small area of the Estate in the south has a higher density of people per hectare (80 people per hectare).

To the north and west of the Estate the density is similar to the Estate. To the south and east of the Estate there is a higher density of people per hectare.

**Map B.12: Population density of people from a BAME background within the Estate**



Source: Mott MacDonald

## Religion and belief

The table below provides a religious profile of the Estate, compared with Southwark, Greater London, and England. The Estate has a higher Christian population (59%) compared to Southwark (53%) and Greater London (48%) but is in line with that of England (59%). Proportions of people from minority faith groups are broadly in line with those for Southwark, Greater London and England.

**Table B.10: Population by religion or belief**

Religion and belief	Estate	Southwark	Greater London	England
<b>Christian</b>	59%	53%	48%	59%
<b>Minority Faith*</b>				
Buddhist	1%	1%	1%	0.5%
Hindu	0.4%	1%	5%	2%
Jewish	0.1%	0.3%	2%	0.5%
Muslim	11%	9%	12%	5%
Sikh	0.4%	0.2%	2%	0.8%
Other Religion	0.7%	0.5%	0.6%	0.4%
No Religion	17%	27%	21%	25%
Religion Not Stated	9%	9%	8%	7%

Source: Office of National Statistics 2011 Census

## Sex

The following table shows the proportion of the population who are male and female on the Estate, compared to Southwark, Greater London and England. Proportions of males (52%) and females (48%) that live within the Estate are broadly in line with other areas.

**Table B.11: Population by Sex**

Sex	Estate	Southwark	Greater London	England
Male	52%	50%	50%	49%
Female	48%	50%	50%	51%

Source: Office for National Statistics 2018 mid- year population estimates

## 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 2017, estimates from the Annual Population Survey (APS)<sup>151</sup> showed that 93% of the UK population identified as heterosexual or straight and 2% of the population identified themselves as lesbian, gay or bisexual (LGB). This comprised of:

- 1.3% identifying as gay or lesbian
- 0.7% 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 4.1% refused or did not know how to identify themselves.

<sup>151</sup> Source: Office for National Statistics (2017): See: <https://www.ons.gov.uk/peoplepopulationandcommunity/culturalidentity/sexuality/bulletins/sexualidentityuk/2016>

## B.2 Community resources

There are a number of community facilities and resources located both within, and in close proximity to, Tustin Estate. Within the estate, these include a primary school, two faith groups a daycare/learning centre and a community centre. Table A.13 lists the community facilities located within the Estate boundary.

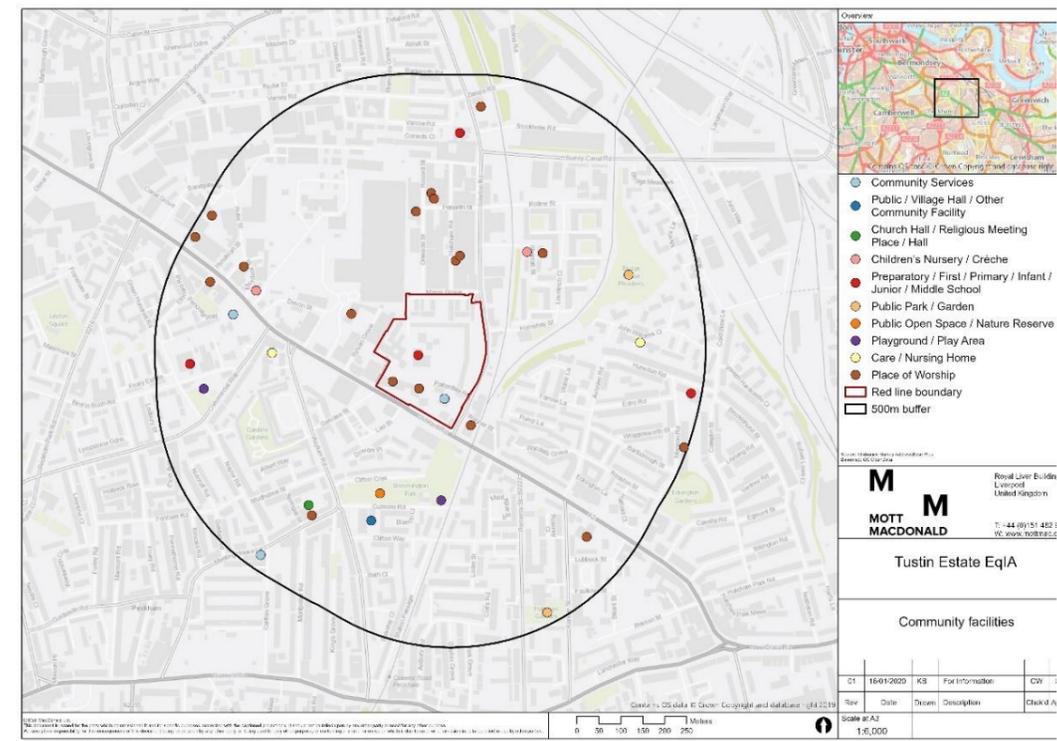
**Table B.12: : List of community facilities within the Estate**

Name	Category	Address
Divine Prophetic Interdenominational Ministries	Church	801 Old Kent Road
Redeemed Assemblies	Church	821 Old Kent Road
Day care / learning centre	Education	803 Old Kent Road
Pilgrims Way Primary School	Infant School	Manor Grove
Tustin Community Centre	Community Services	Windermere Point

Source: AddressBase

Map A.14 below maps the location of community resources and facilities within and surrounding the estate, which are likely to be accessed by protected characteristic groups, or if they were to be lost, would potentially adversely affect protected characteristic groups. Within the Estate boundary, there are two Christian churches which will predominately be used by members of that faith. Children are likely to be impacted by the relocation of the Pilgrims Way Primary School and the day care/learning centre. There is also the Tustin Estate Community Centre, which is available for use by all residents of the current estate.

**Map B.13: Community resources within and around the Estate**

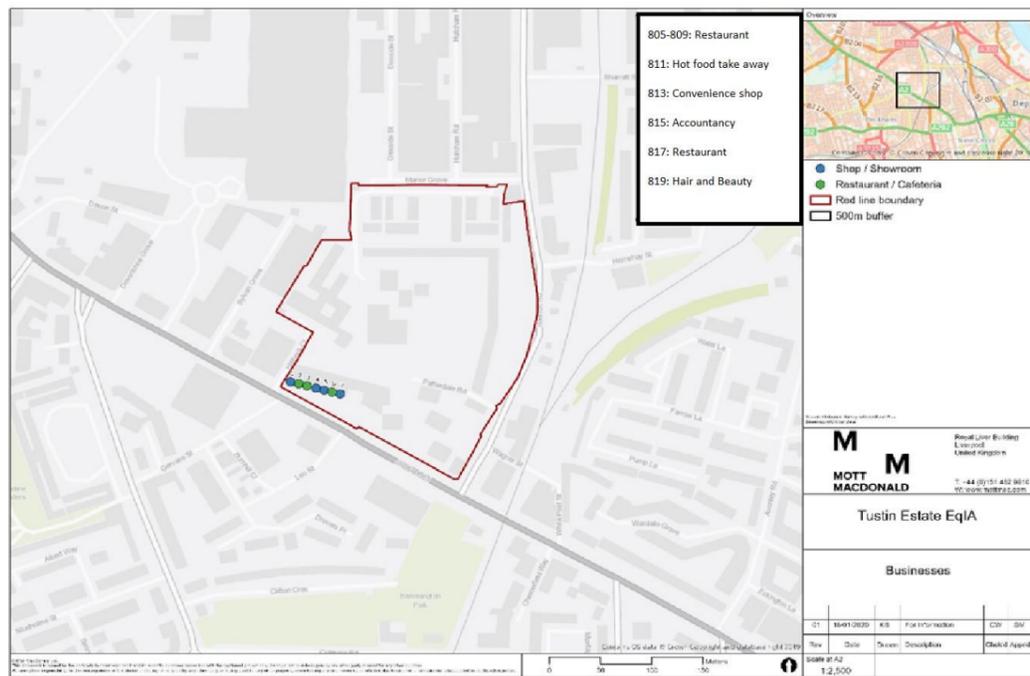


Source: AddressBase

### B.3 Businesses

There are a number of commercial units located on the Estate facing Old Kent Road in Bowness House. The businesses occupying these units are mapped and labelled in Map A.15 below. The businesses include two restaurants, a convenience store, one hair and beauty salon, one take away and an accountancy. These may be affected by any demolition and rebuild option on the Estate, which could have equality impacts on owners and employees, and potentially local residents.

Map B.14: Businesses within the Estate



Source: Southwark Council business information

### B.4 Health profile

The following presents a human health overview for the Estate. Where Estate-level information is not available, data is shown for the wider Borough.

#### Local economy

Good quality employment and local economic conditions are important determinants of health. The following table highlights employment, unemployment and proportion of those claiming Jobseeker's Allowance (JSA) and those claiming Universal Credit (UC). The claimant count combines all those claiming benefit principally for the reason of being unemployed.

Table A.24: Employment and unemployment

Location	Claimants as a % of working age population	Unemployment rate (%)	Employment rate (%)
Southwark	4%	5%	78%
Greater London	3%	5%	74%
England	2%	4%	75%

Source: Nomis Labour Market Profile (2018-2020) \*data for the Estate is not available.

Unemployment in the local area is in line with Greater London and England, as is the proportion of people claiming Job Seekers Allowance (JSA) or Universal Credit. The employment rate in Southwark (78%) is higher than England (75%).

Table A.35: Median annual pay

Location	Full-time workers (£)	Part-time workers (£)
Southwark	39,183	10,585
Greater London	36,797	10,699
England	30,661	10,521

Source: Nomis Labour Market Profile (2019) \*data for the Estate is not available.

Median income for full-time workers in Southwark is higher than both London and England, at £39,183 per annum, compared to £36,797 and £30,661, respectively. For part-time workers, income is broadly in line with that of London and England, at £10,585 per annum, compared to £10,699 in London and £10,521 in England.

#### 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>152</sup><sup>153</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

<sup>152</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>153</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>)

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 Site who live in each deprivation quintile. The Site falls within an area of higher deprivation, where the entire population lives within the most or second most deprived quintile. The Site has a higher proportion of those living in the most deprived quintile (25%), compared with Southwark, Greater London, and England (21%, 16%, and 20% respectively). A considerably higher number of people (75%) live in the second most deprived quintile, compared with Southwark (47%), Greater London (32%) and England (21%).

There is evidence to suggest that people living in the most deprived areas in England spend more time in ill health compared the rest of the population.

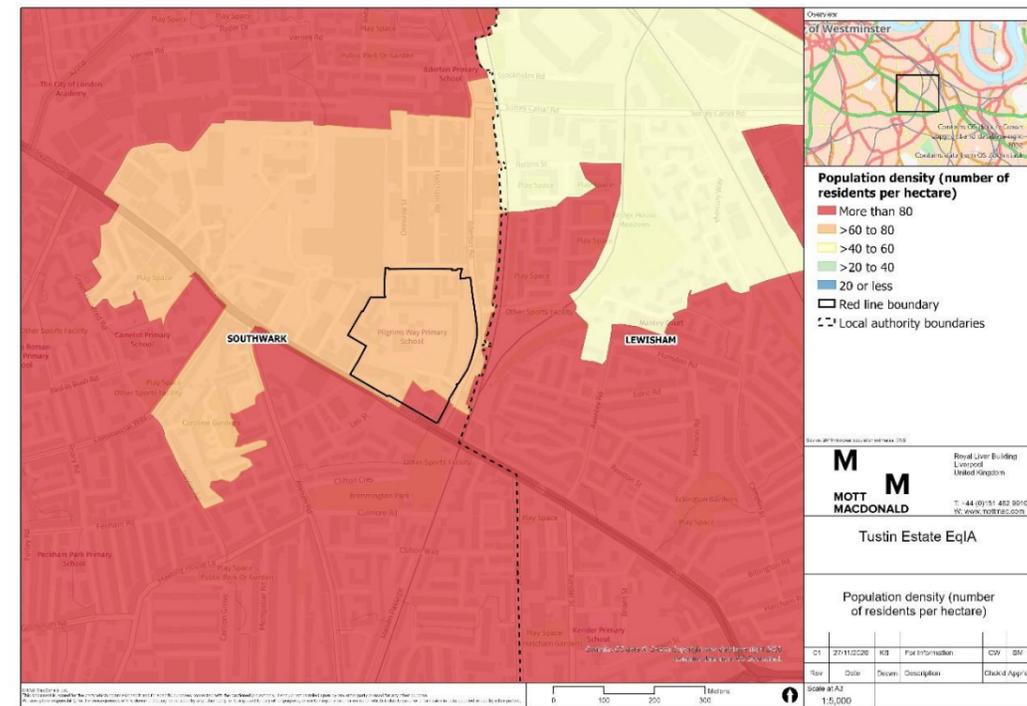
**Table B.15: Population by deprivation**

Location	Most deprived quintile (%)	Second most deprived quintile (%)	Third most deprived quintile (%)	Fourth most deprived quintile (%)	Least deprived quintile (%)
Site	25%	75%	0%	0%	0%
Southwark	21%	47%	21%	8%	3%
Greater London	16%	32%	23%	17%	12%
England	20%	21%	20%	20%	19%

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

Map A.16, below, shows that most of the Site is in the second most deprived quintile.

**Map B.15: Index of Multiple Deprivation**



Source: Mott MacDonald

**Human health**

The table below provides an overview of the health of the population in Southwark. Figures for the Estate are unavailable. Consideration has been given to conditions and impairments that may be exacerbated by the improvement programme construction and design, including potential impacts such as relocation and associated social cohesion impacts, an increase in air pollution or noise, or loss/gain of public open space and recreation facilities.

**Table B.16: Human health indicators**

Category	Indicator	Southwark	Southwark %	England	England %
Physical activity	Percentage of physically active adults (PHE 2018 estimates)	-	74%	-	66%
	Obese children (Year 6) (PHE 2018)	-	26%	-	20%
Cardiovascular and respiratory health	Emergency hospital admissions for Chronic Obstructive Pulmonary Disease	647	-	414	-

	(COPD) per 100,000				
	Under 75 mortality rates from cardiovascular diseases (PHE 2018) per 100,000	77	-	72	-
	Under 75 mortality rates from all respiratory diseases (PHE 2018) per 100,000	40	-	35	-
Mental health	Social isolation: % of adult social care users who have as much social contact as they would like (18+ years) (PHE 2019)	-	34%	-	46%
	% report depression or anxiety (PHE (male) 6317)63	14%	Healthy		
Life expectancy	Male life expectancy at birth	79	-	80	-
	Female life expectancy at birth	85	-	83	-

Source: Public Health England (2017-2019)

Southwark has better rates of healthy behaviours in terms of levels of physical activity with a larger proportion of physically active adults (74%) compared to England (66%). However, Southwark has poorer rates of health behaviour in terms of childhood obesity, with high child obesity (26%) compared to the figure for England (20%).

