

MEETING:	Equalities & Diversity Panel	Date:	August 15 2006
ITEM TITLE:	Bermondsey Spa Regeneration Scheme		
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JOB TITLE & DEPARTMENT	Projects and Partnerships Manager, Regeneration		

<p>SUMMARY OF CONTENT</p> <p>This is the Stage One assessment for the Bermondsey Spa Regeneration Scheme. It has been assessed as high impact.</p> <p>It examines the aims, implementation and effects of the regeneration scheme and identifies the areas that are going to be examined and addressed in Stages Two and Three.</p> <p>Bermondsey Spa is a very deprived area and the redevelopment aims to improve housing, health facilities, employment opportunities, childcare, youth activities and the physical environment for residents currently living in Bermondsey Spa, as well as those who will move into the area in the future.</p> <p>There are many disadvantages communities in the area who traditionally have not benefited from economic development and are 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.</p> <p>The regeneration aims to improve the economic life of the area by providing short-term employment opportunities during the development/construction phase of the scheme (developing the skills base of the area), and in the long-term by upgrading retail and industrial space. The main developer, Hyde Housing has undertaken a detailed skills audit of the area and is running a scheme that provides support to ensure that local residents can benefit from the construction and development going on in the area. A new one stop shop has also been built in the area to improve access to council services for residents.</p>
<p>KEY ISSUES</p> <p>Key issues identified at stage one include:</p> <ul style="list-style-type: none"> • Although a greater proportion of affordable housing is being built than required, there is the potential impact on small businesses and residents caused by rising prices. • It is already evident that there is a lack of detailed data on current residents, especially in terms of BME communities. • Work needs to be done to develop mitigating actions to counter any negative impacts of the regeneration scheme and measure success.
<p>DECISIONS REQUIRED</p> <p>The Panel is requested to:</p> <ul style="list-style-type: none"> • 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 the BERMONDSEY SPA REGENERATION SCHEME

Stage 1: Scoping

Part 1:

What policy/strategy and process is this assessment addressing?

This EQIA is examining the regeneration of the Bermondsey Spa area¹ 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 area as a whole as outlined in the master plan.

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 regeneration scheme began in October 2000 with the adoption of the overall Master Plan, which took approximately 1 year to develop. Work began on the first site in 2004 (site A). Work on the whole area is likely to be completed in 2015.

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 plan been implemented? What has changed since the last assessment was undertaken?

This is the first EQIA in relation to Bermondsey Spa regeneration using the methodology accepted by the council.

Strategic decisions in relation to Bermondsey Spa 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 Bermondsey Spa 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 redeveloping Bermondsey Spa
- b. An outline of the current understanding of the Bermondsey Spa area, and the data and information that will be needed to monitor and assess the impact of the regeneration scheme on the area
- c. Southwark's general approach to undertaking EQIAs
- d. Using Southwark's approach in the context of Bermondsey Spa
- e. 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 Bermondsey Spa, the development of the regeneration plan, and the roll-out of work in the area.
- f. The way forward for stages two and three.

2. The Case for Change in Bermondsey Spa

2.1 The Bermondsey Spa Masterplan describes the area as 'on a hinge'. Because major changes are occurring in the area immediately around Bermondsey Spa, there is great potential for any regeneration scheme. There is a new underground station in the area, connecting it to central London and to the docklands, there are good bus links to central London, and the area is on the cusp of Borough and London Bridge. The 'bankside' developments, including the new Greater London Authority 'city hall' and

¹ See Appendix 1: Map of the Regeneration Scheme

the Unicorn Theatre add to the landmarks on the Thames such as Tower Bridge and the Tower of London, all of which are easily accessible to Bermondsey Spa by public transport or foot.

