

## Cabinet

Monday 6 February 2023

11.00 am

Ground Floor Meeting Rooms, 160 Tooley Street, London SE1 2QH

### Membership

Councillor Kieron Williams (Chair)  
Councillor Jasmine Ali

Councillor Evelyn Akoto  
Councillor Stephanie Cryan  
Councillor Dora Dixon-Fyle MBE  
Councillor James McAsh

Councillor Darren Merrill  
Councillor Catherine Rose  
Councillor Martin Seaton

### Portfolio

Leader of the Council  
Deputy Leader and Cabinet Member for  
Children, Young People, Education and  
Refugees  
Health and Wellbeing  
Communities, Equalities and Finance  
Community Safety  
Climate Emergency and Sustainable  
Development (maternity cover)  
Council Homes and Homelessness  
Leisure, Parks, Streets and Clean Air  
Jobs, Business and Town Centres

---

### INFORMATION FOR MEMBERS OF THE PUBLIC

#### Access to information

You have the right to request to inspect copies of minutes and reports on this agenda as well as the background documents used in the preparation of these reports.

#### Babysitting/Carers allowances

If you are a resident of the borough and have paid someone to look after your children, an elderly dependant or a dependant with disabilities so that you could attend this meeting, you may claim an allowance from the council. Please collect a claim form at the meeting.

#### Access

The council is committed to making its meetings accessible. Further details on building access, translation, provision of signers etc for this meeting are on the council's web site: [www.southwark.gov.uk](http://www.southwark.gov.uk) or please contact the person below.

#### Contact

Email: [paula.thornton@southwark.gov.uk](mailto:paula.thornton@southwark.gov.uk); [constitutional.team@southwark.gov.uk](mailto:constitutional.team@southwark.gov.uk)

---

Members of the committee are summoned to attend this meeting

**Althea Loderick**

Chief Executive

Date: 26 January 2023



# Cabinet

Monday 6 February 2023  
11.00 am

Ground Floor Meeting Rooms, 160 Tooley Street, London SE1 2QH

## Order of Business

Item No.	Title	Page No.
----------	-------	----------

### **PART A - OPEN BUSINESS**

#### **MOBILE PHONES**

Mobile phones should be turned off or put on silent during the course of the meeting.

#### **1. APOLOGIES**

To receive any apologies for absence.

#### **2. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT**

In special circumstances, an item of business may be added to an agenda within five clear working days of the meeting.

#### **3. NOTICE OF INTENTION TO CONDUCT BUSINESS IN A CLOSED MEETING, AND ANY REPRESENTATIONS RECEIVED**

To note the items specified which will be considered in a closed meeting.

#### **4. DISCLOSURE OF INTERESTS AND DISPENSATIONS**

Members to declare any interests and dispensations in respect of any item of business to be considered at this meeting.

Item No.	Title	Page No.
5.	<b>MINUTES</b>	1 - 26
	To approve as a correct record the minutes of the open section of the meeting held on 17 January 2023.	
6.	<b>PUBLIC QUESTION TIME (15 MINUTES)</b>	
	To receive any questions from members of the public which have been submitted in advance of the meeting in accordance with the cabinet procedure rules. The deadline for the receipt of public questions is midnight Tuesday 31 January 2023.	
7.	<b>DEPUTATION REQUESTS</b>	
	To consider any deputation requests. The deadline for the receipt of a deputation request is midnight Tuesday 31 January 2023.	
8.	<b>ABBEYFIELD ESTATE - A WAY FORWARD</b>	27 - 108
	To agree a way forward for Maydew House and to start consultation on options for Damory and Thaxtred Court.	
9.	<b>POLICY AND RESOURCES - 2023-24 GENERAL FUND BUDGET PROPOSALS</b>	To follow
	To agree budget proposals to be recommended to council assembly.	
10.	<b>APPROPRIATION OF THE SITE KNOWN AS FDS C AT AYLESBURY ESTATE</b>	109 - 123
	To approve the appropriation of land to facilitate the carrying out of development proposals for the area.	
11.	<b>APPOINTMENTS TO OUTSIDE BODIES 2022-23 - MOUNTVIEW AND POTTERS FIELD PARK MANAGEMENT TRUST</b>	124 - 126
	To consider appointments to outside bodies.	
	<b>DISCUSSION OF ANY OTHER OPEN ITEMS AS NOTIFIED AT THE START OF THE MEETING</b>	

## **EXCLUSION OF PRESS AND PUBLIC**

The following motion should be moved, seconded and approved if the cabinet wishes to exclude the press and public to deal with reports revealing exempt information:

“That the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 1-7, Access to Information Procedure Rules of the Constitution.”

## **PART B - CLOSED BUSINESS**

### **12. MINUTES**

To approve as a correct record the closed minutes of the meeting held on 17 January 2023.

**DISCUSSION OF ANY OTHER CLOSED ITEMS AS NOTIFIED AT THE START OF THE MEETING AND ACCEPTED BY THE CHAIR AS URGENT**

Date: 26 January 2023



## Cabinet

MINUTES of the OPEN section of the Cabinet held on Tuesday 17 January 2023 at 11.00 am at the Council Offices, 160 Tooley Street, London SE1 2QH

---

**PRESENT:** Councillor Kieron Williams (Chair)  
Councillor Jasmine Ali  
Councillor Evelyn Akoto  
Councillor Stephanie Cryan  
Councillor Dora Dixon-Fyle MBE  
Councillor James McAsh  
Councillor Darren Merrill  
Councillor Catherine Rose  
Councillor Martin Seaton

### 1. APOLOGIES

All members were present.

### 2. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT

The chair gave notice of the following late items:

- Item 8: Policy and Resources Strategy 2023-24 to 2025-26 – Update
- Item 9: Policy and Resources Strategy: Revenue Monitoring report, including Treasury Management 2022-23
- Item 10: Policy and Resources – Capital Programme Update 2022-23
- Item 11: Approval of the Housing Revenue Account Budget 2023-24 and Rent Setting.

Reason for urgency and lateness will be specified in the relevant minutes.

**3. NOTICE OF INTENTION TO CONDUCT BUSINESS IN A CLOSED MEETING, AND ANY REPRESENTATIONS RECEIVED**

No representations were received.

**4. DISCLOSURE OF INTERESTS AND DISPENSATIONS**

There were none.

**5. MINUTES**

The leader requested an update be provided to cabinet members in respect of the deputation presented to cabinet 6 December 2022 about the movement of large lorries and impact on residents in Astbury Road, Colls Road, Dayton Grove, York Grove, Regal Row and section of Queens Road, SE15.

**RESOLVED:**

That the minutes of the meeting held on 6 December 2022 be approved as a correct record and signed by the chair.

**6. PUBLIC QUESTION TIME (15 MINUTES)**

**Barry Duckett**

“Why is the council considering a rent increase when the Canada Estate major works programme, a ten month contract, is still running 26 months late? There has been no consultation with residents, officers have refused to meet us, and this looks like a waste of the housing revenue account (HRA).”

**Response by Councillor Darren Merrill, Cabinet Member for Council Homes and Homelessness**

The original contract period for the Canada Estate major works programme was 14 months. This has now been extended to 33 months.

There are many reasons for this, which include:

- Review of, and changes to, designs such as:
  - The inclusion of new pigeon netting following extended consultation with the resident project group (RPG).
  - Wider consultation on windows following concerns from the tenants and residents association (TRA) with proposed designs.
  - Wider consultation on the low-rise blocks on insulation and pointing as TRA not happy with advice by three separate consultants.

- Review of flooring tiles within high-rise blocks - The RPG shared concerns with specification to refurbish tiles, which were considered not at the end of their useful life, and so will remain in situ.
- Fire doors - Renewal of front entrance doors (FEDs) in response to new building safety regulation. i.e. Front doors must now be certificated and where they are not then new doors must be installed, which can take up to 12 weeks.
- New windows to low-rise blocks – The RPG requested wider consultation with proposal on new windows in the low-rise block which resulted in delays.
- New legislation – Building and fire regulations now require a broader more intrusive surveys by qualified fire engineers to understand the structure and fabric of our buildings to mitigate fire risks.
- The impact of the COVID 19 – The pandemic meant that works had to be suspended, due to government guidelines and repeated lockdowns. The pandemic also caused delays through supply chain issues for materials and inflated costs.

The council have undertaken wide ranging forms of consultation on this scheme as requested from the Resident Project Group (RPG) – often beyond the level of consultation we would normally apply to schemes that have been successfully delivered.

The RPG Chair continues to be included in monthly project meetings and in additional briefings about the scheme, either in-person or online. We have engaged in this way to ensure residents are clear on the status of the project. This has been as a direct result of the level of requests made by the TRA.

Officers and members including the day-to-day operational team are actively engaged in the consultation process at Canada Estate. This includes regular site visits by the project manager and also attendance of the strategic director, director of asset management, assistant director of building safety, often including councillors and lead members.

Our consultation process has included:

- Section 20, Notice of Intention and Notice of Proposal
- Resident Consultation meetings
- Resident Project Group meetings
- Tenant and Resident Association meetings and AGMs
- Newsletters
- Special briefings on design changes to RPG.

The major works team are committed to the continued high levels of consultation to engage as promised under the guidance of Putting Residents First and beyond.

If there is any concern on our level of engagement, please do raise it with the cabinet member for council homes and homelessness.

## **7. DEPUTATION REQUESTS**

The report had not been circulated five clear days in advance of the meeting. The chair agreed to accept this item as urgent (the request had been received in line with the council's constitutional deadline for the receipt of deputation requests).

### **RESOLVED:**

1. That the deputation request from tenant representatives on item 11, approval of the housing revenue account budget 2023 and rent setting be heard.
2. A spokesperson for the deputation addressed cabinet for five minutes and questions were asked of the deputation for a period of five minutes.

## **8. POLICY AND RESOURCES STRATEGY 2023-24 TO 2025-26 UPDATE**

The report had not been circulated five clear days in advance of the meeting. The chair agreed to accept this item as urgent as the council were committed to publishing budget proposals at the earliest possible opportunity to ensure they were available to the public for comments and questions. Presenting the report to cabinet on 17 January 2023 gave the opportunity for debate prior to presentation of budget figures to cabinet on 6 February 2023. Under the council's constitution, there is a requirement for the overview and scrutiny committee to review and challenge budget proposals and this is due to take place on 23 January 2023.

### **RESOLVED:**

1. That the outcome of the policy statement published on the 12 December 2022 (paragraphs 18-23 of the report) be noted.
2. That the outcome of the Provisional Local Government Finance Settlement published on the 20 December 2022 be noted (paragraphs 24-29 of the report).
3. That it be noted, as reported to cabinet on 6 December 2022, the intention remains to prepare a balanced one year 2022-23 budget for approval by cabinet in advance of council assembly in February 2023.
4. That the revised budget gap of £1.44m, down from £6m in December, be noted.



5. That it be noted that the budget proposals for 2022-23 contained within the report include:
  - Un-ringfenced settlement funding assessment grant of £162.4m, an increase of £8.7m on 2022-23
  - Un-ringfenced other grant income of £6.2m, a decrease of £8.3m on 2022-23
  - An increase of £12.5m in ring fenced grants to £78.7m
  - Estimated retained business rates growth of £47m, an increase of £21m from 2022-23, due to business rate revaluation and updating for high levels of inflation
  - Estimated council tax revenues of £137.8m, including a council tax increase of 4.99% (2% adult social care precept and 2.99% general increase)
  - Pay provision and contractual inflation of £34.3m, for the 2-year period 2022-23 and 2023-24.
6. That it be noted that the Greater London Authority (GLA) is expected to increase its council tax precept by 7.1% following publication of the Mayor's draft budget in late December.
7. That it be noted that the GLA council tax precept is due to be set on 23 February 2023, one day after council assembly sets the budget for Southwark, therefore a council tax setting committee will need to be convened.
8. That the current budget options proposed to help achieve a balanced 2023-2024 budget (Appendices B to E of the report) be noted including:
  - Efficiency savings of £12.0m
  - Net income increase of £2.5m
  - Savings impacting on services of £2.3m
  - Commitments and growth of £9.0m.
9. That it be noted that in order to ensure that the base budget is on a secure financial footing a number of commitments are proposed for 2023-24.
10. That the proposed fees and charges schedules as set out in Appendix F of the report be approved.
11. That the departmental narratives and the ongoing equality analyses of the budget proposals (Appendix A of the report) be noted.
12. That officers be instructed to undertake further consultation for new budget options where necessary or appropriate; and
13. That it be noted this report and accompanying schedules will be considered

by overview and scrutiny committee on 23 January 2023 and that any recommendations arising will be considered for inclusion in the final report to cabinet on 6 February 2023 for recommendation to council assembly on 22 February 2023.

**NOTE:** In accordance with overview and scrutiny procedure rule 16.2 (a) (budget and policy framework) these decisions are not subject to call-in.

**9. POLICY AND RESOURCES STRATEGY: REVENUE MONITORING REPORT, INCLUDING TREASURY MANAGEMENT 2022-23**

The report had not been circulated five clear days in advance of the meeting. The chair agreed to accept this item as urgent as presenting the report to cabinet on 17 January 2023 gave the opportunity for debate on the forecast outturn for 2022-23 prior to presentation of the draft budget for 2023-24, which is also on this agenda.

**RESOLVED:**

That the following be noted:

1. The adverse variance forecast for the general fund in 2022-23.
2. That the forecast has worsened since the month 4 monitor was published in September 2022.
3. That no additional COVID-19 funding has been made available to councils in 2022-23 and that all ongoing expenditure has been included within the forecast.
4. The key adverse variations and budget pressures:
  - (i) The dedicated schools grant (DSG) is forecasting an in-year pressure of £3m, in addition to the £21.7m accumulated deficit brought forward
  - (ii) The continuing budget pressures within children's social care
  - (iii) The emerging budget pressures in adult social care, mitigated by the use of resilience reserves
  - (iv) The continuing budget pressures on temporary accommodation
  - (v) Pay and contractual inflation across all services.
5. The ongoing inclement macro-economic environment, with inflation running at 10.7% in November and interest rates at their highest since 2008.
6. The final pay settlement was agreed in October, with an average impact

across the organisation of 5.95% (the fixed sum award means the actual % varies by grade and spinal point).

7. That the un-budgeted element of the pay settlement has an adverse impact on the budget forecast of approximately £6.1m.
8. The housing revenue account forecast for 2022-23 (Table 2, paragraphs 68-77 of the report).
9. Treasury management activity undertaken in 2022-23 (paragraphs 81-88 of the report).

That the following be approved:

10. The interdepartmental budget movements that exceed £250k, as shown in Appendix A of the report (noting those under this threshold).

## **10. POLICY AND RESOURCES - CAPITAL PROGRAMME UPDATE 2022-23 - MONTH 8**

The report had not been circulated five clear days in advance of the meeting. The chair agreed to accept this item as urgent as presenting the report to cabinet on 17 January 2023 gave the opportunity for debate on the forecast outturn for 2022-23 prior consideration of the full capital programme refresh scheduled for council assembly in spring 2023.

### **RESOLVED:**

1. That the virements and variations to the general fund and housing investment capital programme as detailed in Appendix C of the report and the new capital bids contained within the report and summarised in Appendix E of the report be approved.
2. That the significant funding requirement of £284m which needs to be identified for the general fund programme to be fully delivered over the remaining term of the programme, as detailed in Appendix A of the report be noted.
3. That the £2.7bn housing investment programme to be fully delivered over the remaining term of the programme, as detailed in Appendix B of the report be noted.
4. That the significant contribution the capital programme is making towards the objectives of the council's climate change strategy (see paragraphs. 17-18, 80-82, 89-91,149 of the report) be noted.
5. That it be noted that future reports on asset management and the new homes

programme will be received.

## 11. APPROVAL OF THE HOUSING REVENUE ACCOUNT BUDGET 2023-24 AND RENT SETTING

The report had not been circulated five clear days in advance of the meeting. The chair agreed to accept this item as urgent as it was critical that decisions were made in good time to ensure the 28-day statutory notification period could be complied with (and avoid losses in the event of not doing so), such that the changes to rents and charges can be implemented and become effective from 3 April 2023.

Appendix F setting out resident engagement was circulated.

### RESOLVED:

1. That a capped rent increase of 7% for all directly and tenant managed (TMO) housing stock within the housing revenue account (excluding supported accommodation) be agreed. This is the maximum permitted under the government's temporary rent cap for 2023-24, as set out at paragraphs 16-17 of the report, with effect from 3 April 2023.
2. That supported accommodation rents by consumer price index (CPI) +1% (11.1%) be increased, in line with the government's prescribed rent formula and in accordance with the specific exclusion granted in the autumn statement, as set out at paragraph 18 of the report with effect from 3 April 2023.
3. That the rent increase be capped for the council's shared ownership properties at 7% in line with the council's other housing stock, as set out at paragraph 19 of the report with effect from 3 April 2023.
4. That tenant service charges, comprising estate cleaning, grounds maintenance, communal lighting and door entry maintenance as set out in paragraphs 36-37 of the report be agreed with effect from 3 April 2023.
5. That the increase to sheltered housing service charges as set out in paragraphs 38-39 of the report be increased with effect from 3 April 2023.
6. That the increases in charges for garages and other non-residential facilities as set out in paragraphs 40-41 of the report with effect from 3 April 2023 be agreed.
7. That the increases to district heating (fuel) charges, including metered (fuel) charges as set out in paragraphs 42-60 of the report with effect from 3 April 2023 be agreed.

8. That officers be instructed to undertake more frequent review of district heating (fuel) charges in light of the exceptional rise in energy costs and realign them as necessary, to ensure the ring-fenced district heating account remains in balance over the medium-term.
  9. That in relation to recommendation 8 above, that subject to proper notice being given and the correct procedure being followed, the price charged to tenants for fuel should move up or down in line with the actual cost incurred by the council be agreed. Furthermore, that consultation be carried out on varying the provisions of the tenancy agreement accordingly to exempt the requirement to consult on district heating (fuel) charges, as set out at paragraphs 49-50 of the report.
  10. That it be agreed to match fund the government's allowance for discretionary housing payments (DHP), on a one-off basis for 2023-24, as set out in paragraph 72 of the report.
  11. That the budget proposals for 2023-24 as set out in Appendices C to E of the report be agreed.
  12. That commitment to ensure that where savings proposals are primarily based on efficiencies and where staffing reductions form part of any savings proposal that due consultation and process is followed with trade unions be reaffirmed.
  13. That a report be received in early 2023 providing an update on involving residents in engagement.
- 12. GATEWAY 1 - PROCUREMENT STRATEGY APPROVAL - SOUTHWARK WORKS EMPLOYMENT SUPPORT COMMISSIONING FRAMEWORK**

**RESOLVED:**

1. That the procurement strategy outlined in the report for the Southwark Works Employment Support Commissioning Framework for four years commencing on 1 July 2023, for a maximum total value of £9.26m be approved, which will be split between:
  - a. An estimated maximum annual spend of £1.815m by Southwark Council
  - b. A total additional spend of £2m to accommodate possible future external funding sources.
2. That it be noted that the tenders for the initial call-off contracts will be invited from suppliers at the same time as inviting applications to the framework. The call off contracts will be for a period of two years with an option to extend by a further period of two years.

3. That authority be delegated to the chief executive (or relevant senior officer with responsibility for the service) to approve the gateway 2 report for the establishment of the framework and the award of individual call off contracts for the reasons set out in paragraph 21 of the report and in accordance with contract standing orders.

**13. GATEWAY 1 - PROCUREMENT STRATEGY APPROVAL - VOIDS AND TEMPORARY ACCOMMODATION VOIDS WORKS FOR CONTRACTS A, B C & D**

**RESOLVED:**

1. That the procurement strategy outlined in the report to undertake a restricted tender procedure for four voids and temporary accommodation voids contracts be approved:
  - Contract A - Bermondsey, Rotherhithe and Borough and Bankside at an estimated annual cost of £2.95m
  - Contract B - Peckham and Nunhead at an estimated annual cost of £2.95m
  - Contract C - Camberwell and Dulwich at an estimated annual cost of £2.95m and
  - Contract D - Walworth and temporary accommodation out of Southwark at an estimated annual cost of £2.95m.

for a period of three years from September 2023 (£35.4m) with the option to extend up to a further two years (in increments at the council's sole discretion subject to performance) making an estimated total contract value of £59m.

2. That it be noted that asset management is required to prepare and present a detailed in-house strategy for the future services in the spring of 2023.
3. That it be noted that the procurement strategy in the report will result in bidders being required to bid as backup to each other on their tendered rates to ensure an efficient service delivery.
4. That it be noted that as the repairs improvement plan progresses and is embedded in a dedicated in-house voids team will be set up to deliver high quality voids by Southwark repairs consisting of operatives and managers within three years as further detailed in paragraph 16 of the report.
5. That authority be delegated to the strategic director of housing and modernisation to approve the gateway 2 report for four voids and temporary accommodation voids works contracts for the reasons outlined in paragraph 43 of the report.

#### **14. TUSTIN ESTATE - APPROPRIATION OF LAND FOR PLANNING PURPOSES**

##### **RESOLVED:**

1. That the land shown outlined on the plan at Appendix A of the report known as Phase 1 of the Tustin Estate that is currently held for housing purposes, be confirmed as no longer required for those purposes and appropriation of the land to planning purposes to facilitate the carrying out of the development proposals for the area in accordance with section 226 of the Town and Country Planning Act 1990 and section 122(1) of the Local Government Act 1972 be approved.
2. That following completion of the appropriation at paragraph 1 of the report the land shown outlined on the plan at Appendix A be confirmed as no longer required for planning purposes, and the appropriation of the land to housing purposes in accordance with section 9 of the Housing Act 1985 and section 122(1) of the Local Government Act 1972 be approved.

#### **15. GATEWAY 3 - VARIATION DECISION - CONTRACT FOR THE SUPPLY OF AGENCY WORKERS**

##### **RESOLVED:**

1. That the extension of the council's contract with Comensura for a period of up to nine months starting on 1 April 2023 at an estimated maximum value of £28.4m and including a three month break clause be approved.
2. That it be noted that this extension is required to provide time for a new procurement exercise to be undertaken.
3. That it be noted that the large majority of contract spend is passed to agencies providing temporary workers and the fee payable to Comensura is less than 1% of the total contract value.

#### **16. GATEWAY 1 - PROCUREMENT STRATEGY APPROVAL - CONTRACT FOR THE SUPPLY OF AGENCY WORKERS**

##### **RESOLVED:**

1. That the proposal to let a new contract for the supply of agency workers via Lot 1 of the Eastern Shires Purchasing Organisation (ESPO) framework Managed Services for Temporary Agency Resources (MSTAR3) for a period of three years with the option to extend for up to two years in one year increments, making a total estimated maximum contract value of £190.5m inclusive of the extensions be approved.

2. That it be noted that the large majority of contract spend will be passed to agencies providing temporary workers and the fee payable to the successful supplier is expected to be 1% or less of the total contract value.
3. That authority be delegated to the chief executive to approve the contract award to the successful supplier in consultation with the cabinet member for communities, equalities and finance

**17. AUTHORISATION OF DEBT WRITE-OFFS OVER £50,000 FOR NATIONAL NON DOMESTIC RATES - REVENUES AND BENEFITS SERVICE**

**RESOLVED:**

That the write off of the debts of £215,875.78 for two debts which are irrecoverable be approved.

**18. MOTIONS REFERRED FROM COUNCIL ASSEMBLY - 23 NOVEMBER 2022**

**RESOLVED:**

**Good quality housing is a human right: the plan for Southwark**

That the motion referred from council assembly as a recommendation to cabinet, set out below be agreed.

1. Council assembly notes:
  - a. The government's rash economic experiments in recent months, followed up by multiple U-turns have created a confidence crisis and worsened the current economic situation.
  - b. The country faces a cost of living crisis with food bills rising, fuel bills rising wages stagnating, this has created a huge fall in the standard of living.
  - c. The disastrous mini-budget in September mortgage spiked the interest rates, making it harder for people to pay their own mortgage and raised the barrier even higher for first time buyers.
  - d. Private rental costs in London are up a staggering 14% on last year.
  - e. Those in private rented accommodation now spend on average 52% of their median monthly income on housing costs.
  - f. 1/3 of our residents live in privately rented homes; that is why Southwark Council introduced the Gold Standard Charter (GSC) which



is a voluntary scheme that rewards landlords and managing agents who provide a professional level of service and good practice to their tenants in the private rented sector.

- g. Council housing is the way to tackle the housing crisis and that good quality homes change people's lives. That is why, since 2014, Southwark has completed or started on site building of 2,561 new council homes and approved 1,000 more. This is a huge achievement in delivering affordable homes for our residents and Southwark stands out as one of the most prolific council house builders in the last 5 years.
  - h. Since 2014-15, the council has been proactive in working with external partners to ensure that social rent homes are delivered as part of every major schemes. This has led, directly, to a net increase of 3,618 approved social rent homes in Southwark.
2. Council assembly believes:
- a. Good quality housing is a human right.
  - b. Private rented homes have their place but we believe that social rented homes are the best way to create long term secure housing for residents and good quality social housing can set the standard of housing across both the public and private sector.
  - c. Resident involvement is vital to brings residents, leaseholders together to find a way forward in these challenging times.
  - d. The rental market is not working; we need a rental system that works for Southwark. Until we have enough affordable homes, we need to control rent levels. Families are being priced out of Southwark and London.
3. Council assembly resolves:
- a. To call for increased regulation in the private rented sector to protect renters and would lobby a future Labour government to introduce these.
  - b. Join voices with the Mayor of London, Sadiq Khan, in calling on the government to grant City Hall powers to set fair limits on private sector rents rises, a move that City Hall have shown would save families an average of £2,988 during the next two years.
  - c. Build 500 homes for keyworkers at rents that nurses and teachers from our local hospitals and schools and other key workers can afford.
  - d. Build new council homes for older people, designed so residents can live independently for longer.

- e. Use our planning powers to robustly require new social rent homes in private developments alongside other types of genuinely affordable homes.
- f. Back local people to build genuinely affordable homes, supporting them to establish Community Land Trusts, housing co-operatives and partnerships with faith groups that deliver homes that stay affordable forever.
- g. Launch a Good Lettings Agency that makes it easy for landlords who have empty homes to let them at affordable rents to essential workers, homeless families and refugees
- h. Guarantee support to everyone who is on the street in Southwark to access a home of their own and campaign for the government action needed to end rough sleeping for good.
- i. Roll out more protections and support for private renters, extending the council's licensing scheme so landlords have to meet higher standards
- j. Fund free advice services so support is there if your landlord is acting unfairly.
- k. Improve services for council tenants and leaseholders. Strengthening our Great Estates Guarantee and ensuring repairs to council homes are done right first time.
- l. Take a zero tolerance approach to rogue landlords and empty homes, using all the powers available to the council to tackle the worst offenders and campaigning for the resources and powers to bring more long-term empty homes back into use.

### **Council funding crisis: We need a general election now**

That the motion referred from council assembly as a recommendation to cabinet, set out below be agreed.

1. Council assembly notes:
  - a. Local councils and public services have faced 12 years of damaging cuts imposed by the Conservative and Liberal Democrat Governments since 2010.
  - b. £142 million has already been cut from Southwark's government grant funding since 2010. This represents 63% of our central funding, which must be made up from other sources.
  - c. During that time we have taken incredibly difficult decisions to ensure

we can deliver our core services to our residents.