There is likely a higher prevalence of those with respiratory and cardiovascular conditions in Southwark when compared to England, as mortality and hospital admissions from these diseases are higher.

Adults who are social care users in Southwark reportedly feel lonelier than those in England – only 34% of respondents reported having as much social contact as they would like compared to 46% in England. However, those reporting depression or anxiety in Southwark is in line with England.

Male healthy life expectancy is broadly in line with the national average. Female healthy life expectancy is (number of years a person can expect to live in good health) higher than the national average. Healthy life expectancy at birth is an overall measure of how social, economic and environmental conditions in an area are affecting a population.

## Socio-demographic monitoring

### Equality Survey

In Autumn 2019, Southwark Council arranged to visit each of the 289 occupied low-rise homes on Tustin Estate to administer the ‘Starting the Conversation’ paper questionnaire. The intention of this survey was to attain an understanding of household needs across the Estate.

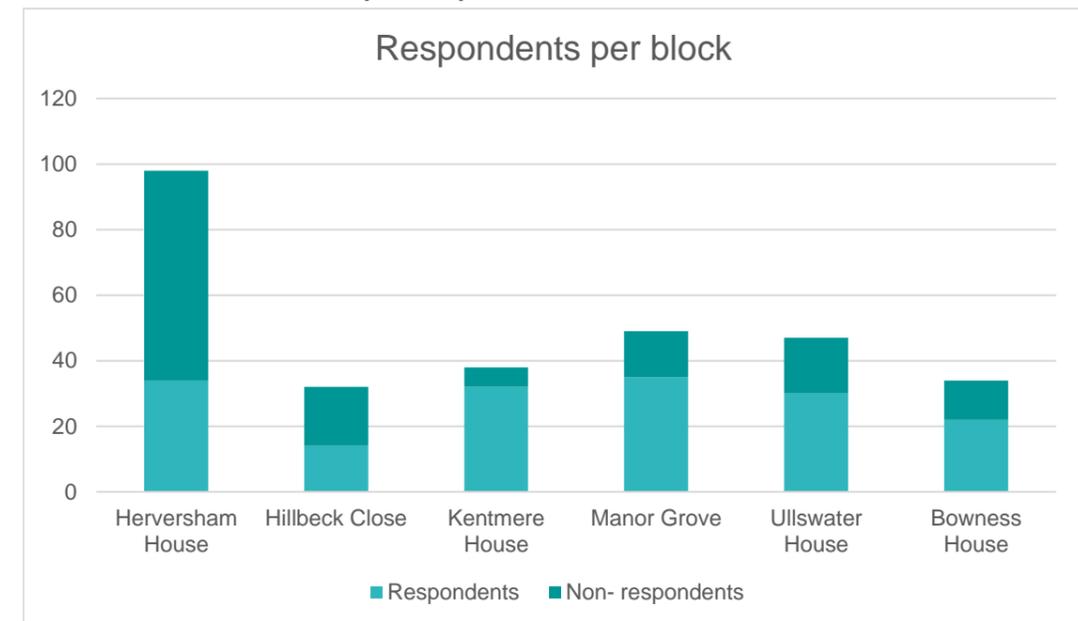
The visits were made on an appointment basis and lasted around 60 minutes each. In instances where it was difficult to make contact with the resident, homes were visited at least three times to arrange an appointment.

202 of the 289 homes were visited (70%), including 166 of the 219 tenanted homes (76%). 10 households refused to take part in the survey.

The survey only asked about the characteristics of the person responding to the survey, and to report on household needs with respect to those living in the household.

### Analysis

Chart B.1: Residents and responses per block



Source: Southwark

Those who completed the equality survey were asked to outline their demographic details. The results have been outlined below.

## Age

Residents that live in the properties that took part in the survey are from a range of ages. The majority of residents who took part in the survey were aged between 35-44 (39 residents) followed by those aged 45- 54 (35 residents) and those aged between 55-64 (31 residents).

Most of the blocks had a similar age trend, with a range of ages with the majority of respondents of working age. Of the older people who completed the survey (31 respondents in total), the majority live in either Manor Grove (12 respondents) or Kentmere House (11 respondents). 34% of the respondents in both Manor Grove and Kentmere House were older people.

Children and young people were also identified through the survey. One respondent identified themselves as being under 16 and four identified themselves as being 16-24, three of whom live in Ullswater house.

## Disability

Of the residents who participated in the survey, just under a quarter of people (39 respondents) reported that their day to day activities were limited to some extent because of a health problem or disability. Nearly half of these respondents (18) reported that this limited their day to day activity 'a lot'.

Of the respondents who described the nature of their disability (40), the majority (30 respondents) reported that this was or included a physical or mobility impairment. 10 respondents reported either a hearing or vision impairment, or long-term mental illness, eight reported having memory problems and four reported having learning difficulties.

Of the respondents who described the nature of their disability (40), nearly half (19) were older people.

## Gender reassignment

Of the residents who took part in the survey, nobody identified themselves as being transgender. Three chose not to answer the question.

## Marriage and Civil Partnerships

The survey did not ask respondents about their marital status.

## Pregnancy and Maternity

The survey did not ask respondents if where they were pregnant or had been pregnant in that last year.

## Race and ethnicity

Of Tustin Estate residents who took part in the survey, two-thirds identified as being from a BAME background. Half (83) of the residents who took part in the survey identified as black. Of those who identified as black, 48 identify as being from a black British or Nigerian background.

One third of residents who took part in the survey (59) identify themselves as white, and just under one tenth (15) identify themselves as being from an Asian background.

Of the residents who took part in the survey, the distribution of race and ethnicity reported across different blocks is mostly even.

## Religion and belief

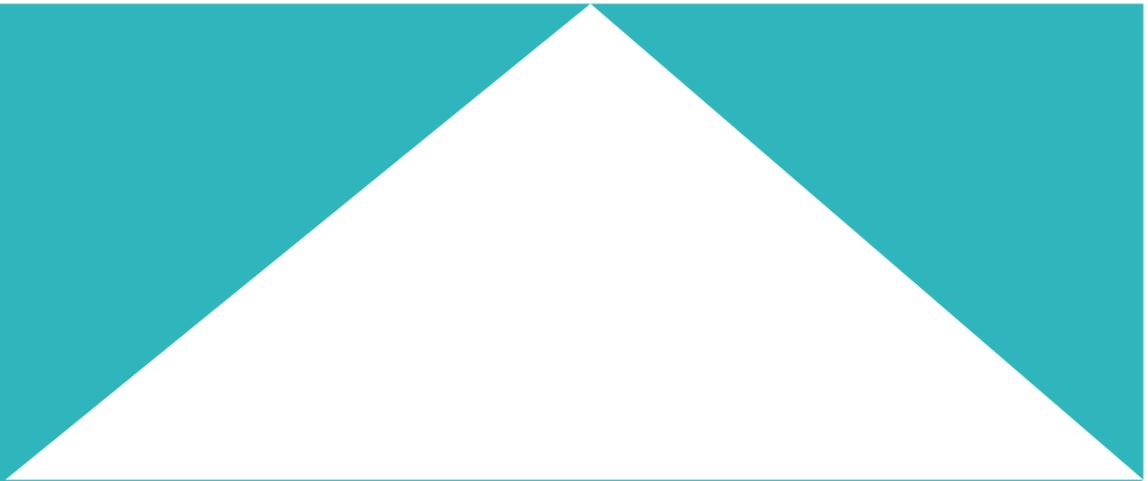
Of the residents who took part in the survey, over half (96 respondents) identify as being Christian, followed by those with no religion (34) and those who identify as Muslim (30) . Residents of a minority faith were also identified through the survey – two respondents reported that they are Buddhist, one reported they are Jewish, one reported they are a Jehovah's Witness, and one identified as Orthodox.

## Sex

The majority of residents who responded to the survey were female (109). 59 respondents were male and two residents chose not to answer the question. Of those who responded, the majority of women (25) live in Heversham House, and the majority of men (14) live in Kentmere House.

## Sexual Orientation

Of the residents who took part in the survey, nearly all (162) reported as identifying as heterosexual or straight. One resident identified themselves as being gay, one resident identified themselves as being bisexual, and nine residents chose not to answer the question.



London Borough of Southwark

## Tustin Estate Sustainability Strategy

*Report prepared by: Amy Dartington*

Report Approved by: Huw Blackwell

Date: 08/01/21

V4.0

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Anthesis is the sustainability activator. We seek to make a significant contribution to a world which is more resilient and productive. We do this by working with cities, companies, and other organisations to drive sustainable performance. We develop financially driven sustainability strategies, underpinned by technical expertise and delivered by innovative collaborative teams across the world.

The company combines the reach of big professional services groups with the deep expertise of boutiques. Anthesis has clients across industry sectors from corporate multinationals such as Reckitt Benckiser, Cisco, Tesco, The North Face and Target, and also supports early stage companies through Anthesis Ventures.

The company brings together 500 experts operating in 40 countries around the world and has offices in Andorra, Brazil, Canada, China, Colombia, Finland, France, Germany, Ireland, Italy, the Middle East, the Philippines, Spain, Sweden, the UK, and the US.

## Contents

Disclaimer .....	1
Anthesis Consulting Group.....	1
Executive Summary .....	4
Summary of Sustainability Initiatives .....	4
Summary of Carbon Emissions.....	7
Results:.....	8
Introduction.....	9
Summary of the Development .....	10
Existing Site .....	10
Proposed Development .....	10
Policy Context – National and Regional .....	13
National Climate Change Policy .....	13
National Planning Policy.....	13
Regional Policy .....	13
New London Plan (draft).....	13
London Environment Strategy .....	14
Policy Context - Southwark Planning Policies and Related Strategies .....	15
Core Strategy (2011).....	15
New Southwark Plan (2020).....	15
Climate Emergency Policies .....	15
Transport Policies.....	16
Air Quality Policy.....	16
Old Kent Road Area Action Plan (OKRAAP) .....	16
Sustainable Design and Construction SPD .....	16
Sustainability Assessments SPD .....	17
Sustainability Strategy Methodology.....	17
RIBA Sustainable Outcomes.....	17
Sustainability Strategy .....	20
Net Zero Operational Carbon.....	20
Net Zero Embodied Carbon .....	25
Sustainable Water Cycle .....	31
Sustainable Connectivity and Transport .....	34

Sustainable Land Use and Biodiversity.....	39
Good Health and Wellbeing.....	44
Sustainable Communities and Social Value.....	48
Sustainable Life Cycle Cost.....	50
BREEAM .....	52

## Executive Summary

This strategy sets out the planning requirements relevant to sustainability, the targets to be met across the RIBA sustainable outcome categories of sustainability and the design principles to meet these targets. The strategy then provides an assessment of the existing sustainability proposals and the further recommendations in order to meet the planning policies and sustainability targets

The sustainability requirements within different planning policies at time present conflicts which will need to be addressed and balanced by the design team. The scope of further studies will need to take into account the conflicting ambitions of for example, embodied carbon and urban greenery.

### Summary of Sustainability Initiatives

Topic	Option 1	Option 5 – Current Proposals	Option 5 – Further Recommendations
Operational Carbon	9.7 t/co2e per current resident over 30 years	1.9 t/co2e per current resident over 30 years	-
Embodied Carbon	23.6 t/co2e per resident (including new build residents)	30.9 t/co2e per resident (including new build residents) Representing a 25% reduction on baseline	24t/co2e per resident (including new build residents) Representing a 40% reduction on baseline
Energy Generation	SELCHP connection	SELCHP connection	PV panels on the roof of the school PV panels on the roof of the residential buildings
Water	Reduction in cold water use and hot water use	Reduction in potable water use to 105l per person per day Installation of sustainable urban drainage systems	Reduction in potable water use to 60l per person per day Installation of rainwater harvesting for irrigation within the school

Topic	Option 1	Option 5 – Current Proposals	Option 5 – Further Recommendations
Transport	-	<p>Retained parking spaces, electric charging points, car club spaces, secure bike storage within blocks, cycle racks within estate,</p> <p>Improved pedestrian routes, benches and shading</p> <p>Increased transport demand from construction contractors, managed via transport plan</p>	<p>Support for residents to take up cycling including provision of cycle hire fob for 2 years, training and borrow a bike scheme</p> <p>Improved cycle links to wider cycle network</p> <p>Improved ICT connection</p>
Land Use and Biodiversity	-	<p>Same number of trees</p> <p>Community growing space</p> <p>Increased planters and landscaping</p> <p>Increase in green space and nature within the school</p> <p>Increase in gardens from the inclusion of gardens in the over 55's</p>	<p>Increased number of trees and canopy cover</p> <p>Green roofs</p>

Topic	Option 1	Option 5 – Current Proposals	Option 5 – Further Recommendations
Health and Wellbeing	-	<p>Additional health and leisure activities for the over 55s and young people</p> <p>Increased play area</p> <p>Improved indoor air quality, daylighting and access to outside space.</p>	<p>Residents in all new build properties will have control over their own heating and ventilation systems</p> <p>Provision of outdoor recreational equipment for all residents</p>
Communities and Social Value	-	<p>Improved external lighting, pedestrian routes, communal spaces, outdoor activity space</p> <p>Measurement of social value impact</p>	
Sustainable Lifecycle Cost	-		<p>Measurement of lifecycle costs to ensure high standards maintained and operational costs for residents and the school are managed and targets achieved</p> <p>Measurement of operational energy consumption against design targets</p> <p>Implement Soft Landing approach</p> <p>Carry out seasonal commissioning and training of building operatives for a minimum of first year of operation.</p>

Topic	Option 1	Option 5 – Current Proposals	Option 5 – Further Recommendations
BREEAM		A BREEAM target of 'Excellent' is proposed for Non-domestic buildings, inline with anticipated policy requirements.	Ratings beyond 'Excellent' are available, and may wish to be considered at future design stages

### Summary of Carbon Emissions

The residential elements of the proposed development option (5) have been modelled against that of Option 1 which is the existing estate but with a connection to SELCHP and of the existing estate with no changes. The key sustainability metrics around heating, hot water and cold water, and embodied carbon from construction have been summarised and emissions modelled based on existing data where available or proxy data and assumptions where not available.