2.2 The Bermondsey Spa itself is an area with history and character, featuring key landmark buildings and open spaces, and there is market interest in developing further housing here due to the location and character. These factors make it an ideal location for further regeneration. There are however, also very real problems in the area surrounding Spa Park and Spa road currently creating barriers to economic regeneration, including:

- a. traffic and parking pressure
- b. poor provision for pedestrians
- c. deteriorating environmental quality, and underused, neglected open spaces
- d. poor quality homes and lack of housing choice
- e. neglected buildings and vacant sites, currently creating negative perceptions
- f. poor local services, especially inadequate health services and lack of GPs.
- g. social exclusion exacerbated by failures in social, economic and regeneration opportunities
- h. fragmented development in places with little co-ordination

2.3 In particular, the regeneration scheme should focus on the socio-economic needs of the area in order to improve some of the areas of inequality that are outlined in the following section, which looks in more detail at the profile of the community. There is a need for improved social housing, health facilities, childcare and youth activities in order to improve the lives of the residents currently living in Bermondsey Spa, as well as those who will move into the area in the future.

3. Understanding the Current Area

3.1 The socio-economic profile of the regeneration area shows that there are important issues in the area for the regeneration scheme to take into account, and also which should be featured in the EQIA. Data in this section has been based on four 'super output areas' that cover most of the regeneration area. The 2001 census breaks electoral wards down into 'super output areas' which are neighbourhoods of approximately 125 households².

3.2 There are significant BME communities in the area, at levels similar to Southwark as a whole, and these are communities that appear to be growing in the area. The appendices lay out the statistics in more detail³. In terms of faith groups, there is a greater Muslim community in Bermondsey in comparison to the borough average. The area has higher levels of unemployment, people with no qualifications, long-term sickness and 'limiting long-term sickness', and council housing than the borough as a whole⁴.

3.3 Disability statistics are available only at a borough level (approximately 4% of Southwark residents were claiming DLA in August 2004) although the PCT may be breaking this information down into localities. As the area has higher levels of long-term sick and limiting long-term sickness, it could be that the levels of those on disability-related benefits and, or registered disabled are higher than average in this area

3.4 These issues are reinforced by the 2004 Indices of Deprivation, which have also been analysed for the four super output areas. The most notable rating is for 'access to housing and services'. This looks at elements such as distance to GP, educational and other essential services, overcrowding, homelessness and homeownership. The 4 neighbourhoods all rate poorly in this area – ranking 983rd as the worst and 3,661th as the best out of 32,482 neighbourhoods in the UK. For all four neighbourhoods, the average overall index of deprivation is 4,717 – i.e. in the bottom 15% of the UK.

3.5 The major developer for the area, Hyde Housing, undertook a skills audit in December 2004 to further investigate the economic/employment needs of the area. The audit picked up on the lower wage

² See Appendix 2 – Map of super output areas (census 2001)

³ See Appendix 3 – Changing ethnic profile of the regeneration area

⁴ See Appendix 4 – Social profile of the regeneration area

level in the area, compared to the borough as a whole, and the high incidence of unemployment. Unemployment and low wages both were more likely amongst BME communities in the area, and long-term unemployment was particularly an issue facing the community as a whole. Women are generally more likely to be out of work but interested in finding work. For all of those who are out of work, the most frequently cited reason is the need to look after children (40%).

3.6 The EQIA should therefore assess the extent to which these groups of frequently 'excluded' residents were successfully involved in the regeneration scheme planning stages, and that they realistically stand to gain by the long-term developments. 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

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 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 the EQIA Approach to Bermondsey Spa

5.1 The profile of the area shows that the community in Bermondsey Spa includes people from 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.

5.2 The Bermondsey Spa Regeneration Scheme is aiming to re-house existing residents in the area as far as possible. The objective is to ensure that the existing population is a central beneficiary of the scheme, and to avoid the negative impact of some redevelopment approaches that effectively 'price' residents out of an area by increasing land and property values.

5.3 The regeneration of the area is aiming to sustain the diversity and mix of local businesses that exist in the area at the moment, by rehousing them wherever possible in the new development so that the regenerated area has a variety of small businesses that will meet the needs of the residents.

