

<b>MEETING:</b>	<b>Equalities &amp; Diversity Panel</b>	<b>Date:</b>	<b>August 15 2006</b>
<b>ITEM TITLE:</b>	Canada Water Regeneration Scheme		
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**SUMMARY OF CONTENT**

This is the Stage One assessment for Canada Water Regeneration Scheme. It has been assessed as high impact.

It examines the aims, implementation and effects of the regeneration scheme and identifies the areas to be examined and addressed in Stages Two and Three.

Canada Water at present has no resident population, although the surrounding area is largely residential with open parkland. It is characterised by vacant land, an indoor shopping centre and retail and industrial sheds with associated parking.

Unemployment is low compared to the rest of the borough, particularly along the riverside in the new developments. Away from the riverside area, the population is generally older, and more likely to be resident in social housing, be unemployed or employed in manual occupations. There is a relatively low proportion of people from BME communities in the surrounding area, compared to Southwark as a whole.

During master planning stages, a community audit and consultation revealed that there is a need for improved local facilities to benefit residents across Canada Water and the surrounding area, including leisure, health and childcare services (both primary and ancillary health services), improved open space, library facilities etc. The consultation also highlighted a desire for more recreational facilities, including restaurants, bars, cultural spaces and more retail.

The development intends to increase the population of the area, improve accessibility and local services, as well as increasing employment opportunities.

**KEY ISSUES**

While well serviced by transport, the tube stations have poor pedestrian access, and there are major barriers to pedestrian through-flow in the area.

There is a need to increase affordable housing in the area, in line with London-wide plans. Each development must have 35% affordable housing because of this shortfall.

Despite the shopping centre, the overall area is poorly serviced by shops, leading to “draining of money to other areas” as local residents shop in other areas.

There was very little monitoring of earlier consultation processes which means that it is unclear which sections of the community were involved, and it is not possible to say if the most 'excluded' sections were able to influence the process. The consultative process should be examined, and issues such as the provision of language/interpreting support at events checked. There is also a need to monitor the ongoing impact of the regeneration as it takes place.

**DECISIONS REQUIRED**

The Panel is requested to:

- Consider the attached Stage One paper and highlight any areas for improvement.
- Note that this is a high impact assessment and that Stage Two will be returning to the panel.

**Equalities Impact Assessment for CANADA WATER REGENERATION SCHEME**

**Stage One: Scoping**

### **Summary:**

This document is the first, or 'scoping' stage of the full Equality Impact Assessment of the Canada Water Regeneration Scheme, as laid out in the Canada Water master plan<sup>1</sup>. It is intended to examine the aims, implementation and effects/outcomes of the regeneration scheme to check that no groups are receiving, or are likely to receive differential treatment or experience outcomes that are discriminatory or unfair in nature. The assessment should cover the following areas of potential inequality:

- Race and ethnicity
- Gender
- Disability
- Age
- Faith/belief
- Sexual Orientation

With this stage one, or scope, of the assessment, the aim is to lay out the master plan's context and intention, and identify the areas that are going to be fully examined and mitigated in stages two and three of the equalities impact assessment process.

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<sup>1</sup> See Appendix 1: Map of the Canada Water Master plan Area

**Part 1:**

**What policy/strategy and process is this assessment addressing?**

This EQIA is examining the regeneration of the Canada Water area as shown on the map in appendix one, including the following stages:

- Implementation of the redevelopment (preparation of the plan, decant, building work , implementation of social and economic programmes).
- The final outcomes of the regeneration scheme on the surrounding area.

The regeneration of the area is a long-term project. This EQIA will assess the predicted outcomes and set the framework for the continuing analysis of the scheme.

**Part 2:**

**Is this a new or an existing policy/strategy or service?**

The development brief and technical appendices were produced in 2002. The master plan for the scheme was completed and agreed in October 2005. The work outlined in the master plan is anticipated to continue until 2016

**Part 3:**

**If existing, has the policy/strategy or service already been reviewed under the previous EQIA programme? If so, what were the findings to come out of this and has the agreed action master plan been implemented? What has changed since the last assessment was undertaken?**

This is the first EQIA in relation to Canada Water regeneration scheme using the methodology accepted by the council.

Strategic decisions in relation to Canada Water have been made in the context of the *London Plan*, which was subject to an overall assessment by the GLA, and the *Southwark Plan* which was subject to an assessment by the Council through the UDP process.

The Council's work in Canada Water to date has amassed information and research of a kind similar to that necessitated by an EQIA in order to take equalities issues into account, and this is outlined in section 7.4.