- d. While global factors have contributed to the inflation crisis, the Conservative government's decision, particularly the fallout from the chaotic 'mini budget', have hugely damaged the economic stability in the United Kingdom.
  - e. Paul Sculley MP's comments at the Conservative party conference suggesting there 'there was still fat to trim' regarding council budgets is disgraceful, and show how detached the Conservative Party are from the realities of delivering public services.
  - f. The new Chancellor (Jeremy Hunt at the time of writing) was a high profile cabinet member in the Conservative/Liberal Democrat government responsible for the destructive austerity programme that hugely damaged the nation's public services.
  - g. Councillor Kieron Williams wrote to the Chancellor on 21 October 2022 outlining extreme concerns over the impact of further cuts to local government funding.
2. Council assembly believes:
- a. Ordinary working people must not be made to pay for the failed economic game playing of the chaotic Conservative Party, who are now onto their third Prime Minister in a matter of months.
  - b. The current economic crisis cannot be solved by a return to even harsher austerity measures that we saw introduced by the Conservative and Liberal Democrat coalition governments since 2010.
  - c. Further reduction in local government funding will mean that we simply cannot deliver vital services; there is nothing left to cut.
  - d. Rishi Sunak has no mandate and no idea what working people need. We need a general election now so the public get a say on the future of Britain – and the chance for a fresh start with a competent and responsible Labour government in touch with the needs of working people.
3. Council assembly resolves to:
- a. Renew calls on the new Prime Minister and Chancellor to not make working people pay for the mistakes made by the government. The funding gap must be filled by progressive means.
  - b. Make every effort to protect our residents and work to deliver vital services even in the face of the public spending cuts the Chancellor

announced on Monday 17 November 2022.

- c. Continue to call for an immediate general election so that the country can decide its priorities.

### **Councils for Fair Democracy**

That the motion referred from council assembly as a recommendation to cabinet, set out below be agreed.

1. Council assembly notes that:
  - a. Many people feel excluded from our Parliamentary democracy.
  - b. The 2022 Elections Act will raise significant barriers to political participation, due to the introduction of the need for 'Voter ID'. Many residents may not have a drivers licence or passport, the most commons forms of the ID required. This change to the law will disenfranchise many of our communities.
  - c. The removal of a permanent postal votes, will raise further barriers to political participation.
  - d. MPs and Parliaments should reflect the age, gender and protected characteristics of local communities and the nation.
  - e. MPs should reflect their communities, leading to improved decision making, wider participation and increased levels of ownership of decisions taken.
  - f. Good Government should open up pathways to democracy, not close them down
  - g. The most recent Labour Government introduced the Devolution Act, which created regional and national assemblies to devolve powers to a more local level.
2. Council therefore resolves to:
  - a. Campaign for a Labour Government that will defend democracy, including scrapping the new voter ID legislation, as this recent change in the law represents the biggest threat to democracy in the UK right now.
  - b. Campaign for a Labour Government that will explore progressive constitution reform; such as lowering the Voting age to 16, political literacy education, and potential changes to the electoral system.
  - c. Campaign for a Labour Government that will explore reforms for the

House of Lords, including abolition of the Lords and the introductions of an elected second chamber.

### **Free school meals for all primary school children**

That the motion referred from council assembly as a recommendation to cabinet, set out below be agreed.

1. Council assembly notes:
  - a. Currently 3.9 million children in the UK – or 8 pupils in every class of 30 – are growing up trapped in poverty.
  - b. Southwark Labour committed to providing Free Healthy School Meals (FHSMs) to all primary school children in Southwark in 2010 with the policy being successfully rolled out from 2011. The Labour administration have maintained this policy over the last decade and the policy was recommitted to in the 2022 Southwark Labour manifesto.
  - c. In July 2019, Southwark Labour introduced Free Healthy Nursery Meals (FHNMs) for school nursery classes and maintained nursery schools. Evidence shows that the best time for setting healthy behaviours is during the early years, and we rightly recognised that FHNMs, just like FHSMs, could address food insecurity and reduce costs for parents and carers.
  - d. These policies have been warmly welcomed by families the length of Southwark even before the current cost of living crisis.
  - e. We know that as the cost of living crisis spirals and more and more families reliant on food banks, FHSMs will become an even more highly valuable form of support.
  - f. Without urgent and immediate action, an additional 1.3 million adults and 500,000 children will be pushed into poverty next year.
  - g. Over eight in ten of respondents to a recent National Education Union survey told us that their students demonstrated fatigue (87%) and an inability to concentrate (81%) as a result of poverty. Almost three-quarters said their students were unable to complete homework and more than half said students had experienced hunger (57%) or ill health (55%).
  - h. By age 11, only around three quarters of children from the poorest fifth of families reach the government's expected level at Key Stage 2, compared to 97% of children from the richest fifth.
  - i. In April 2022, 7.3 million adults lived in households that said they had

gone without food or could not physically get it in the past month, which includes 2.6 million children.

- j. 800,000 pupils who are living in poverty are not receiving Free School Meals.
  - k. Last year saw the largest increase in obesity rates in both reception-aged and year 6 schoolchildren in a decade. Obesity rates amongst reception-aged and year 6 children rose by 4.5% to 14.4% and 25.5% respectively.
  - l. Rolling out Free School Meals to all children in primary school nationally would represent an £850 million investment in our children's futures.
2. Council assembly commits to:
- a. Continue to invest the quality of our Free School Meals so that every parent knows that their child will be able to enjoy a healthy meal every day they are at school.
  - b. Extend holiday meals for children on Free School Meals up until Easter 2023, in order to provide relief for families facing the worst cost of living crisis in a generation.
  - c. Write to all Southwark secondary schools, highlighting the research undertaken by the Child Poverty Action Group 'Cost of the School Day' project and ask them whether their students eligible for Free School Meals can use their allowance at any time throughout the school day, and whether any unspent money is rolled over so that students can use this credit on the following or any subsequent day.
  - d. Work with other councils across the country to lobby the government to bring in free healthy, school meals for every primary school child, as part of the current national campaign run by the National Education Union.

### **Tackling food poverty**

That the motion referred from council assembly as a recommendation to cabinet, set out below be agreed.

- 1. Council assembly notes that:
  - a. The cost of living emergency is going to leave thousands in our borough struggling to afford to feed themselves and their families this winter.
  - b. In October, the Food Foundation released data showing that one in four household with children (25.8%) have experienced food insecurity in the

past month affecting an estimated 4 million children in the UK.

- c. The rising costs of energy and food will force families to choose between heating and eating.
  - d. 91% of food banks across the country have seen an increase in demand since July this year while the cost of a single food parcel has gone up by as much as £19. Food banks or community kitchens will need more support if they are to continue providing food for vulnerable people.
  - e. With a government in perpetual crisis, the council must continue to provide support for residents who are struggling financially, with radical and innovative policies like the council's Cost of Living Fund and Southwark Emergency Support Scheme (SESS).
  - f. Southwark Cost of Living Fund provides low-income residents with extra income support to pay for food, energy, or other essentials in the context of the Cost of Living crisis. Some vulnerable households in need of support are identified and given support from the fund automatically, others may be referred to the fund by community partners, and from January any resident will be able to apply for help from the fund.
2. Council assembly welcomes that:
- a. Southwark has shown a commendable commitment to tackling food poverty.
  - b. During covid, the council distributed over £500,000 in emergency funding to organisations providing food to vulnerable people.
  - c. In March 2022, our council unanimously committed to support the right to food campaign.
  - d. Southwark offers universal free school meals for all primary school age children.
  - e. In July, the council, extended free school meals over the school holidays.
3. Council assembly further notes that:
- a. The council continue at pace, the work across departments, with schools, and other London local authorities to ensure children aged 11 - 16 do not go hungry.
  - b. Southwark had a meals on wheels service which provided hot meals to vulnerable residents, but it was ended in 2015 after 5 years of cuts of

local government grant funding by the Conservative and Lib Dem Government'.

- c. Charities providing food for vulnerable people throughout the borough will see their costs rise. The council is applying the same principals it did when supporting residents during the Covid pandemic. Providing emergency financial support and advice to ensure residents can still access these vital services.
  - d. The council must, where possible, find policies that simultaneously save residents money on their energy bills and help them feed themselves and their families;
    - i. Slow cookers allow people to cook healthy meals whilst costing an average of £300 less per year than an electric oven.
    - ii. Many other councils have distributed slow cookers to vulnerable residents during covid and during the current cost of living crisis to help households cook healthy meals and save costs.
4. Council assembly resolves to:
- a. Continue to invest in quality of our Free School Meals, for all nursery and primary school children, so that every parent knows that their child will be able to enjoy a healthy meal every day they are at school.
  - b. Extend holiday meals for children on Free School Meals up until Easter 2023, in order to provide relief for families facing the worst cost of living crisis in a generation.
  - c. Write to all Southwark secondary schools, highlighting the research undertaken by the Child Poverty Action Group 'Cost of the School 6 Day' project, and follow up the school survey, ask them whether their students eligible for Free School Meals can use their allowance at any time throughout the school day, and whether any unspent money is rolled over so that students can use this credit on the following or any subsequent day.
  - d. Work with other councils across the country to lobby the government to bring in free healthy, school meals for every primary school child, as part of the current national campaign run by the National Education Union.
  - e. Ensure housing staff and landlords are aware of when and where they can direct people for emergency financial support, for white goods or for affordable cooking appliances (such as electric hotplates, slow cookers, rice cookers and microwaves), via charities such as 'Glasspool', and other national funds, including specific funding for working professionals, that are included in Southwark's cost of living support booklet.



- f. Continue to champion the work of the Southwark Community Support Alliance, who organise foodbanks, shopping help and can link residents to help and support in the community.
- g. Provide support via Southwark Emergency Support Scheme (SESS) that help Southwark residents facing a crisis, emergency or disaster and need help. The scheme provides food vouchers, or help with bills.
- h. Support residents to access Community fridges, Pantry schemes and Age UKs Shopping help for the over 50s.

### **Care leaver as a protected characteristic**

That the motion referred from council assembly as a recommendation to cabinet, set out below be agreed.

1. Council assembly notes:
  - a. Care experienced people face significant barriers that impact them throughout their lives;
  - b. Despite the resilience of many care experienced people, society too often does not take their needs into account;
  - c. Care experienced people often face discrimination and stigma across housing, health, education, relationships, employment and in the criminal justice system;
  - d. Care experienced people often face a postcode lottery of support;
  - e. As corporate parents, councillors have a collective responsibility for providing the best possible care and safeguarding for the children who are looked after by us as an authority;
  - f. All corporate parents should commit to acting as mentors, hearing the voices of looked after children and young people, and considering their needs in any aspect of council work;
  - g. Councillors should be champions of our looked after children and challenge the negative attitudes and prejudice that exists in all aspects of society;
  - h. The Public Sector Equality Duty requires public bodies, such as councils, to eliminate unlawful discrimination, harassment, and victimisation of people with protected characteristics;
  - i. In March 2021 the Independent Review into Children's Social Care

began its work.

2. Council assembly believes that:
  - a. Care experienced people are an oppressed group who face discrimination;
  - b. Councils have a duty to put the needs of oppressed people at the heart of decision-making through co-production and collaboration;
  - c. Services and policies should be assessed through Equality Impact Assessments to determine the impact of changes on people with care experience.
3. Council assembly resolves:
  - a. To formally support the Show Us You Care Too campaign which calls for care experience to be made a protected characteristic as part of the Independent Review into Children's Social Care;
  - b. For the council to proactively seek out and listen to the voices of care experienced people when developing new policies based on their views;
  - c. To continue to build on the existing ring-fenced apprenticeship opportunities for care experienced people by committing to an agreed number of apprenticeships places each year delivered through the council's levy funding;
  - d. To take an intersectional approach and commit to tackling the systemic discrimination and disproportionality faced by specific groups of care experienced people.

### **Free period products in Southwark Council buildings**

That the motion referred from council assembly as a recommendation to cabinet, set out below be agreed.

1. Council Assembly notes that:
  - a. In June 2022, a Plan International UK survey found that nearly one in four girls in London were unable to afford period products since the start of the year, which was higher than the national rate.
  - b. The charity found that girls across the country were cutting down on food and school spending in order to afford period products.
  - c. Scotland was the first country in the world to make period products free for all.

- d. Surrey County and Oxford City Council have both set up or agreed to schemes to provide free period products.
2. Council Assembly believes that:
- a. No one should experience period poverty.
3. Council Assembly resolves to:
- a. Explore the cost and practicalities of providing free period products in all of the council's public toilets and buildings including the town hall, libraries and community centres that do not already have these available. This would include all female, male, disabled and gender-neutral toilets.
  - b. Where possible, provide sustainable period products for free.
  - c. Ensure there are sanitary waste bins in all of the council's toilets.
  - d. Contact state-maintained schools and education institutions in Southwark asking them to participate in the UK government's period product scheme.
  - e. Call for the UK government to make period products free and available to all who need them.

**Supporting insourcing of cleaning staff at our anchor institutions including University of the Arts London (UAL)**

That the motion referred from council assembly as a recommendation to cabinet, set out below be agreed.

1. Council assembly notes:
- a. One of our Council Delivery Plan commitments is to “Deliver a major public awareness campaign to make sure Southwark residents know their rights at work and the benefits of trade union membership”
  - b. Many universities and public sector employers are now insourcing cleaners and other auxiliary staff. Keeping staff in-house is shown to be more cost-effective, representing better value for tax-payer money and providing better forms of employment to workers.
  - c. UAL is a valuable part of our community. Ranked as second in the world for art and design, the University provides world-class creative education and enriches students, residents, visitors, businesses, and local stakeholders with public exhibitions and local partnerships.

- d. UAL currently outsources its cleaning contract and the UAL cleaning staff are currently engaged in an ongoing industrial dispute with UAL about this, including a pending strike ballot for an all-out strike.
  - e. Some of the benefits of a directly employed workforce include:
    - Sick pay and pension
    - Trade Union recognition
    - Protection against dismissal, harassment and unsafe working conditions.
    - Equalities relating to race, sex and nationality.
2. Council assembly believes:
- a. Insourcing can help create more careers and jobs within Southwark's big employers for local residents, including in our council, NHS, big businesses and universities
  - b. The benefits of insourcing include commitments to the wellbeing and prosperity of all of an organisations staff, including the eradication of discrimination and inequality among the workforce.
  - c. Many universities and public sector employers are now insourcing cleaners and other auxiliary staff. Keeping staff in-house is shown to be more cost-effective, representing better value for tax-payer money and providing better forms of employment to workers engaged in notoriously unregulated sectors such as commercial facilities management.
  - d. Insourcing should always be the first consideration when procuring services and services should always be insourced where it is possible to do so.
3. Council assembly resolves:
- a. To encourage the President and Vice-Chancellor of UAL to directly employ cleaners currently outsourced on the same terms and conditions as other staff
  - b. To support the aims of UAL: End Outsourcing and the unions representing outsourced cleaners
  - c. To support and campaign for an end to outsourcing of staff at anchor institutions and public bodies within the borough
  - d. To ask the Council's Cabinet to continue the successful work the council has been taking forward to bring council services back in house, publicly reporting progress every year.

## **The Home Office and the unacceptable backlog of visa cases**

That the motion referred from council assembly as a recommendation to cabinet, set out below be agreed.

1. Council assembly notes:
  - a. The unacceptable backlog of Home Office visa cases where people living in this country are kept in a state of limbo for years at a time, unable to work and move on with their lives.
  - b. For example, the case of a Rotherhithe resident who is being threatened with deportation after more than eleven years in London, and being hailed locally as a 'lockdown hero' for his extensive work ensuring vulnerable people had access to food during the pandemic.
  - c. The dreadful No Recourse to Public Funds policy, which prevents those affected by the policy from working or claiming support as needed, often leading to poverty and destitution.
  - d. The maladministration of the Home Office under Suella Braverman, and her predecessor Priti Patel, which continues to cause misery to thousands of people under the government's inhumane hostile environment policy.
2. Council assembly resolves:
  - a. To call on the government to resolve the unacceptable backlog of visa cases, including that of local residents.
  - b. To call on the government to immediately end the dreadful No Resource to Public Funds policy, so that those affected by this policy in Southwark and across the country are able to work and claim support as required.
  - c. To oppose the hostile environment policies and to campaign for a general election now, so that the Home Office can be brought under control of a new government with human rights and humane policies at its core.

## **19. APPOINTMENTS TO OUTSIDE BODIES 2022-23 - VARIOUS**

### **RESOLVED:**

That the appointments to the following outside bodies for 2022-23 be agreed:

- WeAreWaterloo Business Improvement District (BID) outside body (one member vacancy plus a staff representative as detailed in paragraph 9 of

this report) – Councillor Victor Chamberlain

- Potters Field Park Management Trust (one vacancy) – deferred to 6 February cabinet
- Kings College Hospital NHS (Council of Governors) (one vacancy) - Councillor Renata Hamvas.

## **EXCLUSION OF THE PRESS AND PUBLIC**

That the press and public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in category 3 of paragraph 10.4 of the access to information procedure rules of the Southwark Constitution.

The following is a summary of the decisions taken in the closed part of the meeting.

### **20. TUSTIN ESTATE - APPROPRIATION OF LAND FOR PLANNING PURPOSES**

The cabinet considered the closed information relating to this item. Please see item 14 for the decision.

The meeting ended at 1.00pm.

**CHAIR:**

**DATED:**

**DEADLINE FOR NOTIFICATION OF CALL-IN UNDER SECTION 17 OF THE OVERVIEW AND SCRUTINY PROCEDURE RULES IS MIDNIGHT, WEDNESDAY 25 JANUARY 2023.**

**THE ABOVE DECISIONS WILL NOT BE IMPLEMENTABLE UNTIL AFTER THAT DATE. SHOULD A DECISION OF THE CABINET BE CALLED-IN FOR SCRUTINY, THEN THE RELEVANT DECISION WILL BE HELD IN ABEYANCE PENDING THE OUTCOME OF SCRUTINY CONSIDERATION.**

<b>Item No.</b> 8.	<b>Classification:</b> Open	<b>Date:</b> 6 February 2023	<b>Meeting Name:</b> Cabinet
<b>Report title:</b>		Abbeyfield Estate – A Way Forward	
<b>Ward(s) or groups affected:</b>		North Bermondsey	
<b>Cabinet Member:</b>		Councillor Darren Merrill, Council Homes and Homelessness	

### **FOREWORD - COUNCILLOR DARREN MERRILL, CABINET MEMBER FOR COUNCIL HOMES AND HOMELESSNESS**

The Abbeyfield Estate and Maydew House have a long history. This paper goes into that history and the efforts made to bring forward a refurbishment project for Maydew House. This has included adding on top of the Maydew to provide new homes but unfortunately after some detailed engineering calculation of the existing frame it has come to light that the existing frame would require a significant investment to bring it up to standard and would not provide value for money in terms of quality of home.

It's clear that the residents in the area want the council to come to a conclusion on Maydew House and its future. This paper sets out the reason for why the council have come to the conclusion that demolition of Maydew and the direction going forward. This paper sets out the consultation with residents and the Bede Centre and how we are purposing to work closely in the future to provide a scheme that benefits the local communities and meet their needs.

Demolition of any building is not the preferred option when it come to the climate emergency and in these terms I'm reassured that robust calculations have been done and any future plans will take these into account.

### **RECOMMENDATIONS**

That the Cabinet.

1. Notes that in 2019 the refurbishment of Maydew House was costed at £42,173,573. By 2021 these costs had risen to £69,644,677, representing an increase of £27,471,104. This increase does not include further inflation cost and the further risks outlined in paragraph 32 of this report.
2. Note the constraints of refurbishing Maydew House and relative advantages of wholesale redevelopment, including larger homes, an increase in the number of homes, more accessible homes, set out from paragraphs 33 to 42 of this report.

3. Agrees not to proceed with the final stage 2 tender price proposal received in relation to the refurbishment of Maydew House and the replacement of the Bede Centre on the existing Abbeyfield site.
4. Agrees to procure a demolition contract for Maydew House which would be subject to a separate gateway approval.
5. Notes the Whole Life Carbon Assessment for the demolition of Maydew House and that this document will be updated as set out in paragraph 39 of this report with every effort being made to minimize and mitigate the carbon impact.
6. Agrees to undertake a detailed consultation and engagement process with residents of Damory House and Thaxted Court over options for the future of their estate and improving the quality of their housing and environment.
7. Agrees to amend the housing investment programme to include £4m for demolition works for Maydew House.
8. Reaffirms the council's commitment and support for the Bede Centre, Noting the update on temporary and permanent options for continued operation of this important community organisation.
9. Notes the outcome of the residents meetings on 9 November 2022 and 5 December 2022 and previous meetings with officers.

#### **BACKGROUND INFORMATION**

10. The implementation of self-financing to the HRA in April 2012 was intended to give more autonomy to landlord local authorities to let them retain the rental income so that strategic decisions could be made with regard to local circumstances and needs. However, there were a number of changes implemented by government subsequent to self-financing that have impacted on the council's business plan. For example, the Welfare Reform & Work Act 2016 required social housing landlords to reduce rents by 1% a year for four years from April 2016. This policy equated to a loss in rental income to the HRA when compared with the previous rental assumption of CPI+1% of £820m over the thirty years of the HRA business plan
11. The current economic uncertainty makes accurate financial forecasting less certain. The cost of living crisis, the rise in energy prices and and the Russia/Ukraine conflict has increased political and economic volatility and made financial projections extremely difficult to determine. For example, the government target for CPI is 2% but CPI rose by 10.7% in the 12 months to November 2022 which is obviously significantly higher than the government target. Social housing rents have been capped at 7%, much lower than CPI+1% which is normally the calculation mechanism. Build and repair costs have increased even more significantly and have



impacted on the monies available to finance the housing capital programme. The Building Safety Act 2022 has brought about legally compliant costs which have to be funded from within existing council resources. The council's move to carbon neutrality by 2030 will also incur costs not previously accounted for. The target to build 11,000 new homes by 2043 is unattainable due to the lack of financial resources, increased build costs and the increase in interest costs on additional borrowing, where the base interest rate has increased from 0.1% in March 2020 to 3.5% in December 2022.

12. All in all, the circumstances facing housing local authorities now are very different from those faced two years ago and the council has to adapt to meet the challenges, of increased capital spend priorities but insufficient resources to meet those needs.
13. Abbeyfield Estate includes a 26 storey tower at Maydew House (144 2 bed 4 person units) and two 4 storey blocks Damory House (35 homes) and Thaxted Court (24 homes) (see site plan in Appendix 1). Part of Maydew House is occupied by the Bede Centre in a 2 storey building.
14. Maydew House is currently vacant and stripped back to the structure. The building cannot be utilized for any form of accommodation in its current form. Damory House comprises 22 tenants and 13 leaseholders. Thaxted Court comprises 15 tenants and 9 leaseholders.
15. There was a first-floor concrete podium along the park boundary, connecting Maydew House with the Bede Centre. The podium, which is partly demolished, is accessed via a concrete ramp. The car parking garages below the podium have been hoarded off and have not been used for several years.
16. In March 2012 Cabinet considered options to develop the Abbeyfield Estate specifically considering an Options Appraisal for the Refurbishment of Maydew House, Thaxted Court and Damory House. Cabinet agreed to refurbish Maydew House and the neighboring buildings at Thaxted Court and Damory House. The project would have improved the decency of the block which suffered from several defects (damp, structural movement, cracks, asbestos and poor heating). The works involved necessitated all residents of Maydew House being rehoused in advance with the final leaseholder purchase taking place in 2014. 25 residents expressed an interest in returning to a refurbished home in Maydew House. Planning permission for the proposals was granted in 2018.
17. In support of this, under the councils partnering contract, Maydew House was stripped back to the existing frame by the council's contractor Engie. All soft and hard furnishings have been removed, services and windows have been removed and existing lifts have been partially decommissioned.

18. In March 2019 the council obtained an assessed refurbishment cost from its employers agent, Calford Seaden for the refurbishment of Maydew House (including roof top extension of 24 units) and the Bede Centre, of £38,812,627 excluding inflation (£42,173,573 including inflation based on BCIS indices as February 2019). This was supplemented by the cost to develop a further 87 units on site (the Bede Site Redevelopment or BSR development) of £22,205,388 excluding inflation (£27,620,794 including inflation based on BCIS indices in February 2019).
19. In September 2019 the council sought tenders under a two-stage tender process. The refurbishment including replacement windows and doors, new electrical supplies, concrete repairs, new external cladding, refurbishment of communal areas, new service plant and risers, new lifts and the complete fit out of flats including new kitchens, bathrooms, associated services and partition walls. The development proposals included landscape improvements to the front of Maydew House, with a new residential entrance at ground floor and residents' amenities at first floor together with a new Bede community facility at ground and upper ground floor levels. The Stage 1 tender was the pre-construction services agreement (PCSA) and was based on developing the design and pricing document that included a preliminaries breakdown and fixed rates for overheads and profits. The tendered figure was £38,658,364 excluding inflation for Maydew and £23,817,688 for the Bede Site Redevelopment.
20. On the 22 February 2021, Calford Seaden recommended the appointment of the successful tender and to commence the second stage tender with the successful contractor with binding and contractual figures as to the preliminaries rates, the Pre Construction Services Agreement (PCSA) value itself and the Overhead and Profit percentages.
21. In addition to the PCSA were agreed works to demolish the existing podium, design, extensions at ground and first floor levels of Maydew House for the Bede Centre accommodation including Halls, Offices, Community/Youth Centre, together with the infrastructure works, complete with all services, external works and connections to mains drainage, service mains and all requisite service diversions.
22. The design also included the construction and completion of a new 6/9 storey "U-Shaped" block on the Bede Site Redevelopment site providing 87 new dwellings. The block consists of flats and maisonettes, together with infrastructure works, all services, associated external works, connections to mains drainage and service mains and all requisite service diversions.
23. Due to subsequent structural concerns with Maydew House, it was agreed to relocate the 24 flats, originally as a rooftop extension to the existing tower in the new building (the Bede Site Redevelopment).
24. The contractor was also instructed to take possession of the site and secure it, incorporating COVID protection measures, to progress with the

early works surveys and detailed investigations needed prior starting the main works. It was agreed, due to the site possession requirement and to benefit of the final design to bring forward some additional works into the PCSA period. These figures are part of the contractor's proposed cost plan.

25. The contractor's second stage tender submission for the main construction works was received on 16 December 2021.
26. The overall cost for the Maydew House Residential Refurbishment and Bede Centre combined including inflation is £65,792,140, which equates to £456,889.86/unit. The cost for Bede Site Redevelopment was £42,897,211. The Cost Plan provided by the contractor for the Bede Site Redevelopment is based on current planning stage drawings. The price proposed excluding Inflation has been calculated as representing £3,199/m<sup>2</sup> or £323,694.74 per unit for the Bede Site Redevelopment new build development works less inflation.
27. In April 2022, the contractor considered further design changes as set out in paragraph 31 below and updated their End of Stage report, submitting a revised version inclusive of amended costs and notably excluding inflation. The revised tender for Maydew and Bede was £64,941,109.33 exclusive of inflation risk (it is estimated that with inflation the revised sum would be £69,644,677). Calford Seaden confirms the details provided by the contractor identify that 42% of the proposed contract sum has been sourced through a competitive process. The remaining 58% comprises adjustments made by the contractor to subcontract prices including plugged rates, additions for site overheads, fees, profit and risk.
28. The table below highlights the high cost of these works.

<b>Adjustments:</b>	<b>Maydew House</b>	<b>Maydew House: Bede Centre Costs Omitted</b>
Total £	64,941,109.33	55,987,694.02
Nr Dwellings	144	144
Gross Internal Floor Area	13,872	12,724
Cost £/Dwelling	450,979.93	388,803.43
Cost £/m <sup>2</sup>	4,681.45	4,400.16

29. Due to the volatility of the construction market at the time the contractor has omitted inflation from their revised cost breakdown. The advice from Calford Seaden was that this tender was no longer fixed and that the council would carry the risk of inflationary increases.

30. In progressing the proposals to date the council has incurred and committed spend of £15.39m broken down as follows

Element	Cost to date (£)	Future spend (£)
Works and fees on refurbishment proposals and soft strip of Maydew	8,334,644.37	0
Heating infrastructure diversion	1,274,047.84	0
New sub-station	1,128,914	95,790
Demolition of podium	1,435,167.65	0
PCSA	2,673,279.43	0
Security	162,274.5	70,000
Monarflex sheeting	211,458.94	0
<b>Total</b>	<b>15,219,786.7</b>	<b>165,790</b>

The heating infrastructure and sub-station works would still have been required even if the proposal to demolish Maydew House were known at an earlier stage. The design fees and PCSA cost incurred to date on the refurbishment contract have allowed the financial and building related risks to be explored and have informed this report. In taking forward this proposal the council would be able to minimize future costs of securing the site. The podium demolition and soft strip of Maydew works would have been part of the demolition contract.