The options are:

#### Existing Estate No Change:

Existing heating and hot water systems across the existing 298 homes  
Equivalent number of new build homes elsewhere (439 new homes)

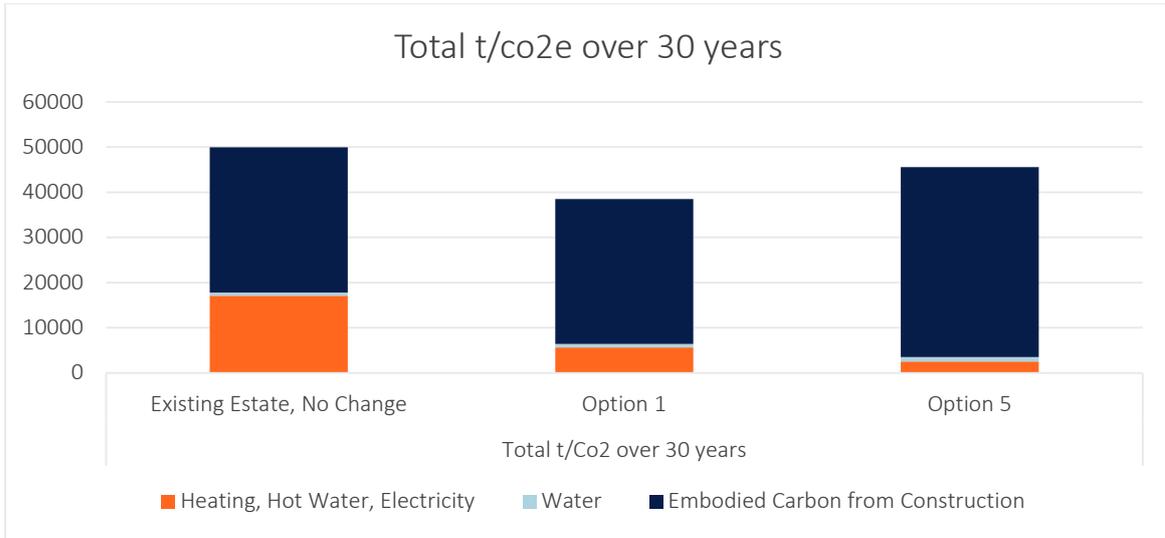
#### Option 1:

439 New homes built elsewhere  
SELCHP connection to provide heat and hot water for existing 298 homes  
New Kitchens and Bathrooms within the 298 homes

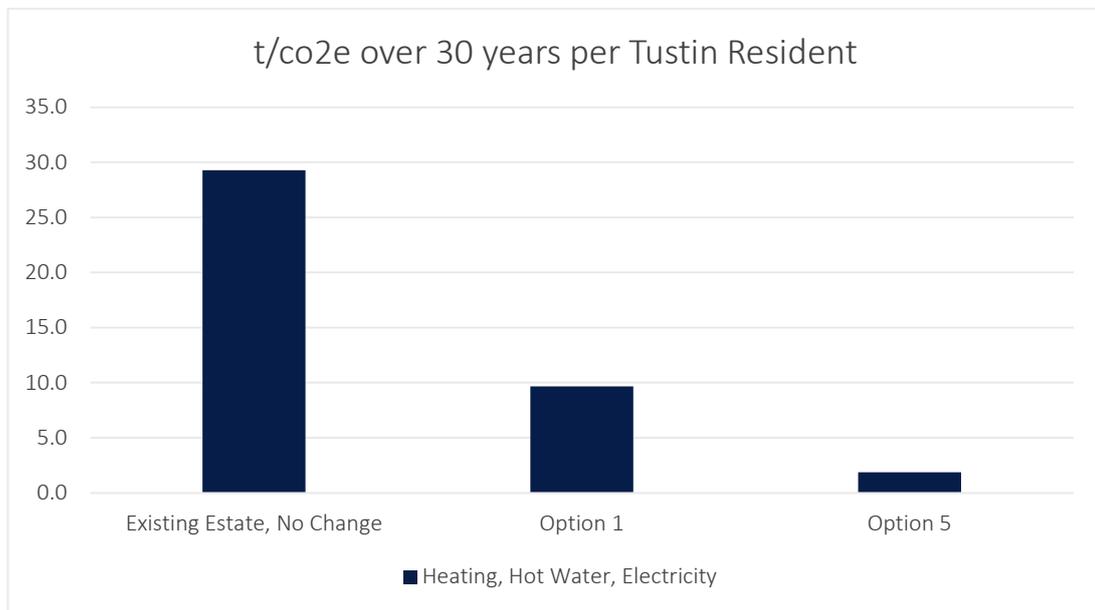
#### Option 5:

Demolition of low-rise block and re-provision alongside additional homes. Total number of homes of 688  
Refurbishment of 49 Manor Grove council properties alongside new build in fill.  
SELCHP connection to provide heat and hot water

**Results:**



Total emissions include operational emissions from heating, hot water and electricity for the residents within the Estate but not from equivalent new build. Embodied carbon emissions to include those from both the estate and, for the existing estate no change and option 1, also the equivalent new build elsewhere. A comparison of per resident emissions for heating, hot water and electricity, over 30 years<sup>1</sup> can be seen below. It is assumed there are 583 individuals on the existing estate, rising to 1361 individuals for option 5.



<sup>1</sup> Building lifetime can be reasonably expected to be 50 years +

## Introduction

The London Borough of Southwark have appointed Anthesis to produce an initial Sustainability Strategy for their existing Tustin Estate development. A process is underway to decide between 5 options to redevelop the Estate. Of the initial 5, one (option 5) has been chosen to take forward to the final resident ballot to be held on the proposals to redevelop the Estate. Option 5 is for the demolition and rebuild of the low rise homes excluding Manor Grove house and the rebuild of Pilgrims Way Primary School and the business units. The existing high-rise towers are to be retained.

The Council are proposing working with the London Energy Transformation Initiative (LETI) to ensure their own new housing programme plays an appropriate role in combatting climate change. The LB Southwark planning policy requires the construction of all new homes in the borough to achieve Net Zero Carbon (NZC), and the council has now declared a 'Climate Emergency' with the goal of doing all it can to make the borough carbon neutral by 2030.

To reach NZC, the Council must also consider the emissions associated with their housing stock construction and building materials (embodied carbon), not just emissions through in-use energy consumption (operational carbon).

The aim of this report is to provide a Sustainability Strategy for the development which is in line with the wider policy context and ambitions of the Council. The strategy will cover both embodied carbon (emissions during construction, maintenance and demolition) and operational emissions of the completed buildings (energy consumption within the buildings, assumed transport emissions from the occupants).

There are key 'Climate Emergency' performance targets which the architect is to be aware of when developing the development proposal at this location.

1. Tustin Estate is expected to embrace the Royal Institute of British Architects (RIBA) sustainable outcomes throughout development
2. The new development is expected to achieve the operational carbon targets set by LETI within the climate emergency design guide
3. The development will aim to reduce embodied carbon to achieve the embodied carbon targets set within the LETI guidance

## Summary of the Development

### Existing Site

The Tustin Estate is located adjacent to the Old Kent Road (A2) and Ilderton Road. An overground line runs to the east of the site, with stations located at South Bermondsey and Queens Road, Peckham. The nearest Tube stations are located at Elephant and Castle and Borough, however, two new stations are proposed adjacent to the Old Kent Road in the event the Bakerloo line extension takes place. By 2030 it is possible that a new station will be constructed near to the Tustin Estate, near the junction of the Old Kent Road and Asylum Road.

The current Tustin Estate is already undergoing some refurbishment works to the existing residential tower blocks. This document relates to the proposed development of the low-rise block, Bowness, Heversham, Kentmere, Hillbeck and Ullswater as well as the houses located in Manor Grove. The existing housing totals 218 social rent homes, and 49 leaseholder homes within the low-rise blocks, and 31 freeholder homes across a mixture of 1 bed to 4 bed houses.

The estate also includes a primary school and children's centre with 220 pupils including a nursery class. The primary school will be re-developed alongside the low-rise blocks.

Retail and businesses are currently located at Old Kent Road within the existing ground floor of Bowness, and in 871 Old Kent Road (Afrikiko Bar Restaurant & Club).



Figure 1 Existing Estate

### Proposed Development

This strategy relates to RIBA concept stage masterplan for:

- Redevelopment of the low-rise homes with the:
- The demolition and replacement with new homes of Bowness House, Heversham House, Hilbeck Close, Kentmere House & Ullswater House
- Retention of the houses in Manor Grove with improvements to the tenanted homes
- New houses in between the houses on Manor Grove
- A new park in the centre of the estate
- A new Pilgrims' Way School
- New retail and business spaces on the Old Kent Road and Ilderton Road

Of the 298 existing homes, 18 of the council homes are subject to refurbishment. 200 are subject to demolition and rebuild. 49 leaseholder subject to demolition and rebuild and 31 freehold properties to be maintained at the freeholders discretion.

### **SELCHP**

(SELCHP) network provides heat and hot water from heat would otherwise be wasted by being released into the atmosphere. The network can be seen in figure 2 below, with the phased expansion indicated. It is proposed that the network will serve communal plant rooms in each new block, which will then feed individual homes via pipework within buildings and individual heat interface units (HIUs) in each home. It is anticipated reliability, and individual control will improve compared to existing systems.

SELCHP infrastructure installed on site will also facilitate the provision of low carbon heating to the business units, particularly if these have a significant demand e.g. DHW generation for dishwashing. However it is not possible at this stage to determine what best suits final fit out of these spaces as this is largely dependant on the nature of the occupation of the spaces. It is therefore proposed to offer SELCHP as an optional low carbon heating source with an electrical supply allowing for an alternative (assumed ASHP) approach which may also include cooling depending on business requirements. It is not proposed to include a gas supply to business units, to restrict heating and cooking solutions to lower carbon electrical alternatives with minimal local air quality impacts .

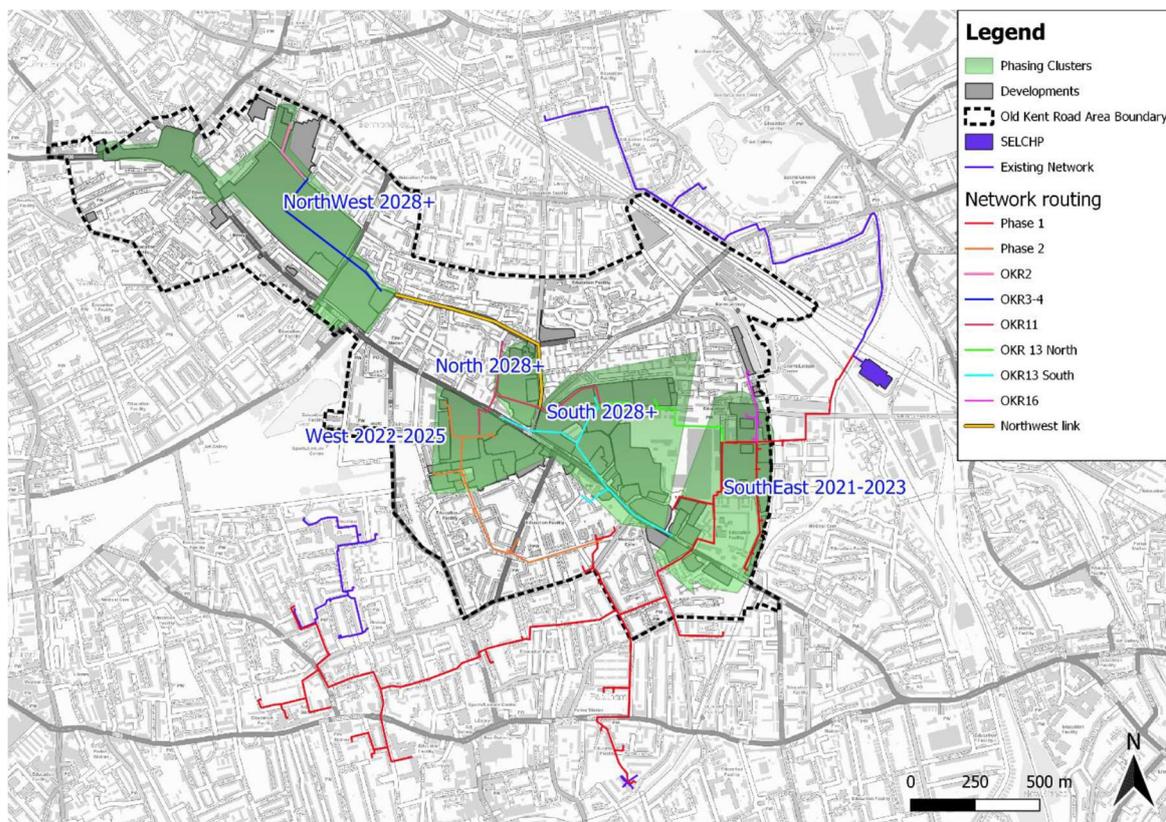


Figure 2: SELCHP Heat Network Map



Figure 3 The proposed re-developed site

## Policy Context – National and Regional

Planning policies are in place to drive developments according to the priorities and needs of the local population. Policy documents are in place at the national, regional and local level. A summary of the relevant policies at each level is set out below.

### National Climate Change Policy

The UK now has a statutory obligation to achieve Net Zero Carbon Emissions by the year 2050, and is a signatory to the Paris Agreement, seeking to limit man made Climate Change to below 2°C, as well as pursuing efforts to limit this to no more than 1.5°C.

The London Borough of Southwark separately has declared a Climate Emergency for the borough and has committed to ‘do all we can to make the borough carbon neutral by 2030’. As part of this process the borough is exploring what may be done within its activities, including its new build programme to achieve these policy goals, whilst providing long term affordable housing within the borough.

### National Planning Policy

The national planning policy framework provides simplified planning policy. The framework includes a high-level objective of sustainable development as defined as economic, social and environmental objectives. Further objectives include sustainable transport, planning for climate change and mitigating climate change impacts, and conserving the national environment.

### Regional Policy

The London Plan (2016) is “the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20–25 years”.

The London Plan identifies the Old Kent Road as an Opportunity Area which means the Mayor encourages development and growth of these areas.

The London Plan includes extensive guidance on the response to climate change including sustainable construction, decentralised heat networks, renewable energy generation, overheating risk and cooling demand, water use and nature and biodiversity, wastewater management and disposal and active travel.

### New London Plan (draft)

The new plan is in draft form as it moves through the process to being fully adopted. Therefore the existing plan remains the adopted policy, however the new London plan is still pertinent to planning approval. The new plan calls for an Old Kent Road Area Action Plan, which has been completed and is referenced below.

The new plan also reinforces the move to Zero Carbon by 2050, and brings together policies on air quality, green infrastructure, waste, transport, and mitigation of climate impacts such as increased temperatures.