5.4 However, the EQIA therefore needs to ensure that the scheme is effectively benefiting the current population, but is also balancing these needs against the long-term needs of the future community that will inhabit this part of the borough. At all time the project manager needs to put in place actions that will ensure the best decisions are made, balancing these two requirements.

5.5 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 masterplan, 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 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?

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

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

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

6.1 The EQIA needs to assess impacts caused by the long-term objectives of the regeneration scheme. This section analyses the regeneration plan, the purpose and proposed impact of the successfully completed regeneration scheme and the need for mitigating any potentially negative outcomes.

6.2 Overall the scheme aims to improve quality of life and social cohesion in the Bermondsey Spa area. This will be brought about by a series of positive changes to the environment, housing and community services in the area. However, the following part of this scoping exercise aims to identify any possible negative impacts on equalities that could be assessed and mitigated by the EQIA.

6.3 Objectives of the Scheme. The Masterplan outlines the aims of the regeneration scheme as to 'Better the Area, to Shape the Big Picture (in the north of the borough), to Encourage Community Development, and to Optimise Council Landholdings'. Broken down into practical objectives, the aims of the scheme may be understood as to incorporate the following:

- a) The regeneration scheme aims to increase the number and the quality of housing units in the area (500 new homes are planned), in order to meet need in the borough. The scheme aims to increase the number of affordable units beyond the statutory requirement in order to create a mixed community of social housing, shared ownership and private rented/owned properties. The objective is to create an area of residential accommodation that is accessible to a range of different people and communities, and to meet the needs of Southwark as a diverse borough with a range of needs levels.
- b) The scheme will improve the economic life of the area by providing short-term employment opportunities during the development/construction phase of the scheme (developing the skills base of the area), and in the long-term by upgrading retail and industrial space. The main developer, Hyde Housing has undertaken a detailed skills audit of the area and is running a scheme that provides support to youth clubs, mentoring and training opportunities and advice to ensure that local residents can benefit from the construction and development going on in the area, as well as access training for other employment opportunities. Hyde are also developing social enterprise around the delivery of childminding to enable local people to better access employment either as childminders, or by finding care for their children so that they can enter employment.
- c) The regeneration scheme will be relocating and upgrading private retail units. The scheme may also increase the grade and number of light industrial units available in the area by converting the railway arches into a business park (Spacia) and redeveloping Dockley Road Industrial estate.
- d) Council services will be more accessible to the local community through the provision of a new one-stop-shop service. This will mean that those in need of council services and assistance will

be able to access them more easily at the local level, hopefully reducing a sense of isolation and enabling the council to deal with issues facing local residents more effectively.

- e) The scheme aims to make a significant contribution to health services in the local area. Two new health centres will be provided to house an increased number of GPs for the area, in addition to a dentist and a pharmacy, whilst a separate, additional GP surgery is also in development.
- f) Community services will be improved by providing better facilities for young people (new, larger premises for Salmon Youth Club, children's centre on Spa Park, new nursery premises at St James and improved estate play areas). This will enable children and young people who are socially excluded or at risk of this, to access services and take part in activities that will contribute to giving them the best start in life. Significant work is going to be concentrated on improving the green spaces in the area, so that there will be more appropriate outdoor space for children and young people to use.
- g) It is anticipated that the current local environment will be significantly improved through work on street design, open spaces and the look of the general area. The individual sites will be better integrated, well lit, safer, more attractive and provide better access to local transport links. It is further hoped that the development of new public and retail facilities in the area will also result in an increase in street use, adding to the feeling of vibrancy and security in the area.