## KEY ISSUES FOR CONSIDERATION

### The limitations of Maydew House

31. During the second stage of the tender negotiation a series of technical and design challenges were identified as follows:
- a) **Structure:** Specialist structural engineers were commissioned in the summer of 2020 to undertake a full survey of the existing building in advance of the full 2<sup>nd</sup> stage tender. The survey was fully intrusive investigating the intersections between structural concrete members along with the condition of the existing concrete. As mentioned elsewhere in this report the existing building could not support the additional 5 storeys proposed on top. These issues were also discussed with another firm of structural engineers who were employed directly by the council to oversee and comment on the process.

- b) Stability and additional staircase:** The structural report led to concerns over the long-term stability of the existing building in certain weather conditions. The consequence of this was that not only would the existing structure require strengthening to key joints throughout, to provide lateral stability but also that an additional staircase core would be required opposite the existing stair/lift core.
- c) Concrete upstands:** Following investigations into the junction between the floor slab and the concrete upstands that formed the aprons below the windows, would have to be removed. The original intention was to retain these and clad over. This has extended the programme which together with the works has increased the costs.
- d) Deterioration of the concrete structure:** The original building was stripped out to shell and core by the council's framework contractor Engie around 6 years ago. The subsequent protracted procurement process has led to further degradation of the concrete.
- e) Increase to partitions/party walls to meet fire and acoustic requirements:** Since the original design was completed by the architects for the 1<sup>st</sup> stage tender, the requirements for fire protection and their implementation have evolved. The contractor had to consider these with their building control approved inspector and have increased the protection provisions throughout the building.
- f) District Heating Adaptation not previously included:** Works were undertaken to the adjacent heat network by Veolia through Engie on behalf of the council in 2017. This included diversion of the original network mains pipe from the rear to the front of Maydew House together with a construction of a new plant room in the adjacent Damory House. During the second stage tender period when the contractor consulted with Veolia it became clear that they would no longer support the current and future provision and would need to reassess their design which could lead to additional supplies being required from the main plant centre.

#### **Costs of refurbishment and risks associated**

- 32. As set out above there is a very high cost of refurbishing the building. The contractor appointed under the PCSA was unwilling to fix this price due to the volatility in the construction market. Given the nature of the construction, further future guidance on fire safety would lead to an increased cost.

#### **Condition of Maydew and its homes**

- 33. If refurbished, the majority of Maydew House would be 2 bed 4 person homes with internal stairs and no level access. The Bede Site Redevelopment would have provided a level of larger family sized homes.
- 34. A redevelopment of Maydew House and Bede would give the opportunity to

provide a higher level of larger family sized homes. Subject to resident consultation, in accordance with planning and council policy it is anticipated that a higher number of homes could be reprovided on the site.

35. The flats in the current Maydew block would be smaller at 65 m<sup>2</sup>, as opposed to the current standard of 70 m<sup>2</sup> in new builds. New properties would be developed to higher standards of space, energy efficiency and accessibility.
36. If refurbished there would be a low level of private amenity space due to the design of the current building structure. A redevelopment of the site would enable private amenity space to be provided to current standards.

### **Housing investment programme**

37. The housing investment programme is under significant pressure due to a combination of increasing construction prices, new building safety requirements and the condition of the existing housing stock. There is therefore a need for every proposal to demonstrate that it is value for money and represents the best approach to delivering quality homes for residents.

### **Impact on the area**

38. Currently there is no visual or pedestrian link to Southwark Park from Raymouth Road. Although, a physical link to the Park was part of the Maydew House refurbishment and BSR proposal, a redevelopment option allows for a wider range of design options.

### **Carbon impact**

39. A Whole Life Carbon Assessment of the proposed demolition of Maydew House and the Bede Centre has been undertaken. Unlike other projects such as Tustin and Ledbury, the full assessment of the impact of the redevelopment of the site can not yet be calculated as the details of the new design are not yet known. This assessment (attached as Appendix 2 to this report) therefore is a starting point and reflects the impact of the demolition works only. The new design will, in accordance with current good practice and policy, seek to maximize the on site carbon savings of the new development. Under similar projects, such as the rebuilding of the Tustin Estate, 95% of the existing building materials has been reused on site in order to reduce the carbon impact of the development. The Whole Life Carbon Assessment report identifies the building materials that comprise the structure of Maydew House and the level at which these materials are reusable for construction projects. On the site of Maydew House, a proportion of the existing material can be reused to cover the site as a base for future construction and infrastructure. Discussions are under way with developers of neighbouring developments over the potential to reuse material from this site on their developments. The Whole Life Carbon Assessment will continue to be updated as the proposals are developed.

40. Due to the scale of the works proposed (including the construction of an additional stair core) and the condition of the building, the refurbishment of Maydew House would have had a significant carbon impact. Although a number of measures including insulation and district heating could have been incorporated into the refurbishment of Maydew House contract there is increased scope to incorporate measures such as solar panels and green roofs into a new development.

#### **Constraints on site development**

41. Initial assessments have identified that the piles for Maydew House are very substantial and may impact on the ability to develop on the footprint of the current building. This position will be further assessed once the building is demolished.

#### **Cost of securing the buildings**

42. Currently the Maydew House site has 24 hour staffed security and CCTV in place which costs the council £12,000 per month. In addition the council is renting site cabins at a cost of £1,000 per month. These arrangements can be terminated once the site is handed over to a demolition contractor.

#### **Bede Centre**

43. The current condition of the buildings does not provide quality accommodation for this key community organisation. The Bede Site Redevelopment proposals, developed with the management commitment of Bede, would have provided modern spaces for the organisation. As a result of these discussions, Bede have already raised £900,000 towards the fit out costs of the building. The council commits to providing space within the new development of the site to meet the needs of Bede. Following consideration of temporary and permanent relocation options it is proposed that Bede remain in situ whilst the demolition of Maydew House takes place. A demolition contractor has confirmed that this position does not affect the potential to demolish Maydew House. The council will continue discussions with Bede about temporary and permanent relocation options. In the short term Bede are proposing a series of minor internal works to the building in order to increase the level of activities that can take place. It is assumed that the parts of the building housing Bede will be demolished at a later stage once a relocation option has been delivered. The Whole Life Carbon Assessment will be updated at that point.
44. Having assessed the factors above including value for money, the council does not believe that it is expedient or will achieve value for money or the best interest of the council to award any contract for the reasons detailed in this report. It is considered that the best way forward is the demolition of Maydew House. This site could then be redeveloped to provide new homes. Although the scheme needs to be designed and costed, the council can commit to the right to returnees from Maydew House having a priority for any new council homes on the site.

### **Damory House and Thaxted Court**

45. Under recent proposals for Damory House and Thaxted Court, the council proposed full refurbishment of all homes, the construction of a 2 storey roof extension and the conversion of the undercroft in Thaxted Court to provide a further 28 council social rent homes. Following consultation and taking into consideration more stringent building regulations and rising construction costs the proposal is no longer being pursued.
46. A programme of works has been developed under the Quality Homes Improvement Programme in order to deal with immediate issues with the buildings and give the buildings a five year life. The works, which have been the subject of consultation, include roof repair, asphalt repair, facade repair, communal decorations, Fire Risk Assessment works and electrics. The costings for these works and is currently under negotiation with the contractor but with associated consultant fees is anticipated to be up to £1.57m. As the works are treated as a repair, leaseholders are liable for a contribution towards the cost. Given the potential lifespan of the buildings officers will seek to minimize these charges. It is anticipated that these works will start on site in Spring 2023 and complete in Spring 2024
47. Before making considerable additional investment into Damory House and Thaxted Court, there is a need to consider whether this approach is the best option in delivering the highest quality of housing accommodation and improvements to the neighbourhood. The alternative options to be considered in full consultation with residents are doing nothing other than QHIP, refurbishment, and wholesale redevelopment. The key principles underlying these options are:
- That all council tenants and leaseholders affected by the proposals have an option of moving to the new development
  - That a single move policy should be adopted (apart from for Maydew House right to returnees)

The council has recently successfully engaged the community in developing proposals for rebuilding the Tustin and Ledbury Estates. This model includes the production of a Resident Manifesto, the formation of a Resident Project Group, the appointment of an Independent Tenants and Leaseholder Advisor, the involvement of residents in consultant appointment, regular newsletters and exhibitions, the development of alternative design options on which residents vote and a formal GLA compliant ballot process on a preferred option. A similar approach would seem appropriate for taking forward proposals for Damory House and Thaxted Court and the sites of Maydew House and the Bede Centre. A draft Engagement Plan for the next six months is attached as Appendix 3.

48. Before commencing on the design work for these options, there is a need to identify the level of resources available in the investment programme both for the design work and implementation of the proposals. This



exercise will be carried out as part of the review of the Southwark Construction and Asset Management programmes.

49. Officers have consulted residents of Maydew House, Damory House, Thaxted Court and neighbouring blocks such as Bradley House for a number of years as the proposals have evolved. A public meeting on 9<sup>th</sup> November 2022 was attended by Councillor Merrill and the Strategic Director of Housing and Modernisation outlined the draft of the proposals set out in this report in order to gauge local opinion to inform this report. There was a positive response to the proposals and a desire from those present to be involved in future discussions. Following this meeting, Open Communities organised a meeting with residents on 5<sup>th</sup> December 2022 in order to discuss the next steps.
50. Officers have kept the management of Bede House updated on the proposals and the potential implications for the organisation at both an operational and strategic level. These discussions have informed both the position on demolition of property and the EQIA.

### **Policy framework implications**

51. The overall objective of the proposal in accordance with the Housing Strategy is to improve the quality of housing accommodation in the Borough within the constraints of the funding available.
52. In considering options for Maydew House, the key carbon impact and equalities impact issues have been assessed and are attached as appendices to this report.

### **Community, equalities (including socio-economic) and health impacts**

#### **Community impact statement**

53. The impact on the community is set out in the EQIA.

#### **Equalities (including socio-economic) impact statement**

54. Section 149 of the Equality Act 2010 lays out the Public Sector Equality Duty (PSED) which requires public bodies when taking decisions, to have due regard to the need to:
  - a) Eliminate discrimination, harassment, victimisation or other prohibited conduct;
  - b) Advance equality of opportunity between persons who share a relevant protected characteristic and those who do not share it;
  - c) Foster good relations between those who share a relevant characteristic and those that do not share it.
55. The council through a process of regular review has been considering the impact on all protected groups throughout the development of the

council's proposals for all regeneration projects within the borough. This has led to the council developing rehousing policies for tenants and leaseholders affected by regeneration proposals in the borough.

56. These have identified that the council has a range of measures in place to mitigate any potential impacts of regeneration proposals, including:
  - a) Rehousing policies through the council which provide a range of local re-housing opportunities that enable residents to move locally (if they choose to do so) to a new home that meets the needs of their family and financial position.
  - b) A dedicated team of officers which supports both tenants and leaseholders through the rehousing process.
  - c) Providing support and guidance about a range of routes to all residents affected by regeneration but with particular focus on those that may be vulnerable or in need of additional support.
  - d) The development of new homes in the borough which will provide high quality homes to modern standards for residents in the borough to move to.
  
57. Therefore, the council considers that the potential impacts of the scheme are fully addressed through the operation of its rehousing policies and provision of dedicated support and guidance available through council officers and local independent organisations that provide support and guidance to Abbeyfield Estate residents.
  
58. Through the consultation process, the council has also sought to update its understanding of the makeup of individuals affected by the proposals. This has included a demographic information survey of the residents of Damory House and Thaxted Court. The Council will continue to monitor any resulting impacts. The council will also seek to update and expand upon this information throughout the ongoing process as it continues to discharge its public sector equality duty.
  
59. The management of the Bede Centre have sent the council relevant anonymized information on those with protected characteristics who both work and use the Centre. The Demolition Management Plan for Maydew House and any future Construction Management Plan will need to demonstrate the measures being put in place to mitigate the impact on this group.
  
60. An Equality Health and Impact Assessment (EqIA) (attached as Appendix 4) has been drafted by specialist consultants for the demolition works in order to ensure the impacts of the proposals for the estate have been independently assessed. The EqIA will be regularly updated as the wider options are developed. The EqIA identifies differential or disproportionate effects, both positive and negative, on those with protected characteristics from the development proposals and sets out mitigation or enhancement measures that the council can put in place. It will look at these factors ahead of confirming future decisions and policy. Relevant mitigation

measures will be identified and embedded into the programme. The EqIA has been carried out in accordance with the Equality Act 2010 and the council's Public Sector Equality Duty.

### **Health Impact Statement**

61. The health impacts of the proposal are set out in the EqIA attached as Appendix 4 to this report.

### **Climate change implications**

62. As set out in paragraph 39 above a Whole Life Carbon Assessment of the demolition of Maydew House has been drafted and is attached as Appendix 2 to this report.
63. As part of the development of options for Damory House and Thaxted Court and the sites of Maydew and Bede a series of measures will be considered in order to maximise the on site carbon saving. The connection to district heating will be incorporated into all of the options.

### **Resource implications**

64. The estimated additional costs of taking these proposals forward is as follows

Element	£
Demolition and site works for Maydew House site	4,000,000
Total	4,000,000

### **Legal implications**

65. See the concurrent from the Director of Law and Governance below.

### **Financial implications**

66. The cost of demolishing Maydew House is estimated at £4m, and will be met from resources supporting the Housing Investment Programme. The proposal not to proceed with the refurbishment of Maydew House and the replacement of the Bede Centre on the existing Abbeyfield site will free up resources to support other areas of the Housing Investment Programme, which is already over-committed. Proceeding with the demolition will enable the council to terminate contracts for site security and rental of site cabins costing £13,000 per month.

### **Consultation**

67. As set out in paragraphs 47, 49 and 50 of this report, officers have consulted local residents and the Bede Centre on the detail of the

proposal. A draft Engagement Plan is attached as Appendix 3. As part of the future engagement a Resident Project Group will be established.

## **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

### **Director of Law and Governance**

68. This report seeks the agreement of the cabinet not to proceed with the final stage 2 tender price proposal received in relation to the refurbishment of Maydew House and the replacement of the Bede Centre on the existing Abbeyfield site for the reasons summarised in paragraph 1 and 2 of this report and in the main body of this report.
69. Cabinet is also requested to approve the demolition of the Maydew House, which will be subject to separate Gateway approvals.
70. As a public authority, the council is required to carry out its duties in accordance with the principles of best value and achieve value for money. The outcome of the stage 2 tender process confirms that this procurement would not achieve best value and value for money and this would be a reason not to award the contract as highlighted in paragraphs 37 and 44 of this report.
71. As stated in section one of the tender pack, the council reserved the right to withdraw the tender at any time and to choose not to award a contract. The invitation to tender also stipulated that the council would not be responsible to pay bidder cost, including costs incurred as a result of an abortive tender process. The council may therefore cease the tender process under these provisions at any time before contract award.
72. This report also recommends that detailed consultation is undertaken with the residents of Damory House and Thaxted Court over options for the future of their estate. To meet legal requirements consultation must be undertaken when the proposals are still at a formative stage, include sufficient reasons for the proposals to allow any interested party the opportunity to consider the proposal and formulate a response and allow adequate time for interested parties to consider the proposal and formulate their response. Those responsible for taking decisions on proposals must take into account the product of consultation when making decisions on the matters concerned.
73. The cabinet is advised that a decision on the future of the Abbeyfield estate should be taken after careful consideration of consultation responses from interested parties. Paragraph 67 confirms that consultation has taken place and will continue to take place.
74. Regard must also be given to the public sector equality duty in section 149 of the Equality Act 2010. This requires the council, when taking decisions, to have due regard to the need to:

- a) Eliminate discrimination, harassment, victimisation or other prohibited conduct
  - b) Advance of equality of opportunity between persons who share a relevant protected characteristic and those who do not share it
  - c) Foster good relations between those who share a relevant characteristic and those that do not share it.
75. The relevant protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation. The duty also applies to marriage and civil partnership, but only in relation to (a) above.
76. Cabinet is specifically referred to the community, equalities (including socio-economic), and health impact statement at paragraphs 54 to 60 of this report setting out the consideration that has been given to equalities issues, which should be considered when approving the recommendations in this report.

#### **Strategic Director of Finance and Governance (H&M 22/124)**

77. This report is seeking Cabinet approval to discontinue with the proposals to refurbish Maydew House and replace the Bede Centre on the Abbeyfield estate for the reasons outlined in this report. In addition, Cabinet approval is also sought to procure a contract to demolish Maydew House and to consult with residents of Damory House and Thaxted Court over options for the future of their estate.
78. The cost of demolishing Maydew House and associated site works is estimated at £4m, which can be met from resources supporting the Housing Investment Programme. As outlined in this report, the Housing Investment Programme is under extreme financial pressure, and as a consequence it is not in a position fund the development of the estate in the immediate future. Any decisions made in the future about the estate will need to take into consideration the priorities of the overall Housing Investment Programme.

#### **BACKGROUND DOCUMENTS**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
None		

**APPENDICES**

<b>No.</b>	<b>Title</b>
Appendix 1	Location Plan
Appendix 2	Whole Life Carbon Assessment of Maydew House demolition
Appendix 3	Draft Abbeyfield Estate Engagement Plan
Appendix 4	Equalities Impact Assessment

**AUDIT TRAIL**

<b>Cabinet Member</b>	Councillor Darren Merrill, Council Homes and Homelessness		
<b>Lead Officer</b>	Michael Scorer, Strategic Director of Housing and Modernisation		
<b>Report Author</b>	Neil Kirby, Head of Regeneration		
<b>Version</b>	Final		
<b>Dated</b>	24 January 2023		
<b>Key Decision?</b>	Yes		
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>			
	<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments Included</b>
	Director of Law and Governance	Yes	Yes
	Strategic Director of Finance and Governance	Yes	Yes
	Climate Change and Sustainability Director	Yes	Yes
	<b>Cabinet Member</b>	Yes	Yes
	<b>Date final report sent to Constitutional Team</b>		24 January 2023

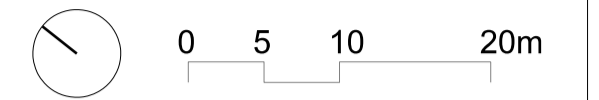
# Appendix 1

DO NOT SCALE

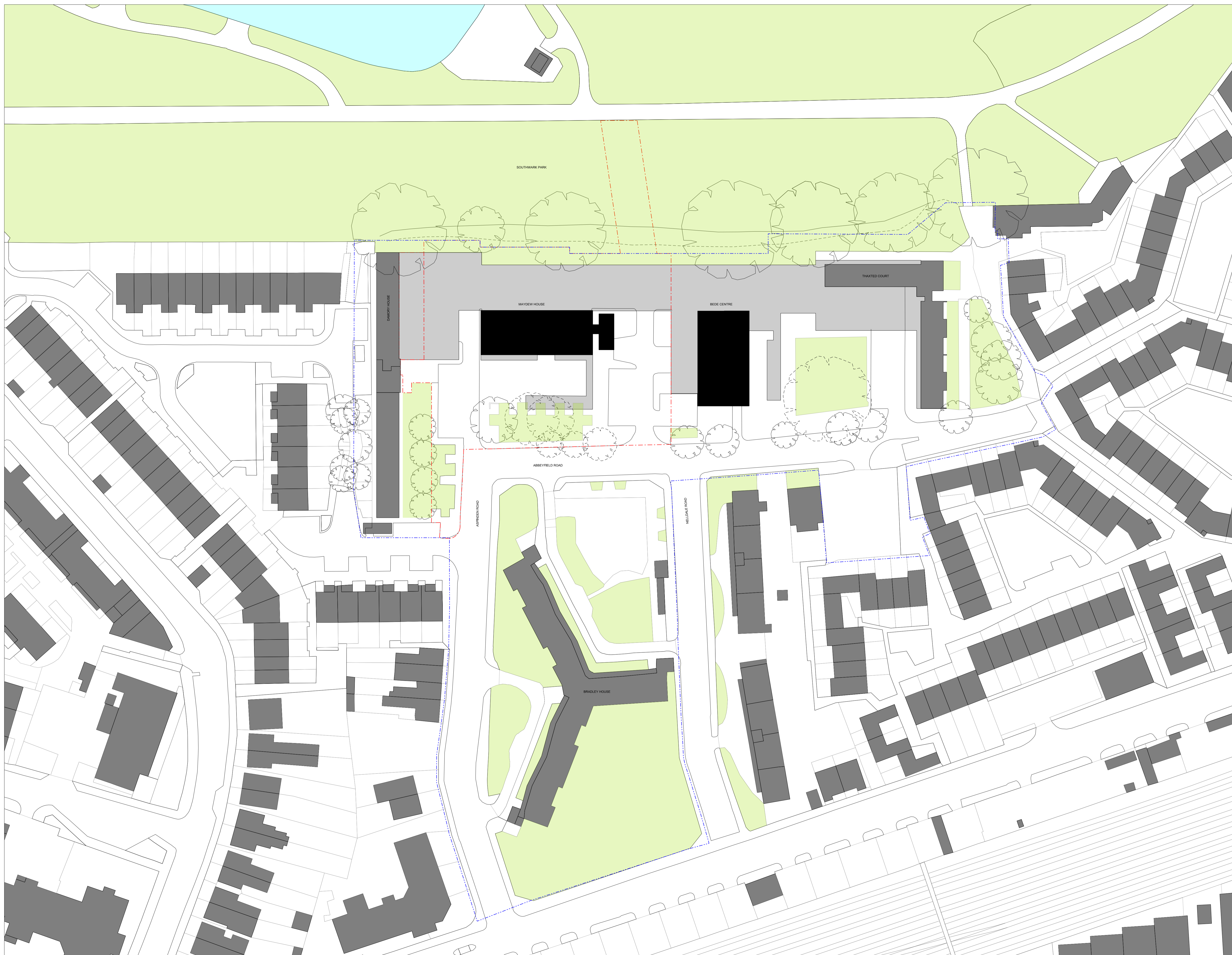
THE CONTRACTOR IS TO CHECK AND VERIFY ALL BUILDING AND SITE DIMENSIONS, LEVELS AND SEWER INVERT LEVELS AT CONNECTION POINTS BEFORE WORK STARTS.

THIS DRAWING IS TO BE READ AND CHECKED IN CONJUNCTION WITH ENGINEERS AND OTHER SPECIALIST DRAWINGS.

THE DRAWING AND THE WORKS DEPICTED ARE THE COPYRIGHT OF HAWORTH TOMPKINS LTD AND MAY NOT BE REPRODUCED EXCEPT BY WRITTEN PERMISSION.



--- Site Boundary  
--- Masterplan Boundary



REV	DATE	DESCRIPTION
P1	07.02.17	PLANNING

33 Greenwood Place  
London NW5 1LB  
T +44 (0)20 7250 3225  
W www.haworthtompkins.com

**Haworth Tompkins**

JOB 1553: MAYDEW HOUSE  
DRG Maydeu House Site Plan - Existing

DRG No	1553-HT-MH-XSP-000	REV	P1
--------	--------------------	-----	----

SCALE 1:500@A1 1:1000@A3 DATE 07.02.17  
DRAWN BY EF INSPECTED BY CF  
DRAWING STATUS **PLANNING**



## Abbeyfield Estate

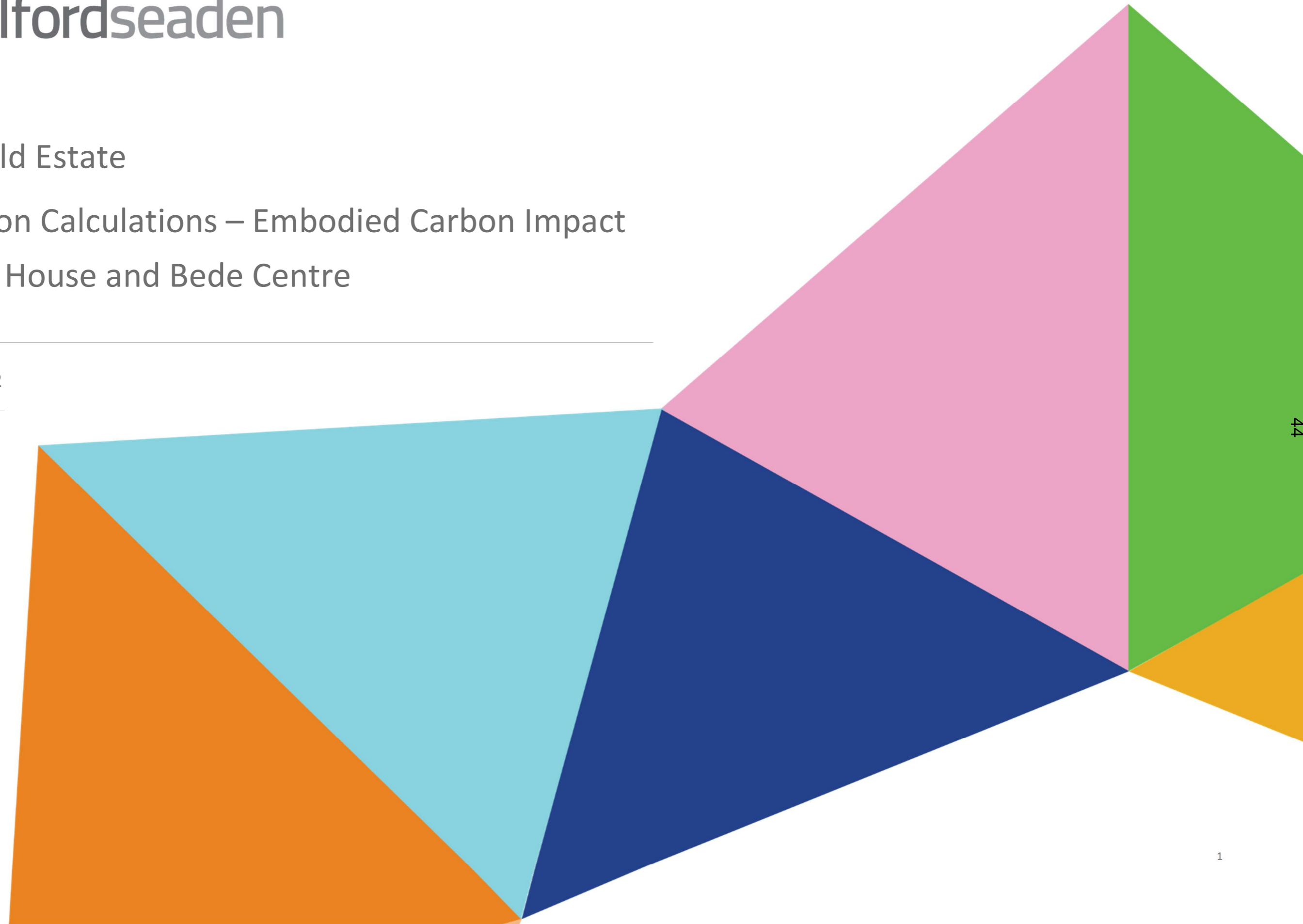
# Demolition Calculations – Embodied Carbon Impact Maydew House and Bede Centre

---

December 2022

---

Version 01 DRAFT





## Contents

INTRODUCTION .....	3
SITE DESCRIPTION .....	3
METHODOLOGY .....	3
MAYDEW HOUSE .....	4
BREAKDOWN OF EXISTING MATERIALS (Maydew House).....	4
BEDE COMMUNITY CENTRE.....	6
BREAKDOWN OF EXISTING MATERIALS (Bede Centre).....	6
RESULTS .....	7
CONCLUSION AND NEXT STEPS.....	7

Approval Sheet				
Discipline	Authored	Signed	Approved	Signed
Sustainability	J Clarke	JC		

Version History		
Revision	Date	Description
00	02-11-2022	1 <sup>st</sup> Draft for comment
01	05.12.2022	2 <sup>nd</sup> Draft for comment

Job No: K210186		
Issued for and on behalf of Calfordseaden LLP by the above signatories.	St John's House, 1A Knoll Rise, Orpington, Kent, BR6 0JX	Tel: 01689 888222 Email: orpington@calfordseaden.co.uk

## Foreword

This document is confidential to the Client and Calfordseaden LLP accepts no responsibility whatsoever to third parties to whom this document, or any part thereof, is made known. Any such party relies upon the document at their own risk.