**Part 4:**

**What do you think are the main issues for your policy or service in relation to equality, diversity and social cohesion?**

**1. Introduction:**

1.1 The stage one, or scoping stage of this impact assessment sets out the following discussions:

- a) The case for change in Canada Water as proposed in the Canada Water master plan.
- b) An outline of the current understanding of the area surrounding Canada Water which is, for the purposes of this EQIA, Rotherhithe and Surrey Dock Wards.
- c) An outline of the data and information that will be needed to monitor and assess the impact of the regeneration scheme on both this area.
- d) Southwark's general approach to undertaking Equalities Impact Assessments
- e) Using Southwark's approach in the context of the Canada Water regeneration scheme and the surrounding area.
- f) Preliminary analysis of the scheme in order to establish areas that will need detailed analysis during the course of this Equalities Impact Assessment, focusing on the proposals for Canada Water and the roll-out of work in that area.
- g) The way forward for stages two and three.

**2. The Case for Change in Canada Water**

2.1 The Canada Water site area itself includes sites of vacant land, and other land developed in the 1980s and 1990s with an indoor shopping centre, retail and industrial sheds with

associated parking. At the heart is Canada Water dock basin itself. At present the site itself has no resident population, although the surrounding area is largely residential with open parkland.

- 2.2** The site area is served by two London Underground lines and eight bus routes. This increases the accessibility of the area and designates it as appropriate for certain levels of residential density. The full potential of the transport access however could be improved. The tube stations have poor pedestrian access, and there are major barriers to pedestrian through-flow in the area. Certain roads are heavily trafficked and overall there is the need for improvements to enhance the integration of transport and pedestrian links.
- 2.3** Other physical improvements that are needed in the site area include a reduction in the prevalence of large parking areas and service roads that make the area less integrated and resident-friendly, and an improvement to currently poorly-defined public spaces and frontages, and areas of environmental interest.
- 2.4** During master planning stages, a community audit and consultation revealed that there is a need for improved local facilities to benefit residents across Canada Water and the surrounding area, including leisure, health and childcare services (both primary and ancillary health services), improved open space, library facilities etc. The consultation also highlighted a desire for more recreational facilities, including restaurants, bars, cultural spaces and more retail. Additionally, the development of facilities will be required to deal with the increase in population due to the scheme itself.
- 2.5** Housing should make up a substantial part of the development in the Canada Water site, as the London plan sets the target of 29,530 homes to be built in Southwark by 2016. There is expected to be a shortfall of 488 affordable homes in the Housing 'sub-area' directly surrounding Canada Water site over the next 5 years, and the master plan seeks to address this.
- 2.6** Local economy - Due to the lack of local services, shops and facilities, spending is 'draining' to other areas rather than benefiting the local economy. As with much of the borough of Southwark, people are tending to go out of borough for shopping, particularly to major centres such as the west end. The regeneration scheme could reverse this trend by creating a new retail community for new and existing local residents, and also a town centre that will attract people from across the borough.
- 2.7** The case for developing the Canada Water site is supported by both national and local planning priorities. The area surrounding Canada Water was identified in the UDP adopted in 1995 as part of the former London Docklands Regeneration Area. In the regeneration areas, developments are generally encouraged to:
- Generate employment
  - Improve the environment
  - Meet the needs of local residents
  - Bring back into beneficial use vacant land or buildings
- 2.8** The current draft UDP recognises that significant growth will occur in the number of homes and employment over the next 10 years in the borough, and identifies the Canada Water site and the surrounding area as an Action Area and mixed-use District Town Centre, not least due to its proximity to central London and the existence of a good public transport interchange. The parameters of the Action Area can be found in the Supplementary Planning Guidance for Canada Water published by Southwark Council in February 2005.
- 2.9** The major external influence on the development of the Canada Water Action Area is the London plan, which includes the following priorities:
- Living in London – opportunities for additional housing will be in town centre

- redevelopment and near public transport interchanges.
- Enjoying London – encouraging leisure uses in town centres, which contribute to London's evening economy and ensure that town centres remain lively beyond shopping hours.

**2.10** The supplementary planning guidance for the Canada Water Action Area includes a range of objectives including:

- Enhance the town centre and retail provision
- Strengthen the sense of identity within the area
- Improve the quality of local services
- Improving access to public transport

### **3. Understanding the Current Area**

3.1 The socio-economic profile of the immediate site area, and the two wards surrounding Canada Water site shows that there are important issues in the area for the scheme to take into account, and also which should be featured in the EQIA. Data in this section has been based on the 'super output area' or neighbourhood from the 2001 census that covers the Canada Water site area<sup>2</sup>, and also the data available for the two wards covering the wider area<sup>3</sup>.

3.2 At present, the area surrounding Canada Water site has only a small resident population. The wider area however is home to a growing population which has risen dramatically since 1991 due to the development of the old docks. This is a mixed population, with a very wide range of incomes and age groups. There is a relatively low proportion of people from BME communities compared to Southwark as a whole. Unemployment is low compared to the rest of the borough, particularly along the riverside in the new developments. Away from the riverside area, the population is generally older, and more likely to be resident in social housing, be unemployed or employed in manual occupations. The area as a whole lacks shopping and other facilities.