6.4 Issues relating to the long-term outcomes of the regeneration scheme that need to be picked up by the EQIA :

- a) The scheme aims to improve the integration of the area (street environment enhanced to improve 'no go' and isolated areas), by providing mixed housing and by providing essential community services (health centre, nursery, children's centre). The EQIA should examine whether new services are indeed accessible to all. In terms of approach, the EQIA should examine both existing residents and new residents, as well as the residents of social and affordable housing, private housing and occupants of business premises.
- b) Rising prices in the area could exclude parts of the community who may be resident in social housing. For example, new retail units may attract more expensive and higher-quality retailers whose costs are similarly high. Their products may become targeted at the 'incoming', more affluent market and therefore exclude other sections of the community.
- c) It is equally important that community services such as health and childcare are accessible to and appropriate for minority sections of the community such as BME, older and disabled communities. Hyde Housing is undertaking long term community development work, including establishing a community chest, funding (via Hyde Charitable Trust) several projects with the elderly, youth clubs, Sure Start, local schools and in training and enterprise, and is working closely with Neighbourhood Renewal to ensure that these kinds of divisions do not emerge.
- d) Change in housing profile and decant. There will be more residential units creating an increase in local population – it is necessary to ensure that local services have indeed been expanded to deal with this (i.e. increase in doctors in area).
- e) Improvements to retail property will mean a raise in the market rent. This may have the knock-on effect of excluding small businesses and potentially black and minority ethnic businesses.
- f) General improvements to the area to create a desirable residential area will have the effect of raising the value of property. This will exclude sections of the community from home ownership and from private rental opportunities. The regeneration scheme is intentionally making provision for a greater proportion of affordable housing than normally required, which will combat this. However the scheme should be examined to ensure the overall effect of the scheme is to increase the proportion of affordable and social housing in the area, rather than decreasing it. This is particularly important in terms of the experiences of the current residents of social

housing. Through the 'decant' and re-housing process, assessment should be made to ensure that no particular group is adversely affected and excluded from the area. Also, the quality of housing should be the same, so that social housing isn't of a lesser quality, and those tenants moving from council to RSL accommodation shouldn't experience a decrease in support and services available to them.

- g) The scheme should be assessed to ensure that accessibility is generally improved. This may include improved disabled access as a consequence of work on the street environment and the provision of new build accommodation, the provision of specialist language services by the one stop shop and health services, and the provision of low-cost or subsidised services for young people and children.

7. Preliminary Analysis: the approach, delivery and implementation

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

- a. The planning process, which spans the development and adoption of the master plan, setting-up the working group, development and agreement of topic papers and briefs (ready for selection process) etc.
- b. The development implementation process, which spans brief dissemination, procurement, selection of developer, development of Sites.

7.2 The Planning Process:

As this EQIA is being undertaken after the agreement of the Masterplan 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 the remaining work of the scheme.

7.3 The objective of the scheme is to improve quality of life in the area and the process of developing the Master Plan is very important in ensuring this happens. The Bermondsey Spa scheme is aiming to rehouse all existing residents in the newly completed development, so it is important to check if a range of community representatives were able to shape the 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 in the long-term.

7.4 Summary of process used during planning –

- Face to face and phone interviews with range of stakeholders (community groups, community steering group representatives, retail, business and resident reps., elected community reps.).
- Action Planning Day (Jan.2000) and Community Workshop
- Media Campaign (press, posters, leaflets).
- Establishment of project office for drop-in.
- Roving Exhibition that visited tube station, housing office and project office.
- Post consultation with reply-paid response slip.
- Door to door survey of council tenants.
- Bermondsey Spa working group – The development of a steering group of community representatives is key to ensuring the master plan and project briefs are shaped to be appropriate to community need (need to examine: recruitment, support, incorporation of wider stakeholder consultation).
- Development of topic papers – these were intended to examine issues pertinent to the area such as youth or health provision, in order to refine the planning process, maximise community input, and source additional research.
- Development of briefs - the objective of this stage of the process was to convey the accumulated research and consultation in a clear form for developers to react to. The briefs aimed to reflect the learning of the planning process and the range of community needs. They specified that developers further consult and involve the whole community in their plans.