## INTRODUCTION

Calfordseaden LLP were commissioned to undertake an assessment of the demolition of existing buildings within the Abbeyfield Estate utilising the methodology as detailed within the Greater London Authority (GLA), Whole Life-cycle Carbon Guidance for calculating demolition impact. of Maydew House and the Bede Centre.

This report explores the carbon impact of the demolition of the existing Maydew House and the Bede Centre located within the Abbeyfield Estate, Abbeyfield Road, London SE16 [the site] on behalf of the London Borough of Southwark.

The resulting Whole Life Carbon impact of the demolition will be included within any subsequent application for redevelopment of the Abbeyfield Estate.

## SITE DESCRIPTION

The existing Abbeyfield Estate, build between 1965 and 1967 is located along Abbeyfield Road and consists of three residential blocks and a community centre. Maydew House lies within the centre of the development and consists of 26 floors and stands 78meters in height. Damory House is a 4-storey block consisting of 35 flats and is located to the northern end of the development and the 4-storey Thaxted Court, consisting of 24 flats lies to the southern end of the development. The Bede Community Centre lies between Maydew House and Thaxted Court. The development is also bounded by Southwark Park to the east and Bradley House to the west.

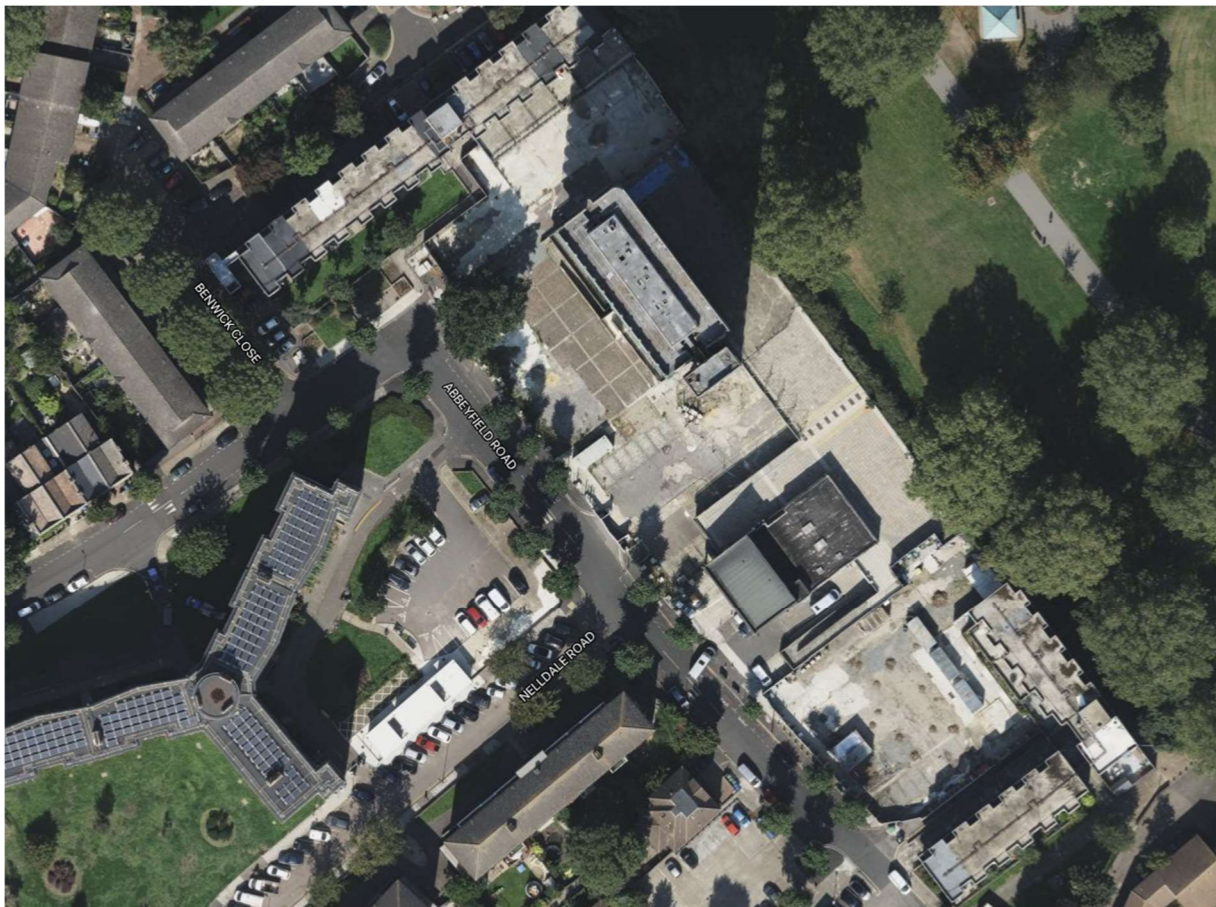


Figure 1: Location Plan – Source: Google Maps

## METHODOLOGY

The methodology for calculating the demolition impact of a project, utilises both the pre-demolition audit, which details the nature of the buildings to be demolished, alongside the methodology as detailed within the Greater London Authority (GLA), Whole Life-cycle Carbon Guidance for calculating demolition impact which applies a figure of 50kgCO<sub>2</sub>e/m<sup>2</sup> GIA (demolition).

Prior to refurbishment or demolition, it is useful to undertake a survey the site so that the volume, type and condition of the structure and internal fixtures and fittings can be determined. A pre-demolition audit provides a list of Key Demolition Products (KDPs) that will be removed during the demolition phase of the redevelopment that are suitable for reuse and recycling.

Currently, the demolition audits for both buildings being assessed have not yet been undertaken and therefore, a standard figure of 50kgCO<sub>2</sub>e/m<sup>2</sup> GIA has been applied to both buildings to calculate the carbon impact of the demolition at this stage, in accordance with the Greater London Authority (GLA), Whole Life-cycle Carbon Guidance for calculating demolition impact.

In lieu of the demolition audit however, estimated values for major materials expected to be produced as a result of demolition will be outlined for both buildings where it is possible to do so.

## MAYDEW HOUSE

Maydew House is a 26 storey residential tower block consisting of 144 dwellings and stands 78m in height. The block currently stands empty with residents decanted between 2011 and 2015 to allow for asbestos removal and other essential repairs to take place.

The external envelope and internal walls, fittings and fixtures have already been removed and the building currently consists of the reinforced concrete shell.



Figure 2: Maydew House

## BREAKDOWN OF EXISTING MATERIALS

Maydew House has already undergone significant removal of the external façade, and strip out of the majority of internal partitions, fittings and fixtures within the residential properties and common circulation space. The carbon impact of the removal of these elements was not required at the time of removal and therefore, this assessment will only consider remaining material elements and their estimated demolition impact.

The remaining structure is thought to consist primarily of reinforced concrete and rebar however, some further components have been identified as remaining. These include:

- 2no. passenger lifts
- aluminium entrance doors (approx. 20m2),
- steel security doors (approx. 10m2)
- steel roller shutters (approx. 10m2)
- Asphalt roof covering
- Cast iron rainwater downpipes
- Brickwork at lower ground level
- Steel railings
- Metal fencing
- Steel framed windows to staircase tower
- Timber window frames at roof level
- Wet riser (inc. pumps)
- Electrical switchgear
- UKPN substation at ground floor

Table 1: ESTIMATED EXISTING BUILDING MATERIALS for MAYDEW HOUSE

Material/assembly	Mass of raw materials (kg)	Total (kg)	Estimated recyclable materials %
<b>Foundations / Sub-surface / Basement</b>			
Ready mix concrete (low strength C12/15) 0% recycled binders	220,000		
Ready mix concrete (40/50 MPA)	484,025		
Reinforcement steel (rebar) generic 0 % recycled content	31,500		
Bricks (basement) including mortar	45,724	<b>781,249</b>	<b>100%</b>
<b>Floor slabs / ceilings / roofing decks / beams and roof</b>			
Ready mix concrete (normal strength C40/50) 0% recycled binders	240,000		
Ready-mix concrete 32/40 MPA	1,150,800		
Ready-mix concrete (normal strength C28/35) 0% recycled binders	3,561,600		
Concrete slab (generic)	1,152,000		
Reinforcement steel (rebar) generic, 0% recycled content	125,912		
Fiber-reinforced, self levelling floor rendering	1,800		
Self-leveling mortar	268,800		
Plastic vpc	74		
Asphalt waterproof coating for flat roofs (85kg/m2)	37,400	<b>6,538,386</b>	<b>99.5%</b>
<b>Columns / load bearing vertical structures</b>			
Ready-mix concrete 40/50 MPA	195,300		
Reinforcement steel (rebar) 0% recycled content	16,200	<b>211,500</b>	<b>100%</b>

Material/assembly	Mass of raw materials (kg)	Total (kg)	Estimated recyclable materials %
<b>Other structures / materials</b>			
Ready-mix concrete (normal strength C30/37) 0% recycled binders	417,600		
Ready-mix concrete (normal strength C30/37) 10% recycled binders	400		
Ready-mix concrete (normal strength C28/35) 0% recycled binders	480,000		
Reinforcement steel (rebar) 0% recycled content	41,427	<b>1,339,027</b>	<b>100%</b>
<b>Windows /doors</b>			
Steel security doors	566		
Aluminium entrance doors	788		
Steel framed windows	14,919		
Wooden framed windows	4,451		
Steel shutters	870	<b>21,594</b>	<b>100%</b>
<b>Materials and constructions for external use</b>			
Cast iron RWP (100mm)	2,037		
Steel guard railing / metal fencing	3,424	<b>5,461</b>	<b>100%</b>
<b>Building systems and Installations</b>			
Residential passenger lifts (2no.)	5,860		
Switchgear	1,688		
Dry-riser pipe (inc. pumps) 0% recycled content	100	<b>7,649</b>	<b>49.34%</b>
<b>Total</b>		<b>8,184,8010</b>	

Source: OneClick LCA

## BEDE COMMUNITY CENTRE

The Bede Community Centre is located next to Maydeu House and consists of a single storey building located at first floor level above garages off Abbeyfield Road and is accessed via a pedestrian ramp to the podium deck.



Figure 3: Bede Community Centre

### BREAKDOWN OF EXISTING MATERIALS

The Bede Centre has not yet undergone significant strip out or demolition. The carbon impact for the demolition of the Bede Centre has been based on estimated quantities of existing structural materials together with estimated internal finishing components and building services. Review of the condition report is recommended to confirm actual components present.

Table 2: ESTIMATED EXISTING BUILDING MATERIALS for BED CENTRE

Material/assembly	Mass of raw materials (kg)	Total (kg)	Estimated recyclable materials %
<b>Foundations / Sub-surface / Basement</b>			
Ready mix concrete (low strength C12/15) 0% recycled binders	65,120		
Ready mix concrete (normal strength C30/37)	57,309		
Reinforcement steel (rebar) generic 0 % recycled content	3,730		

EPS Insulation	73	126,393	99.8%
<b>Floor slabs / ceilings / roofing decks / beams and roof</b>			
Ready mix concrete (normal strength C30/37) 0% recycled binders	497,280		
Ready mix concrete (normal strength C30/40) 0% recycled binders	159,600		
Concrete slab (generic)	439,264		
Reinforcement steel (rebar) generic, 0% recycled content	37,248		
Self-leveling mortar	33,142		
Plastic vpc	219		
Concrete roof tiles	27,874		
Asphalt waterproof coating for flat roofs (85kg/m2)	50,320		
EPS Insulation	5,209		
Glass wool insulation	2,368	1,252,508	95%
<b>Columns / load bearing vertical structures</b>			
Ready-mix concrete (normal strength C32/40) 0% recycled binders	70,794		
Reinforcement steel (rebar) 0% recycled content	6,726	77,520	100%
<b>External walls / façade</b>			
Brick	132,272		
Concrete block (lightweight)	136,955		
Mortar	25,756		
Plasterboard	11,111		
Plaster	3,418		
Rock wool insulation	23,310	332,824	94.5%
<b>Internal walls / non-bearing structures</b>			
Plasterboard	9,712		
Steel studs	436		
Glass wool insulation	2,224		
Interior paints	549		
<b>Windows / doors</b>			
Aluminium entrance doors	467		
Aluminium framed windows	15,168		
Wooden internal doors	1,040	16,675	94%
<b>Materials and constructions for external use</b>			

## CONCLUSION AND NEXT STEPS

It is considered that refurbishment of the current buildings may not be able to deliver the number of high quality homes meeting current regulations and space standards as previously envisioned therefore, an embodied carbon assessment has been undertaken to assess the impact from the potential demolition of both Maydew House and the Bede Centre.

The assessment has however, been undertaken based on estimated material quantities and it is therefore, recommended that a full Pre-Demolition audit is undertaken to support the above assessment and identify any gaps in the assessment.

In addition to the Pre-demolition Audit, a further Pre-redevelopment Audit should also be undertaken to identify the most appropriate material re-use and recycling opportunities to comply with the greater London Authority (GLA) Circular Economy principles to maximise recovery and reuse of demolition materials at the highest possible value, and to reduce the requirement for virgin materials, where it is possible to do so.

Tables 1 and 2 provide a breakdown of the estimated existing materials within both Maydew House and The Bede Centre including the calculated mass of material components in kg together with the potential recycling percentage available.

To comply with Circular Economy principles, any redevelopment proposals will be required to achieve policy targets of reusing, recycling and/or recovery of 95% of construction and demolition waste and putting 95% of excavation waste to beneficial use. In addition, a commitment should be made to achieve an overall target of 20% reused or recycled content by value (£'s), calculated both on the estimated quantities of materials and the capital cost of that material.

Early adoption of both Whole Life Carbon principles and Circular Economy principles of the redevelopment proposals are highly recommended to maximise opportunities to reduce overall embodied carbon emissions and to maximise recovery at the highest value, and overall capital cost savings.

Precast concrete pavers	26,320		
Steel guard railing / metal fencing	904	<b>27,234</b>	<b>100%</b>
<b>Finishes / coverings / FFE</b>			
Stainless steel sink	5		
Ceramic WC	283		
Ceramic basin	117		
Taps	20	<b>427</b>	<b>5%</b>
Ceramic wall tiles	1,344		
Tile adhesive	78		
Vinyl floor covering	1,713		
Waterproof flexible coating	84	<b>3,646</b>	<b>40%</b>
<b>Building systems and Installations</b>			
Heat distribution center	354		
Heat distribution pipework	219	<b>7,649</b>	<b>49.34%</b>
AHU	389		
Ventilation ducting	331		
Electricity distribution system	4,689		
Drinking water supply pipework	309		
Radiator	6,168		
Sewage water drainage pipework	218	<b>12,678</b>	<b>100%</b>
<b>Total</b>		<b>1,862,095</b>	

Source: OneClick LCA

## Table 3: RESULTS

Table 3 shows the demolition impact of both Maydew House and the Bede Community Centre.

In the absence of a Pre-demolition Audit, a figure of 50kgCO<sub>2</sub>e/m<sup>2</sup> GIA (demolition) has been applied to calculate the demolition impact. Based on the Greater London Authority (GLA), Whole Life-cycle Carbon Guidance for calculating demolition impact.

	<b>Maydew House</b>	<b>The Bede Centre</b>
	A1-A5 emissions – (kgCO <sub>2</sub> e)	A1-A5 emissions – (kgCO <sub>2</sub> e)
0.1 – 0.2 Demolition	791,800	59,200



### APPENDIX 3

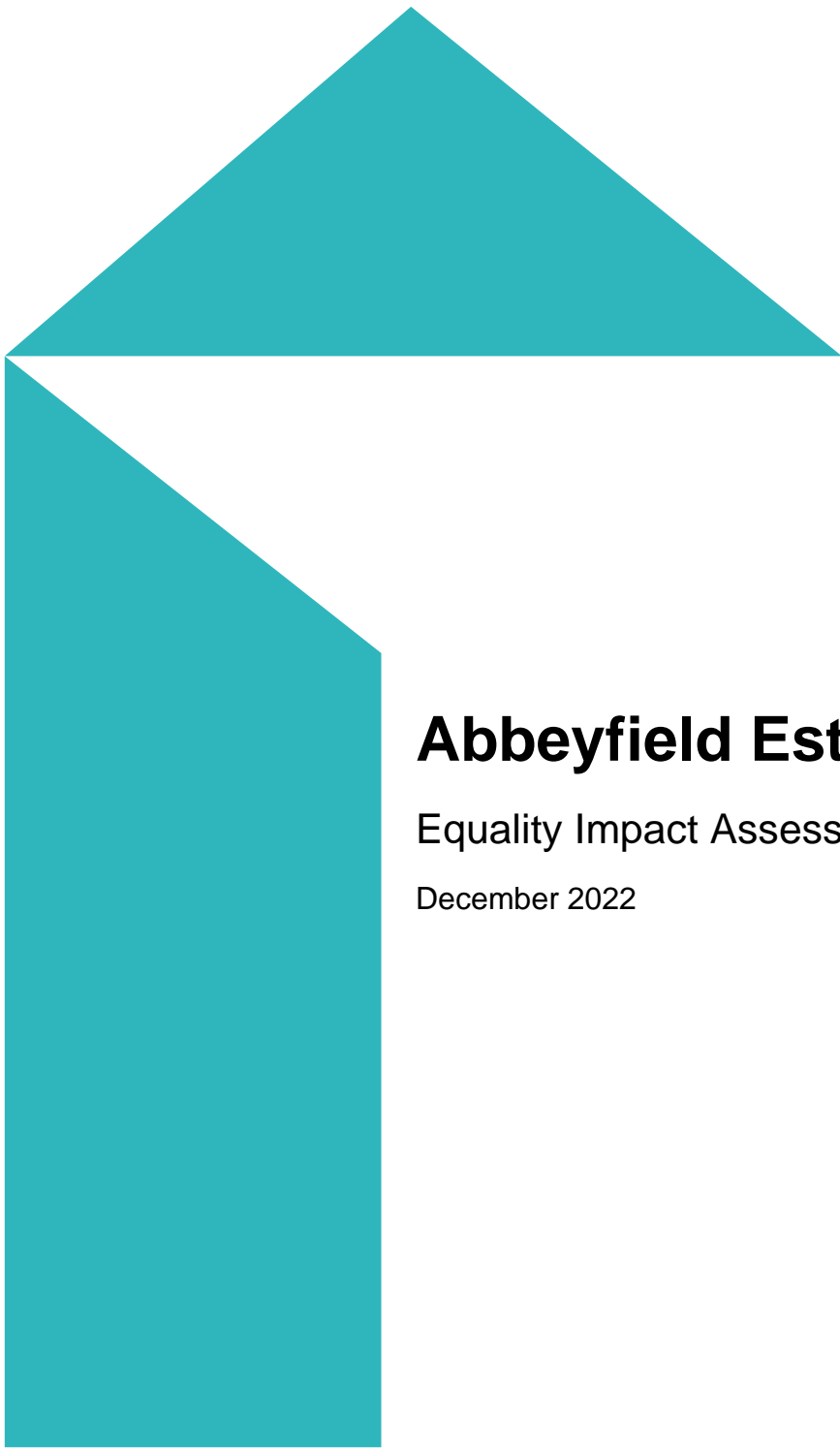
#### Draft Abbeyfield Estate Engagement Plan

Month	Resident Project Group	Resident Engagement	Resident Events	Maydew RTRs	Bede Centre
November 2022		9 <sup>th</sup> Meeting with Councillor Merrill and Michael Scorer. Complete EqIA data gathering.		Meeting with Councillor Merrill and Michael Scorer	Meeting with Director
December 2022		5 <sup>th</sup> Meeting of Open Communities and residents to set up RPG		Invited to Open Communities meeting	Meeting with Director to update
January 2023		25 <sup>th</sup> Bradley Estate TRA			Meeting with Director to update
February 2023	First meeting. Update on QHIP and demolition contract.	Newsletter sent out post Cabinet including QHIP update  QHIP newsletter sent out by contractor.		Letter to update list Invited to RPG	Meeting with Director to update.



<b>Month</b>	<b>Resident Project Group</b>	<b>Resident Engagement</b>	<b>Resident Events</b>	<b>Maydew RTRs</b>	<b>Bede Centre</b>
March 2023	Update on QHIP and demolition contract	Newsletter sent out QHIP newsletter sent out by contractor	Drop in at Bede.	Revised list invited to RPG	Meeting with Director to update. Regular meetings with demolition contractor.
April 2023	Site visits to meet Tustin TCA and RPG	QHIP newsletter sent out by contractor	Drop in at Bede	Revised list invited to RPG	Meeting with Director to update. Regular meetings with demolition contractor.
May 2023	Draft Resident Manifesto produced	Newsletter sent out. QHIP newsletter sent out by contractor.	Drop in at Bede	Revised list invited to RPG	Meeting with Director to update. Regular meetings with demolition contractor.
June 2023	Site visit to new council homes development	QHIP newsletter sent out by contractor.	Drop in at Bede	Revised list invited to RPG	Meeting with Director to update. Regular meetings with

<b>Month</b>	<b>Resident Project Group</b>	<b>Resident Engagement</b>	<b>Resident Events</b>	<b>Maydew RTRs</b>	<b>Bede Centre</b>
					demolition contractor.



# Abbeyfield Estate

Equality Impact Assessment

December 2022

This page left intentionally blank for pagination.

Mott MacDonald  
10 Fleet Place  
London EC4M 7RB  
United Kingdom

T +44 (0)20 7651 0300  
mottmac.com

# **Abbeyfield Estate**

## **Equality Impact Assessment**

December 2022

## Issue and Revision Record

Revision	Date	Originator	Checker	Approver	Description
A	22.11.2022	Emma Will Megan Barnes	Sarah Marshall	James Beard	First Draft for client
B	01/12/2022	Emma Will	Sarah Marshall	James Beard	Post client comment

**Document reference:** 100111257 A

**Information class:** Standard

This document is issued for the party which commissioned it and for specific purposes connected with the above-captioned project only. It should not be relied upon by any other party or used for any other purpose.

We accept no responsibility for the consequences of this document being relied upon by any other party, or being used for any other purpose, or containing any error or omission which is due to an error or omission in data supplied to us by other parties.

This document contains confidential information and proprietary intellectual property. It should not be shown to other parties without consent from us and from the party which commissioned it.

---

# Contents

<b>Executive summary</b>	<b>1</b>
Overview of the commission	1
About the EqIA	1
Approach to the EqIA	1
Findings of the EqIA	1
<b>1 Introduction</b>	<b>3</b>
1.1 Overview	3
1.2 The Equality Impact Assessment	3
1.2.1 Equality Impact Assessment and the Public Sector Equality Duty	3
1.2.2 Assessing equality effects	4
1.2.3 Protected characteristics	4
1.2.4 Groups with protected characteristics	5
1.3 Overall approach to the EqIA	6
1.3.1 Tasks undertaken	6
1.4 Methodology for identifying and assessing equality effects	7
1.4.1 Assessing equality effects	7
1.4.2 Types of equality effects considered	7
<b>2 Abbeyfield Estate Scheme context</b>	<b>8</b>
2.1 Overview of Abbeyfield Estate	8
2.1.1 Study area	8
2.1.2 Scheme background and future plans	9
<b>3 Summary evidence review</b>	<b>11</b>
3.1 Summary	11
<b>4 Area profile and proportionality</b>	<b>14</b>
4.1 Overview of the socio-demographic profile	14
4.2 Businesses	15
4.3 Community facilities	16
4.4 Profile and perspectives of neighbouring residential blocks	16
4.5 Socio-demographic profile of staff and beneficiaries of the Bede Centre	21
4.5.1 Learning difficulty services	21
4.5.2 Youth Club	22
4.5.3 Staff	22
<b>5 Impact Assessment</b>	<b>24</b>

5.1	Impact on residents and community resources during demolition	24
5.2	Impact on community after redevelopment	30
<b>6</b>	<b>Conclusion and Action Plan</b>	<b>36</b>
6.1	Conclusion	36
6.2	Action Plan	36
<b>A.</b>	<b>Local Area Profile</b>	<b>40</b>
A.1	Socio- demographic profile	40

## Tables

Table 1.1:	Protected characteristics definition	4
Table 3.1:	Evidence summary	11
Table 4.1:	Socio-demographic profile summary	14
Table 4.2:	Number of residents in each household	17
Table 4.3:	Age of residents in each household	17
Table 4.4:	Residents with a disability	18
Table 4.5:	Gender reassignment	18
Table 4.6:	Marriage or civil partnership status	18
Table 4.7:	Pregnancy and maternity	19
Table 4.8:	Race	19
Table 4.9:	Religion	20
Table 4.10:	Sexual orientation	20
Table 4.11:	Learning difficulty services beneficiary ethnicity breakdown	21
Table 4.12:	Learning difficulty services beneficiary age breakdown	22
Table 4.13:	Staff ethnicity breakdown	22
Table 4.14:	Staff age breakdown	23
Table 5.1:	Impact on residents and community resources during demolition	24
Table 5.2:	Impact on community after redevelopment	31

## Figures

Figure 1.1:	Article 149 of the Equality Act 2010: The Public Sector Equality Duty	3
Figure 2.1:	Abbeyfield Estate location	9

## Photos

Photo 2.1:	Maydew House and the Bede Centre	8
------------	----------------------------------	---



## Tables – Appendices

Table A.1: Children (under 16 years)	40
Table A.2: Young people (16-24 years)	41
Table A.3: Population of older people (aged 65 and over)	41
Table A.4: Population with a disability	42
Table A.5: Marital and civil partnership status	43
Table A.6: General and total fertility rates	43
Table A.7: Race and ethnicity	44

# Executive summary

## Overview of the commission

Mott MacDonald has been commissioned by Southwark Council ('the Council') to undertake an Equality Impact Assessment (EqIA) of the demolition and planned redevelopment of the Abbeyfield Estate ('the Scheme') in the London Borough of Southwark.

## About the EqIA

The EqIA focusses on the potential effects likely to be experienced by those living, visiting and working in the community in light of their 'protected characteristics', as defined under the Equality Act 2010. The protected characteristics are: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion and belief, sex, and sexual orientation.

The EqIA identifies any disproportionate effects (both positive and negative) on those with protected characteristics that may arise from the Scheme and sets out any embedded actions that the Council and its project partners have put in place throughout design and development of the Scheme to mitigate any risk.

## Approach to the EqIA

The EqIA considers the impacts of the redevelopment process – particularly the impact on existing residents, and staff and users of community resources in the local area. The assessment also explores the impact of the delivery of the Scheme on the current and future community.

Assessment of equality effects has been undertaken in light of the characterisation of potential effects – including sensitivity of the affected parties to the Scheme, the distribution of those groups in the Site, the nature of the effect, and mitigation measures in place to address the effect.

The EqIA has identified several potential equality impacts that could arise from the Scheme. These have been split into two broad categories:

- potential impact on residents; and staff and users of community resources during demolition;
- potential impact on the community following the redevelopment process.

## Findings of the EqIA

The research and analysis process for this EqIA has identified several opportunities and risks which could arise due to the delivery of the Scheme. The Local Impact Area is likely to experience these effects differentially or disproportionately as a result of their protected characteristics.

The assessment identifies that the demolition of Maydew House, scheduled to take place throughout 2023, has the potential to cause adverse health effects on both the residents of Damory House and Thaxted Court, and the users and staff of the Bede Centre's learning disabilities services, if these are not relocated for the duration of the works.