3.3 The immediate area of the Canada Water site has a profile that places it economically between these two extremes of the north and south peninsular. The statistics show that the rates of unemployment are better than the south part of the peninsular (Rotherhithe Ward), but worse than the unemployment rate in Surrey Docks. Similarly, the neighbourhood has higher rates of council occupants than Surrey Dock ward, but less than Rotherhithe ward or the borough average. The neighbourhood shows similar levels of deprivation as Rotherhithe ward and also the borough average in terms of long-term sickness and in levels of unskilled residents. In terms of faith groups, the neighbourhood is noticeable in that it has a larger Muslim community than either wards in the peninsular, although still smaller than the borough average, and in terms of ethnicity, it has a larger Black British community than either ward. The area also has significantly lower rates of owner-occupiers than either ward or Southwark as a whole, with higher rates of privately rented and social landlord property.

3.4 The neighbourhood immediately surrounding the Canada Water site has noticeably poor ratings in terms of crime in the indices of multiple deprivation (it is nearly in the worst 500 super output areas in the UK, out of more than 32,000 SOAs). 'Barriers to housing and services' rates very poorly – the neighbourhood is ranked 3,079 in the UK. Health deprivation and disability is also noticeably poor, rating 8,492.

3.5 There are shortcomings to the available data that may make it hard to identify specific groups as particularly at risk of exclusion. Ethnicity information from census data only refers to very broad ethnic categories and the EQIA would benefit from some more detailed profiling; Disability statistics are available only at a borough level, but the poor rating for health and disability in the index of multiple deprivation gives cause for concern and should be examined further by the EQIA.

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<sup>2</sup> See Appendix Two: Profile of the Immediate Surroundings of the site, or 'master plan' area

<sup>3</sup> See Appendix Three: Profile of the Wider Peninsular Area

#### **4. Southwark's Approach to Equalities Impact Assessments**

4.1 The EQIA is intended to identify actual and potential impacts (both beneficial and adverse) upon identified groups in order that disadvantageous, disproportionate effects can be minimised or avoided, and benefits developed to maximum effect in relation to all groups.

4.2 Southwark's system of undertaking EQIA's identifies the following areas of potential inequality;

- a) Race and ethnicity
- b) Gender
- c) Disability
- d) Age
- e) Faith/belief
- f) Sexual Orientation

4.3 The way in which master plans, proposals and implementation processes respond to people with any of those characteristics may lead to differential outcomes. However a common thread is likely to be the way in which longer-term trends in market and development pressures bear on individuals.

#### **5. Applying this approach to Canada Water**

5.1 Because the Canada Water regeneration master plan is focusing on a relatively underdeveloped site, the EQIA will also examine its impact on the surrounding area – the residents of Rotherhithe and Surrey Dock wards, and in detail, areas like the retail units along Lower Rd from the point of view of the equalities groups listed above.

5.2 The profile of the wards in the area show that the community at the moment is representative of many frequently marginalized groups. These groups are often not the beneficiaries of economic development and not always accessed by traditional models of consultation and engagement. The primary aim of undertaking the EQIA therefore is to ascertain the extent to which we understand the needs of the community, and have met them through the regeneration scheme.

5.3 The EQIA needs to ensure that the scheme is effectively benefiting the surrounding current population and is balancing their needs against the long-term needs of the future community that will inhabit the Canada Water site area. At all times, the EQIA needs to put in place actions that will ensure the best decisions are made, balancing these two requirements.

5.4 The key issues to be examined by the assessment are:

- a) How well we understand the profile of the community and what kind additional research needs to be undertaken.
- b) The impact of the work undertaken so far on the different sections of the community listed above (i.e. development and agreement of the master plan, development of site briefs, selection of developer and early development and building work).
- c) The extent to which these groups were engaged in consultation and discussion processes, and were able to shape the regeneration master plan.
- d) The short and long term impacts of the regeneration scheme on these different groups (both existing and new residents); compared to the current situation in the area, and the future area if the regeneration had not occurred.
- e) Are there mitigating actions that need to be put in place to counter any negative impacts of the regeneration scheme? How will success be measured?

5.5 This scoping stage of the EQIA looks at the following stages of the Regeneration Scheme:

- The Master plan and its proposed outcomes, in the long-term
- The approach, delivery and implementation – i.e. the development of the master plans, consultations, decant and building

## **6. Preliminary Analysis: the Regeneration Master Plan and its proposed outcomes**

6.1 This section analyses the master plan, the purpose and proposed impact of the successfully completed regeneration scheme and the need for mitigating any possible negative outcomes.