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

- a) The EQIA could potentially investigate the following negative impacts on equalities during the planning process: if the planning process excluded particular communities/groups so that they couldn't influence the Master Plan (due to the timing and provision of information, language, accessibility of events, methodology of consultation, inadequate development and support of the working group etc), or if assessment of the needs of the community via other means such as statistical information was inaccurate.
- b) Problems already evident at this stage include the lack of detailed data, especially in terms of BME communities. The census and other official surveys do not go into sufficient detail about the ethnicity of the community, and monitoring information collected during the consultation process similarly does not show the extent to which minority communities were involved. Therefore we need to assess work undertaken during planning process, and consult with participant/non-participant community to establish how open and consultative it was, and what their needs are (in particular the elderly, BME, disabled and SME representatives).

7.7 The Development Implementation Process:

Actual site development is already partly underway, so the EQIA should examine both work already undertaken and the work on sites still outstanding. 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. Plans should be open to view, community feedback collated so that they then influence selection.

LBS should ensure that detailed 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 As all current residents are expected to be rehoused in the new developments, steps should be taken to ensure that no particular group is adversely affected during decant. This includes the use of temporary accommodation, allocation of permanent accommodation, management of new homes etc.

7.9 The EQIA should also assess the impact of the development on small and medium sized enterprises (SMEs) in the development area, in order to ensure that they are not adversely affected by the regeneration, and that all steps were taken to retain and sustain their activity.

7.10 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.

7.11 Issues from the development implementation process that need to be picked up in the EQIA: The development work completed to date and the remaining work in Bermondsey Spa 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 and three)

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.

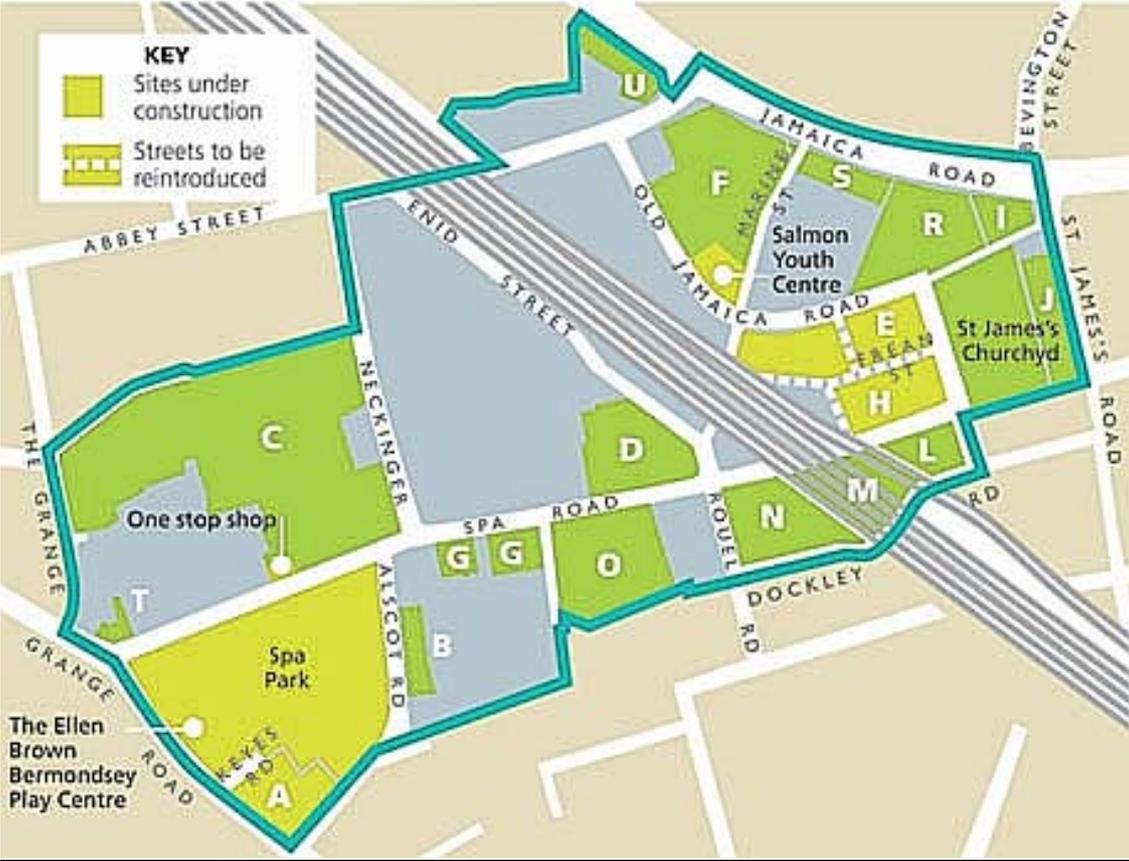
- c) Establish processes to monitor and measure the long-term impact of the regeneration scheme on the immediate and wider area, especially in reference to areas identified above as having potentially negative outcomes.
- d) To identify where re-assessment or continuing monitoring is needed over the life of the scheme.