The Council have embedded a series of measures within the delivery of the project to mitigate against potential risks. These include:

- Ensuring that the Bede Centre remains open throughout the demolition and redevelopment period until an alternative suitable building is opened;
- Allowing residents of Damory House and Thaxted Court to remain on the Estate during the demolition; and
- Employing security in order to secure the vacant Maydew House.

However, this EqIA recommends a series of further actions the Council should take to further mitigate against the potential equality risks of the Scheme, including the potential for adverse health effects on users and staff of the Bede Centre. These include:

- Engaging with the Bede Centre prior to the commencement of demolition activities to discuss the needs of the users and staff. If required, space nearby should be provided for the Centre to continue its activities with less disruption.
- Ensuring that records of the needs of the residents of the low rise blocks are kept up to date and that discussions are held with particularly vulnerable residents about support with alternative temporary housing elsewhere during the demolition period.
- Ensuring that up-to-date information about the demolition , including what is going on before, during and after all stages of the process, is shared with residents and community resources. Residents should also have the opportunity to provide feedback on any issues which they may experience in a way which is suitable for them.

The assessment also identifies that the proposed future redevelopment of the Estate, which the demolition will partially enable, has the potential to provide the following opportunities for positive equality effects:

- The delivery of new and more energy efficient housing, including an improved provision of accessible housing;
- New improved space for the Bede Centre;
- Construction employment (varying by the amount of construction required for the job).

# 1 Introduction

## 1.1 Overview

Mott MacDonald has been commissioned by Southwark Council to undertake an Equality Impact Assessment (EqIA) for the demolition and future redevelopment of Abbeyfield Estate ('the Scheme').

This report provides the context of the redevelopment, the requirements of the Equality Act 2010 ('the Equality Act'), and the potential impacts of the scheme on people with characteristics protected under the Equality Act.

Protected characteristics include the following (as defined by the Equality Act):<sup>1</sup> age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion and belief, sex, and sexual orientation.

The report then outlines the findings of the assessment and provides recommendations for mitigation and further enhancement where appropriate.

## 1.2 The Equality Impact Assessment

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

The EqIA has been undertaken in support of the Council's obligations under 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 the Figure below.

**Figure 1.1: Article 149 of the Equality Act 2010: 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 characteristics 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: The Equality Act, 2010

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

The PSED is intended to support good decision-making. It encourages public bodies such as the Council to understand how different people will be affected by their activities. This helps to ensure policies and services 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 for the redevelopment of the site. The process used to do this must take account of the protected characteristics which are identified below in section 1.2.2.

### 1.2.2 Assessing equality effects

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. This can include EqIA.

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

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

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

### 1.2.3 Protected characteristics

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

**Table 1.1: Protected characteristics definition**

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.

Protected characteristic	Equality and Human Rights Commission (EHRC) definition
Sex	A man, woman, or non-binary person.
Sexual orientation	Whether a person's sexual attraction is towards their own sex, the opposite sex or to both sexes.

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

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

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

#### 1.2.4 Groups with protected characteristics

For the purposes of this EqIA, groups with protected characteristics have been identified based on the desk-based evidence review to improve the assessment.

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

### 1.3 Overall approach to the EqIA

The approach to this EqIA employs the following five principal steps::



#### 1.3.1 Tasks undertaken

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

##### 1.3.1.1 Understanding the project

**Discussion with Southwark Council:** Initial discussions were undertaken with Southwark Council to gain a better understanding of the area and the approach to the Scheme.

**Review of the Scheme:** A review of documentation associated with the planned demolition works and planned mitigation measures was undertaken.

##### 1.3.1.2 Evidence, distribution and proportionality

**Initial desk-based evidence and literature review:** In order to better understand the potential risks and opportunities arising from the Scheme on residents and community facilities an initial desk-based review was undertaken. This allowed for the characterisation of potential risks and opportunities typically associated with demolition and renewal, to understand whether they applied in this instance.

**Demographic analysis of the Site and surrounding area:** A high-level social and demographic profile of the area around Abbeyfield Estate has been collated using publicly available ward-level data and compared to wider social and demographic data for Southwark, London and England.

The assessment includes analysis of demographic surveys undertaken between October and November 2022 of the residents living in the additional two low-rise buildings which are part of the Estate already completed by the Council.

##### 1.3.1.3 Engagement and analysis

**Stakeholder engagement:** Southwark Council will be implementing a programme of consultation and engagement with residents and key equality stakeholders once options for redevelopment are outlined.

Once available, analysis of this stakeholder engagement will be undertaken on an ongoing basis in future iterations of this EqIA, to draw out equality themes and provide additional supporting evidence relating to potential impacts.

#### 1.3.1.4 Impact assessment

**Assessment of potential impacts:** Potential impacts were examined using the research undertaken in the stages above. Assessment of equality impacts was undertaken in light of the sensitivity of the affected parties to demolition and renewal, and distribution of people with protected characteristics in the area around Abbeyfield Estate. Any potential impacts were identified in the context of the mitigation measures implemented by the Council.

#### 1.3.1.5 Action Planning

**Making recommendations:** Based on the impacts identified, a series of conclusions and further recommendations were developed to help manage the scheme development and the impacts identified in the local area.

## 1.4 Methodology for identifying and assessing equality effects

### 1.4.1 Assessing equality effects

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

- residents living within the local impact area;
- community facilities within the local impact area, their operators and their service users;
- non-resident owners of residential property within the local impact area. These may be indirectly impacted as a result of impacts for their tenants; and
- the local community.

The assessment considers, where possible and applicable:

- whether the Scheme will have a positive or negative effect on the lives of those who live, visit or work in the area;
- the relationship of the effect to the Scheme (e.g. direct relationship such as loss of property or indirect relationship such as loss of access to services);
- the duration, frequency and permanence of the impacts;
- the severity of the impact and the amount of change relative to the baseline; and
- the capacity of the affected groups to absorb the impacts (their resilience), including their access to alternative facilities, resources or services.

### 1.4.2 Types of equality effects considered

Potential effects arising from the Scheme will be assessed as either differential or disproportionate.

- **Differential effects** occur where people with protected characteristics are likely to be affected in a different way to other members of the general population. This may be because groups have specific needs or are more susceptible to the effect due to their protected characteristics. Differential effects are not dependent on the number of people affected.
- **Disproportionate effects** occur where there is likely to be a comparatively greater effect on people from a particular protected characteristic group than on other members of the general population. Disproportionate effects may occur if the affected community comprises of a higher than average proportion of people with a particular protected characteristic, or because people from a particular protected characteristic group are the primary users of an affected resource.



## 2 Abbeyfield Estate Scheme context

### 2.1 Overview of Abbeyfield Estate

Abbeyfield Estate is a small council estate within the London Borough of Southwark. The estate was completed in 1967 and consists of three residential blocks (Maydew House, Damory House, and Thaxted Court) and a community centre (the Bede Centre).

Maydew House is a 26-storey tower block consisting of 144 council-owned flats built by the then London County Council in the 1960s. Former residents were decanted into alternative housing in the area in 2015, at which time the intention was to refurbish the block, however this refurbishment programme was not taken forward. It is connected to the four-storey Damory House, which consists of 35 flats, to the north and the Bede Centre to the south by elevated concrete walkways. The Bede Centre is in turn connected to the four-storey Thaxted Court, consisting of 24 flats.

**Photo 2.1: Maydew House and the Bede Centre**



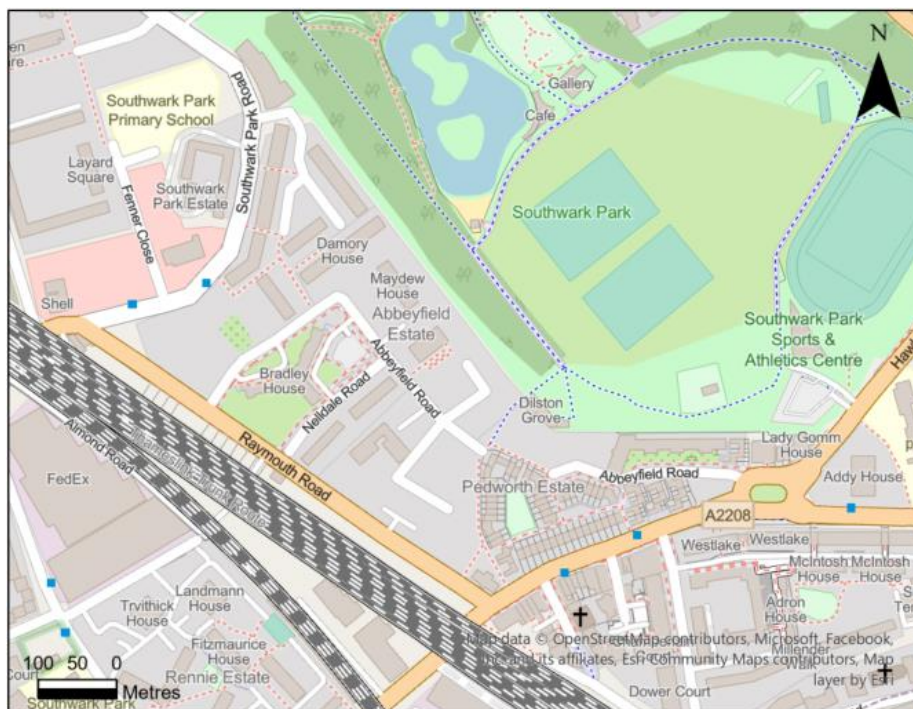
Source: Haworth Tompkins

#### 2.1.1 Study area

The Abbeyfield Estate is located on the Abbeyfield Road in North Bermondsey (previously part of Rotherhithe ward), Southwark, overlooking Southwark Park (Figure 2.1). The local is mixed-use in character, with several residential areas, industrial properties, and retail areas. located within close proximity to the Estate.

The Estate is situated within the North Bermondsey ward of the London Borough of Southwark. This ward area is referred to as the Local Impact Area (LIA) for the Scheme throughout this report.

**Figure 2.1: Abbeyfield Estate location**



Source: OpenStreet Map

### 2.1.2 Scheme background and future plans

At this stage in the Scheme, Southwark Council are proposing to demolish the vacant Maydeu House on the Abbeyfield Estate.

Whilst the initial intention was for the block to be refurbished and for residents to return, this approach was found to not be financially viable and would also not deliver a desirable amount of amenity space.<sup>2</sup> For these reasons, Southwark Council now intends to demolish the block from Spring 2023 over a course of nine months and develop options for a new housing development on the site from January 2023. The equality impacts of these options will be assessed in a future Equality Impact Assessment. In accordance with planning policy there will be a mix of tenures and bed sizes in the new development. Following this, a ballot would take place on the preferred option in 2024, at which time if it is successful, construction would begin shortly after on the preferred option.

At present, it is intended that the residents of Damory House and Thaxted Court will be engaged with on future options for the towers from 2023, and the Bede Centre will be re-provided in the local area and demolished.

#### 2.1.2.1 Bede Centre

Bede House has operated in Southwark since 1938 and has run a centre on the Abbeyfield Estate since the estate's founding. It is a social enterprise with charitable status which employs approximately 41 members of staff. Bede provides expert, person-centred support, as well as

<sup>2</sup> Of the original decanted residents, 25 former Council tenants have the right to return to a new estate

projects to bring together the local community. It manages one of the largest support programmes for people with learning disabilities in Southwark; personalised support for Southwark's survivors of domestic abuse and their children; activities for local young people, a training café at the Bede Centre and manages green spaces around Southwark Park.

There is a commitment to provide a new facility for the Bede Centre as part of the future scheme, and fundraising has already been undertaken to facilitate this.

## 3 Summary evidence review

### 3.1 Summary

The tables below summarise the existing evidence of potential risks and opportunities and associated protected characteristic groups who may be disproportionately or differentially affected, prior to consideration of any mitigation measures in place. The tables do not summarise actual equality effects but rather the potential risks and opportunities that arise from demolition of vacant buildings and housing development schemes. Risks are defined as potential adverse effects resulting from the Scheme, and opportunities are defined as potential benefits. A full assessment of potential equality effects, based on the risks and opportunities identified below, is provided in Chapter 5. Protected characteristic groups include those defined in Chapter 1.

**Table 3.1: Evidence summary**

Risks and opportunities	Protected groups affected
<b>Effects on residents during demolition</b>	
<p><b>Changes to general environmental conditions (changes in noise, vibrations, and air quality)</b></p> <p>The demolition works may change noise and vibration levels in the local area and some groups are typically more sensitive to these changes in stimuli, including <b>children, older people and disabled people</b> with mental health issues and learning disabilities.<sup>345</sup></p> <p>Construction works are likely to change air quality levels and particulate concentrations in the local area. Poor air quality is the largest risk to public health in the UK, and certain people are more sensitive to changes in air quality, such as <b>children, older people, disabled people, pregnant people</b> and people who live in <b>deprived areas</b>.<sup>6 7 8 9 10</sup></p>	<ul style="list-style-type: none"> <li>• Children</li> <li>• Older people</li> <li>• Disabled people</li> <li>• Pregnant people</li> <li>• Deprived people</li> </ul>
<p><b>Changes in traffic flow</b></p> <p>Changes in traffic flow can affect the way <b>children, older people and disabled people</b> interact with community resources and facilities they use as part of their social networks. For instance, increase in traffic flows could lead to delays, pedestrian severance and safety issues for <b>children</b>.<sup>11</sup> <b>Older and disabled people</b> are more likely to face travel difficulties due to the increased prevalence of physical or cognitive conditions amongst these groups, meaning that increased traffic can be disorienting for them.<sup>12, 13</sup></p>	<ul style="list-style-type: none"> <li>• Children</li> <li>• Older people</li> <li>• Disabled people</li> </ul>
<p><b>Changes to the pedestrian environment</b></p> <p>Changes in pedestrian environments may affect groups who are more reliant on active travel modes (primarily walking and cycling), such as <b>disabled people, children, and</b></p>	<ul style="list-style-type: none"> <li>• Disabled people</li> <li>• Children</li> <li>• Older people</li> </ul>

<sup>3</sup> World Health Organisation (2018): 'Environmental noise guidelines for the European Region'.

<sup>4</sup> NHS (2015) 'Elderly living near noisy roads have 'increased stroke risk'

<sup>5</sup> NCBI (2016) 'Environmental noise annoyance and mental health in adults: findings from the cross-sectional German health update study'.

<sup>6</sup> Asthma UK (2020): 'Air pollution and asthma'

<sup>7</sup> DEFRA (2013): 'Effects of air pollution'

<sup>8</sup> Department for Environmental Food and Rural Affairs (2013): 'Guide to UK Air Pollution Information Resources'.

<sup>9</sup> Franklin et al. (2019): 'Maternal exposure to indoor air pollution and birth outcomes'

<sup>10</sup> British Lung Foundation (2016): 'How air pollution affects your children's lungs'; Public Health England (2018) Health matters: Air pollution'

<sup>11</sup> Hiscock, R. and Mitchell, R (2011) 'What is needed to deliver places that provide good health to children?'

<sup>12</sup> DfT (2017): Health impact analysis for the draft Airports National Policy Statement'

<sup>13</sup> Equality and Human Rights Commission (2017): 'Being disabled in Britain: a journey less equal'

## Risks and opportunities

## Protected groups affected

**older people.** Design of pedestrian infrastructure affect the way these groups interact with their environment and the way they perceive the safety of pedestrian routes. <sup>14 15</sup>

### Changes to the landscape and visual environment

**Older people, and people with dementia** are more likely to be more sensitive to light pollution and rapid visual changes around them. Furthermore, research has shown that almost 90% of **children with autism spectrum conditions** develop atypical sensory experience, which can involve hypersensitivity to visual stimuli. <sup>16</sup> This results in more detail-focused perception in people with autism. Consequently, any minor visual change can have detrimental impact on quality of life and socio-psychological wellbeing. <sup>17</sup>

- Older people
- People with dementia
- Children with autism

### Safety and security:

Construction works will involve demolition and the area could become subject to disrepair, increasing the risk of vandalism and anti-social behaviour. This has the potential to affect groups with higher vulnerability and safety concerns due to harassment, victimisation, and hate crime, including **women, older people, LGBT+ people, minority ethnic groups** and **disabled people**.

It has been suggested that fear of crime can contribute to social isolation, particularly for vulnerable groups such as women, older people, children and ethnic minority groups.

- Women
- Older people
- LGBT+ people
- Younger people
- Children
- Minority ethnic groups
- Disabled people

### 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 cognitive or learning disabilities, people with low literacy levels, older people, people with visual or hearing impairments, and people who use English as a second language.

Some groups, such as children and young people, disabled people, and people from ethnic minority backgrounds, are more likely to face barriers to engagement. Consultation should 'go the extra mile' to speak with these groups, including holding events in a variety of different venues and times (COVID-19 regulations permitting). <sup>18</sup>

- Children
- Young people
- Older people
- Disabled people
- People from ethnic minority backgrounds

## Effects on community following the redevelopment process

### Improved housing provision:

Redevelopment can lead to improvements in housing provision within the regeneration area, thereby improving its 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. <sup>19</sup> Effects of cold housing are also evident among older people in terms of higher mortality risk, physical health and mental health. <sup>20</sup>

- Children
- Older people
- Disabled people
- People from ethnic minority backgrounds

### New employment opportunities

Demolition of existing infrastructure along with the subsequent construction and operation of residential properties provides temporary and permanent job opportunities, disproportionately benefiting people who are more likely to work in the

- Young people
- Disabled people
- Men

<sup>14</sup> NatCen (2019): 'Transport, health and wellbeing: an evidence review for the Department for Transport'

<sup>15</sup> British Youth Council (2012): 'Transport and Young People'

<sup>16</sup> Baron-Cohen, S. and Robertson, C.E (2017) 'Sensory perception in autism' Available at: docs.autismresearchcentre.com/papers/2017\_Robertson\_Sensory-perception-in-autism.pdf

<sup>17</sup> Bakroon, A. and Lakshminarayanan, V (2016) 'Visual function in autism spectrum disorders: a critical review'

<sup>18</sup> Scottish Government (2017). 'Barriers to community engagement in planning: a research study. Available at: <https://www.gov.scot/binaries/content/documents/govscot/publications/factsheet/2017/05/barriers-to-community-engagement-in-planning-research/documents/barriers-community-engagement-planning-research-study-pdf/barriers-community-engagement-planning-research-study-pdf/govscot%3Adocument/Barriers%2Bto%2Bcommunity%2Bengagement%2Bin%2Bplanning%2B-%2Ba%2Bresearch%2Bstudy.pdf>

<sup>19</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>20</sup> The Housing and Ageing Alliance (2013) 'Policy Paper: Health, Housing and Ageing', Available at [www.housingling.org/HAA/](http://www.housingling.org/HAA/)

## Risks and opportunities

## Protected groups affected

construction sector, or likely to be unemployed in London, such as men, young people, disabled people and minority ethnic groups.<sup>21,22</sup>

Moreover redevelopment can act as a means of promoting economic growth and supporting job creation within the wider community. 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.

### Improved public realm

Redevelopment 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 meeting up with people in a shared space outside close to home.<sup>23</sup>

- Ethnic minority groups

- Children
- Older people
- Disabled people
- People from ethnic minority backgrounds

### Tackling crime and disorder:

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.<sup>24</sup>

- Children
- Young people
- Older people
- Disabled people
- People from ethnic minority backgrounds
- Men
- Women
- LGBT people

### Improved access, mobility and navigation:

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

- Children
- Older people
- Disabled people

<sup>21</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>22</sup> UK Government (2018) 'Unemployment'. Available at: <https://www.ethnicity-facts-figures.service.gov.uk/work-pay-and-benefits/unemployment-and-economic-inactivity/unemployment/latest>

<sup>23</sup> House of Commons Women and Equalities Committee (2017): 'Building for Equality: Disability and the Built Environment'.

<sup>24</sup> See for example, Monahan and Gemmill (2015) 'Reducing Crime Hotspots in City Centres'. Available at: <http://www.bre.co.uk/filelibrary/Briefing%20papers/102417-Crime-Hotspots-Briefing-Paper-v4.pdf>

## 4 Area profile and proportionality

### 4.1 Overview of the socio-demographic profile

The area profile summary in Table 4.1 provides a high-level summary of the socio-demographic profile of the ward in comparison with the London Borough of Southwark, the Greater London region, and England. Whilst the Site is currently located in the ward of North Bermondsey, at the time of the 2011 Census, this location was part of the Rotherhithe ward area. Therefore Census data for 2011 is reported for the Rotherhithe ward.

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 North Bermondsey/ Rotherhithe (or Southwark where ward level data is not available) deviates by more than 3% from regional or national figures, the difference is considered to be disproportionate 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 Site, this is written in **bold text**.

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

**Table 4.1: Socio-demographic profile summary**

Protected Characteristic	Comparison with Southwark, Greater London and England <sup>25</sup>
Age	<ul style="list-style-type: none"> <li>Children make up 17% of the total population of the Rotherhithe. This figure is in line with Southwark and England (both 19%) but considerably lower than London (21%).</li> <li>The proportion of young people in Rotherhithe is 14% which is in line with Southwark (14%), regional (10%) and national average (12%).</li> <li><b>The working age population (people aged between 16 and 64 years) in Rotherhithe (75%) is in line with Southwark (74%) but is higher than the figures for London (69%) and England (65%).</b></li> <li>The proportion of older people (aged 65 and over) in Rotherhithe (8%) is in line with the Southwark figure (8%) but is considerably lower than both London (11%) and England (16%).</li> </ul>
Disability <sup>26</sup>	<ul style="list-style-type: none"> <li>For both Rotherhithe ward and Southwark, 14% of the total population have a disability that limits their day-to-day activities either a little or a lot. This is in line with figures for London (14%) and England (17%).</li> </ul>
Gender reassignment	<ul style="list-style-type: none"> <li>There is no robust data for gender variant people in the study area or the UK more widely. However, Stonewall, the LGBT+ charity and campaign group estimates that around 1% of the UK population identify as transgender - around 600,000 people.</li> </ul>
Marriage and civil partnerships	<ul style="list-style-type: none"> <li><b>Rotherhithe and Southwark have a higher proportion of single people (57% and 55% respectively) compared to London (44%) and England (35%).</b></li> <li>The proportion of people who are married or in civil partnerships in Rotherhithe (27%) and Southwark (29%) is considerably lower when compared to London (40%) and England (47%).</li> <li>The proportion of divorced people in Rotherhithe (7%) and Southwark (8%) is in line with the figure England (9%) and London (7%).</li> </ul>

<sup>26</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'

<b>Pregnancy and maternity</b>	<ul style="list-style-type: none"> <li>The Total Fertility Rate (TFR) for Southwark is 1.14. This is lower than the TFR for London (1.52) and England (1.62).</li> </ul>
<b>Race</b>	<ul style="list-style-type: none"> <li>The White British population in Rotherhithe is 41% of the population. This is in line with Southwark (40%) but is considerably lower than the proportion in London (45%) and England (80%).</li> <li><b>The Other White population in Rotherhithe is 16% of the population, which is considerably higher than the Southwark (12%), London (13%) and London (5%) proportions.</b></li> <li><b>The Chinese population in Rotherhithe (7% of the population) is considerably higher than in Southwark (3%), London (3%) and England (1%).</b></li> <li><b>The Black African population makes up 13% of the Rotherhithe population. This is considerably lower than Southwark (27%) but is considerably higher than in London (7%), and England (2%).</b></li> <li>The Black Caribbean population of Rotherhithe is 2% which is in line with London (4%) and England (1%) but is considerably lower than Southwark (16%).</li> <li>Overall, ethnic minority groups account for 39% of Rotherhithe's population. This is in line with the proportion for London (40%) but is considerably lower than the proportion for Southwark (68%) and considerably higher than the national proportion (17%).</li> </ul>
<b>Religion</b>	<ul style="list-style-type: none"> <li><b>The Christian populations in Rotherhithe and Southwark (both 52%) are considerably higher than the population in London (48%) but considerably lower than the figure for England (59%).</b></li> <li><b>The Muslim population in Rotherhithe (8%) and Southwark (9%) is considerably lower than the population in London (12%) and but considerably higher than the population in England (5%).</b></li> <li>Those with no religion in Rotherhithe (8%) is considerably lower than in Southwark (27%), London (21%) and England (25%).</li> </ul>
<b>Sex</b>	<ul style="list-style-type: none"> <li>The proportion of women in North Bermondsey (46%) is lower than the figures for London (50%) and England (51%).</li> <li><b>The proportion of men in North Bermondsey (54%) is considerably higher than the figures for London (50%) and England (49%).</b></li> </ul>
<b>Sexual orientation</b>	<ul style="list-style-type: none"> <li>No information is publicly available at ward or local authority level.</li> </ul>
<b>Socioeconomic</b>	<ul style="list-style-type: none"> <li>12% of LSOAs in Southwark fall in the most deprived quintile, which is more than London (6%) and less than England (20%).</li> <li>37% of Southwark LSOAs fall in the second most deprived LSOA which is considerably more than London (21%) and England (20%).</li> <li>28% of LSOAs in Southwark fall within the third most deprived quintile which is considerably more than both London (24%) and England (20%).</li> <li>Only 6% of LSOAs in Southwark fall in the least deprived quintile, which is considerably less than London (24%) and England (20%).</li> <li>The employment rate for Southwark (82%) is in line with that for London (79%) but considerably higher than that for England (76%).</li> </ul>

## 4.2 Businesses

The Bede Centre (discussed in 4.3 Community facilities below) is located on the Estate. It is a social enterprise with charitable status which employs approximately 41 members of staff.

There are many businesses near to the Estate, in particular those along A2206 Raymouth Road including Lasercut Works, Northwood Taxi Parts and Partizan Brewing. Southwark Park Galleries on Dillston Grove is located within 200m of the Estate.

Whilst primarily categorised as a community facility for the purposes of this assessment and therefore discussed below, the Bede Centre is also a social enterprise with charitable status which employs approximately 41 members of staff.



### 4.3 Community facilities

The Bede Centre is located on the Estate, however this facility will remain open throughout the demolition of Maydeu House. It is proposed that the Bede Centre will be demolished at a later date, and that its services will be re-provided at an alternative suitable location within the community. However the demolition of the Bede Centre and the relocation of its services is beyond the scope of this EqIA.

There are many community and medical facilities within 500m of the Estate in North Bermondsey including those outlined below.

- Southwark Park Primary School, Southwark Park Road
- Cavendish School, Hawkstone Road: supports children who have been excluded from mainstream schools and those with emotional, behavioural or literacy difficulties.
- Galleywall Primary, City of London Academy, Galleywall Road
- Rotherhithe Children and Family Centre, Hawkstone Road: provides services to support children's learning, family health, education, training, and employment for parents and family support.
- Poppy's Day Nursery, Corbett's Lane
- 5 Steps Community Nursery, Lambourne Grove
- New Vision Day Nursery at Methodist Manor Church, Galleywall Road
- Park Medical Centre, Hawkstone Road
- Aspinden Care Home, Aspinden Road: specialist care and support home with nursing and residential care available, providing support for adults with complex needs.
- Anchor- Bluegrove House care home, Southwark Park Road: provides care for elderly people, and we offer support for older people who have residential and dementia care needs.
- St Gertrude's Church, Debnams Road: religious services are held each morning (except Mondays) and also on Saturday evenings.
- Manor Methodist Church, Galleywall Road: religious services are held each Sunday. The Ghanaian fellowship meet every 4<sup>th</sup> Sunday.
- Emmanuel Reformation International Church (Ethiopian and Eritrean church), Galleywall Road
- City Hope Church, Drummond Road: religious services are held throughout the week along with community groups, fitness sessions and youth clubs. A food bank is also open each Wednesday.
- Aspinden Road Nature Garden: created in associated with Bede House
- Southwark Park: facilities include the boating lake, Cricket Club and Southwark Park Sports and Athletics Centre. The Southwark Park Cricket Club runs children's , youth and women's cricket coaching and teams.