6.2 The intention of the development of Canada Water site is to improve equalities issues. Much of the land in the regeneration area is un-used, meaning that the development itself will not incur the displacement of local residents or small businesses. Its aim is to create a mixed and integrated community, looking at the following areas of objective:

6.3 Accessibility: A major aim of the regeneration is to reduce the distance between housing, services and transport by integrating the area much more efficiently. This will mean that more services are accessible by foot rather than by vehicle. This should make services more accessible to those who are disabled or mobility impaired, or without transport.

6.4 Local Services: Provision has also been made for community services in the area, such as employment, training and health services, which should all contribute to reducing social exclusion and inequality in the area. Particular attention has been made to the provision of childcare and after-school youth activities, and economic projects such as business start-up and adult education.

6.5 Employment: The regeneration master plan in Canada Water will result in mixed use developments across the sites, which will mean an increase in local retail and other services – this will create opportunities for employment for the local resident population. The process of the development itself, such as construction, will also create local employment.

6.6 Housing: In terms of housing, the area has a predicted shortfall of 488 units of affordable housing – the highest in the borough (Housing Needs Survey 2004). There is also a substantial need for special needs housing (21%) in the area, again a high level compared to the borough as a whole. The SPG for the Canada Water area has therefore required each development to have a minimum of 35% affordable housing that should meet the needs of the area (potentially 900 units). This means that there will be an increase in accessible accommodation, including units with 3 or more bedrooms creating a more equitable, and diverse community than presently.

6.6 Crime prevention and security: Throughout the development, design solutions will reduce the occurrence of crime. All public thoroughfares and areas will be well lit and easy to navigate, to provide direct routes without blind corners. New developments will be required to provide active frontages to increase the levels of ‘natural surveillance’ and outlook over public spaces, increasing the feeling of security in the area. An increased level of safety in the area should mean that there is less chance of social isolation occurring in the regenerated area.

6.7 Issues from the proposed outcome that need to be picked up in the EQIA: There are a few key issues – that the proposed development does in effect result in a ‘mixed’ development and that services are accessible to all residents both from new build and surrounding areas. This is particularly important given that currently, black and minority ethnic communities are more in the minority in this area than in the rest of the borough, and the scheme’s impact should be assessed to ensure that these communities are not more adversely affected by the development than other communities.

It is also important that the needs of those who are disabled or mobility impaired are built into the design. Finally, the EQIA should examine the impact of the new retail area on local businesses, in particular the small and medium-size enterprises on Lower Road, which is just outside the master plan area.

## **7. Preliminary Analysis: the approach, delivery and implementation**

7.1 This section will analyse the following different elements of the implementation process:

- a) Master planning Process: Spans: Setting up CWCF, appointing master developer, development of Master plan, Development and Agreement of Topic Papers, finalisation of Master plan.
- b) The Development Implementation Process: Spans: Site briefs, selection of developers on each site, impact of building works

### 7.2 Master planning Process:

As this EQIA is being undertaken after the agreement of the Master plan and whilst the development of the area is underway, this scoping stage is to assess whether the work already completed should be examined retrospectively in the light of equalities issues, as well as the remaining work of the scheme.

7.3 The objective of the scheme is to improve quality of life in the area (as set out in section 6: 'The Regeneration Master Plan and its proposed outcomes'), and the process of developing the Master plan is very important in ensuring this happens. It is important to check if a range of community representatives were able to shape the master plan and if adequate research into the community profile was undertaken to make sure that the specific needs of the community are met by the scheme.

### 7.4 Summary of process used during master planning –

- Major Public Exhibitions (2003 and 2005)
- MORI street surveys (2000 and 2003). A 'booster' sample of respondents from BME communities and council estates was included in the 2003 MORI survey, which goes some way towards encouraging a representative response.
- 2003 school's project
- Youth research project
- Selection of developer
- SPG consultation 2002
- Canada Water Consultative Forum
- Development of Topic Papers, and consultation by BL on specific issues during first half of 2005. Evaluation report of this stage of consultation shows monitoring only of age, gender, tenancy, although dealt with some access issues such as babysitting expenses, free bus provision. Undertook some supplementary, targeted consultation with some specific groups i.e. Pensioners' Forum.

### 7.5 Issues for the master planning process that should be picked up in the EQIA:

- a) Very little monitoring of the extensive consultation process means that it is unclear which sections of the community were involved, and it is not possible to say if the most 'excluded' sections were able to influence the process.
- b) The consultative process should be examined, and issues such as the provision of language/interpreting support at events checked. The profile of the area shows that there are some areas of deprivation, and small groups of people from minority ethnic communities and it should be clarified by further consultation if they felt involved and if the current master plans and proposals meet their needs.

### 7.6 The Development Implementation Process:

The actual building and development work of the regeneration scheme is not yet underway and so the EQIA should examine proposed processes and work that will be undertaken to pre-empt equalities issues and mitigate accordingly. Ideally, the specifications for each individual site should take into account equalities issues for each development, including accessibility requirements, household type based on need, types of services to be provided etc. Decision-making and equal opportunities processes should be made clear to developers. Master plans should be open to view, community feedback collated so that they then influence selection.