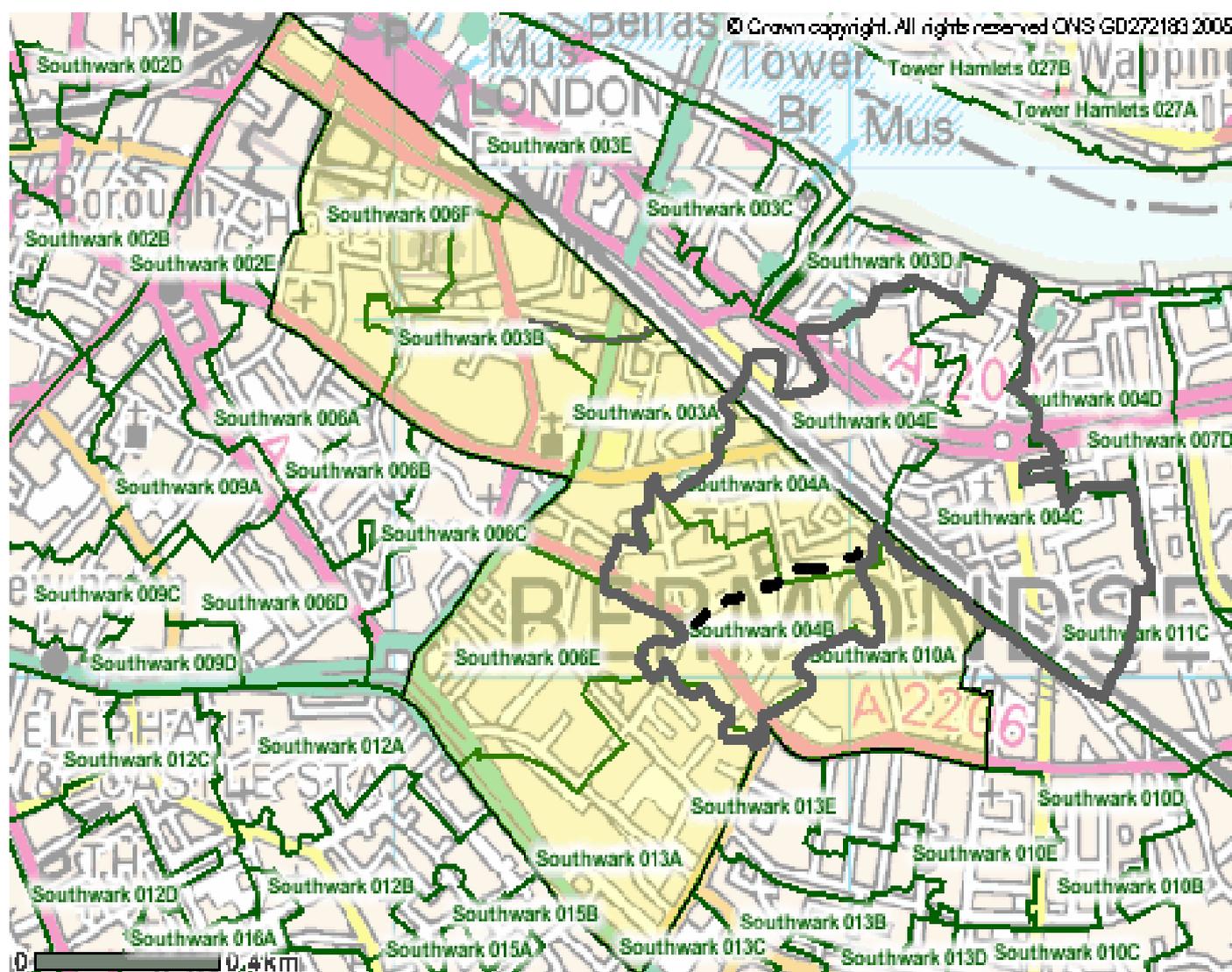
8.2 The next steps will be (stage 2):