### 4.4 Profile and perspectives of neighbouring residential blocks

All residential properties in Damory House, which consists of 35 flats, and Thaxted Court, consisting of 24 flats, that were understood to be occupied were visited. A total of 20 residential properties completed the survey. In responding to the survey, respondents provided information about themselves, rather than completing the survey on behalf of their entire household. A summary of the findings is outlined below.

## Project proposals

Of the 20 who responded to the survey, 11 responded that they were fully aware of the redevelopment process and how it affects them, eight responded that they were somewhat aware but not in detail, and one responded that they were not aware.

Respondents were also asked to what extent they were concerned about the redevelopment and its impact on them. Four responded that they were very concerned, nine responded that they were fairly concerned, three responded that they were not very concerned and four responded that they were not at all concerned.

Respondents were also asked to what extent they were satisfied or dissatisfied with the level of communication they had received from the Council about the redevelopment process and what it means for them. Four responded that they were very satisfied, five responded that they were fairly satisfied, six responded that they were neither satisfied or dissatisfied, three responded that they were fairly dissatisfied and one responded that they were very dissatisfied.

## Socio-demographic baseline

The survey asked respondents to note how many people are currently residing in their household. 16 respondents said there was one person currently residing in their households, two respondents said there were two people in their household, one respondent noted there were three people in their household and a further one respondent reported there were four people in their household.

The survey asked respondents to note how many people are currently residing in their household. As outlined in Table 4.2, 16 respondents (65%) said there was one person currently residing in their households, two respondents (10%) said there were two people in their household, one respondent (5%) noted there were three people in their household and a further one respondent (5%) reported there were four people in their household.

**Table 4.2: Number of residents in each household**

Number of residents in the household	Count	%
1	16	65%
2	2	10%
3	1	5%
4	4	20%

## Age

Respondents were asked to identify the age of people in their household. As outlined in Table 4.3, no respondents reported people under 24 in their household. Four respondents (20%) reported people aged 25 to 34, two (10%) reported people aged 35 to 44, six (30%) reported people aged 45 to 54, five (25%) reported people aged 55 to 64, one (5%) reported people aged 65 and over and two respondents (10%) preferred not to say.

**Table 4.3: Age of residents in each household**

Age of residents in their household	Count	%
Under 16	0	0%
16-24	0	0%
25-34	4	20%

Age of residents in their household	Count	%
35-44	2	10%
45-54	6	30%
55-64	5	25%
65+	1	5%
Prefer not to say	2	10%

## Disability

Respondents were asked if they considered themselves as having a disability. As outlined in Table 4.4, five respondents (25%) reported that they did consider themselves as having a disability, 12 responded (60%) that they did not and one responded that they preferred not to say (5%). The remaining two respondents (10%) chose not to answer this question.

**Table 4.4: Residents with a disability**

Do residents consider themselves as having a disability?	Count	%
Yes	5	25%
No	12	60%
Prefer not to say	1	5%
Chose not to answer	2	10%

## Gender reassignment

Respondents were asked if they identify as the same gender as they were assigned at birth. As outlined in Table 4.5, 13 responded 'yes' (65%) and seven responded as preferring not to say (35%).

**Table 4.5: Gender reassignment**

Do residents identify as the same gender as they were assigned at birth?	Count	%
Yes	13	65%
No	0	0%
Prefer not to say	7	35%

## Marriage and civil partnerships

Respondents were asked if they are in a marriage or civil partnership. As outlined in Table 4.6, two respondents (10%) reported that they were in a civil partnership, five responded that they were not in a marriage or civil partnership (25%) and 12 responded that they prefer not to say (60%). The remaining one respondent chose not to answer this question.

**Table 4.6: Marriage or civil partnership status**

Marriage or civil partnership status	Count	%
Marriage	0	0%

Marriage or civil partnership status	Count	%
Civil partnership	2	10%
Not in a marriage or civil partnership	5	25%
Prefer not to say	12	60%
Chose not to answer	1	5%

### Pregnancy and maternity

Respondents were asked if they were pregnant or had been pregnant in the past year. As outlined in Table 4.7, 17 respondents responded 'no' (85%) and three respondents (15%) responded as preferring not to say.

**Table 4.7: Pregnancy and maternity**

Is the respondent pregnant or has been pregnant in the past year?	Count	%
Yes	0	0%
No	17	85%
Prefer not to say	3	15%

### Race

Respondents were asked to identify the race of people in their household. As outlined in Table 4.8, in total there are known to be five people who are 'White British', five people who are African and one person who is 'any other Black / African / Caribbean background'. 13 respondents preferred not to say for their household.

**Table 4.8: Race**

Race and ethnicity	Count	%	
<b>White</b>	English /Welsh /Scottish /Northern Irish / British	5	21%
	Irish	0	0%
	Gypsy or Irish Traveller	0	0%
	Any other White background	0	0%
<b>Mixed/ multiple ethnic groups</b>	White and Black Caribbean	0	0%
	White and Black African	0	0%
	White and Asian	0	0%
	Any other mixed/ multiple ethnic background	0	0%
<b>Asian/ Asian British</b>	Indian	0	0%
	Pakistani	0	0%

Race and ethnicity	Count	%
Chinese	0	0%
Any other Asian background	0	0%
<b>Black/African / Caribbean / Black British</b>		
African	5	21%
Caribbean	0	0%
Any other Black / African / Caribbean background	1	4%
<b>Other ethnic groups</b>		
Arab	0	0%
Any other ethnic group	0	0%
<b>Prefer not to say</b>	13	54%

## Religion

Respondents were asked to identify their religious belief. As outlined in Table 4.9, 19 respondents (95%) responded that they preferred not to say (5%). One respondent reported that they identified as Christian.

**Table 4.9: Religion**

Religion	Count	%
Buddhist	0	0%
Christian	1	5%
Hindu	0	0%
Jewish	0	0%
Muslim	0	0%
Non- religion (Atheist, Humanist etc)	0	0%
Sikh	0	0%
Other	0	0%
<b>Prefer not to say</b>	19	95%

## Sex

Respondents were asked to identify their sex. Ten respondents reported as identifying as female and ten reported as identifying as male.

## Sexual orientation

Respondents were asked to report their sexual orientation. As outlined in Table 4.10, 16 respondents (80%) reported that they were straight/heterosexual people and three respondents (15%) reported they preferred not to say. The remaining one respondent chose not to answer this question.

**Table 4.10: Sexual orientation**

Sexual orientation	Count	%
Bisexual	0	0%
Gay man	0	0%

Sexual orientation	Count	%
Gay woman/lesbian	0	0%
Heterosexual/ straight	16	80%
Prefer to use my own term	0	0%
Prefer not to say	3	15%
Chose not to answer	1	5%

## 4.5 Socio-demographic profile of staff and beneficiaries of the Bede Centre

The Bede Centre has provided information on staff and beneficiaries of Bede Centre services to inform this assessment. This excludes information on the 100 adults and 114 children who access their domestic abuse support services as Bede can continue to support them from their other building and therefore these services would not be affected by any building works.

### 4.5.1 Learning difficulty services

77 individuals regularly attend Bede's learning difficulties services tied to the Bede Centre. This does not include 'drop-ins' or individuals supported through volunteering in the community.

100% of beneficiaries have moderate or more profound learning difficulties. 47 (61%) have another disability or chronic health condition recorded, in addition to their learning disability. 29 clients (38%) are autistic and find change difficult to manage. Two clients have been placed on the Dementia Pathway Programme.

23 clients are funded to travel, and 38 clients are independent travellers to the Bede Centre. 14 of these travel without support and their route to and from Bede is their only independent journey. Three travel with a Travel Buddy. These 17 clients require support to relearn/unlearn their route in the event that the service location changes.

Tables 4.11 and 4.12 below outline the ethnicity and age demographics of beneficiaries of these services. 49% of beneficiaries identify as White British and 31% of beneficiaries identify as Black British (Caribbean or African). 38% of beneficiaries are aged between 35 and 44 and 27% of beneficiaries are aged between 25 and 34.

**Table 4.11: Learning difficulty services beneficiary ethnicity breakdown**

Ethnicity	Count	%
White: English/Welsh/Scottish/Northern Irish/British	38	49%
Mixed/Multiple ethnic groups: Any other Mixed/Multiple ethnic background	3	4%
Mixed/Multiple ethnic groups: White and Black Caribbean	3	4%
Black/ African/Caribbean/Black British: Caribbean	9	12%
Black/ African/Caribbean/Black British: African	15	19%
White: Irish	2	3%
White: Any other White background	4	5%
Black/ African/Caribbean/Black British: Any other Black/African/Caribbean background	1	1%
Mixed/Multiple ethnic groups: White and Black African	1	1%
Mixed/Multiple ethnic groups: White and Asian	1	1%
<b>Total</b>	<b>77</b>	<b>100%</b>

**Table 4.12: Learning difficulty services beneficiary age breakdown**

Age range	Count	%
16-24	5	6%
25-34	21	27%
35-44	29	38%
45-54	11	14%
55-64	7	9%
65+	3	4%
Not recorded	1	1%
<b>Total</b>	<b>77</b>	<b>100%</b>

#### 4.5.2 Youth Club

There are currently 81 participants in the Youth Club service. This was noted to be lower than before the Covid-19 pandemic.

It is reported that 22 attendees are aged 8 to 11, 33 are aged 12 to 15 and 16 are aged 16 to 18. Six are aged 19+ and are all graduating members who receive 1-1 support. It is reported that 43 attendees identify as male and 38 as female.

It is reported that 62 attendees are White British, three are White any other identity, three are Black African, two are Mixed White and Black ethnicity, one attendee is Chinese, one attendee is Black Caribbean, one is from another ethnic group and the ethnicity of eight attendees is not known

Six attendees are reported to be eligible for free school meals however it was noted that this is very likely underreported. 15 attendees have additional needs/SEND support marked, but this is also likely to be underreported.

#### 4.5.3 Staff

It was reported that nine staff identify as male and 32 identify as female. It was reported that four staff were recruited specifically into roles for people with mild learning disabilities. Tables 4.13 and 4.14 outline the ethnicity and age breakdowns of staff at The Bede Centre. 68% of staff identify as White British and 20% identify as Black/African/Caribbean/ Black British. 39% of staff are aged 55 to 64, 17% of staff are aged 25 to 34, and 15% of staff are aged 35 to 44 and 17% of staff are aged 45 to 54.

**Table 4.13: Staff ethnicity breakdown**

Ethnicity	Count	%
White British	28	68%
White Other	3	7%
Black/African/Caribbean/ Black British	8	20%
Asian/Asian British	1	2%
Other ethnic group	1	2%
<b>Total</b>	<b>41</b>	<b>100%</b>

**Table 4.14: Staff age breakdown**

Age range	Count	%
16-24	2	5%
25-34	7	17%
35-44	6	15%
45-54	7	17%
55-64	16	39%
65+	2	5%
Not recorded	1	2%
<b>Total</b>	<b>41</b>	<b>100%</b>



## 5 Impact Assessment

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

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

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

Potential equality risks	Existing Council mitigations or enhancements	Impact (in light of mitigation)	Recommendations
<p><b>Changes to general environmental conditions (changes in noise, vibrations, and air quality)</b></p> <p>The demolition works on the Abbeyfield Estate have the potential to change noise and vibration, and air pollution levels in the local area for a period of up to nine months whilst Maydew House is demolished. Some groups are typically more sensitive to these changes in stimuli, including children, older people and disabled people with mental health issues and learning disabilities.</p> <p>The Bede Centre onsite is used by disabled people and people with learning disabilities, and also employs a higher proportion of disabled staff. Therefore there is potential for adverse equality effects to be generated for this group.</p> <p>There is a disproportionately high number of disabled residents in two adjacent towers who are likely experience adverse equality</p>	<ul style="list-style-type: none"> <li>The contractor is obligated by law to develop a Construction Management Plan to mitigate the impacts of demolition and construction on local residents</li> </ul>	<p>There are likely to be residual adverse impacts on groups with protected characteristics due to changes in general environmental conditions.</p> <p>Overall, if the proposed recommendations (right) are implemented, it will be possible to limit these adverse impacts. Groups that are particularly likely to be affected include the disabled users and staff of the Bede Centre, unless service is able to be moved elsewhere for the duration of the works.</p> <p>Residents of the Estate and local impact area with health conditions or protected characteristics which may be particularly vulnerable to changes in environmental conditions, such as older people, children, or disabled people, may also be affected by the changes in air quality and noise.</p>	<p>This risk requires further management and the Council should consider the following recommendations:</p> <ul style="list-style-type: none"> <li>A Construction Environmental Management Plan (CEMP) should be developed in conjunction with the CMP and should follow best practice mitigation for the health effects related to noise impacts.</li> <li>The Council should engage with the Bede Centre prior to the commencement of demolition activities to discuss the needs of the users and staff. If required, space nearby should be provided for the Centre to continue its activities with less disruption. It may be possible that (pending engagement with relevant parties) arrangements could be made with those who oversee nearby facilities such as art galleries and schools to use them temporarily for certain indoor activities, when these are not in use for their principal purpose.</li> </ul>

Potential equality risks	Existing Council mitigations or enhancements	Impact (in light of mitigation)	Recommendations
effects as a result of any changes to general environmental conditions.			<ul style="list-style-type: none"> <li>• The Council and contractor should liaise with the Bede Centre to provide advance notice of particularly noisy activities so that the Centre may make alternative arrangements for those days, for example conducting a field trip, if the Centre is not moved</li> <li>• The Council should create (if not already established) and publicise a process by which discussions can be held with particularly vulnerable residents about opportunities for rehousing offsite.</li> <li>• The Contractor should engage with local residents by advertising and holding a series of webinars to publicise and raise awareness of the process and timescales surrounding construction.</li> <li>• The Contractor should sign up to the Considerate Contractors scheme and adhere to their best practice noise recommendations by taking active steps to minimise noise and air pollution.</li> <li>• Communication channels with local residents and communities, should remain open and be two-way so that concerns can be raised and appropriate measures can be implemented.</li> <li>• Environmental monitoring should be regularly undertaken and reports shared with local residents for transparency.</li> </ul>
<p><b>Changes in traffic flow</b></p> <p>The demolition works on the Abbeyfield Estate may result in changes in traffic flow due to diversions and increased traffic from</p>	<ul style="list-style-type: none"> <li>• The contractor is obligated by law to develop a Construction Management Plan to mitigate the impacts of</li> </ul>	<p>There are likely to be adverse impacts on groups with protected characteristics due to changes in traffic flow.</p>	<p>This risk requires further management and the Council should consider the following recommendations:</p>

Potential equality risks	Existing Council mitigations or enhancements	Impact (in light of mitigation)	Recommendations
<p>Heavy Goods Vehicles (HGVs) during the demolition period entering and leaving the site. Changes in traffic flow can affect the way children, older people and disabled people interact with community resources and facilities they use as part of their social networks. For instance, changes to traffic could result in pedestrian severance and safety issues for children. Older and disabled people are more likely to face travel difficulties due to the increased prevalence of physical or cognitive conditions amongst these groups, meaning that increased traffic can be disorienting for them.</p> <p>As outlined previously, there is a disproportionately high population of disabled residents within the two adjacent towers and the Bede Centre onsite is used by disabled people and people with learning disabilities. The Bede Centre also employs a higher proportion of disabled staff.</p> <p>Therefore there is potential for adverse equality effects to be generated for this group in accessing the Centre by vehicle.</p>	<p>demolition and construction on local residents</p>	<p>Overall, if the proposed recommendations are implemented (right), there is likely to be no adverse effect on groups with protected characteristics as access to key locations will be maintained.</p>	<ul style="list-style-type: none"> <li>• The Construction Environmental Management Plan (CEMP), should include a Traffic Management Plan with details of any diversions and mitigations required</li> <li>• Work with the local community to ensure any changes to public transport routes or infrastructure is well communicated in advance through a variety of methods</li> <li>• Ensure that vehicle accessibility to the remaining towers and the Bede Centre is maintained throughout</li> <li>• The Council and its advisors should work with Transport for London to ensure the construction phase of the scheme is undertaken according to best practice measures for traffic management, to effectively mitigate any impacts.</li> <li>• Communication channels with local residents and communities, should remain open and be two-way so that concerns can be raised and appropriate measures can be implemented. This is particularly important for local residents with existing travel difficulties which may be exacerbated by any changes in traffic flow.</li> </ul>
<p><b>Changes to the pedestrian environment</b></p> <p>The demolition works on the Abbeyfield Estate are likely to impact the pedestrian environment. Changes in pedestrian environments may affect groups who are more reliant on active travel modes (primarily walking and cycling), such as disabled people, children and older people..</p>	<ul style="list-style-type: none"> <li>• The contractor is obligated by law to develop a Construction Management Plan to mitigate the impacts of demolition and construction on local residents</li> </ul>	<p>There are likely to be limited adverse impacts on groups with protected characteristics due to changes to the pedestrian environment.</p> <p>Overall, if the proposed recommendations are implemented (right), there is likely to be no adverse effect on groups with protected</p>	<p>This risk requires further management and the Council should consider the following recommendations:</p> <ul style="list-style-type: none"> <li>• Good access and mobility should be maintained through the creation of a CEMP, which would set out arrangements for any necessary diversions, and should provide well-</li> </ul>

Potential equality risks	Existing Council mitigations or enhancements	Impact (in light of mitigation)	Recommendations
<p>Design of pedestrian infrastructure affect the way these groups interact with their environment and the way they perceive the safety of pedestrian routes.</p> <p>As outlined previously, there is a disproportionately high population of disabled residents within the two adjacent towers and the Bede Centre onsite is used by disabled people and people with learning disabilities. The Bede also employs a higher proportion of disabled staff. Therefore there is potential for adverse equality effects to be generated for this group in accessing the Centre by active travel modes.</p>		<p>characteristics as access to key locations will be maintained.</p>	<p>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.</p> <ul style="list-style-type: none"> <li>• Ensure that pedestrian and wheelchair accessibility to the remaining towers and the Bede Centre is maintained throughout</li> <li>• The Council should ensure the demolition, and subsequent construction, phase of the scheme are undertaken according to best practice measures for pedestrian environment management, to effectively mitigate any impacts.</li> <li>• Local residents and users and staff of nearby community facilities such as the Bede Centre should be made aware of the construction process, timeline and mitigation measures put in place for the scheme. This is particularly important for vulnerable groups within the local community who are more reliant on active travel.</li> </ul>
<p><b>Changes to the landscape and visual environment</b></p> <p>The demolition works on the Abbeyfield Estate are likely to impact the landscape and visual environment around the Estate,</p>	<p>The contractor is obligated by law to develop a Construction Management Plan to mitigate the impacts of demolition and construction on local residents</p>	<p>There are likely to be limited adverse impacts on groups with protected characteristics due to changes to the landscape and visual environment if the proposed mitigations and implemented.</p> <p>Overall, if the proposed recommendations are implemented (right), there is likely to be</p>	<p>This risk requires further management and the Council should consider the following recommendations:</p> <ul style="list-style-type: none"> <li>• The Construction Environmental Management Plan (CEMP), should follow best practice mitigation for</li> </ul>

Potential equality risks	Existing Council mitigations or enhancements	Impact (in light of mitigation)	Recommendations
<p>which may adversely impact different groups with protected characteristics.</p> <p>As people age, visual acuity tends to worsen, increasing the risk of eye disorders such as cataracts. Due to sensory changes, eyes become more sensitive to glare which can make reflective and shiny surfaces difficult, and even painful, to see clearly. Older people, and people with dementia are more likely to be more sensitive to light pollution and rapid visual changes around them.</p> <p>Research has shown that almost 90% of children with autism spectrum conditions develop atypical sensory experience, which can involve hypersensitivity to visual stimuli. This results in more detail-focused perception in people with autism, so that any minor visual change might have detrimental impact on quality of life and socio-psychological wellbeing.</p> <p>The Bede Centre's user base includes older adults with dementia and children and young people with autism. There is also a disproportionately high population of disabled residents within the two adjacent towers. The Bede also employs a higher proportion of disabled staff. It is likely that the scheme will have an adverse equality impact on disabled people due to the changes in the landscape caused by demolition works and the presence of large machinery.</p>		no adverse effect on groups with protected characteristics	<p>changes to the landscape and visual environment.</p> <ul style="list-style-type: none"> <li>• The Council should engage with the Bede Centre prior to the commencement of demolition activities to discuss the needs of the users and staff. If required, space nearby should be provided for the Centre to continue its activities with less disruption.</li> <li>• The CEMP should include best practice guidelines on visual hoardings to ensure the site is visually attractive and hidden from view. The hoardings used should be carefully chosen as to not invite graffiti and vandalism and should be regularly checked and replaced if necessary</li> <li>• The Council should ensure the demolition, and subsequent construction phase, of the scheme are undertaken according to best practice to effectively mitigate any impacts.</li> <li>• Local residents should be made aware of the construction process, timeline and mitigation measures put in place for the scheme. This is particularly important for local residents and users and staff of nearby facilities, such as the Bede Centre, who are more vulnerable to changes in their visual environment.</li> </ul>
<p><b>Safety and security</b></p> <p>In the lead up to the demolition of Maydew House there is a risk of impacts on safety</p>	<ul style="list-style-type: none"> <li>• The Council has already employed security in order to secure the vacant Maydew House</li> </ul>	There are likely to be adverse impacts on groups with protected characteristics due to changes in safety and security.	This risk requires further management and the Council should consider the following recommendations:

Potential equality risks	Existing Council mitigations or enhancements	Impact (in light of mitigation)	Recommendations
<p>and security on the Abbeyfield Estate. Vacant properties, such as Maydew House can fall into disrepair. This can attract unwanted activity including anti-social behavior and crime, which can differentially affect those living in the area who are likely to be a victim 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, people from ethnic minority groups and LGBT+ people.</p> <p>Since the ethnic minority population in the LIA and the staff base of the Bede Centre is disproportionately high, there is the potential for both differential and disproportionate adverse equality impacts due to safety and security on this group.</p>		<p>If the proposed recommendations (right) are implemented, there are likely to be limited adverse impacts on groups with protected characteristics as a result of changes in safety and security.</p>	<ul style="list-style-type: none"> <li>● Best practices for enhancing safety and preventing crime should continue to be considered throughout the demolition period</li> <li>● It is recommended that the Council ensures Crime Prevention Through Environmental Design (CPTED) and Secure by Design principles are used in designing the built environment and public realm</li> <li>● Approaches to monitoring the security of the scheme during demolition should continue to be considered and additional security also considered where concerns are flagged. However, any enhanced security measures should only be implemented as a last resort, if deemed necessary, and in conjunction with residents, as it risks adding to a sense of vulnerability, isolation, and loss of sense of community for residents who remain on the Estate.</li> <li>● The Council and contractor should create and publicise a process whereby local residents can raise concerns regarding anti social behaviour or vandalism during the demolition period</li> </ul>
<p><b>Information and communication:</b></p> <p>The demolition of Maydew House will require information about the works to be communicated effectively to local affected people in order that they are fully aware of what is going on and are able to provide feedback easily.</p>	<ul style="list-style-type: none"> <li>● The Council will be implementing a programme of consultation and engagement with residents and key equality stakeholders once options for redevelopment are outlined.</li> <li>● This programme has commenced with informal discussions taking place with residents of the adjoining blocks and a</li> </ul>	<p>There are likely to be adverse impacts on groups with protected characteristics due to risks surrounding how information is communicated.</p> <p>If the proposed recommendations (right) are implemented, there are likely to be limited adverse impacts on groups with protected</p>	<p>This risk requires further management and the Council should consider the following recommendations:</p> <ul style="list-style-type: none"> <li>● Up-to-date information about the demolition , including what is going on before, during and after all stages of the process, should be shared with residents and community resources.</li> </ul>

Potential equality risks	Existing Council mitigations or enhancements	Impact (in light of mitigation)	Recommendations
<p>Complex material and information about the process may present a challenge to those who have different information and communication needs. This includes, but is not limited to, people with cognitive or learning disabilities, people with low literacy levels, older people, people with visual or hearing impairments and people who use English as a second language.</p> <p>If information about the scheme is not communicated effectively there is a risk that residents and local people do not fully understand what is going on and are unable to engage properly with the process, or are fully unaware of the process and timescales.</p> <p>The population of the local area has disproportionately high levels of people from ethnic minority backgrounds who may need information translated. Furthermore the user base of the Bede Centre, who have learning difficulties, are also likely to have different communication needs.</p> <p>As such, there is the potential for adverse equality effects on ethnic minority groups and disabled people as a result of information and communication.</p>	<p>formal meeting attended by the Cabinet Member for Housing and Homelessness is scheduled to take place in mid November.</p> <ul style="list-style-type: none"> <li>The programme for the options work will include the set up of a Residents Project Group, exhibitions, drop-ins, and newsletters</li> </ul>	<p>characteristics as a result of risks surrounding how information is communicated.</p>	<ul style="list-style-type: none"> <li>Information should be available in a variety of formats where it may be required (i.e., braille, audio, large print or translated) and be clear, concise and without jargon and easy to read.</li> <li>Residents should have the opportunity to provide feedback in a way which is suitable for them.</li> <li>The use of third-party organisations who can help with communication such as translators should continue to be an option to overcome any potential language barriers</li> </ul>

## 5.2 Impact on community after redevelopment

Options for the redevelopment of the Abbeyfield Estate will be developed from early 2023 in conjunction with the residents who remain in the low rise blocks on the Estate. As such, the following table describes the possible potential impacts which could arise based on the impacts of similar

regeneration and redevelopment schemes in London boroughs, including the Tustin Estate redevelopment in Southwark, and as such is subject to the finalised developed options.

**Table 5.2: Impact on community after redevelopment**

Potential equality risks or opportunities	Existing Council enhancements	Impact	Recommendations
<p><b>Improved housing provision:</b> The redevelopment of the Abbeyfield Estate could lead to improvements in housing provision within the redevelopment area therefore improving appropriateness, accessibility and affordability, as well as its quality and efficiency in energy consumption. Improved housing can have beneficial health effects on children, older people, disabled people and ethnic minority groups. The population of the Estate has disproportionately high levels of disabled people. As such, there is the potential for positive equality effects on disabled people as a result of improved housing.</p>	<p>The Council have committed to the following enhancements for the future redevelopment:</p> <ul style="list-style-type: none"> <li>• All new homes built to London Plan standards</li> <li>• All current residents of the Abbeyfield Estate will have a right to return to new homes on the Estate</li> <li>• 25 former Council households who were decanted from Maydew House prior to 2014 will have the right to return to the new estate</li> <li>• New buildings built to sustainable energy standards</li> <li>• The new estate will have a variety of tenures</li> </ul>	<p>Redevelopment schemes can have positive equality impacts on groups with protected characteristics due to housing provision after delivery.</p>	<p>In order to enhance the positive equality impacts which are likely to arise as a result of the future redevelopment, it is recommended that the Council also ensure that the redeveloped Estate meets the housing needs of returning residents, as well as the Borough in general, by undertaking a demographic and Housing Needs Survey of these households.</p>
<p><b>New employment opportunities:</b> Demolition of existing infrastructure along with the subsequent construction and operation of residential properties provides temporary and permanent job opportunities, disproportionately benefiting people who are more likely to work in the construction sector, or likely to be unemployed in London, such as men, young people, disabled people and minority ethnic groups.</p>	<p>It is likely that the redevelopment will involve the following enhancements:</p> <ul style="list-style-type: none"> <li>• Construction employment (varying by the amount of construction required for the job).</li> </ul>	<p>Redevelopment schemes can have positive equality impacts on groups with protected characteristics due to new employment opportunities.</p>	<p>In order to enhance the positive equality impacts which are likely to arise as a result of the future redevelopment, it is recommended that the Council develop a comprehensive Employment and Skills Plan (ESP) to formalise and capture the employment and training opportunities for residents and local people during construction. This</p>



Potential equality risks or opportunities	Existing Council enhancements	Impact	Recommendations
<p>The population of the local area has disproportionately high levels of people from ethnic minority backgrounds.</p> <p>As such, there is the potential for positive equality effects on ethnic minority groups as a result of new employment opportunities.</p>			<p>should be tied in with the existing offer at the Bede Centre.</p>
<p><b>Improved public realm:</b></p> <p>Redevelopment 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.<sup>27</sup> This is particularly likely to have positive effects on children, older people, disabled people, and people from ethnic minority groups.</p> <p>The population of the local area has disproportionately high levels of people from ethnic minority backgrounds, as does the staff base of the Bede Centre.</p> <p>As such, there is the potential for positive equality effects on ethnic minority groups as a result of new improved public realm and green space.</p>	<p>It is likely that the redevelopment will involve the following enhancements:</p> <ul style="list-style-type: none"> <li>● Improved pedestrian routes</li> <li>● New planting and landscaping</li> </ul>	<p>Redevelopment schemes can have positive equality impacts on groups with protected characteristics because of the effects of improved public realm and green spaces.</p>	<p>In order to enhance the positive equality impacts which are likely to arise as a result of the future redevelopment, it is recommended that the Council:</p> <ul style="list-style-type: none"> <li>● Ensure that the local community are at the heart of planning and designing new public realm, specifically targeting protected characteristic groups that are likely to benefit from improvements e.g., children, older people, and disabled people. If new green and play spaces will be provided, these should meet the needs of different age groups, including young children, teenagers, and older people</li> <li>● Ensure that the redevelopment ensures that all residents have access to both public and private outdoor space.</li> </ul>

<sup>27</sup> House of Commons Women and Equalities Committee (2017): 'Building for Equality: Disability and the Built Environment'.