7.7 LBS should ensure that detailed master planning at site level post-selection of developer for example, service delivery discussions, agreement of layout, nos. of units, design should be an open and inclusive process.

7.8 The development will not directly impact on any current residential occupiers of the actual site area, so no decant of residents is anticipated. The scheme should be analysed in order to ascertain that the impact on local residents surrounding the scheme is minimised.

7.9 Impact on local business, commercial and voluntary sector residents should be monitored and analysed to ensure that a thriving and appropriate economy is created, and that local businesses are not negatively affected in any way by the scheme due to equalities issues.

7.10 Ongoing information dissemination ('It's News'/website, work with forum, community council etc.). The development process should also make provision for the dissemination of information to the community. This means the newsletter should be accessible, including glossary for technical or unusual language, information about receiving copies in other languages, information about accessing officers, exhibitions and consultations. Information should also be available on website, plus widely available phone line and email contacts.

7.10 Issues from the development implementation process that need to be picked up in the EQIA: The development work in the Canada Water site area needs to be analysed to ensure that the recommendations outlined above have been followed. This in particular needs to be done in the light of any community groups or needs that emerge through more detailed examination of the community's profile. Research could be undertaken to gain feedback from developers, community, and local services (including SMEs and voluntary sector) to ascertain the impact of the site work done and to identify any mitigating work needed.

### **8. Undertaking the assessment in detail (stage two)**

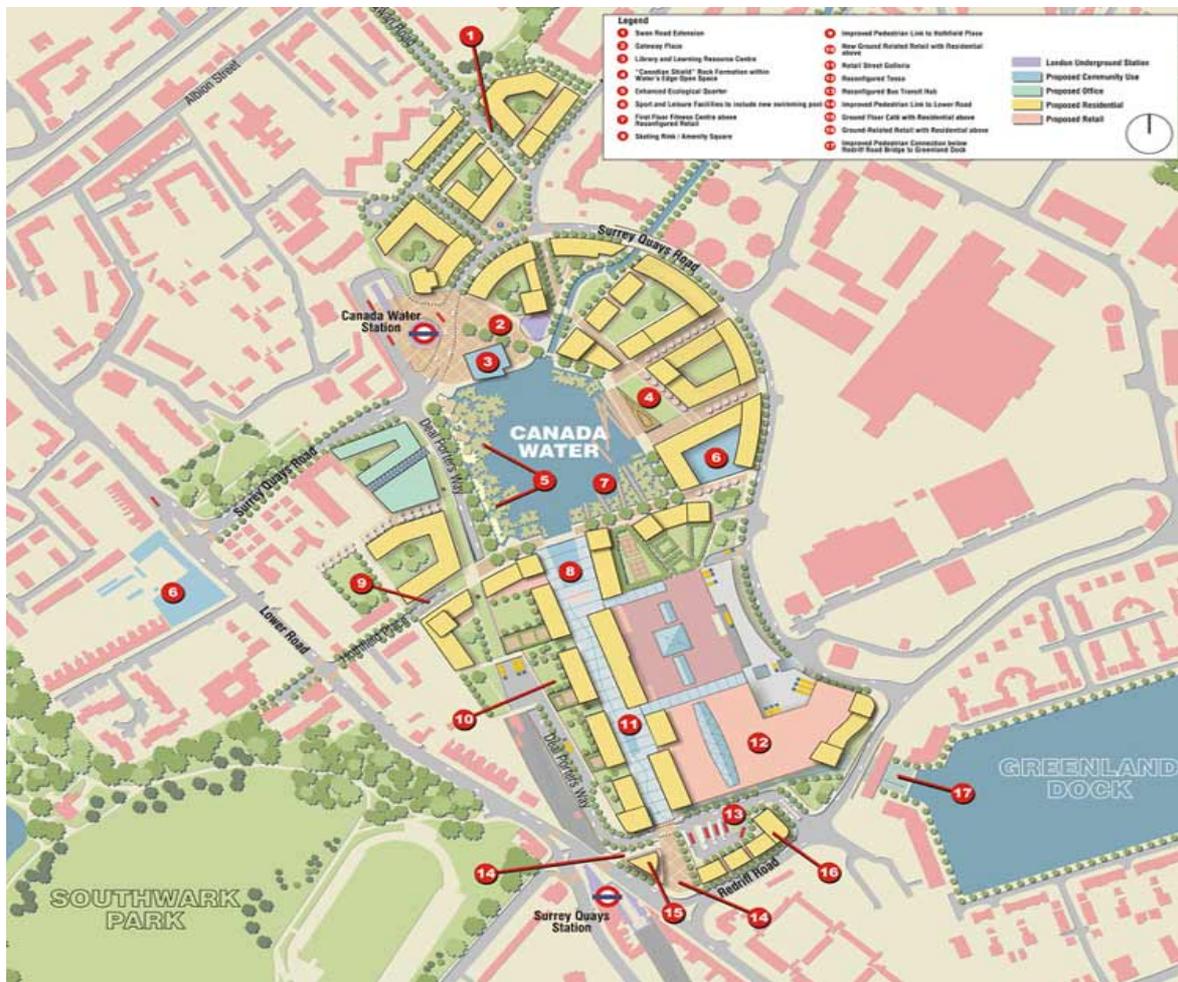
8.1 Given the long-term nature of the programme this EQIA will need:

- a) To make direct specific assessments of the work already undertaken and address any problems that may have arisen.
- b) To identify the areas of remaining work that may have negative impacts on the community and establish mitigating activities where necessary.
- c) Establish processes to monitor and measure the long-term impact of the regeneration scheme, especially in reference to areas identified above as having potentially negative outcomes.
- d) To identify where re-assessment or continuing monitoring is needed over the life of the scheme

8.2 The next steps will be (stage 2):

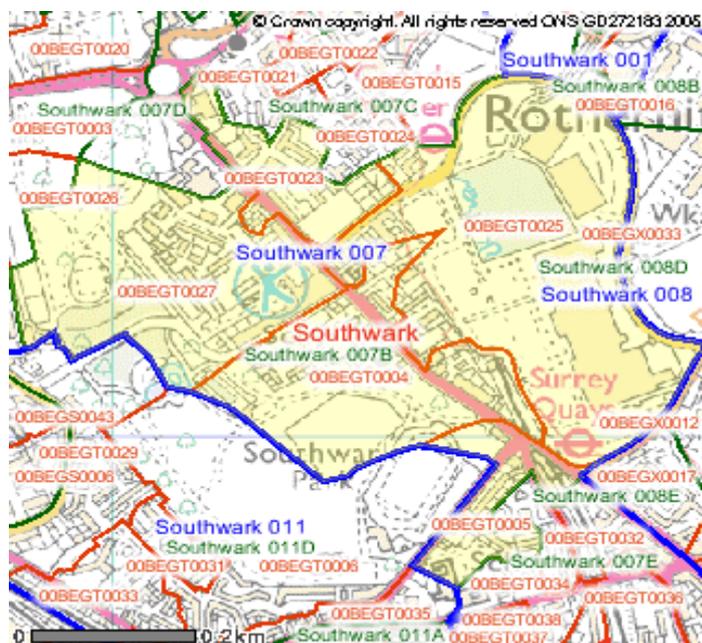
- a) To refine the information we have about the community, potentially including further detailed consultation with stakeholders to inform our analysis. This will enable us to identify problems caused so far by the regeneration programme
- b) To examine the remaining work, and proposed final outcomes in Canada Water and make decisions about which areas will need work from the perspective of equalities impact.

APPENDIX ONE – Map of the Canada Water master plan area:



**APPENDIX TWO – Profile of the Immediate Surroundings of the Master Plan Site Area:**

**SE16 7NE** (super output area 007B, part of Rotherhithe Ward)



Index of Multiple Deprivation	6,249
Income	7,495
Employment	11,741
Health Deprivation and Disability	8,492
Education Skills and Training	15,105
Barriers to Housing and Services	3,079
Living Environment	5,466
Crime	524