- a) To refine the information we have about the current and where possible future 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 Bermondsey Spa and make decisions about which areas will need work from the perspective of equalities impact.

APPENDICES:

APPENDIX ONE – Map of the Bermondsey Spa Regeneration Scheme:



APPENDIX TWO – Map of the relevant super output areas (00A,B,C,E) marked with dark outline.**Spa Road marked with dash.****APPENDIX THREE – changing ethnic profile of the regeneration area**

1991 Census:	White	Black Caribbean	Black African	Black Other	Asian	Other
Abbey Ward	81.1	5.7	5.8	1.5	4.8	1.0
Riverside Ward	87.7	2.0	4.3	1.2	3.3	1.5
Bricklayers Ward	86.9	3.0	5.0	0.6	2.9	1.5
Southwark Borough	75.6	8.3	7.2	2.2	5.0	1.7

2001 Census	White	Black Caribbean	Black African	Black Other	Asian	Mixed	Chinese or other
Super output area 004A (Grange Ward)	62.5%	3.7	21.4	1.5	4.4	4.4	2.2
004B (Grange Ward)	62.7%	3.2	19.4%	1.0	2.9	5%	5.8

004C (Riverside Ward)	86.2 %	2.3	5.9	0.5	2.0	1.0	2.1
004E (Riverside Ward)	67.5%	3.1	19.2	1.5	1.9	4.1	2.6
Southwark Borough	63%	8	16.1%	1.8	4.1	3.6%	3.3

APPENDIX FOUR – Social Profile of the regeneration area

The 2001 census shows that all 4 neighbourhoods have higher unemployment rates than for Southwark as a whole. Most of the neighbourhoods, particularly those with high levels of social housing, show higher sickness levels than the borough as a whole (see table below). Skills levels in the 4 neighbourhoods are generally low. The borough percentage of those with no qualifications is 24%. One neighbourhood has a slightly better rating than Southwark, with 21% of the population having no qualifications. The other 3 neighbourhoods all have more than 30% of the population with no qualifications (the UK level is 29%).

Both the electoral wards that cover the regeneration scheme, Grange and Riverside, have a greater population of lone parents with dependent children than is the average for London, but not for the borough as a whole (10.4 and 7.87% respectively, as opposed to 7.6% for London and 10.03% for the borough). Grange ward levels of overcrowding are similar to Southwark’s (3.6% compared to 3.4% households have more than 1.5 person per room). Riverside’s level of overcrowding is nearer to London’s (2.6% compared to 2%).

004A Housing	004B Housing	004C Housing	004E Housing	Southwark average	UK average
71% Council 7.33% Owner 11.89% RSL 4.56% Private rent	38.8% Council 19.7% Owner 15% RSL 14% Private rent	54.48% Council 18.97% Owner 8.04% RSL 6.68% Private rent	75.03% Council 9.23% Owner 4.61% RSL 5.02% Private rent	42% 20% 11% 12%	13.2% 38.7% 5.9% 8.7%

Long Term Sickness Levels:	Working age with Limiting Long Term Illness	Households with more than one individual with Limiting Long Term illness
Super output area 004A (Grange Ward)	16.69%	33.5%
004B (Grange Ward)	11.5%	23.3%
004C (Riverside Ward)	15.8%	39.45%
004E (Riverside Ward)	15.88%	33.79%
Southwark Average	12.61%	29%