Potential equality risks or opportunities	Existing Council enhancements	Impact	Recommendations
<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. 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, particularly for older people and disabled people.</p> <p>The population of the local area has disproportionately high levels of people from ethnic minority backgrounds, and the Bede Centre provides vital services and space for disabled people, children, and older people, as well as employing disproportionately high levels of disabled people and people from ethnic minority backgrounds,</p> <p>As such, there is the potential for positive equality effects on ethnic minority groups, disabled people, children, and older people as a result of new provision of community resources.</p>	<p>The Council have committed to the following enhancements for the future redevelopment:</p> <ul style="list-style-type: none"> <li>• New, improved space for the Bede Centre</li> </ul>	<p>Redevelopment schemes can have positive equality impacts on groups with protected characteristics due to the provision of community resources and improved social cohesion, particularly the planned new space for the Bede Centre.</p>	<p>In order to enhance the positive equality impacts which are likely to arise as a result of the future redevelopment , it is recommended that the Council:</p> <ul style="list-style-type: none"> <li>• Liaise with the Bede Centre and its users and staff to ensure that the design of the new space is optimised to suit their needs, such as through workshops with the local community and user groups (or representatives of users) of each separate Bede Centre service offering. Including women, young people, disabled people, older people and others if relevant.</li> <li>• Involve the local community in decisions about which further resources should be incorporated into the area, specifically involving different protected characteristic groups that are likely to benefit from improvements</li> <li>• Ensure that the new development includes the following features designed to improve social cohesion <ul style="list-style-type: none"> <li>– provision of shared communal spaces in new developments/blocks</li> <li>– improved provision of and access to community resources</li> <li>– consideration of enabling residents to manage community spaces</li> </ul> </li> </ul>

Potential equality risks or opportunities	Existing Council enhancements	Impact	Recommendations
<p><b>Tackling crime and disorder:</b></p> <p>Levels of crime have in part been attributed to the urban environment. Reducing potential for crime can affect those more likely to fear crime or be a victim or witness of crime, such as young people, men, disabled people, ethnic minority groups and LGBT people and disabled people.</p> <p>The population of the local area has disproportionately high levels of people from ethnic minority backgrounds, and the Bede Centre provides vital services and space for disabled people, children, and older people, as well as employing disproportionately high levels of disabled people and people from ethnic minority backgrounds,</p> <p>As such, there is the potential for positive equality effects on ethnic minority groups, disabled people, children, and older people as a result of tackling crime and disorder.</p>	<p>It is likely that the redevelopment will involve the following enhancements:</p> <ul style="list-style-type: none"> <li>● Improved lighting</li> <li>● Improved layout to design out anti- social behaviour</li> <li>● Development designed to include natural and passive surveillance</li> </ul>	<p>Redevelopment schemes can have positive equality impacts on groups with protected characteristics due to impacts on tackling crime and disorder.</p>	<p>It is recommended that the Council:</p> <ul style="list-style-type: none"> <li>● Ensure Crime Prevention Through Environmental Design (CPTED) and Secure by Design principles are used in designing the built environment and public realm</li> </ul>
<p><b>Improved access, mobility and navigation:</b></p> <p>Redevelopment processes open up opportunities to create spaces and places that can be accessed and effectively used by all, There are a number of equality groups who can experience difficulties with access, mobility and navigation who could benefit from improvements in this area, including children, older people, and disabled people.</p> <p>The Bede Centre provides vital services and space for disabled people, children, and older people, as well as employing disproportionately high levels of disabled people and people from ethnic minority backgrounds,</p>	<p>It is likely that the redevelopment will involve the following enhancements</p> <ul style="list-style-type: none"> <li>● Improved pedestrian routes through local area</li> </ul>	<p>Redevelopment schemes can have positive equality impacts on groups with protected characteristics due to improved access, mobility, and navigation.</p>	<p>It is recommended that the Council:</p> <ul style="list-style-type: none"> <li>● Ensure that the design of movement networks and public spaces specifically to address the mobility of vulnerable groups</li> </ul>

**Potential equality risks or opportunities****Existing Council enhancements****Impact****Recommendations**

---

As such, there is the potential for positive equality effects on disabled people, children, and older people as a result of improved access, mobility, and navigation

---

## 6 Conclusion and Action Plan

### 6.1 Conclusion

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

The assessment identifies that the demolition of Maydew House, scheduled to take place throughout 2023, has the potential to cause adverse health effects on both the residents of Damory House and Thaxted Court, and the users and staff of the Bede Centres learning disabilities services, if this cannot be relocated during the works.

However, the assessment identifies that the proposed future redevelopment of the Estate, which the demolition will partially enable, has the potential to provide improved housing, improved public realm, an improved Bede Centre, and construction related employment, pending the development of redevelopment options from January 2023. There is therefore a compelling case in the public interest for the demolition of Maydew House to allow for the redevelopment of the Estate to improve outcomes for the current and future Abbeyfield Estate community and staff and users of the Bede Centre.

It is recommended that further Equality Impact Assessments are undertaken at the options stage and each subsequent stage of the design to ensure that the findings of the report stay up to date.

### 6.2 Action Plan

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

Action	Impacts addressed	Timescales
<b>Impact and community resources during demolition</b>		
<ul style="list-style-type: none"> <li>• The Construction Environmental Management Plan (CEMP), should follow best practice mitigation for the health effects related to noise, air and visual impacts and access. For example:               <ul style="list-style-type: none"> <li>– The CEMP should include best practice guidelines on visual hoardings to ensure the Site is visually attractive and hidden from view. The hoardings used should be carefully chosen as to not invite graffiti and vandalism and should be regularly checked and replaced if necessary</li> <li>– The CEMP should set out arrangements for any necessary diversions, and should provide well-signed routes that limit extra travelling distances.</li> <li>– The CEMP should also ensure that access is maintained through measures such as such as limiting pavement obstructions and maintaining disabled parking.</li> <li>– The CEMP should specifically consider the needs of protected characteristic groups who may have limited mobility.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• <b>General health effects associated with demolition and redevelopment</b></li> <li>• <b>Changes to noise and vibration exposure</b></li> <li>• <b>Changes to air quality</b></li> <li>• <b>Changes to the landscape and the visual environment</b></li> <li>• <b>Changes in feelings of safety and security</b></li> <li>• <b>Changes to the pedestrian environment</b></li> <li>• <b>Changes to traffic flows</b></li> <li>• <b>Changes to the pedestrian environment</b></li> </ul>	<ul style="list-style-type: none"> <li>• Demolition</li> <li>• Construction</li> </ul>

Action	Impacts addressed	Timescales
<ul style="list-style-type: none"> <li>Best practices for enhancing safety and preventing crime should continue to be considered throughout the demolition period</li> <li>The Council and contractor should create and publicise a process whereby local residents can raise concerns regarding anti-social behaviour or vandalism during the demolition period</li> </ul>	<ul style="list-style-type: none"> <li><b>Changes in feelings of safety and security</b></li> <li><b>Tackling crime and disorder</b></li> </ul>	<ul style="list-style-type: none"> <li>Demolition</li> <li>Construction</li> </ul>
<ul style="list-style-type: none"> <li>Approaches to monitoring the security of the scheme during demolition should continue to be considered and additional security also considered where concerns are flagged. However, any enhanced security measures should only be implemented as a last resort, if deemed necessary, and in conjunction with residents, as it risks adding to a sense of vulnerability, isolation, and loss of sense of community for residents who remain on the Estate.</li> </ul>	<ul style="list-style-type: none"> <li><b>Changes in feelings of safety and security</b></li> <li><b>Tackling crime and disorder</b></li> </ul>	<ul style="list-style-type: none"> <li>Demolition</li> <li>Construction</li> </ul>
<ul style="list-style-type: none"> <li>It is recommended that the Council ensures Crime Prevention Through Environmental Design (CPTED) and Secure by Design principles are used in designing the built environment and public realm</li> </ul>	<ul style="list-style-type: none"> <li><b>Changes in feelings of safety and security</b></li> <li><b>Tackling crime and disorder</b></li> </ul>	<ul style="list-style-type: none"> <li>Demolition</li> <li>Construction</li> </ul>
<ul style="list-style-type: none"> <li>Up-to-date information about the demolition, including what is going on before, during and after all stages of the process, should be shared with residents and community resources.</li> <li>Communication channels with local residents and communities, should remain open and be two-way so that concerns can be raised and appropriate measures can be implemented.</li> <li>The Contractor should engage with local residents by advertising and holding a series of webinars to publicise and raise awareness of the process and timescales surrounding construction.</li> </ul>	<ul style="list-style-type: none"> <li><b>Delivery of information and communication throughout the scheme</b></li> </ul>	<ul style="list-style-type: none"> <li>Demolition</li> <li>Planning and design</li> <li>Construction</li> </ul>
<ul style="list-style-type: none"> <li>The Council should keep up to date records of the needs of the residents of the low rise blocks and particularly vulnerable residents such as those with illnesses that may be exacerbated by the works. These residents should be offered the opportunity to discuss rehousing away from the construction area</li> </ul>	<ul style="list-style-type: none"> <li><b>General health effects associated with demolition and redevelopment</b></li> </ul>	<ul style="list-style-type: none"> <li>Demolition</li> <li>Construction</li> </ul>
<ul style="list-style-type: none"> <li>Environmental monitoring should be regularly undertaken and reports shared with local residents for transparency.</li> </ul>	<ul style="list-style-type: none"> <li><b>Delivery of information and communication throughout the scheme</b></li> <li><b>General health effects associated with demolition and redevelopment</b></li> </ul>	<ul style="list-style-type: none"> <li>Demolition</li> <li>Construction</li> </ul>
<ul style="list-style-type: none"> <li>The Council should engage with the Bede Centre prior to the commencement of demolition activities to discuss the needs of the users. If required, space nearby should be provided for the Centre to continue its activities with less disruption.</li> <li>The Council and contractor should liaise with the Bede Centre to provide advance notice of particularly disruptive activities so that the Centre may make alternative arrangements for those days, for example conducting a field trip.</li> </ul>	<ul style="list-style-type: none"> <li><b>Delivery of information and communication throughout the scheme</b></li> <li><b>General health effects associated with demolition and redevelopment</b></li> <li><b>Changes to noise and vibration exposure</b></li> <li><b>Changes to air quality</b></li> </ul>	<ul style="list-style-type: none"> <li>Demolition</li> <li>Construction</li> </ul>

Action	Impacts addressed	Timescales
	<ul style="list-style-type: none"> <li>• <b>Changes to the landscape and the visual environment</b></li> <li>• <b>Changes in feelings of safety and security</b></li> <li>• <b>Changes to the pedestrian environment</b></li> <li>• <b>Changes to traffic flows</b></li> </ul>	
<ul style="list-style-type: none"> <li>• Information should be available in a variety of formats where it may be required (i.e., braille, audio, large print or translated) and be clear, concise and without jargon and easy to read.</li> <li>• The use of third-party organisations who can help with communication such as translators should continue to be an option to overcome any potential language barriers</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Delivery of information and communication throughout the scheme</b></li> </ul>	<ul style="list-style-type: none"> <li>• Demolition</li> <li>• Construction</li> </ul>
<ul style="list-style-type: none"> <li>• The Council should work with Transport for London to ensure the demolition and subsequent construction phase of the scheme is undertaken according to best practice measures for traffic management, to effectively mitigate any impacts.</li> <li>• Work with the local community to ensure any changes to public transport routes or infrastructure is well communicated in advance through a variety of methods</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Changes to traffic flows</b></li> <li>• <b>Changes to the pedestrian environment</b></li> </ul>	<ul style="list-style-type: none"> <li>• Demolition</li> <li>• Construction</li> </ul>
<ul style="list-style-type: none"> <li>• Ensure that vehicle accessibility to the remaining towers and the Bede Centre is maintained throughout</li> <li>• Ensure that pedestrian and wheelchair accessibility to the remaining towers and the Bede Centre is maintained throughout</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Changes to the pedestrian environment</b></li> <li>• <b>Improved access, mobility and navigation</b></li> </ul>	<ul style="list-style-type: none"> <li>• Demolition</li> </ul>
<b>Impact on community after redevelopment</b>		
<ul style="list-style-type: none"> <li>• It is recommended that the Council ensures that the redeveloped Estate meets the housing needs of current and future residents of the Borough by undertaking a demographic and Housing Needs Survey of these households.</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Improved housing provision</b></li> </ul>	<ul style="list-style-type: none"> <li>• Planning and design</li> </ul>
<ul style="list-style-type: none"> <li>• It is recommended that the Council develop a comprehensive Employment and Skills Plan (ESP) to formalise and capture the employment and training opportunities for residents and local people during construction. This should be tied in with the existing offer at the Bede Centre.</li> </ul>	<ul style="list-style-type: none"> <li>• <b>New employment opportunities</b></li> </ul>	<ul style="list-style-type: none"> <li>• Demolition</li> <li>• Construction</li> </ul>
<ul style="list-style-type: none"> <li>• It is recommended that the local community are at the heart of planning and designing new green space, play space, and public realm, specifically targeting protected characteristic groups that are likely to benefit from improvements e.g., children, older people, and disabled people. These green and play spaces should meet the needs of different age groups, including young children, teenagers, and older people</li> <li>• It is recommended that the redevelopment ensures that all residents have access to both public and private outdoor space.</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Improved public realm and green space</b></li> </ul>	<ul style="list-style-type: none"> <li>• Planning and design</li> </ul>
<ul style="list-style-type: none"> <li>• The Council should liaise with the Bede Centre and its users to ensure that the design of the new space is optimised to suit their needs, through workshops with the user groups.</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Improved community facilities</b></li> </ul>	<ul style="list-style-type: none"> <li>• Planning and design</li> </ul>

Action	Impacts addressed	Timescales
<ul style="list-style-type: none"> <li>• The Council should involve the local community in decisions about which further resources should be incorporated into the area, specifically involving different protected characteristic groups that are likely to benefit from improvements</li> <li>• The Council should ensure that the new development includes the following features designed to improve social cohesion</li> <li>• The Council should ensure the provision of shared communal spaces in new developments/blocks</li> <li>• There should be consideration of allowing residents to manage community spaces</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Improved community facilities</b></li> </ul>	<ul style="list-style-type: none"> <li>• Planning and design</li> </ul>
<ul style="list-style-type: none"> <li>• The Council should ensure that the design of movement networks and public spaces specifically to address the mobility of vulnerable groups</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Improved access, mobility and navigation</b></li> </ul>	<ul style="list-style-type: none"> <li>• Planning and design</li> </ul>



## A. Local Area Profile

### A.1 Socio- demographic profile

The area profile provides a wider contextual demographic characterisation of the local area around Abbeyfield Estate.

The Local Impact Area for the purposes of this high-level socio- demographic profile is defined as the Rotherhithe or North Bermondsey ward area. Whilst the Site is currently located in the ward of North Bermondsey, at the time of the 2011 Census, this location was part of the Rotherhithe ward area. Therefore Census data for 2011 is reported for the Rotherhithe ward.

The data below includes the current social and economic context of this area and relevant comparators, namely North Bermondsey (or Rotherhithe), Southwark, London, and England. In comparing these regions, where the area deviates by more than 3%, the difference is regarded as considerable and is reported as such.

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

#### A.1.1 Age

The following tables and maps show the population by key age group including children, young people, the working age population, and older people within the LIA and the above comparator areas. The figures show both the proportion and density of each age group within the different areas.

Please note the following groups are not mutually exclusive and the columns are not intended to sum to 100%.

##### A.1.1.1 Children (under 16 years)

Table A.1 shows that children make up 17% of the total population of the Rotherhithe. This figure is in line with Southwark and England (both 19%) but considerably lower than London (21%).

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

Location	Total population (2011)	Children (under 16 years)	%
Rotherhithe	13,743	2,369	17%
Southwark	288,283	53,382	19%
London	8,173,941	1,624,768	20%
England	53,012,456	10,022,836	19%

Source: 2011 Census, ONS

..

### A.1.1.2 Young people (16-24 years)

Table A.2 shows that the proportion of young people in Rotherhithe is 14% which is in line with Southwark (14%), regional (10%) and national average (12%).

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

Location	Total population (2011)	Young people (16- 24 years)	%
Rotherhithe	13,743	1,966	14%
Southwark	288,283	39,978	14%
London	8,173,941	1,008,032	12%
England	53,012,456	6,284,760	12%

Source: 2011 Census, ONS

### A.1.1.3 Working age people (16-64 years)

The following table shows that the working age population (people aged between 16 and 64 years) in Rotherhithe (75%) is in line with Southwark (74%) but is higher than the figures for London (69%) and England (65%).

**Table A.3: Working age population (16-64 years)**

Location	Total population (2011)	Working age (16-64 years)	%
Rotherhithe	13,743	10,359	75%
Southwark	288,283	212,572	74%
London	8,173,941	5,644,424	69%
England	53,012,456	34,329,091	65%

Source: 2011 Census, ONS

### A.1.1.4 Older people (aged 65 and over)

The following table shows that the proportion of older people (aged 65 and over) in Rotherhithe (8%) is in line with the Southwark figure (8%) but is considerably lower than both London (11%) and England (16%).

**Table A.3: Population of older people (aged 65 and over)**

Location	Total population (2011)	Older people (aged 65 and over)	%
Rotherhithe	13,743	1,015	7%
Southwark	288,283	22,329	8%
London	8,173,941	904,749	11%
England	53,012,456	8,660,529	16%

Source: 2011 Census, ONS

## A.1.2 Disabled people

Table A.4 shows the proportion of the population who have a long-term health problem or disability that limits their day-to-day activities. It shows that for both Rotherhithe ward and Southwark, 14% of the total population have a disability that limits their day-to-day activities either a little or a lot. This is in line with figures for London (14%) and England (17%).

**Table A.4: Population with a disability**

Location	Day to day activities limited a lot	Day to day activities limited a little	Day to day activities not limited
Rotherhithe	7%	7%	87%
Southwark	7%	7%	86%
London	7%	7%	86%
England	8%	9%	82%

Source: 2011 Census, ONS

### A.1.3 Gender reassignment

There is no robust data for gender variant people in the study area or the UK more widely. However, Stonewall, the LGBT+ charity and campaign group estimates that around 1% of the UK population identify as transgender - around 600,000 people.<sup>14</sup>

The 2021 Census will include questions on gender identity which should provide a more accurate picture of the population.<sup>15</sup>

### A.1.4 Marriage and civil partnership

Table A.5 shows the population who are married or in a civil partnership in Rotherhithe, Southwark, London, and England. The data provided shows that Rotherhithe and Southwark have a higher proportion of single people (57% and 55% respectively) compared to London (44%) and England (35%). The table further shows that the proportion of people who are married or in civil partnerships in Rotherhithe (27%) and Southwark (29%) is considerably lower when compared to London (40%) and England (47%). The proportion of divorced people in Rotherhithe (7%) and Southwark (8%) is in line with the figure England (9%) and London (7%).

**Table A.5: Marital and civil partnership status**

Location	Single (never married or never registered a same-sex civil partnership)	Married	In a registered same-sex civil partnership
Rotherhithe	57%	27%	1%
Southwark	55%	29%	1%
London	44%	40%	0.4%
England	35%	47%	0.2%

Location	Separated (but still legally married or still legally in a same-sex civil partnership)	Divorced or formerly in a same-sex civil partnership which is now legally dissolved	Widowed or surviving partner from a same-sex civil partnership
Rotherhithe	4%	7%	4%
Southwark	4%	8%	4%
London	3%	7%	5%
England	3%	9%	7%

Source: 2011 Census, ONS

### A.1.5 Pregnancy and maternity

The following table shows the Total Fertility Rate (TFR) for Southwark, London and England. No data is available at ward level.

**Table A.6: General and total fertility rates**

Location	Total Fertility Rate (2021)
Southwark	1.14
London	1.52
England	1.62

Source: Office for National Statistics (2021)

The Total Fertility Rate (TFR) for Southwark is 1.14. This is considerably lower than the TFR for London (1.52) and England (1.62).

### A.1.6 Race and ethnicity

The following table provides a breakdown of the population of Rotherhithe, Southwark, London, and England by ethnicity.

**Table A.7: Race and ethnicity**

Race and ethnicity		Rotherhithe	Southwark	London	England
<b>White</b>	English/Welsh/ Scottish/Northern Irish/British	41%	40%	45%	80%
	White Irish	2%	2%	2%	1%
	White Gypsy or Irish Traveller	0.3%	0.1%	0%	0%
	Other White	16%	12%	13%	5%
<b>Mixed/ multiple ethnic groups</b>	White and Black Caribbean	1%	2%	1%	1%
	White and Black African	1%	1%	1%	0%
	White and Asian	1%	1%	1%	1%
	Other Mixed	2%	2%	1%	1%
<b>Asian/ Asian British</b>	Indian	3%	2%	7%	3%
	Pakistani	0.6%	1%	3%	2%
	Bangladeshi	0.7%	1%	3%	1%
	Chinese	7%	3%	2%	1%
	Other Asian	3%	3%	5%	2%
<b>Black</b>	Black African	13%	27%	7%	2%
	Black Caribbean	2%	16%	4%	1%
	Other Black	2%	6%	2%	1%
<b>Other ethnic groups</b>	Arab	1%	1%	1%	0%
	Any other ethnic group	2%	2%	2%	1%
<b>Total ethnic minority groups</b>		39%	68%	40%	17%

Source: 2011 Census, ONS

Table A.7 shows:

- The White British population in Rotherhithe is 41% of the population. This is in line with Southwark (40%) but is considerably lower than the proportion in London (45%) and England (80%).
- The Other White population in Rotherhithe is 16% of the population, which is considerably higher than the Southwark (12%), London (13%) and London (5%) proportions.
- The Chinese population in Rotherhithe (7% of the population) is considerably higher than in Southwark (3%), London (3%) and England (1%).
- The Black African population makes up 13% of the Rotherhithe population. This is considerably lower than Southwark (27%) but is considerably higher than in London (7%), and England (2%).
- The Black Caribbean population of Rotherhithe is 2% which is in line with London (4%) and England (1%) but is considerably lower than Southwark (16%).
- Overall, ethnic minority groups account for 39% of Rotherhithe's population. This is in line with the proportion for London (40%) but is considerably less than the proportion for Southwark (68%) and considerably lower than the national proportion (17%).

### A.1.7 Religion and belief

Table A.8 provides a religious profile of Southwark, London, and England. Ward-specific data for North Bermondsey was unavailable.

**Table A.8: Population by religion and belief**

Religion	Rotherhithe	Southwark	London	England
Christian	52%	52%	48%	59%
Buddhist	2%	1%	1%	0%
Hindu	2%	1%	5%	2%
Jewish	0.3%	0.3%	2%	0%
Muslim	8%	9%	12%	5%
Sikh	0.2%	0.2%	2%	1%
Other religion	0.4%	0.5%	1%	0%
No religion	8%	27%	21%	25%
Religion not stated	8%	9%	8%	7%

Source: 2011 Census, ONS

Table A.8 shows:

- The Christian populations in Rotherhithe and Southwark (both 52%) are considerably higher than the population in London (48%) but considerably lower than the figure for England (59%).
- The Muslim population in Rotherhithe (8%) and Southwark (9%) is considerably lower than the population in London (12%) and but considerably higher than the population in England (5%).
- Those with no religion in Rotherhithe (8%) is considerably lower than in Southwark (27%), London (21%) and England (25%).

### A.1.8 Sex

The following table shows the proportion of the population who are male and female in North Bermondsey, London, and England. The proportion of women in North Bermondsey (46%) is considerably lower than the figures for London (50%) and England (51%). In contrast, the proportion of men in North Bermondsey (54%) is considerably higher than the figures for London (50%) and England (49%).

**Map A.9: Population by Sex**

Sex	Rotherhithe	London	England
Male	49%	50%	49%
Female	51%	50%	51%

Source: 2011 Census, ONS

### A.1.9 Sexual orientation

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

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

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

### A.1.10 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>28</sup> The scores are then used to rank the LSOAs nationally and to calculate an IMD score for each local authority area. These are then divided into deciles or quintiles, with 1 being the most deprived 20% of LSOAs, and 5 the least deprived 20% of LSOAs (in the case of quintiles).

The following table shows the proportion of LSOAs in Southwark which fall into each quintile. 12% of LSOAs in Southwark fall in the most deprived quintile, which is considerably more than London (6%) and less than England (20%). 37% of Southwark LSOAs fall in the second most deprived LSOA which is considerably more than London (21%) and England (20%). 28% of LSOAs in Southwark fall within the third most deprived quintile which is considerably more than both London (24%) and England (20%). Furthermore only 6% of LSOAs in Southwark fall in the least deprived quintile, which is considerably less than London (24%) and England (20%).

<sup>28</sup> Ministry of Housing, Communities & Local Government (2019) English indices of deprivation 2019. Available here: <https://www.gov.uk/government/statistics/english-indices-of-deprivation-2019>

The table also shows the employment rate for Southwark compared to London and England. The employment rate for Southwark (82%) is in line with that for London (79%) but considerably higher than that for England (76%).

**Table A.10: Population by deprivation**

Location	% Employment rate (16-63 year olds) Jul 2021-Jun 2022	Most deprived quintile (%)	Second most deprived quintile (%)	Third most deprived quintile (%)	Fourth most deprived quintile (%)	Least deprived quintile (%)
Southwark	82%	12%	37%	28%	17%	6%
London	79%	6%	20%	24%	26%	24%
England	76%	20%	20%	20%	20%	10%

Source: NOMIS and MHCLG 2019 Indices of Multiple Deprivation



<b>Item No.</b> 10.	<b>Classification:</b> Open	<b>Date:</b> 6 February 2023	<b>Meeting Name:</b> Cabinet
<b>Report title:</b>		Appropriation of the site known as FDS C at Aylesbury Estate	
<b>Ward(s) or groups affected:</b>		Faraday	
<b>Cabinet Member:</b>		Councillor Darren Merrill, Council Homes and Homelessness	

### **FOREWORD - COUNCILLOR DARREN MERRILL, CABINET MEMBER FOR COUNCIL HOMES AND HOMELESSNESS**

In August 2015 the council granted outline planning permission for a comprehensive redevelopment of the Aylesbury. This approval was for a phased redevelopment to provide a mixed use development of up to 2,745 homes. This outline planning permission created a frame work that will transform the Aylesbury estate thought the demolition of the existing poor quality housing to high quality mixed tenure housing. To date we have seen 1,516 new homes approved by planning with 581 council rented also a library a health centre and over 55 home's. We have come a long way to improve the area for all residents. And this area is part of that essential plan.