### **London Environment Strategy**

The LES is a London wide strategy, with key targets across six areas:

- Increase green cover to 50% and tree canopy cover by 10%
- Make London a Zero Waste City by 2026
- Make London a Zero Carbon City
- Make London resilient to climate change impacts
- Achieve the best air quality of any major city
- Reduce the number of Londoners affected by noise pollution

## Policy Context - Southwark Planning Policies and Related Strategies

### Core Strategy (2011)

This strategy is in place until 2026 and aims to deliver sustainable development across the borough via 13 strategic policies:

- Strategic Policy 1 – Sustainable development
- Strategic Policy 2 – Sustainable transport
- Strategic Policy 3 – Shopping, leisure, and entertainment
- Strategic Policy 4 – Places for learning, enjoyment, and healthy lifestyles
- Strategic Policy 5 – Providing new homes
- Strategic Policy 6 – Homes for people on different incomes
- Strategic Policy 7 – Family homes
- Strategic Policy 8 – Student homes
- Strategic Policy 9 – Homes for Travellers and Gypsies
- Strategic Policy 10 – Jobs and businesses
- Strategic Policy 11 – Open spaces and wildlife
- Strategic Policy 12 – Design and conservation
- Strategic Policy 13 – High environmental standards

### New Southwark Plan (2020)

This plan is currently in the final development stages and is already informing action in the borough and will therefore be included within this strategy as the primary borough-wide development policy.

The Plan includes policies covering healthy living, sustainable transport, affordable homes, residential design, social rented homes, homes for older residents, and policies relating to the cleaner greener safer objectives covering all aspects of green space, water and sustainability.

### Climate Emergency Policies

In March 2019, a Climate Emergency was declared due to the increase of carbon dioxide and other greenhouse gases in the atmosphere. The Climate Emergency will have a direct impact on the residents of Southwark and have therefore aimed to make the borough carbon neutral by 2030. Emissions that are controlled by Southwark, including council homes and vehicles, are only 14% of the borough's emissions. Emissions from council-related operations have already fallen 37% since 2008.

Some of Southwark's plans to tackle climate change includes:

- cutting the Council's carbon emissions by 25%
- divesting pension funds away from fossil fuels into sustainable alternatives
- introducing idling fines for drivers who leave their engines running while idle
- closing roads around schools to improve air quality
- ensuring more people are walking and cycling rather than using greenhouse gas emitting vehicles
- protecting Southwark's biodiversity
- keeping recycling rates high: Southwark's rates are currently the highest in inner London
- committing to ending single use plastic in the council, halving it in the borough and introducing water fountains to reduce plastic bottle use

Southwark intend to achieve the carbon neutral target by 2030, while calling on other London boroughs to also achieve this.

### **Transport Policies**

Key planning policies related to transport are:

- Southwark Cycling Strategy – key target to increase mode share to 10% by 2026
- Movement Plan – key target to reduce trips by motorbike and car to 13% by 2041
- Healthy Streets Approach – linked to the London Plan, the healthy streets approach encourages walking and cycling and the reduction of air pollution

### **Air Quality Policy**

The Southwark area is not currently meeting legal limits for all pollutants regulated by EU legislation. The main source of atmospheric pollutants of concern in Southwark are traffic emissions, as well as combustion plants/sites and domestic heating. The Air Quality Strategy and Action Plan 2017-2022 aims to address this issue by setting out the following targets:

1. Comply with legislations such as EU Directives, The Environmental Act 1995, The Environmental Protection Act 1990. The Clean Air Act 1993 and the Air Quality Standards and Regulations 2010 & 2011.
2. Comply with the GLA London Local Air Quality Management Framework by:
  - Having an up-to-date valid Air Quality Strategy
  - Monitoring local air quality
  - Providing an Annual Status Report
  - Delivering the Air Quality Action Plan
3. Support the GLA's air quality objectives.
4. Support the local public health framework objectives.

### **Old Kent Road Area Action Plan (OKRAAP)**

The OKRAAP comprises a masterplan for the area and sets out the vision and policies for development in key areas around the Old Kent Road. Key policies relating to sustainability cover use of low carbon heat networks, healthier street approach for OKR, green routes, Sustainable Urban Drainage Systems (SUDS) and at least 5m<sup>2</sup> of public open space per dwelling.

The plan also specifies the design and management of new buildings in Old Kent Road minimise residents' exposure to harmful air pollutants indoors and outdoors.

An updated version was published in December 2020.

### **Sustainable Design and Construction SPD**

The Sustainable Design and Construction SPD provides guidance on how new development in Southwark should be designed and built so that it has a positive impact on the environment.

It covers the following topics:

- Energy use and minimising climate change
- Adapting to climate change that is unavoidable
- Avoiding pollution and environmental nuisance
- Avoiding waste and minimising landfill
- Protecting and enhancing biodiversity
- Conserving water
- Planning for flood risk

## **Sustainability Assessments SPD**

This document provides a framework for sustainability assessments to be carried out at Planning Stage of major developments.

## **Sustainability Strategy Methodology**

The proposed development will be reviewed against the RIBA Sustainable outcomes which will be used as a framework to ensure sustainability is embedded into the development throughout all the design stages.

Secondly the operational and embodied energy elements of the strategy will draw on recent work by LETI which provides an evidence base regarding approaches to design strategy in line with responding to the climate emergency. Further guidance can be obtained at

<https://www.leti.london/cedg>

An overview of the RIBA Sustainable Outcomes is provided below.

### **RIBA Sustainable Outcomes**

The Royal Institute of British Architects (RIBA) has also recognised the requirement and challenge for Architects to be providing NZC for new and retrofitted buildings by 2030. To this end it has published guidance aligning development with the UN Sustainable Development Goals, namely:

#### ***Net Zero operational carbon***

Operational carbon (carbon released from in-use operation of a building) should be limited to 35 kWh/m<sup>2</sup>/yr.

#### ***Net Zero embodied carbon***

Embodied carbon emissions are generated from the processes associated with sourcing materials, fabricating them into products and systems, transporting them to site and assembling them into a building. They also include the emissions due to maintenance, repair and replacement, as well as final demolition and disposal. This can contribute to over half of the lifetime emissions of a new building.

The current guidance from RIBA, LETI and the UKGBC does not mandate zero embodied carbon currently but will move to this in the future. Instead they suggest reducing embodied carbon by 40-70% compared to baseline. LETI suggests a focus upon the areas responsible for the majority of embodied emissions, which is the materials used in construction (64% of the total) and of this, the superstructure which is 46%.

#### ***Sustainable Water Cycle***

The water cycle is an extremely important topic that must be addressed in many regions of the world. Climate change will require buildings to save water and also be more resilient to future extreme weather conditions. Within the London Borough of Southwark, forecast rises in sea level and increased intense rainfall are likely to increase the risk of flooding in certain locations.

This outcome promotes a decentralised building level approach to alleviate the pressure on national water supply and drainage infrastructure.

The overall aim is to significantly reduce potable water use to a locally sustainable level which is achieved by reducing water usage by behaviour, low water appliances and better leak detection. Also increased use of recycled rain/wastewater. The principal target is to reduce potable water use by 60% to more sustainable levels.

### ***Sustainable connectivity and transport***

The need to address sustainability travel not only aligns with Southwark and UK climate policies, but also addresses health, air quality, public amenity space, safety and noise issues.

The RIBA believes that reducing carbon emissions associated with transport should also consider reducing the need for travel in the first instance as well as buildings and infrastructure having to support the future widespread use of electric and/or hydrogen vehicles.

### ***Sustainable land use and biodiversity***

Biodiversity is significantly reducing and the demand to increase the built environment grows therefore using previously inhabited sites for development are favoured. It's also important to increase the biodiversity on a site. The targets are therefore to significantly enhance the local flora and fauna, along with an urban greening factor of 0.3 for non-domestic and 0.4 for residential developments.

### ***Good Health and Wellbeing***

This relates to indoor health, visual, aural and thermal comfort, and occupant wellbeing. There are 6 variables that alter user satisfaction:

1. density
2. comfort
3. responsiveness to need
4. ventilation type
5. workgroups and their layout in the space plan
6. design intent and how this is communicated to users and occupants.

Unintended consequences may occur when focusing on heat loss reduction with a key risk to the Council being overheating arising from increased insulation/air-tightness, but without mitigating the risks of excessive internal heat gains from services or glazing. Overheating can result in an increased mortality risk for the weak and vulnerable, which is a key demographic served by council housing. This illustrates the importance of “considering sustainability holistically: achieving net zero carbon must not be to the detriment of occupant health”.

### ***Sustainable communities and social value***

This outcome relates to the social impact of a development on the end users and the wider community. The goal is to create places for people that support their basic needs as well as enhance individual/social wellbeing and community identity.

The Social Value Toolkit (SVT) has been developed to measure the impact of design on communities. High level outcomes for the SVT are:

1. Freedom
2. Connecting
3. Active Lifestyles
4. Positive Emotions

***Sustainable life cycle cost***

Life cycle costs are significant in financial management of construction projects. Current buildings with highly complex services are contributing to unsustainable running costs, as well as concern of inadequate resilience in the future climate. The insurance industry will need to respond to a building's resilience and ability to withstand climate change.

There is also indication that low carbon buildings enable significant cost benefits.

The target for this outcome is to measure and benchmark the operational running costs of a building in use and compare this to the return on investment value created by the project.

Further information and guidance may be obtained at the following link:

<https://www.architecture.com/knowledge-and-resources/resources-landing-page/sustainable-outcomes-guide>

## Sustainability Strategy

Reviewing the LETI and RIBA sustainability performance targets, alongside the specification for zero carbon new building, climate emergency policies and local planning policies, the following approaches are anticipated within the Tustin Estate project.

### Net Zero Operational Carbon

The planning policies to which this outcome directly address are;

Policy	Section	Reference
LBS Sustainable Design and Construction SPD 2009	Section 3,	Be lean, be clean, be green Connection to heat networks Minimise energy, water and carbon emissions
LBS Climate Emergency Policy		Ambition to achieve carbon neutrality by 2030
LBS OKRAAP Dec20	AAP 3	All developments must achieve net zero carbon and connect to SELCHP.
New London Plan 2019	Policy SI 4	Managing heat risk
New Southwark Plan	P68, P69	<p>“Achieve a BREEAM rating of ‘Excellent’ for non-residential development and non self-contained residential development over 500sqm; and Achieve BREEAM rating of ‘Excellent’ in domestic refurbishment for conversion, extension and change of use of residential floorspace over 500sqm; and</p> <p>Reduce the risk of overheating, taking into account climate change predictions over the life time of the building, in accordance with prioritised measures set out in the cooling hierarchy”</p> <p>Development must “Be lean (energy efficient design and construction); then 2. Be clean (low carbon energy supply); then 3. Be green (on site renewable energy generation and storage).”</p> <p>Reduce carbon emissions by “100% on 2013 Building Regulations Part L standards for residential development”</p>

### **Targets:**

The preference is anticipated to be a 'fabric first' solution, with high levels of insulation, air tightness and low levels of thermal bridging.

The targets to achieve for the residential building are:

- 35 kWh / m<sup>2</sup> / yr for operational energy (excludes renewable provision)
- Heating and hot water to be provided via SELCHP district heat network

The targets to achieve for the school are:

- 65 kWh / m<sup>2</sup>/ yr for both heating and hot water (excludes renewable provision)
- Heating and hot water to be provided via SELCHP district heat network

The targets to achieve for the Business units are:

- 55 kWh / m<sup>2</sup>/ yr for both heating and hot water (excludes renewable provision)
- Heating and hot water to be provided via SELCHP district heat network, with potential alternative provision via electrical solutions, (business occupation dependant)
- No Gas infrastructure, therefore all cooking and catering from electrical sources

It is assumed that any remaining operational carbon emissions over 30 years will be offset at the offset price current at the time of submission to planning.

### **Design Principles:**

The targets should be met via the following design principles:

1. Prioritise retrofit of existing buildings
2. Prioritise Fabric First principles for building form and envelope
3. Fine tune internal environment with efficient mechanical systems
4. Provide responsive local controls
5. Specify ultra-low energy appliances
6. Specify ultra-low energy IT
7. Prioritise maximum use of onsite renewables appropriate to context
8. Demonstrate additionality of offsite renewables
9. Offset remaining carbon through a recognised scheme

Additional guidance specifications for lighting power efficiency, fabric, and HVAC efficiency can be found within the LETI design guides for both medium residential and schools.

### **Sustainability Proposals:**

Considering the targets and principles alongside the need to reduce embodied carbon within the building, there are two approaches that are suggested for consideration at RIBA stage 3 or 4:

1. Seek to understand the performance of the proposed design using PassivHaus techniques e.g. PassivHaus Planning Package (PHPP) as a preface to potentially adopting performance standards such as Association of Energy Conscious Buildings (AECB) or even PassivHaus. This approach would aim to remove the need to install individual heating systems and resolve a number of conflicting challenges.

The preference of the landlord is to avoid underfloor heating due to the complexity of resolving leaks, and the more difficult maintenance required. However a low temperature heating circuit suitable for maximising the efficiency of a district heat network such as SELCHP would require

larger radiators, increasing embodied carbon and taking up wall space within the homes. These would also require maintenance and control. Training and guidance for residents is required to ensure the heating is well controlled in order to manage internal temperatures and control costs.

Given the existing LETI targets for heating and hot water are very low, the energy used within a typical home for heating per year will be in the region of 1000kWh per year. Providing and maintaining complex heating systems in order to provide this level of heating would result in extremely high embodied carbon compared to operational carbon.

While delivering PassivHaus standard on a development of this scale is rare, there are similar developments underway in London. The Agar Grove development in Camden will feature 493 homes within a redeveloped estate with the first 38 delivered in 2018.



Figure 4: Image taken from <https://www.hawkinsbrown.com/projects/agar-grove>

2. Aim for a carbon target for the heating and hot water, rather than a kWh target. This would recognise the low carbon heating source of SELCHP and allow higher heating energy consumption within the homes. This would provide residents with a more conventional building and avoid the risk of the building not achieving the design standard of Passivhaus. It is likely that mechanical ventilation will be required, either to meet the operational targets or to meet internal air quality requirements.

Comparison of these approaches should be conducted to provide a more detailed assessment of the optimum approach for operational carbon, embodied carbon and lifecycle cost. Further reference can be found in Sustainable Life Cycle Cost section below.

For the business units the same principles apply. These are smaller facilities, however there is increased complexity in delivery, in that it is proposed these are completed to a 'Cat A' or similar fit out level, with final fit out by the tenant.

To mitigate the risk to Southwark it is proposed they will minimise energy consumption in a similar manner. An infrastructure connection to SELCHP is intended to be provided, however it is recognised that individual business units may have very different energy requirements depending on the nature of the occupier. It is therefore proposed that an electric, ASHP based approach may be allowable, particularly if there is a business cooling demand (e.g. Convenience store). No gas infrastructure is proposed, effectively mandating electrical approaches for any cooking or catering.

Final fit out and energy equipment outside of the London Borough of Southwark's design remit will be managed via a 'Green Lease' approach, with suitable clauses included to manage performance of the final tenant in line with the Net Zero ambitions of the wider development.