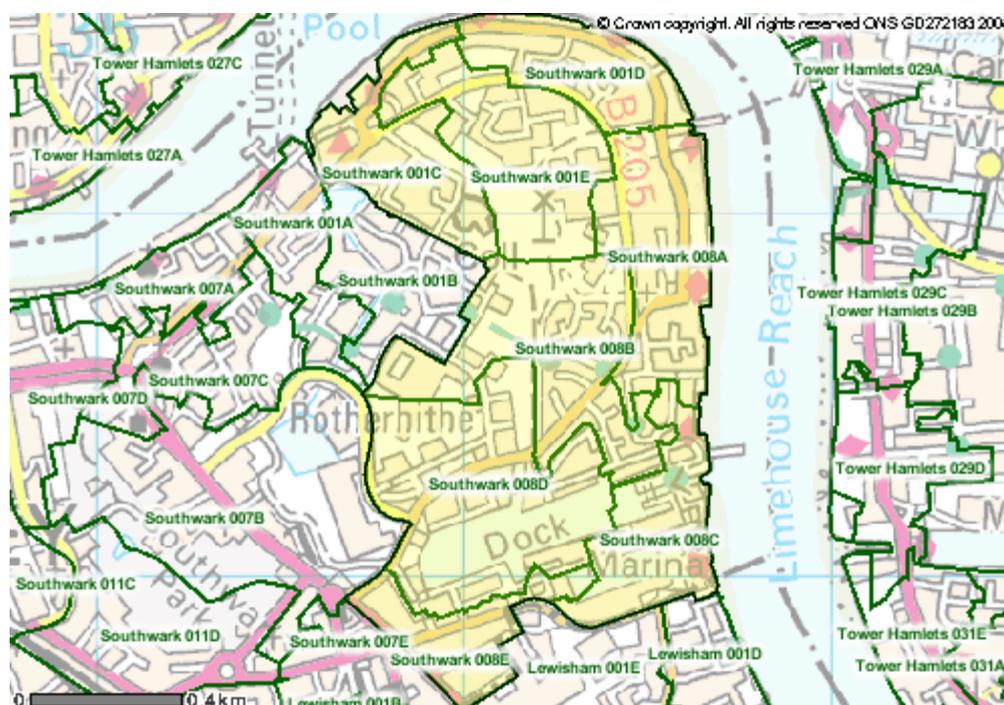
2001 census	007B	Southwark	UK wide
Ethnicity	77% White 13.11% Black British 9.36% Black African 2% Mixed	63% White 25.9% Black British 16% Black African 3.6% Mixed	91% White 2% Black British 0.92% Black African 1% Mixed
Religion	64% Christian 19.8% None 5.29% Muslim	61% Christian 18.5% None 6.85% Muslim	71% Christian 14.8% None 2.9% Muslim
Illness	Working people with limiting long term illness (LLTI) 12.2 % Household with >1 person with LLTI 30.5%	12.61% 29%	13.56% 34%
Employment	42.4% Employed 4.3% Unemployed 8.1% Retired 4.9% Sick	41% 6% 7.96% 5.3%	40% 3.3% 13.6% 5.5%

**Appendix F**

Education	25% No Qualifications	24%	29%
	37.7% High Qualifications	34%	19.7%
Housing	39.8% Council	42%	13.2%
	15.6% Owner Occupier	20%	38.7%
	12.9% RSL	11%	5.9%
	13.2% Private Rent	12%	8.7%

**APPENDIX THREE – PROFILE OF THE WIDER PENINSULAR AREA (Surrey Dock and Rotherhithe wards)**

**SURREY DOCK WARD:**



<b>Religion 2001 Census</b>	<b>Surrey Docks</b>	<b>Southwark</b>
People stating religion as: Christian	64.2	61.6
People stating religion as: Buddhist	0.8	1.1
People stating religion as: Hindu	1.6	1.1
People stating religion as: Jewish	0.5	0.4
People stating religion as: Muslim	3.3	6.9
People stating religion as: Sikh	0.3	0.2
People stating religion as: Other religions	0.3	0.4
People stating religion as: No religion	21.6	18.5
People stating religion as: Religion not stated	7.4	9.9

## Appendix F

Ethnicity 2001 Census	Surrey Docks	Southwark
Ethnic Group - Percentages; White	81.2	63.0
Ethnic Group - Percentages; White; British	67.4	52.2
Ethnic Group - Percentages; White; Irish	2.6	3.1
Ethnic Group - Percentages; White; Other White	11.2	7.7
Ethnic Group - Percentages; Mixed	3.1	3.7
Ethnic Group - Percentages; Mixed; White and Black Caribbean	0.7	1.4
Ethnic Group - Percentages; Mixed; White and Black African	0.7	0.8
Ethnic Group - Percentages; Mixed; White and Asian	0.8	0.6
Ethnic Group - Percentages; Mixed; Other Mixed	0.9	1.0
Ethnic Group - Percentages; Asian or Asian British	3.1	4.1
Ethnic Group - Percentages; Asian or Asian British; Indian	2.0	1.5
Ethnic Group - Percentages; Asian or Asian British; Pakistani	0.3	0.5
Ethnic Group - Percentages; Asian or Asian British; Bangladeshi	0.3	1.5
Ethnic Group - Percentages; Asian or Asian British; Other Asian	0.5	0.6
Ethnic Group - Percentages; Black or Black British	8.5	25.9
Ethnic Group - Percentages; Black or Black British; Caribbean	1.9	8.0
Ethnic Group - Percentages; Black or Black British; African	6.1	16.1
Ethnic Group - Percentages; Black or Black British; Other Black	0.6	1.8
Ethnic Group - Percentages; Chinese or Other Ethnic Group	4.1	3.3
Ethnic Group - Percentages; Chinese or Other Ethnic Group; Chinese	2.8	1.8
Ethnic Group - Percentages; Chinese or Other Ethnic Group; Other Ethnic Group	1.3	1.5

Working age with Limiting Long Term Illness: 8.5% (Southwark 12.6%)

Households with more than one person with LLTI: 19.1% (Southwark 29.8%)

Surrey Docks has a higher employment rate than the rest of Southwark (57.1% as opposed to

41.1%), and lower rates of part-time workers, unemployed and economically inactive people. The ward also has a lower rate of people with no qualifications, and a higher rate of 'highly qualified' people than Southwark as a whole.