### ***Overheating***

With either approach, a key risk for the Council is overheating owing to the prevalence of vulnerable tenants within this building archetype. The architect is to show how this risk has been mitigated through appropriate design such as shading, orientation and thermal mass. It is suggested to conduct an overheating assessment using DSM software at RIBA stage 3.

Within the school, overheating can be a common problem in newer buildings due to the challenge of managing large numbers of occupants entering and leaving rooms and buildings in short spaces of time. Careful consideration should be given to appropriate heating and ventilation systems which are able to ramp up and down quickly to match demand. Under floor heating systems can be hard to manage in these environments due to the slow response times.

In a similar manner overheating risk in Business units should be mitigated at initial stages through checking compliance against SBEM and building regulations Part L, assuming a worse case potential occupation, to avoid any potential problems at fit out stage. It is suggested to also conduct an overheating assessment for these spaces, using DSM software at RIBA stage 3 including these within the residential commission assuming this is taken forward.

### ***Controls***

It is likely that the residential and school buildings will involve the use of Mechanical Ventilation with Heat Recovery (MVHR) with a wet heating system and hot water provision via a heat interface unit connected to a block level energy centre fed from the heat network.

These systems are complex with potential for inefficient operation, confusion and poor performance, frustrating both residents, teachers and building management teams.

To avoid this, consider the following:

- From earliest possible stage consider how the building and its systems will be used and managed.
- Write and regularly update a narrative about this. Put the final version in the Logbook.
- Design for usability and manageability, testing ideas with occupier representatives.
- Identify who will operate the building as early as possible.
- Don't leave control user interfaces to engineers. Architects need to understand where best to put them and how they are supposed to work. Where possible, integrate the latest design for usability learning to choose the control interfaces for occupants. Allow for automatic control where most desirable such as ventilation controlled on occupancy but balance the needs of operational energy management with building users having a sense of being in control of their local environment. This is a difficult subject to get right as it incorporates psychology, building physics and product design, however it should be remembered that the level at which occupants interact with the building is via the control and operation of these services and so perception of success of the overall building also relies on success of the controls interfaces.

- If possible, involve the future building users and managers to review the designs, ideally in mock-ups and with samples of the proposed user interfaces.
- Plan for commissioning, including seasonal commissioning and fine tuning during Year 1 in line with BSRIA Soft Landings Approach.

The controls element should align closely with the requirements for metering and monitoring of energy consumption. This will enable identification of control problems from an early stage.

### ***Renewables***

The operational energy targets in this report do not include any energy generated via renewables. Therefore, locally installed photovoltaic panels (PV) which generate electricity should be used to assist in meeting additional energy demand above that of the kWh / m<sup>2</sup> targets above.

Given the density of the residential accommodation (which incorporates the business units), the generation potential compared to demand is likely to be small. However this can be confirmed during building energy modelling at a later design stage. A decision should be made regarding the share of the benefit of the PV. It is suggested that the generation be first allocated to communal energy demands within the buildings such as lighting, lifts, pumps and other electrical components of the communal heating and hot water infrastructure. This will assist in reducing service charges to residents by offsetting electrical energy charges for these systems. Further potential locations for PV panels are the roof of the school, as currently proposed.

Where offsite renewables are installed to meet these targets it is necessary to demonstrate additionality. This can be achieved by funding installation upon community buildings which would not otherwise obtain funding to install PV panels. Electricity generated can then be sold to the buildings at a favourable rate. However it is anticipated that the more likely approach this development will take will be to pay a price per tonne of carbon to the Southwark carbon fund. This will cover additional energy and resulting carbon above the target set here.

### ***Pilgrims Way Primary School***

Consideration is given here to the proposed design of the re-developed and extended Pilgrims Way Primary School. The existing design locates the school within the centre of the estate with links between the school and the green space at the centre. The design of the school itself is at an early stage. As this develops it should ensure to follow the Old Kent Road Area Action plan policy 13 as well the DfE guidance on school design at a minimum.

## Net Zero Embodied Carbon

The planning policies to which this outcome directly address are;

Policy	Section	Reference
London Plan	7.14	Development proposals should promote sustainable design and construction to reduce emissions from the demolition and construction of buildings.
Core Strategy	5.122	It is important that the whole of a development's lifecycle is considered, including the energy and CO2 involved in manufacturing building materials.
Sustainable Design and Construction SPD	12.4, 11.5,	<p>Are materials used low in embodied energy and GHGs?</p> <p>Demolition to be carried out in accordance with the ICE Demolition Protocol</p> <p>Use of the BRE Green Guide to ensure no construction material nor specification with high embodied impact to be used unless a compelling whole life energy or technical case is made.</p> <p>A site Waste Management Plan to be submitted</p> <p>A green procurement plan to be prepared covering the required SPD targets</p>
London Environment Strategy		Zero Waste Target
New Southwark Plan 2020	P61	<p>Development must: Demonstrate how the waste management hierarchy will be applied during construction</p> <p>Provide a suitable off site waste management strategy</p>

### Targets:

It is understood embodied carbon is the predominant source carbon emissions arising from the complete redevelopment of this site. There following targets are to be used:

- Reduce embodied carbon by 40% or to <math>500\text{kgCO}\_2/\text{m}^2</math> – residential and business units
- Reduce embodied carbon by 40% or to <math>600\text{kgCO}\_2/\text{m}^2</math> – school
- Zero Construction waste

### Design Principles:

The following design principles are to be followed to achieve these targets:

1. Prioritise re-use of materials from the existing buildings
2. Carry out whole life carbon analysis of all building elements
3. Prioritise ethical and responsible sourcing of all materials
4. Prioritise low embodied carbon and healthy materials
5. Minimise materials with high embodied energy impacts
6. Target of zero construction waste diverted to landfill
7. Promote use of local, natural materials
8. Consider modular off-site construction systems
9. Detailing to be long-life and robust
10. Design building for disassembly and the circular economy
11. Offset remaining carbon emissions through recognised scheme

### Existing Sustainability Proposals:

The process to decide on the final redevelopment of the estate has involved a review of 5 Options, as mentioned in the introduction above. As part of the development of the 5 Options an initial embodied carbon analysis has been conducted. The full report and results can be found here: <https://tustin.estate/wp-content/uploads/2020/10/2020-10-28-LB-Southwark-Tustin-Estate-LCA-VOC-Updated-Final.pdf>

This reviewed the five options for redevelopment against a baseline of maintaining the original estate. The chosen option represents the highest carbon emissions due to the increase in overall floor area and the embodied carbon within the new superstructure of the building.

Retaining the superstructure and re-using this by stripping back the buildings before re-building to higher specifications is one option for reducing the embodied carbon of the development. However the current design does not allow for this, as the layout of the estate needs to change in order to achieve the increase in number of homes and achieve the amenity benefits. The study does identify a set of alternative materials which should be adopted as a minimum within the development. A summary of the initial embodied carbon calculation can be seen below.

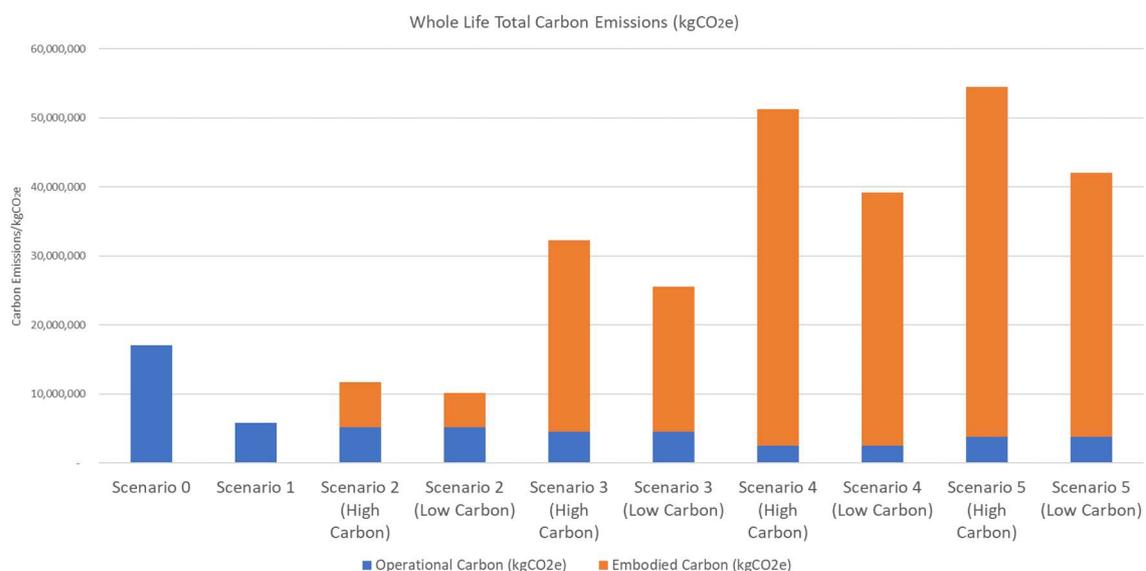


Figure 5 Embodied and Operation Carbon for the 5 Options

Scenario	Explanation
0	The existing estate with no changes, with an assumed lifetime of 30 years.
1	The existing estate but with a connection to SELCHP to provide heat and hot water.
2	The existing estate with a connection to SELCHP and some new homes that help achieve zero carbon targets.
3	The existing estate with connection to SELCHP and the refurbishment of some blocks and the demolition and rebuild of some blocks with new homes
4	The demolition and rebuild of the estate with connection to SELCHP
5	The demolition and rebuild of the estate, except for Manor Grove which will be retained and refurbished. Connection to SELCHP. Overall carbon increased compared to option 4 due to increased total floor area to be built.(Option 5 in the resident ballot).

The table below sets out the difference between the high and low carbon scenarios:

Measure Number	High Carbon Buildout – Original Material Used	Low Carbon Buildout – Low Carbon Alternative Materials
1	Foundation includes both pilings and concrete slabs	Foundations made only with pilings, no concrete slabs
2	Market average insulation used	Rockwool insulation used
3	Concrete made using 13% GGBS (Ground-granulated Blast Furnace Slag) and virgin steel reinforcement	Concrete made from 73% GGBS (Ground-granulated Blast Furnace Slag) and using recycled steel for reinforcement
4	Conventionally sourced plywood and timber	Plywood and timber from sustainable sources

The low carbon scenario for option 5 represents a 24.5% reduction on carbon compared to the high carbon baseline for option 5. Therefore more work is required to ensure the 40% reduction is achieved.

#### ***Further Sustainability Recommendations:***

The principal sources of embodied carbon within the proposed development is the superstructure and the use of concrete. The decisions around material use must balance the ambition of low embodied carbon, fire safety standards, thermal mass and operational energy use, acoustics, building footprint, storage and use of sub-structures.

Therefore, it is anticipated that the architect will consider:

- Potential for reutilisation of existing building elements or materials
- Where not feasible, how it is proposed to minimise carbon embodied carbon emissions through material selection such as:
  - The use of 100% recycled steel
  - Use of high cement replacement as possible
  - Minimising the use of sub-structures, while balancing the need for plant rooms and cycle storage
  - Consider the use of CLT within the super-structure

- Consider re-use of bricks facilitated via lime mortar
- Consider adaptability and disassembly through the building lifecycle

It is recommended to carry out more detailed embodied carbon lifecycle assessment in order to decide on the final materials. It should be noted that “the structural engineer can play an important role in reducing eCO<sub>2</sub> by as much as 100kgCO<sub>2</sub>/m<sup>2</sup> for a typically sized building.”<sup>2</sup> These are to be co-ordinated with other design requirements, in particular fire safety standards where relevant.

At the early design stages, material specification is likely to be indicative. In this case it is recommended to use RICS standard specifications to drive material selection until more detailed lifecycle assessment can be carried out.

It is expected that the façade will be brick in line with visual character policies. However there maybe potential for use of structural timber products within elements of the new development. This can be assessed by the structural engineer alongside other options.

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<sup>2</sup> Whole-Life Carbon and Buildings, The Concrete Centre

	Material	Details	Specification
1.	Concrete	Piling	C32/40 20% cement replacement [1]
		Substructure	C32/40 20% cement replacement [1]
		Superstructure	C32/40 20% cement replacement [1]
		Generic concrete	C16/20 0% cement replacement [1]
2.	Steel	Reinforcement bars	97% Recycled Content [2]
		Structural steel sections	20% Recycled Content [3]
		Studwork/Support frames	Galvanised steel, 15% Recycled Content [4]
3.	Blockwork	Precast concrete blocks	Lightweight blocks for building envelope Dense blocks for other uses
4.	Timber	Manufactured structural timber CLT, Glulam, etc.	100% FSC/PEFC [5]
		Formwork	Plywood
		Studwork/Framing/Flooring	Softwood
5.	Aluminium	Cladding panels	Aluminium sheet, 35% Recycled Content [6]
		Glazing frames	Aluminium extrusions, 35% Recycled Content [6]
6.	Plasterboard	Partitioning/Ceilings	Min. 60% Recycled Content [7]
7.	Insulation	To floors, roofs & external walls	PIR

Figure 6: Embodied Carbon Specification<sup>3</sup>

<sup>3</sup> <https://www.rics.org/globalassets/rics-website/media/news/whole-life-carbon-assessment-for-the-built-environment-november-2017.pdf>

## ***Waste***

Embodied carbon results from the use of construction materials, equipment and fixtures and fittings within a new build development. Embodied carbon is therefore directly linked to the volume of material used. Therefore during the construction phase, embodied carbon of the end building can be reduced by reducing the volume of material wasted, and the way remaining waste is processed. Landfill of waste results in higher carbon emissions than re-use or recycling of materials.

To achieve the targets of zero construction waste to landfill, it is recommended to develop a site construction waste management plan. Waste can be designed out from early stages of the project and therefore the waste management plan should include:

- Designing for waste-efficient procurement
- Designing for materials optimisation
- Designing for off-site construction
- Designing for re-use and recovery
- Designing for deconstruction and flexibility

The plan should also demonstrate how the development is applying the waste management hierarchy.

If Southwark does not already specify the use of Modern Methods of Construction, it is recommended to require this for this development. The architect is expected to also consider the end of life of the development and potential for re-use of the building elements. One way to achieve this is to use lime mortar in the binding of the brick façade, allowing the bricks to be more easily re-used at end of life.

## Sustainable Water Cycle

The planning policies to which this outcome directly address are;

London Plan	5.13, 5.15	<p>Utilise Surface Water Management Plans to identify areas where there are particular surface water management issues and develop actions and policy approaches aimed at reducing these risks.”</p> <p>Rainwater should be stored for later use.</p> <p>Rainwater should be attenuated in ponds or open water features for gradual release.</p> <p>Rainwater should be attenuated in tanks or sealed water features for gradual release.</p> <p>Residential developments should be designed so that mains water consumption would meet a target of 105 litres or less per head per day.</p>
Sustainable Design and Construction SPD	8.1, 8.2, 11.7	<p>Installing efficient water fittings and plumbing, such as dual flush toilets, low flow shower heads and low water consuming washing machines.</p> <p>Durable plumbing should be used to prevent leakages.</p> <p>It may also be possible to draw water locally from boreholes or connect to existing local water supply systems that source water from boreholes.</p> <p>Rainwater should be collected, or grey water reused for uses other than drinking. Grey water systems are often only feasible on large schemes as they require a dual plumbing system to be installed.</p> <p>There should be 100% metering of all newly built property.</p> <p>Highly efficient water savings fixtures, fittings and appliances should be installed.</p> <p>Rainwater collection for external irrigation should be considered.</p>
Core Strategy	Strategic Policy 13	<p>Sustainable urban drainage systems, the avoidance of paving over gardens and the creation of hard standing areas are required to reduce water run-off which reduces flood risk.</p>

OKRAAP Dec20	AAP12	<p>Ensure that surface water discharges are limited to greenfield run off rates, with 100% of attenuation provided on site.</p> <p>Follow the IWMS for OKR</p> <p>Investigate and deliver communal Sustainable urban Drainage Systems (SuDS)</p> <p>Reuse grey water to reduce potable water use.</p>
NSP	P66	<p>“water use of no more than 105 litres per person per day”</p> <p>“enable the use of grey water and/or rainwater for non-drinking uses”</p>

### **Targets:**

London has one of the lowest rainfall rate of any capital city in the world, with less than Barcelona, Rome and Istanbul and water stress is likely to increase with climate change in the future. Therefore, in line with the sustainable outcomes the following targets are suggested:

- UK target of 105l per person per day as the maximum, aiming to get as close to 60 litres per person per day for domestic buildings
- 6l/p/per day for non-domestic buildings

This target from RIBA of 60l is considerably lower than the local planning policy target of 105l per person. However this target will go hand in hand with the net zero operational target which will hinge on reducing hot water demand in order to achieve the kWh/m<sup>2</sup> target. It is therefore recommended that the 60l be seen as a soft target, and the more important target of operational energy consumption will be a stronger driver of water efficiency.

### **Design Principles:**

These targets should be considered alongside the following design principles:

1. Provide low flow fittings and appliances
2. Provide waterless appliances where possible
3. Provide leak detection
4. Provide rainwater recycling and attenuation. Consider greywater recycling
5. Provide on-site reed bed black water cleansing and recycling if practicable
6. Create Sustainable Urban Drainage that supports natural aquatic habitats

### **Existing Sustainability Proposals:**

The existing masterplan makes good use of planting and SuDs along the pedestrian areas in order to manage surface run off. The central park provides considerable rainwater attenuation. It is assumed that the precise greenfield run off rates have not yet been calculated according the methodology set out in the OKR Integrated Water Management Strategy, but that should these be exceeded, that the design team will review options to reduce this via methods such as further SuDs installations, green roofs and rain gardens.

The existing proposals include confirmation that water meters will be fitted to new homes as per legal requirements in place since 1990. Refurbished homes do not have to have water meters fitted. However it is recommended to offer these, and encourage their uptake. Water meters for

each home and the school will assist with leak detection as well as provide performance data and the ability to monitor and assist residents with managing water consumption. Water meters also enshrine fairness, as those residents whom use less water will see a reduction in their costs.

***Further Sustainability Recommendations:***

The design has not yet reached the stage of specification of fittings and fixtures however In order to meet the reduced water demand, it is anticipated that the new development will feature low-flow fittings and appliances. Low flow taps and showerheads are increasingly common. A flow rate of 5lt per minute for showerheads is currently possible.

It is important to consider the unintended consequences of significantly reduced water targets such as:

- High maintenance requirements of grey water recycling
- Difficulty of flushing low flow toilets (efficient design or vacuum systems should be considered)
- Consider impact on Victorian sewage system of low water use

Within the school, waterless urinals should be specified. Waterless urinals have been used for nearly 20 years in the UK and around the world and are an established technology. Leak detection should form part of the school building management system and fall under the remit of the building manager.

The use of rainwater recycling for use within a building poses significant challenges for both maintenance, operational and embodied carbon and health. Therefore it is not suggested that this form part of the sustainability strategy for the development.

However the use of rainwater for external irrigation is achievable within the new school. It is however recommended that this is taken up by the school on a small scale should they wish to do so on a small scale and in line with education initiatives such as 'Food Growing Schools London'.

The concept masterplan as it is currently developed contains SuDS installations at the southwestern edge of the development alongside the Old Kent Road. Incorporating further raingardens, with adequate safety provision for young children, will help to alleviate increased summer temperatures, and increased intensity of rainfall which are expected as climate change impacts in London.

We advise that a water and drainage strategy is prepared for the site covering drainage, rainwater harvesting for irrigation and potable water use to between 60l per person and 105l, the balance of green roofs for biodiversity vs clean roofs for rainwater harvesting, legionella compliance, flood risk management and reducing the urban heat island effect.



Figure 7: Example of Waterless Urinal

### Sustainable Connectivity and Transport

The planning policies to which this outcome directly address are;

London Plan	3B.6	Promotion of high-speed broadband connections.
Southwark Cycling Strategy	Target 1,	Key target to increase mode share to 10% by 2026.
Movement Plan	M4,	Key target to reduce trips by motorbike and car to 13% by 2041.  80% of people walking, cycling or taking public transport by 2041.  Reduction in CO2 NOX, PM 10, PM2.5.  Increase the proportion of residents within 400m of strategic cycle network.
NSP	P50, P52, P53	Development must enhance walking networks, ensure routes are inclusive, enhance strategic networks such as the Green Chain walking route and Low Line The development should; integrate into the Southwark Spine cycling route, meet cycle parking requirements, provide a free two year cycle hire fob to residents where a scheme is locate within 400m of the development Provide electric vehicle charging points (EVCP) Provide car club bays proportionate to the size of the development
OKRAAP	AAP9, AAP 11	Ensure new neighbourhoods connect with existing communities, and provide safe and enjoyable walking and cycling routes for people to move around easily as they live, work and enjoy the area.

### ***Targets:***

The target for this outcome from RIBA is “to achieve net zero carbon emissions for transport by 2050. To support this target this outcome promotes the need to measure, manage and reduce the kgCO<sub>2</sub> /per person/ per year of the occupants to the net zero target. (i.e. well within the personal annual carbon budget of approximately 1 TonneCO<sub>2</sub> /per person/per year)”

Existing planning policies at the local level and existing activity to address active travel around the OKR area are more targeted and more relevant for this development. Therefore the following is suggested to address these targets.

### ***Design Principles:***

The following key relevant design principles are also provided via RIBA and included for consideration:

1. Create comprehensive green transport plan including digital connectivity
2. Provide high quality pedestrian and cycle links to local amenities
3. Provide end of journey provision for active travel runners and cyclists (showers, dry lockers etc)
4. Provide infrastructure for electric vehicles as a priority
5. Provide car sharing spaces
6. Provide suitable onsite personal storage

### ***Existing Sustainability Proposals:***

The current master plan includes provision of the same number of existing car parking spaces, which is a requirement from the residents’ manifesto. Alongside this will be provision of electric car charging space and car club spaces. Cycle storage will be provided in safe secure spaces internal to blocks.

The existing pedestrian route mapping through the estate connects pedestrians to green routes to nearby green spaces. This is inline with the movement strategy and the NSP requirements. See figures 8 and 9 below.

The current masterplan includes improved benches, signage and shading in line with requirements to encourage walking. Access to the school will be via a shared use road, closed to traffic outside of school hours.



Figure 8: Green links

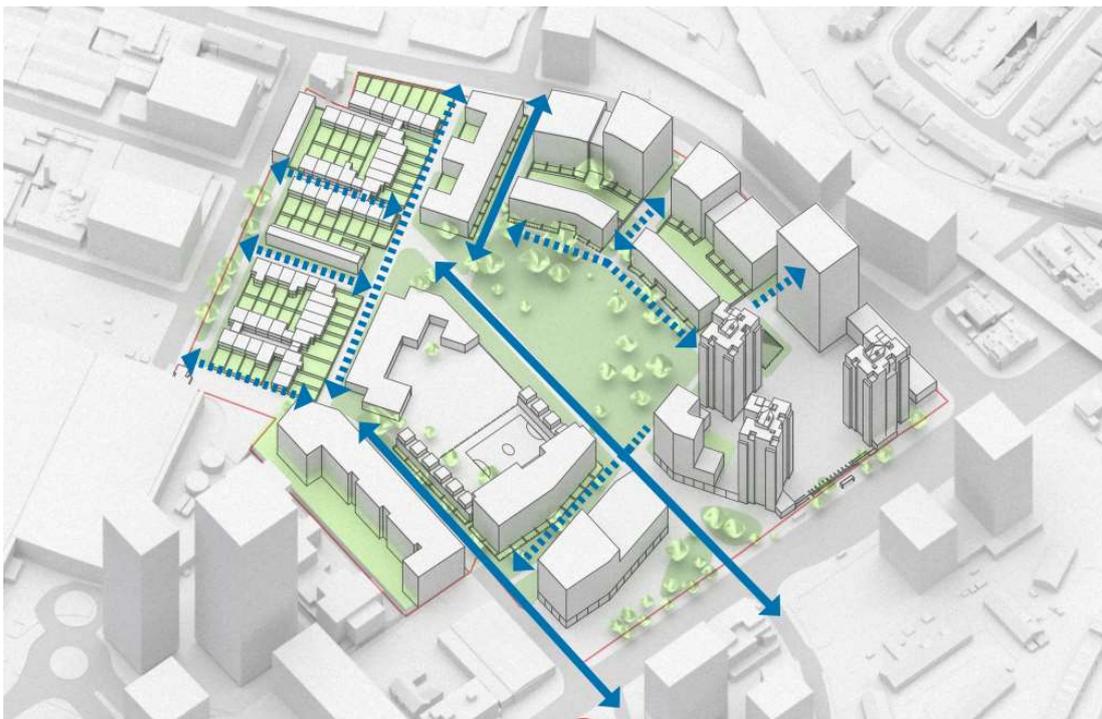


Figure 9: Pedestrian routes

### **Further Sustainability Recommendations:**

The existing design does not currently clarify the proposed cycle routes between the homes and the existing and future cycle infrastructure along the Old Kent Road and Ilderton road. This should be reviewed and clarified in later iterations.

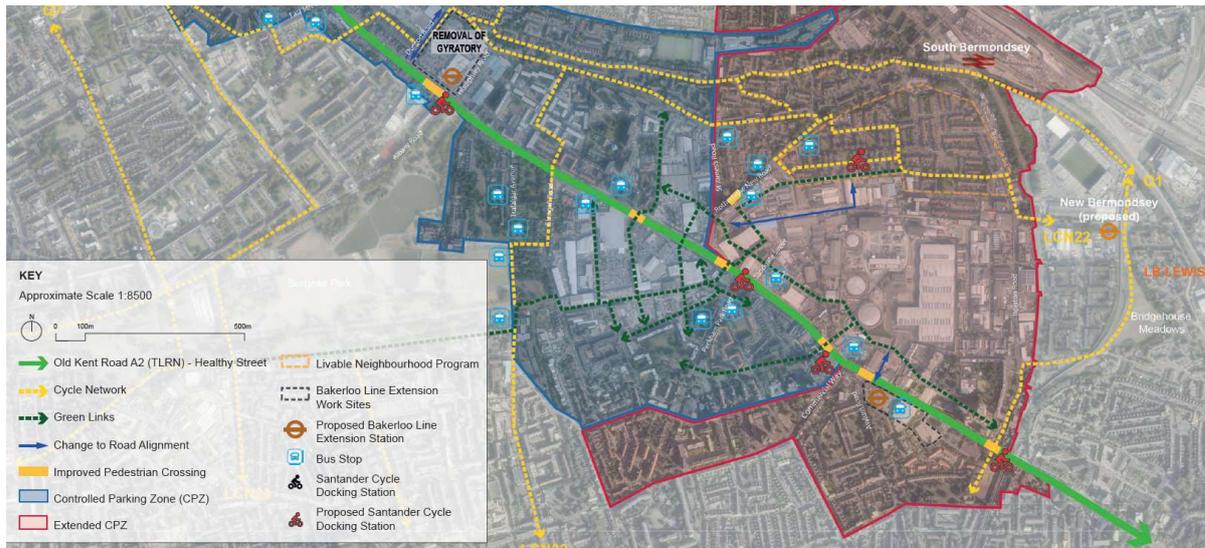


Figure 10: Movement Plan Map, taken from OKRAAP Dec 20

While it is proposed to include cycle storage within each block, further detailed is required to ensure the number of cycle storage places for residents and visitors is in line with the NSP P53. Secondly Cycle storage within Manor Grove Homes will need to be considered as part of a green transport plan. This plan should:

- Review existing travel patterns and opinions of residents towards active travel – identify constraints and opportunities
- Consider the current local environment for cyclists and walkers
- Consider the current and proposed disabled access
- Review public transport links to site and consider integration of the cycling and walking routes within the estate to the wider cycle network, green routes and public transport connections
- Address cyclist facilities include cycle storage, maintenance, cycling equipment storage e.g. panniers, helmet, clothing
- Provide a package of measures to support active travel such as ‘borrow a bike scheme’ and support to undertake cyclability training
- Consider the design and functionality of pavement and shared spaces in light of the following - “Currently 65 per cent of disabled Londoners consider the condition of pavements to be a barrier to walking, and 43 per cent report that obstacles on pavements, such as unnecessary signage, advertising boards and other clutter, are a barrier to walking more.”
- Include existing design work regarding places to sit and shade, street design, benches trees and planters is incorporated. This will enable walking by vulnerable and disabled residents to be maximised.
- It is advised that pedestrian routes are shared spaced with cycle routes throughout the estate in line with advice and guidance from Southwark Council Transport Policy Team Lead.

Monitoring of the plan should be undertaken as part of wider transport monitoring conducted by London Borough of Southwark Highway and Active Travel teams, and TFL.

While the design includes the re-provision of an equal number of parking spaces to the existing estate, it should be noted that within the lifetime of the estate, local and national policy will encourage residents to move away from car ownership towards active travel and car clubs. Therefore the provision of car parking spaces for a small number of the total residents prevents this space being used for amenity that benefits the whole estate, such as additional play areas. One possible route to address this is to make the car parking permits limited to current owners, and for these permits and the equivalent spaces to be removed from use as they are retired by the owners. Over time this will result in a reduction of total parking spaces, which can then be regenerated into alternative useful spaces.