5.8% of households in Surrey Docks are lone parents with dependent children, compared to 10.03% for the borough. 5.64% of households are formed of one single person on a pension, 2.05% formed of more than one person, all on a pension. Both these figures are lower than the borough average (Southwark averages 11.56% and 3.51% respectively for the two categories).

<b>Socio Ec. Category</b>	<b>Surrey Docks</b>	<b>Southwark</b>
Higher managerial and professional occupations (occs)	33.1%	11.6%
Lower managerial and professional occs.	26.4%	20.4%
Intermediate occs.	10.21%	8.86%
Small employers and businesses	1.2%	1.4%
Lower supervisory and technical occs.	3.4%	5.0%
Semi-routine occs.	6.5%	9.9%
Routine occs.	4.2%	6.3%
Never worked and long-term unemployed	3.77%	7.1%
Not classified	17.19%	25.67%

1.6% of the population live in overcrowded conditions (more than 1.5 people per room), compared to the Southwark average of 3.4%. At the other end of the spectrum, 60.24% of the population in Surrey Docks live in households of 0.5 people per room or less (Southwark average: 58.9%).

43.9% of householders are owner-occupiers in Surrey Docks, as opposed to 30% across Southwark borough. There are also more private lettings (21.6% as opposed to 12.5% across Southwark). There are fewer households accommodated in council housing than is the average for the borough (12.3% as opposed to 42.3%).



<b>Ethnicity 2001 Census</b>	<b>Rotherhithe</b>	<b>Southwark</b>
Ethnic Group - Percentages; White	74.6	63.0
Ethnic Group - Percentages; White; British	63.5	52.2
Ethnic Group - Percentages; White; Irish	2.6	3.1
Ethnic Group - Percentages; White; Other White	8.4	7.7
Ethnic Group - Percentages; Mixed	2.8	3.7
Ethnic Group - Percentages; Mixed; White and Black Caribbean	0.9	1.4
Ethnic Group - Percentages; Mixed; White and Black African	0.5	0.8
Ethnic Group - Percentages; Mixed; White and Asian	0.3	0.6
Ethnic Group - Percentages; Mixed; Other Mixed	1.0	1.0
Ethnic Group - Percentages; Asian or Asian British	3.0	4.1
Ethnic Group - Percentages; Asian or Asian British; Indian	1.5	1.5
Ethnic Group - Percentages; Asian or Asian British; Pakistani	0.5	0.5
Ethnic Group - Percentages; Asian or Asian British; Bangladeshi	0.4	1.5
Ethnic Group - Percentages; Asian or Asian British; Other Asian	0.5	0.6
Ethnic Group - Percentages; Black or Black British	16.3	25.9
Ethnic Group - Percentages; Black or Black British; Caribbean	3.1	8.0
Ethnic Group - Percentages; Black or Black British; African	12.2	16.1
Ethnic Group - Percentages; Black or Black British; Other Black	1.0	1.8
Ethnic Group - Percentages; Chinese or Other Ethnic Group	3.4	3.3
Ethnic Group - Percentages; Chinese or Other Ethnic Group; Chinese	2.3	1.8
Ethnic Group - Percentages; Chinese or Other Ethnic Group; Other	1.1	1.5
Ethnic Group		

Rotherhithe Ward is very similar to Southwark in terms of percentages of residents of working age with limiting long-term illness, as well as households with more than one person with limiting long-term illness.

In terms of economic activity, Rotherhithe fares worse than Surrey Docks – the unemployment rate is higher than Southwark as a whole (46.7% compared to 41.1%). The rates of economically inactive individuals are generally the same as Southwark, although there are slightly less students overall in Rotherhithe (a difference of 2% of the population). Rotherhithe is also very similar to Southwark in terms of skills levels – 1% more of its population has no qualifications, and a similar percentage of the population is highly qualified.

<b>Socio Ec. Category</b>	<b>Rotherhithe</b>	<b>Southwark</b>
Higher managerial and professional occupations (occs).	13.5%	11.6%
Lower managerial and professional occs.	21.31%	20.4%
Intermediate occs.	9.99%	8.86%
Small employers and businesses	4.4%	1.4%
Lower supervisory and technical occs.	5.59%	5.0%
Semi-routine occs.	9.3%	9.9%
Routine occs.	6.7%	6.3%
Never worked and long-term unemployed	5.7%	7.1%
Not classified	23.1%	25.67%

10.17% of households are lone-parents with dependent children, compared to the borough average of 10.03%. 11.9% of households are formed of one single person on a pension, and 3.76% are households of more than one person, all pensioners. Both figures are almost identical to the borough average.

There are fewer owner-occupiers in this ward than the average for Southwark as a whole – only 25.3% as opposed to 30% for the borough. The proportion of households accommodated in Council Housing is slightly greater – 43.8% compared to 42.3% for the borough.