### ***Construction Phase***

During the construction phase of the development, a Construction Travel Plan will be implemented to promote cleaner and greener travel choices and will seek to eliminate reliance on the car by the construction workforce. Here, the Travel Plan Manager will liaise closely with the Southwark Council and TfL to encourage workforce use of public transport and car sharing schemes to minimise impacts on the local network. This will reduce vehicle movements to their minimum, reduce single occupancy car use, and promote alternative forms of transport.

### ***Connectivity***

Providers will deliver ultra-speed broadband telecommunications infrastructure to all residential users. Based on Fibre to the Premise Technology (FTTP), residential and business users will experience the fastest broadband speeds in London. The site-wide optical fibre network will support the latest in cellular telecoms 2G, 3G, 4G and the emerging 5G including small cell deployment. Such technologies will support connection of multiple Internet Protocol integrated systems from CCTV, Energy and Environmental Monitoring, through to platform to support SMART technologies and IoT (Internet of Things) enabled devices.

## Sustainable Land Use and Biodiversity

The planning policies which this outcome directly address are;

Policy	Section	Requirement
London Plan	5.10, 5.11, 5.13, 7.14	Increase green surface area, increase number of trees, consider green walls and roofs.
Core Strategy	2.5, Strategic Policy 11	<p>Invest in children through improvements to schools, youth provision, play spaces, links to jobs and provision of good quality homes.</p> <p>Protect woodland and trees and improve the overall greenness of places. Promote green corridors, gardens and local food growing.</p> <p>Promote and improve access to and links between open spaces, including green chains.</p>
Natural Environment and Rural Communities Act 2006		Every public body must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.
Sustainable Design and Construction SPD	4	Development should orientate buildings and streets to minimise summer and maximise winter solar gain, use trees and other shading, include green roofs and walls, maximise natural ventilation, and help create green spaces. Green walls or roofs are to be included in all schemes, unless this is not feasible.
NSP	P59, P60	<p>Developments should include “features such as green and brown roofs, green walls, soft landscaping, nest boxes, habitat restoration and expansion, improved green links and buffering of existing habitats.”</p> <p>Development must retain and protect significant existing trees</p> <p>Where trees are removed to facilitate development, they should be replaced by new trees which result in no net loss of amenity</p>

### Targets:

The RIBA targets for this outcome, in addition to those covered in the table above, are:

- significantly enhance the local flora and fauna post development compared to pre-development
- urban greening factor of 0.3 for non-domestic and 0.4 for residential developments

### Design Principles:

The design principles to achieve these targets are:

1. Leave a site in better 'regenerative' ecological condition than before development.
2. Carry out sustainable remediation of site pollution
3. Retain existing natural features
4. Create mixed use development with density appropriate to local context
5. Create a range of green spaces (green roofs, vertical greening, pocket parks, green corridors)
6. Create habitats that enhance biodiversity
7. Create 'productive' landscapes for urban food production
8. Zero local pollution from the development

### Existing Sustainability Proposals:

The existing development is set around a large park in the centre of the estate. The park includes space for play and dog exercise, pedestrian routes, green corridors and trees. Of 130 existing trees, 84 will be retained, with 46 relocated or replaced. Trees currently set within the central park of the estate will be retained, while those around the blocks and school will be relocated.

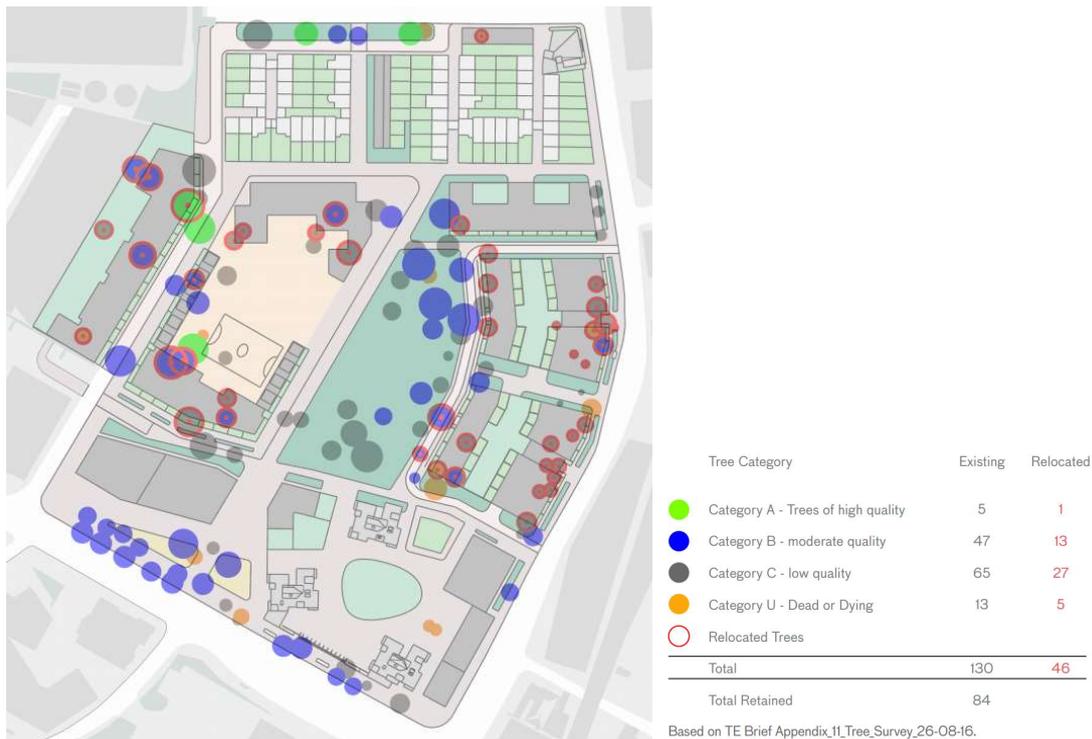


Figure 11: Trees to move retained or relocated

Community food growing and garden space is being considered above ground level both within the over-55's block and the remaining residential blocks. The location, size and landscaping of these has not yet been determined. An intensive green roof, known as a roof garden, typically has over 200mm of soil depth to allow for a range planting options and requires maintenance and irrigation. An extensive green roof, typically has between 40mm and 150mm of soil, and is planted with low-growing drought tolerant plants such as sedum. Maintenance and irrigation needs are usually only during establishment.

Further biodiversity and greenery is proposed at ground level within SuDs installations, and trees alongside the Old Kent Road as part of the pavement and pedestrian space. This can be seen in Figure 12 below.

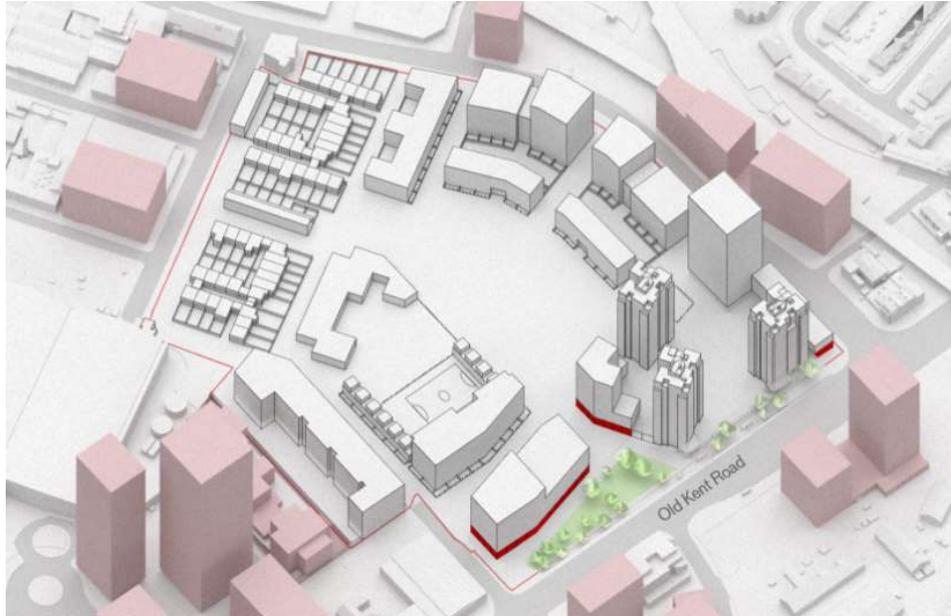


Figure 12: Canopy cover along OKR



Figure 13: Ground level approach from OKR heading north into the estate

Initial design drawings for the redeveloped primary school show trees and greenery to be located at ground level and onto of the ground level interior space with an increase in available green space for pupils.

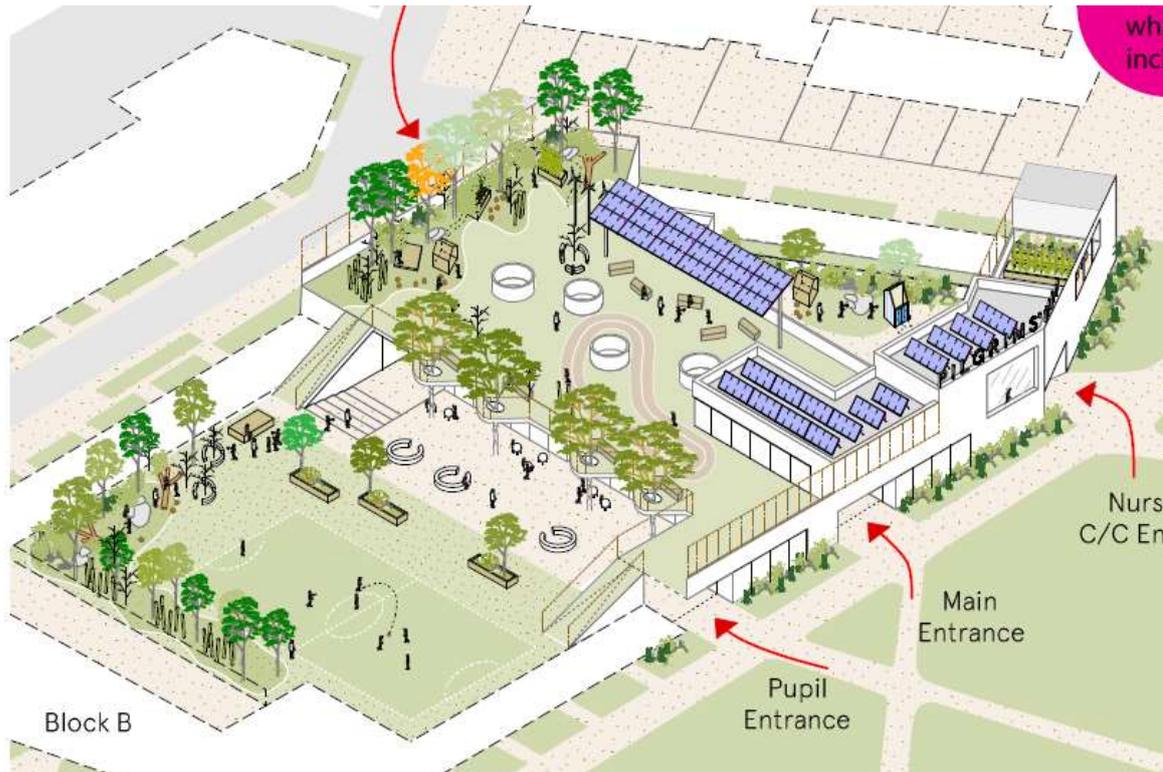


Figure 14: Pilgrims Way Primary School Initial Design

### **Further Sustainability Recommendations:**

Where mature trees are to be relocated, it is recommended to replace them with a higher number of trees of similar mix of species, in order to in the long term, increase canopy cover.

Where roof gardens, community food growing or green roofs are proposed, there will be benefits for biodiversity, shading, rainwater attenuation of 50-90% depending on soil depth, significant cooling performance, carbon sequestration, noise abatement and general amenity but these should be balanced alongside the embodied carbon targets.

While extensive green roofs have less benefits for biodiversity than an intensive green roof, they can provide vital habitats for invertebrates, pollinators, birds and bats.

Adding green roofs will increase the structural weight of the building and therefore negatively affect the embodied carbon. However extensive green roofs have been shown to have a positive impact on the efficiency of PV systems when used together, as well as providing ballast over the top of the PV siting frame.

It is therefore recommended to site extensive green roofs alongside PV where the orientation allows. Secondly it is recommended to understand impacts on embodied carbon, and net heating and cooling demand across a full year alongside the benefits before confirming the type of roof possible and installation locations.



**Biosolar roof, Clapham Park, Lambeth, London**  
Photo: Bauder

Figure 15: Example Extensive Solar Roof taken from <https://livingroofs.org/wp-content/uploads/2019/04/LONDON-LIVING-ROOFS-WALLS-REPORT-2019.pdf>

Where additional planting is proposed in the masterplan, it is recommended to pay careful consideration to the ongoing maintenance of these. The landlord should consider ways to facilitate volunteer input to upkeep, potentially in connection with the school.

## Good Health and Wellbeing

The planning policies which this outcome directly address are;

Policy	Section	Requirement
London Plan	3.19, 7.4, 7.14, 7.15	<p>Developments should increase or enhance the provision of sports and recreation facilities.</p> <p>Development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area's visual or physical connection with natural features</p> <p>Development proposals should minimise increased exposure to existing poor air quality and make provision to address local problems of air quality such as by design solutions, buffer zones or steps to promote greater use of sustainable transport modes through travel plans.</p> <p>Development proposals should be at least 'air quality neutral' and not lead to further deterioration of existing poor air quality.</p> <p>Development proposals should ensure that where provision needs to be made to reduce emissions from a development, this is usually made on-site.</p> <p>Development proposals should seek to manage noise by improving and enhancing the acoustic environment and promoting appropriate soundscapes (including Quiet Areas and spaces of relative tranquillity).</p>
Core Strategy	Strategic Policy 5, Strategic Objective 1C, Strategic Policy 11	<p>Southwark's community will be healthy and active. By delivering sustainable growth people will have access to good health, education, sports, leisure and community facilities. Access to community facilities, health centres, libraries, religious centres and leisure facilities needed by a diverse community. The policies related to this theme are STP 1, STP 2, SP 1, SP 2, SP 3, SP 5, SP 6, SP 7, SP 8, SP 9 and SP 14.</p> <p>Identify and protect open spaces that provide quiet areas and relative tranquillity.</p> <p>New developments must provide space for children's play, gardens and other green areas. They must not harm protected and priority plants and animals.</p>
Sports Legacy Plan		<p>Linked to the London Plan, this aims to increase participation in, and tackle inequality of access to, sport and physical activity in London particularly amongst groups/areas with low levels of participation.</p>
Sustainable Design and	5.3	<p>Glazing should be used on windows to reduce noise levels inside buildings.</p>

Construction SPD		Only use artificial lighting when necessary. This includes choosing the right strength of lighting for the task and installing timer switches and motion sensors where appropriate. Any lighting installed should be designed so that it is directed to where it is needed and does not spill into neighbouring residential properties. Lighting must not cause a hazard to navigation, drivers or other road users.
NSP	P64, P65	<p>“Address the impacts of poor air quality on building occupiers and public realm users by reducing exposure to and mitigating the effects of poor air quality”</p> <p>“Avoid significant adverse impacts on health and quality of life; and 2. Mitigate any adverse impacts caused by noise on health and quality of life; and 3. Mitigate and manage noise by separating noise sensitive developments from major noise sources by distance, screening or internal layout, in preference to sound insulation.”</p>

### **Targets:**

The RIBA target is to successfully achieve the following building related metrics:

Health Outcome	Metrics	References
Good Occupant Density	M <sup>2</sup> per person appropriate to building type	BCO, DfE, HQM
Good Personal Control	Time of response	Usable Buildings Trust
Good Indoor Air Quality	CO <sub>2</sub> , CO, NOX, PM2.5, PM10, Mould, VOC	CIBSE TM40, WELL v2
Good Thermal Comfort	°C	CIBSE TM59
Good Visual Comfort	Average daylight factor with uniformity 0.4	CIBSE
Good Aural Comfort	Reverberation time and Noise Rating NR appropriate to use	
Physical contact to Nature	Open window within 7m Biophilia- contact to views, Places, Plants, Natural Materials	BREEAM, WELL

The health and wellbeing of council tenants is a particular focus, considering the increased proportion of vulnerable occupants. In particular Air Quality is subject to an enhanced focus within the London Borough of Southwark as well as general ventilation to mitigate risk of damp and condensation within properties and communal areas.

The strategic intent of this outcome is to ensure that in the effort to achieve low operational and embodied carbon, the building occupant and their wellbeing is not de-prioritised.

### ***Design Principles:***

The following design principles are provided to achieve the outcome:

1. Provide spaces with strong visual connection to outside
2. Provide responsive local controls e.g. opening windows, or local control of HVAC systems
3. Design spaces with appropriate occupant density for activity
4. Design spaces with good indoor air quality
5. Design spaces with good indoor daylighting, lighting and glare control
6. Design spaces to adaptive thermal comfort standards
7. Design spaces with good acoustic comfort
8. Design spaces that are inclusive and universal accessible
9. Prioritise active circulation routes, e.g. stairs, cycling provision, and walking routes
10. Provide indoor and outdoor planted space

### ***Existing Sustainability Proposals:***

The existing master plan for the development includes wide use of balconies, private garden space, roof gardens, and sightlines aligned with a connection to the wider space. The existing proposals achieve inclusive, universally accessible public spaces, and active circulation routes. The blocks have been placed to overlook green spaces achieving a physical connection to nature.

The design team have consulted on space for outdoor recreation space for the over 55's. The resident feedback is supportive of outdoor gym and outdoor games facilities but overall would like this accessible for all ages. The design team should therefore consider opportunities to provide these facilities for use by all residents in order to provide sports, leisure, community and recreational facilities for all residents.

### ***Further Sustainability Recommendations:***

As the design progresses through the design stages and more detail is added, the following should be considered.

### ***Controls***

The design proposal should ensure to provide local control to residents to enable them to control heat, hot water and ventilation in their homes. Design, training and hand over of controls should be subject to resident engagement. Poor usability of controls will greatly impede the efficient operation of the systems.

Preferentially overheating risk and purge ventilation in residencies is to be controlled via opening external fabric (e.g. windows, dedicated vents) with cross ventilation, and not using mechanical systems. This may conflict with requirements to control environmental noise and where this occurs a careful balance of risks is required to be considered by the design team, potentially with input from Building control and environmental health teams. While it is anticipated that mechanical ventilation will be necessary to achieve the operational carbon target, it is important this can be bypassed if required or desired by residents. Inability to have personal control over their home environments do so will negatively affect residents' health and wellbeing. Additional considerations of control function and design can be found within the strategic consideration of the operational carbon section above.

### ***Indoor Ventilation***

Indoor air quality will be impacted by the ventilation design as well as air pollution ingress from external air. However it is recommended to be mindful of the risks to indoor air quality arising from fit out of high VOC materials. VOCs are Volatile Organic Compounds with a low boiling point and therefore a tendency to evaporate. These can be found in petrol exhaust fumes as well as in paints, personal care products, cleaning products, air fresheners, furnishing and fittings. The effect of VOC emission to the indoor environment, sometimes referred to as off-gassing, has been linked to a number of detrimental health impacts which are loosely referred to as 'sick building syndrome'. To avoid this it is necessary to ensure occupant control over ventilation and increased ventilation following fit out and decoration. Where possible VOC free or low VOC products should be specified.

Ref: <https://asbp.org.uk/wp-content/uploads/2016/08/Every-breath-we-take.-Full-Report-Low-res.4.pdf>

In the current proposed layout for flats, not all designs allow for cross ventilation. Where this is not possible, the design team should demonstrate how adequate ventilation rates will be achieved.

### ***Daylighting***

Indoor daylighting should be considered at an early stage alongside orientation, glazing, solar gain and visual connections to the outside. The existing layout designs show good potential for daylighting with windows at either side of some of the flat layouts. Competing priorities will need to be balanced and can be reviewed via a daylight model alongside an energy model which will provide understanding of solar gain.

## Sustainable Communities and Social Value

The planning policies which this outcome directly address are;

Policy	Section	Reference
Fairer Future Commitment		<p>Embed social value into the procurement process</p> <p>Quality affordable homes</p> <p>Safer communities through the use of CCTV, estate safety doors and Women’s safety charter</p>
OKRAAP Dec20	AAP4, 5, 10	<p>Provide 4 bedroom socially rented homes, provide older peoples housing,</p> <p>Enable our residents to take pride in and feel responsible for their homes and local area.</p> <p>Retain or increase the amount of employment floorspace (GIA) on site</p> <p>Places make a positive and sustainable contribution to Old Kent Road and create vibrant, attractive, healthy, safe and distinguished places where people want to live, work and visit.</p> <p>Adhere to ‘Secured by Design’ principles</p> <p>Foster a positive relationship of the overall scheme design with existing residential communities and provide benefits for existing local residents.</p> <p>Provide the highest quality children’s play space which should be integrated with landscaping design. As a minimum, the play space should contain provision for wet play, sand play, space to grow plants and food and sufficient seating. Where provision is being made for older children this should include outdoor and/or indoor provision for active uses such as table tennis, and provision for covered seating areas/spaces in which to hang out.</p>
Southwark Plan and Core Strategy	4.5	<p>“We want to create a more distinctive environment on Old Kent Road at a scale that is comfortable to walk around. We would like new homes to overlook streets and spaces so that there will be much better natural security. The area will benefit from good urban design and high-quality architecture to transform it into a place with its own identity rather than a busy road. These must be within a strategy for improved accessibility for pedestrians, cyclists and public transport users, and an enhanced public realm.”</p>

### ***Targets:***

The ultimate goal for this outcome is to create places for people that support not only basic needs of security, shelter, and health, but to enhance individual and social wellbeing, and community identity. The social value of the new development should be measured via use of the Social Value Toolkit (SVT) as development and published by RIBA.

The targets, as defined by the SVT are:

1. I feel in control of my life – currently valued at £15,894 a year by the HACT Social Value Bank.
2. I talk to neighbours regularly – currently valued at £4,511 by HACT.
3. I feel a sense of belonging in my neighbourhood – currently valued at £3,753 by HACT.
4. I am able to take frequent mild exercise – currently valued at £3,537 by HACT.
5. I am active in a tenant's group – currently valued at £8,116 by HACT.

### ***Design Principles:***

The design principles to help achieve social value are:

1. Prioritise placemaking that expresses identity and territory
2. Create secure places for privacy
3. Create places for social interaction
4. Create vibrant mixed-use places
5. Provide high quality permeable links to social amenities
6. Provide High quality pedestrian public realm
7. Create inclusive places for community interaction
8. Create secure places with overlooking views

### ***Existing Sustainability Proposals:***

The design of the amenity space is orientated towards the central green space with will operate as a vibrant mixed-use space with safe areas for children's play which will be located within close proximity to the school. Provision of outdoor play and exercise equipment for all ages should be considered. For example, the design team are currently consulting on the provision of leisure activities and opportunities for young people and the over 55s. It is expected that these will be visible in later design iterations.

There currently exists a residents' association which has been involved in the discussion around the development so far, and also a residents' manifesto. Community consultation and engagement is mediated by an independent organisation with significant expertise.

The pedestrian public realm has been developed and designed to a high standard which meets the planning requirements laid out in the table above. The features of the pedestrian public realm are covered within the transport and land use sections above.

The tenure mix, provision of social housing and typologies of building are all in line with the requirements of the OKRAAP.

The use of brick as a façade meets the requirements to retain the character of the area, as specified in the AAP of the OKRAAP.

The green spaces are overlooked by front doors and balconies, in order to provide secure places with overlooking views.

### **Further Sustainability Proposals:**

The aims and objectives of this outcome should be reviewed in careful consideration against the concerns of residents regarding anti-social behaviour and perceptions of safety. Consultation with the police and residents' association alongside review of the lighting and pedestrian routes will help the design team avoid creating 'black spots' without sightlines and adequate lighting.

### **Sustainable Life Cycle Cost**

The planning policies which this outcome directly address are;

Policy	Section	Reference
Fairer Future Values		Spending money as if it were coming from our own pockets
Sustainable Design and Construction SPD	Appendix 6	<p>Developers should consider the potential benefits of renewables to themselves and others, as part of the process of deciding which technologies to include in development proposals. This could include considering running costs reductions or other whole life benefits to the end users of the building.</p> <p>Reduced running costs through energy and water efficient buildings and landscaping.</p> <p>Calculate the costs of technically feasible renewable technologies included in the study. This is particularly important where cost is a factor in ruling out renewable technologies.</p>

### **Targets:**

This outcome relates to an understanding of the implications on operational costs from the design. The objective is to ensure that decisions made in order to reduce build costs, do not increase costs during operational stages.

For this development, the operational costs to the client include maintenance of the systems and connection to the SELCHP Network. However, the monitoring of operational costs of residents will ensure where vulnerable residents are at risk of fuel poverty or where there is a risk of health impacts from incorrect or inadequate functioning of building systems, this is understood. The sustainability targets around operational energy and water consumption will also serve to ensure low lifecycle costs.

The target for this outcome is to measure and benchmark the operational running costs of a building in use as per £/m<sup>2</sup> using ICMS Life Cycle method of measurement. And compare this to the return on investment value created by the project, including rental value, building value, and social value as described in the previous section.

### ***Design Principles:***

The key design principles for this outcome are:

1. Carry out whole life cycle analysis of key building systems
2. Carry out Soft Landings or RIBA Plan for Use processes
3. Measure energy costs
4. Measure management and maintenance costs
5. Metering of each residential unit will be required, and used as part of the energy services agreement between the client and residents
6. Measure overall running costs
7. Measure added value of occupant health and wellbeing

### ***Existing Sustainability Proposals:***

The development is predicated on achieving a business case by selling a portion of the new homes at market rates, while others will be available for social rent. LBS is seeking for sustainability goals to be delivered within the project financial constraints. Where build cost increases the impact should be modelled on the lifecycle costs for the project.

### ***Further Sustainability Recommendations:***

LBS also needs to understand how development has been designed to minimise the lifetime maintenance costs and facilitate council operations, for example the implications of enhanced lifetimes for external elements. Additionally, how a development has been designed for safe maintenance access for council operatives and designing out requirements to access tenants properties to undertake statutory maintenance requirements e.g. services, energy and ventilation equipment servicing.

As part of the ME strategy ensure lifecycle analysis is carried out which include maintenance as well as operation. Useful resources to achieve this include a study By Currie and Browne which calculated the abatement cost of different approaches to low carbon building. Key findings include:

- “Ultra-high efficiency housing is more cost-effective than making smaller improvements on current regulatory requirements. Ultra-high levels of energy efficiency are generally found to be more cost-effective than tightening to 20- 30 kWh/m<sup>2</sup> /yr of space heat demand. This reflects a significant (up to c.£3,300) saving in the capital cost of the radiators and heating distribution system which helps offset some of the additional costs associated with the most energy efficient fabric specifications.
- Where MVHR is used it should be paired with efforts to achieve very high levels of airtightness. The use of MVHR in homes without high levels of airtightness (i.e. 2.0 m<sup>2</sup> /m<sup>3</sup> /hr or below) could result in additional running costs because the costs of operating the fans outweigh the savings in reduced energy consumption.”<sup>4</sup>

The performance gap is a well document problem where buildings do not operate as efficiently as they are designed. The reasons for this are usually largely associated with a lack of suitable

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<sup>4</sup> Ref: [www.theccc.org.uk/wp-content/uploads/2019/07/The-costs-and-benefits-of-tighter-standards-for-new-buildings-Currie-Brown-and-AECOM.pdf](http://www.theccc.org.uk/wp-content/uploads/2019/07/The-costs-and-benefits-of-tighter-standards-for-new-buildings-Currie-Brown-and-AECOM.pdf)

training and poor commissioning. Commissioning across the school and the residential blocks should be carried out throughout the first year of operation, on a seasonal basis. As part of the construction and handover process utilise the Soft Landings programme to address the performance gap and ensure smooth transition of the new buildings.

## **BREEAM**

To draw together the sustainability strategy aspirations, comply with future policy and assist in monitoring sustainability throughout the construction and occupation periods it is proposed that the BREEAM standard is used in non-domestic properties. This provides 3<sup>rd</sup> party audited assurance against a range of sustainability criteria, including elements within the categories above.

For clarity, BREEAM is not available or applicable to new build residential areas.

The targets for both the School and the Business units are a BREEAM 'Excellent' rating, to comply with proposed Southwark planning policy. Ratings are available that exceed Excellent (for example, Outstanding). It is recommended that the client undertakes BREEAM pre-assessments at the next design stage to understand the design implications of these targets in relation to any particular site constraints, and to consider any alternative rating they wish to make a design target.

The business units are proposed to be completed to a 'Category A' finish level (i.e. basic M&E fit out). As such, not all criteria will be able to be assessed as the final fit out will not be present. This is normally installed by a future occupant. To mitigate the risk of non-compliance with the BREEAM criteria at Fit-out, it is proposed that the London Borough of Southwark adopt a 'green lease' approach whereby relevant energy, environmental and BREEAM performance standards are captured within the legal agreement between the council acting as a landlord, and the occupying party. This assists in mitigating the risk that future fit-out does not continue to meet the standards of the initial build out in these areas.

**CABINET APPENDICES DISTRIBUTION LIST (OPEN)****MUNICIPAL YEAR 2020-21**

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