This document is a technical paper that gives the council Appropriation rights to the area of land known as FDS C. This is to ensure the smooth redevelopment of this land but does not remove the right to compensation for those affected by the appropriation.

### **RECOMMENDATIONS**

That Cabinet:

1. Confirms that the land shown edged hatched and edged in black on the plan at Appendix A that is currently held for housing purposes is no longer required for those purposes and approves the appropriation of the land to planning purposes to facilitate the carrying out of the development proposals for the area in accordance with section 226 of the Town and Country Planning Act 1990 and section 122(1) of the Local Government Act 1972.
2. Confirms that following completion of the works for which the appropriation at paragraph 1 is required the land shown hatched and edged in black on the plan at Appendix A will no longer be required for planning purposes and approves the appropriation of the land to housing purposes in accordance with section 9 of the Housing Act 1985 and section 122(1) of the Local Government Act 1972.
3. Delegate to the director of planning and growth authority to:

- a. Agree detailed terms and conditions for the indemnity agreement to be provided by Notting Hill Genesis
- b. Pay compensation properly claimed where due to third parties arising from the interference of their rights in accordance with section 204 of the Housing and Planning Act 2016
- c. Defend or settle (as appropriate) any compensation claims referred to the Lands Chamber of the Upper Tribunal in respect of rights that are overridden due to the exercise of the council's powers.

## **BACKGROUND INFORMATION**

4. The land in question comprises part of the land referred to as the First Development Site (FDS) on the Aylesbury estate and it is shown as the hatched area on the plan at Appendix A to this report. The council holds the freehold interest in the land within its Housing Revenue Account and it was previously predominantly used for housing.
5. This report recommends the council appropriates for planning purposes freehold land in its ownership. This will engage powers under section 203 of the Housing and Planning Act 2016 overriding third party rights in the land which are then converted to a claim for compensation.
6. The report further recommends the land be appropriated back to housing on the basis that this ultimately will be its use once the development of the land is complete.
7. The council has used this statutory mechanism to secure the delivery of several of its housing development projects and has previously appropriated the land which is currently being development on the remainder of the FDS through reports to Cabinet on 24 July 2018 (FDS A) and 8 December 2020 (FDS B).
8. The council has previously used its powers of compulsory purchase to acquire any third party interests in the land. The site has been cleared of all previously existing buildings and development is underway on the early phases of the site. However, the risk of injunction to the next phase of development means that the council should consider the use of its statutory powers to ensure that the development proceeds.
9. The council is in a Development Partnership Agreement (DPA) with Notting Hill Genesis for the delivery of the regeneration of the Aylesbury Estate. Whilst the Council acquired FDS A and FDS B for the delivery of new council homes under the agreement, FDS C is to be solely taken forward by Notting Hill Genesis following the grant by the council of a long leasehold interest in the site.
10. The planning application process in general does not (and is not meant to) consider the private rights which may exist over one property in favour of another property and which may be enforced by one property owner against another. Such rights can take the form of (for example) a private right of way over one property in favour of another; a restrictive covenant preventing something being

done on a property to the benefit of another property; or a right of light across one property in favour of another property.

11. Where a property right is interfered with the person benefitting from the right can apply to the court for an injunction to prevent the interference. If the court deems it appropriate, the court can order action to be taken to remove that interference; or the court may award monetary damages instead. Beneficiaries of the rights do not need to make any application to court ahead of the work causing or potentially causing interference commencing. Indeed, they can if they want, wait until after completion of the work. This presents a significant risk to the council's development partner, Notting Hill Genesis.
12. In line with the process set out in the DPA, Notting Hill Genesis have therefore requested that the council utilise its available powers to override all property rights that may be interfered with by the scheme, to enable the scheme to proceed without interference.
13. Cabinet should also note that the Notting Hill Genesis have commissioned a Rights of Light Report to assess the potential effects of the development on any rights of light to some neighbouring properties outside the Estate and to those properties within the Estate that will be retained in the immediate future.

### **The Scheme**

14. The currently consented scheme for the redevelopment of the wider FDS (updated to reflect the recent amendments to the scheme) will deliver a total of 902 new homes (of which a number will be dedicated to residents with extra care needs and those with learning difficulties), a community facility and commercial. The wider FDS development is being brought forward under three construction contracts. The first two construction packages are currently on site and the council is delivering 581 new council homes and a new community facility. Taken together, FDS A, B and C deliver 66% affordable housing by habitable room.
15. FDS C, which this paper relates to, will deliver 88sqm of commercial floorspace as well as a further 321 new homes across a range of tenures and managed by Notting Hill Genesis.

<b>Tenure</b>	<b>Unit Numbers</b>	<b>Habitable Rooms</b>
Social Rent	56	271
Shared Ownership	75	223
Private	190	494

16. Whilst the new social rented homes will be managed by Notting Hill Genesis the council will have 100% nomination rights into these properties.

### **KEY ISSUES FOR CONSIDERATION**

17. If the recommendations in this report are approved by cabinet, the key impact will be that third party owners benefitting from rights in the surrounding neighbourhood that are interfered with by the development, will no longer be able

to apply to court for an injunction to stop the development. These owners will instead have the right to claim compensation if their rights are interfered with by the development.

18. Appendix B sets out further details of the rationale behind the recommendations in this report. Cabinet should note that:
  - a. The council owns the site and it is now fully vacant.
  - b. Demolition of all the existing buildings on the site have been completed
  - c. The development of the site has full planning consent (reference number 17/AP/3885).
  - d. The developer, Notting Hill Genesis has recently sought amendments to the extant consent, through a variation to Condition 2 (Approved Plans) and Condition 43 (Quantum of Development). These amendments (reference number 22/AP/1063) were approved by Planning Committee on 19 December 2022 subject to conditions, referral to the Mayor of London and the applicant entering into an appropriate legal agreement by no later than 31 January 2023.
  - e. That the development behind the intention to appropriate for planning purposes will improve the economic, social and environmental well-being of the area.
  - d. That the appropriation will enable the development to proceed without interference from affected parties.
  - e. That any third parties whose rights are interfered with will be entitled to compensation.
19. The course of action recommended is therefore proportionate and justified to secure proper planning of the area.
20. The Rights of Light Report identifies a potential impact on rights of light on some properties in St Matthews House and Aycliffe House, both of which neighbour the site. If the site is appropriated, owners, lessees or occupiers of any affected properties will be entitled to bring rights of light claims, but would not be able to obtain an injunction which could delay and even prevent the development from taking place.
21. Loss of daylight where a right to light exists is subject to a legal test and compensation is assessed by way of established practice. Compensation is payable to residents (whether by agreement by negotiation, or compulsion under s203 of the Housing and Planning Act 2016) who have their rights to light interfered with. However, it is incumbent upon all affected parties to prove to what extent their rights have been interfered with, and the level of compensation that may be attainable in the circumstances. Affected parties have the fees of their professional adviser paid.
22. Under the terms of the DPA and to protect the council from costs arising from any claims or the cost of fees, a legally binding indemnity agreement will be entered into between Notting Hill Genesis and the council whereby the council will be fully indemnified for any compensation or fees payable as a result of the appropriation. In addition the council's reasonable fees in dealing with any claims

will also be reimbursed.

### **Appropriations**

23. The appropriation of land refers to the process whereby a council alters the purpose for which it holds land. Where land has been appropriated for planning purposes third party rights enjoyed over the land can be overridden. The beneficiaries of such rights may however claim compensation (equal to the loss in value of their property caused by losing the right) but cannot seek an injunction to delay or terminate the development.
24. This gives the council and its development partner the certainty that having commenced construction works a person with the benefit of an unregistered (with the Land Registry) right over land (such as a right to light) cannot apply to the court to have the development stopped. This is a very important tool in enabling development to proceed on urban sites.
25. Another approach for the council would be to not appropriate, and for the developer to take out insurance against the cost of claims. This approach would not address the central issue of the risk of delay whilst an application to injunct is considered by a court – nor the risk an injunction might be successful and the development stopped. However, this would not be acceptable to the council's partner and be contrary to the terms of the DPA.
26. Appropriation is considered to give a greater degree of certainty and is considered proportionate. The chief impact of this approach is that the owners of third party rights lose their ability to stop the development by injunction, but they retain the right to compensation.
27. The compensation a person affected by interference of a right may be entitled to, is based on the value of their properties before the right has been interfered with versus the value of the property with the interfered right. This compensation is based on the diminution in value of the affected property. If agreement between the parties is not possible it will be determined by the Upper Tribunal (Lands Chamber). The onus is upon the claimant to prove a loss in value and compensation only becomes payable once there is an actual interference with a right.
28. In this case it is recommended that the land edged red on the plan at Appendix A be appropriated from housing purposes to planning purposes. This will mitigate the risk of legal action to frustrate the scheme being delayed or completed. Thereafter it is recommended the land appropriated to housing purposes as to hold the land for planning purposes will not be consistent with the ultimate use of the land.

### **Community and equalities (including socio-economic) impact statement**

29. Section 149 of the Equality Act 2010 lays out the Public Sector Equality Duty (PSED) which requires public bodies when taking decisions, to have due regard to the need to:
- a) Eliminate discrimination, harassment, victimisation or other prohibited conduct
  - b) Advance equality of opportunity between persons who share a relevant protected characteristic and those who do not share it
  - c) Foster good relations between those who share a relevant characteristic and those that do not share it.
30. Relevant protected characteristics for the purposes of the Equality Act are:
- Age
  - Civil partnership
  - Disability
  - Gender reassignment
  - Pregnancy and maternity
  - Race
  - Religion or belief
  - Sex and sexual orientation.
31. In considering the recommendations herein the cabinet must have due regard to the possible effects on any groups sharing a protected characteristic in order to discharge its public sector equality duty. This is an ongoing obligation.
32. If the recommendations set out are approved, the council's development partner will be able to proceed with the construction of the development comprising 321 new homes. An Equalities Impact Analysis for the project has previously been undertaken and officers will continue to review the impact on groups of people with protected characteristics. It is not thought likely that the appropriation will have any disproportionate effect on any group sharing a protected characteristic.

### **Health impact statement**

33. It is widely recognised poor quality housing has an adverse impact on the health of residents. Such effects may manifest in mental and/or physical health terms.
34. Whilst it is not yet known who will be accommodated in the new homes, they will ultimately allow existing residents from the Estate or Southwark more widely to be housed in modern, high quality new homes that should be beneficial to their health with a corresponding reduction in health service demands.

### **Climate change implications**

35. The construction phase will generate some waste and measures to limit dust and impacts on air quality, which will be managed through a construction management plan and environmental protection procedures.

36. However, there are no identified impacts arising directly from appropriation and therefore this report.

### **Legal implications**

37. The legal implications of using appropriation powers as proposed in this report are set out in the concurrent report of the director of law and governance.

### **Resource implications**

38. Implementation of the recommendations in this report will require some staff time and resources. This will come from the sustainable growth and legal teams. Where rights are interfered resulting in a loss in value to the affected property, the owner is entitled to compensation for that loss. The council's development partner is indemnifying the council against any payments of compensation arising, but staff resources may be required should any claims arise.

### **Financial implications**

39. Where land is appropriated from the Housing Revenue Account to the general fund, there is a transfer of debt between the accounts. When land is appropriated from general fund to the housing revenue account this debt transfer is reversed. There are therefore, no financial implications arising directly from the recommendations made in this report.
40. The council's development partner is to indemnify the council against all compensation payable as a result of the appropriation. In the circumstances there are therefore no financial implications for the council arising from the recommendations in this report.

### **Consultation**

41. There has been extensive consultation on the overall regeneration programme for the Aylesbury estate, which has been set out in detail within previous reports. This includes extensive consultation on the formation of the Area Action Plan, non-statutory and statutory consultation undertaken on the outline masterplan and detailed FDS planning applications.
42. As part of the land in question was not developed and was therefore open space, the council will need to comply with s122 (2A) requiring the proposed appropriation to be advertised. The council's intention to appropriate land has been advertised for two consecutive weeks in the local press. The details of any representations received will be reported back to cabinet.
43. There is however no statutory requirement to consult prior to acquiring land under s227 TCPA 1990 nor to the use of powers under s203 HPA 2016.

## SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

### Director of Law and Governance

44. The report recommends the appropriation of council owned land for planning purposes, and thereafter, the appropriation of that land for housing purposes.
45. A council holds land and property for a variety of statutory purposes in order to perform its functions. A council is authorised by virtue of section 122 of the Local Government Act 1972 (“the 1972 Act”) to appropriate land within its ownership for any purpose for which it is authorised to acquire land by agreement, where it is no longer required for the purpose for which it is held immediately before the appropriation.
46. The land must already belong to the council. Paragraph 4 of the report confirms that the land to be appropriated is in the council’s freehold ownership.
47. The land must be no longer required for the purpose for which it is currently held. The report confirms at paragraph at paragraph 15 of Appendix B that the land is no longer required for housing purposes.
48. The purpose for which the council is appropriating the land must be authorised by statute. It is proposed that the land is held for planning purposes. This is a purpose which is authorised by statute. Section 246 of the Town and Country Planning Act 1990 (“TCPA 1990”) defines such purposes as, inter alia, those for which can be acquired under ss226 or 227 of that Act. Section 227 provides that a council may acquire land by agreement for any purposes for which it is authorised to acquire land compulsorily by s226 TCPA 1990.
49. The purposes for which a council can acquire land pursuant to s226 TCPA 1990 include purposes “which it is necessary to achieve in the interests of the proper planning of an area in which the land is situated.” S226 also authorises the acquisition of land “... if the authority think that the acquisition will facilitate the carrying out of development, re-development or improvement on or in relation to the land.” In the case of either s226 or s227 the acquiring authority must be satisfied that whatever development proposals it has for the land in question these are likely to “contribute to the achievement of any one or more of the following objects – (a) the promotion or improvement of the economic well-being of their area; (b) the promotion or improvement of the social well-being of their area; (c) the promotion or improvement of the environmental well-being of their area.” The Council’s plan to enable Notting Hill Genesis to build new homes on the land pursuant to the DPA, of which 56 are homes for social rent, and 75 are intermediate, is capable of falling within all three categories.
50. Section 203 of the Housing and Planning Act 2016 (“the 2016 Act”) came into force on 13 July 2016. This section contains a power to override easements and other rights, and it replaces s237 TCPA.



S203 says:

“(1) A person may carry out building or maintenance work to which this subsection applies even if it involves

(a) interfering with a relevant right or interest...

(2) Subsection (1) applies to building or maintenance work where –

(a) there is planning consent for the building or maintenance work,

(b) the work is carried out on land that has at any time on or after the day on which this section comes into force

(i) become vested in or acquired by a specified authority or

(ii) been appropriated by a local authority for planning purposes as defined by section 246(1) of the Town and Country Planning Act 1990 [*i.e. for purposes for which an authority can acquire land under ss226 and 227*]

(c) the authority could acquire the land compulsorily for the purposes of the building or maintenance work, and

(d) the building or maintenance work is for purposes related to the purposes for which the land was vested, acquired or appropriated as mentioned in paragraph (b).”

51. What this means is that where land has been appropriated for planning purposes building work may be carried out on land even if this interferes with rights or interests if there is planning consent for the building work; and the work must be for purposes related to the purposes for which the land was appropriated, in this case planning purposes. By s204 those third party rights are converted into an entitlement to compensation to be calculated in accordance with ss7 and 10 of the Compulsory Purchase Act 1965.
52. This report confirms that the work being done on the land will be done in accordance with planning permission. Once the land has been appropriated and s203 triggered, that work will be authorised even where it interferes with third party rights.
53. Following the appropriation of the land for planning purposes it is recommended that the land is appropriated for housing purposes, as the land is to be used for the provision of new housing. At that point the land will no longer be required for planning purposes and will be appropriated for housing purposes.
54. The report recommends that authority is delegated to the director of planning and growth to agree the terms of the indemnity agreement. This will ensure that the council is indemnified against any compensation that might be payable by the council pursuant to s204 and 205 of the 2016 Act.

### Strategic Director of Finance and Governance (H&M 22/127)

55. The strategic director of finance and governance notes the recommendation to appropriate land as described in order to facilitate the development of new housing and commercial space on the Aylesbury Estate. This land appropriation is proposed to occur in such a way that it will have a neutral financial impact. The development will be taken forward by Notting Hill Genesis under a long leasehold interest granted by the council. As outlines in the report, there are no financial implications arising from the recommendations made in the report.

### BACKGROUND DOCUMENTS

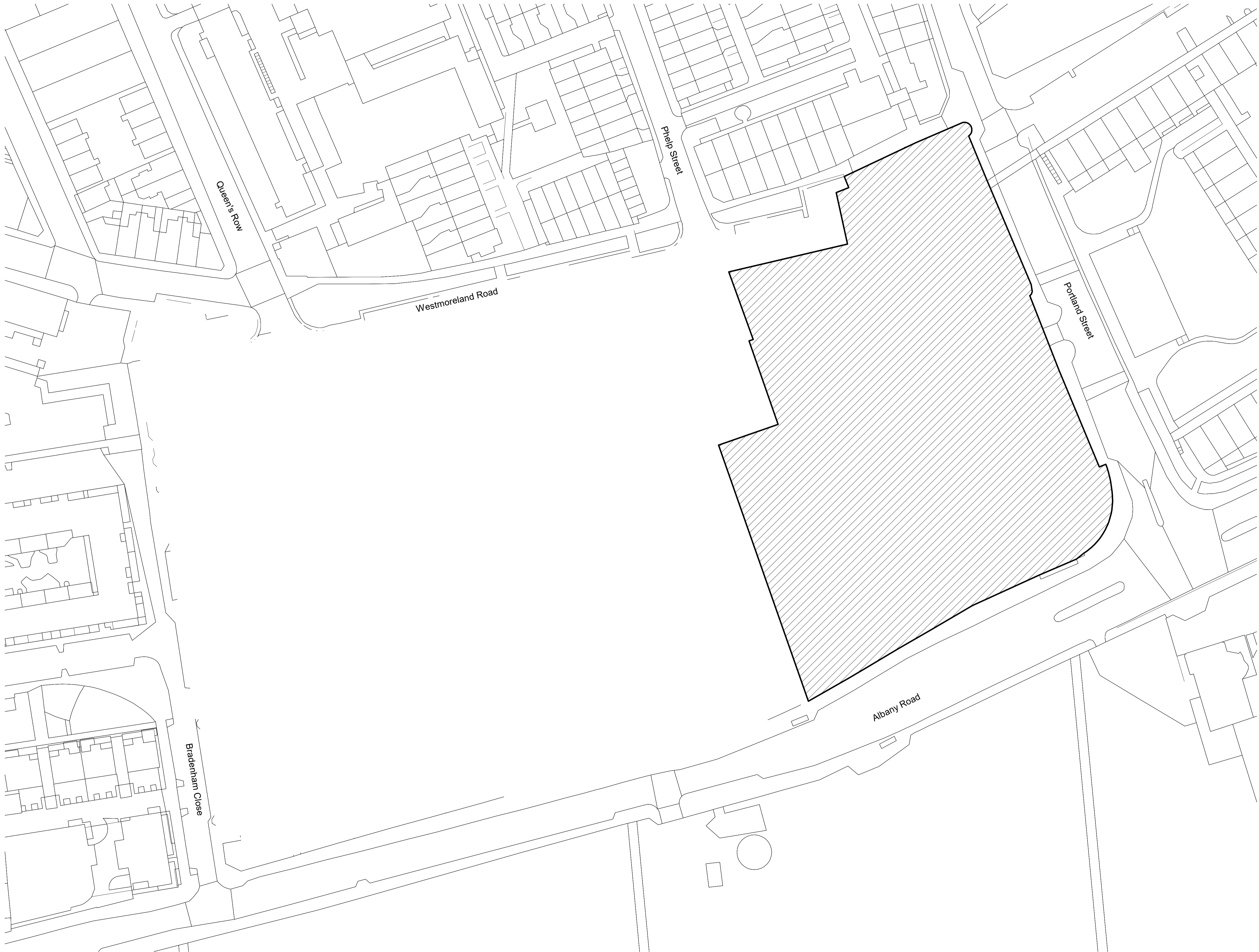
Background Papers	Held At
Council Plan 2018/9 – 2021/22	<a href="http://moderngov.southwark.gov.uk/documents/s78763/Report%20Council%20Plan.pdf">http://moderngov.southwark.gov.uk/documents/s78763/Report%20Council%20Plan.pdf</a>
FDS A appropriation report	<a href="https://moderngov.southwark.gov.uk/ieDecisionDetails.aspx?AllId=50196">https://moderngov.southwark.gov.uk/ieDecisionDetails.aspx?AllId=50196</a>
FDS B appropriation report	<a href="https://moderngov.southwark.gov.uk/ieDecisionDetails.aspx?Id=7226">https://moderngov.southwark.gov.uk/ieDecisionDetails.aspx?Id=7226</a>

### APPENDICES

No	Title
Appendix A	Aylesbury Estate FDS C appropriation plan
Appendix B	Rationale for appropriations of the land

## AUDIT TRAIL

<b>Cabinet Member</b>	Councillor Darren Merrill, Council Homes and Homelessness	
<b>Lead Officer</b>	Steve Platts, Director of Planning and Growth	
<b>Report Author</b>	Marcus Mayne, Principal Surveyor	
<b>Version</b>	Final	
<b>Dated</b>	24 January 2023	
<b>Key Decision?</b>	Yes	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments Included</b>
Director of Law and Governance	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
<b>Cabinet Member</b>	Yes	Yes
<b>Date final report sent to Constitutional Team</b>	24 January 2023	

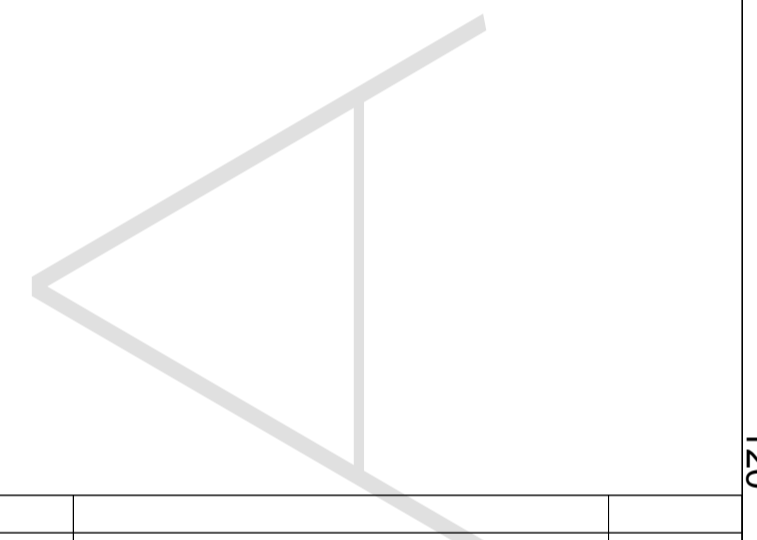


**KEYPLAN**



**NOTES**

 Appropriation Area



Rev	Description	Date

159 St John Street  
 London EC1V 4QJ  
 mail@hawkinsbrown.com  
 hawkinsbrown.com



**Project**  
 Aylesbury Estate 1st Dev Plot 4  
 Albany Road  
 London SE17 2DA  
 UK

**Drawing**  
 FDS C Appropriation Plan

**Scale @ A1**  
 1 : 500

**Date**  
 11/01/22

**Drawn By**  
 TF

**Checked By**  
 MJ

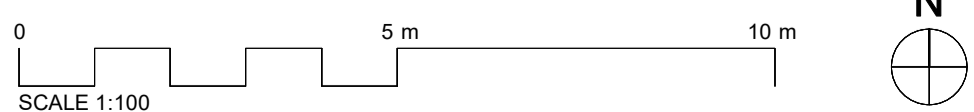
**Job Number**  
 1436

**Status**  
 S2

**Purpose of Issue**  
 For Information

**Drawing No.**  
 AYLE-HBA-SW-00-DR-A-000005

**Rev**



**Appropriation of the site known as FDS C at Aylesbury Estate  
Appendix B**

**Appropriation of the land at Appendix A for purposes set out in section 226 of the Town and Country Planning Act 1990 and to purposes set out in section 9 of the Housing Act 1985.**

**Background to appropriation**

1. Under section 122(1) of the Local Government Act 1972, the Council may appropriate land for any purpose for which it is authorised to acquire land, when the land is no longer required for the purpose for which it is held.
2. Under section 226(1)(a) and 227 of the Town and Country Planning Act 1990, a Council may acquire land if they think the acquisition will facilitate the carrying out of development, re-development or improvement on or in relation to the land. This includes development of the sort contemplated at FDS C, Aylesbury Estate.
3. The power in section 226(1)(a) is subject to section (1A) of section 226. This provides that the acquiring authority must not exercise the power unless it considers the proposed development, redevelopment or improvement is likely to contribute to achieving the promotion or improvement of the economic, social or environmental well-being of the area for which the acquiring authority has responsibility.
4. There are clear economic, social and environmental benefits associated with the provision of new housing at the Aylesbury Estate, namely providing people with quality accommodation. Better housing can also result in better educational attainment, a general improvement in wellbeing, and will provide employment and training opportunities from the construction works. Accordingly, the Council may appropriate land for the purposes of the development proposals if that land is no longer required for the purposes for which it is held.
5. For the reasons set out below, the land shown on the plan at Appendix A is no longer required for its current purposes. The land can therefore be appropriated from its current use.
6. Where land has been appropriated for planning purposes Section 203 of the Housing and Planning Act 2016) applies. This means that the erection, construction or carrying out of maintenance or any building or work on the land (by the Council or a person deriving title from the Council – in this case Notting Hill Genesis) is authorised, if it is done in accordance with the planning permission, notwithstanding that it interfered with third party rights, such as restrictive covenants and easements.

7. The effect of triggering section 203 is that third party rights are overridden and converted into a claim for compensation pursuant to section 204.
8. The level of compensation for interference with third party rights is assessed based on the loss in value of the claimant's property because of the interference. An important consequence of the operation of section 203 is that a claimant cannot secure an injunction to prevent the development from going ahead – their remedy is a claim for compensation.
9. Prior to developing land it is usual practice to make prudent enquiries of what rights might exist over the land, this will involve inspecting the land to see if there are any obvious rights and checking land ownership information. As set out in the report, a rights of light report has been commissioned which provides details of the potential effect of the development on adjoining properties. However, some rights may not be apparent from inspection and historic ones may not always be recorded at the Land Registry. The application of the power to override rights contained in section 203 therefore mitigates this risk.
10. The right to claim compensation for interference with third party rights is enforced against the owner of the land, which in this case is the Council. An indemnity agreement will be entered into indemnifying the Council against any compensation claims.

### **Rationale for appropriating the land at Aylesbury Estate for planning purposes**

11. Planning consent has been secured for the scheme as outlined in the main report. This phase of redevelopment on the Aylesbury Estate will deliver 321 new homes.
12. As discussed in the main report, there may be an adverse impact on the rights of light to nearby properties from the scheme. Appropriation will eliminate any risk of one or more property owners or occupiers applying to the court for an injunction. If an injunction is granted, the scheme will not be able to proceed.
13. In these circumstances, it is appropriate to utilise the powers of section 203 to overcome this risk and enable the much-needed new homes to be built.
14. As indicated above, in order to facilitate the consented redevelopment for new housing, it is now required to hold the land for planning purposes. When land has been appropriated for section 203 purposes, it will continue to benefit from its overriding provisions even when the land is no longer held for planning purposes.

15. The land shown at Appendix A is no longer required to be held for housing purposes and is now to be held for planning purposes in order to facilitate the consented housing development.

**Rational for appropriating the land at Aylesbury Estate back to housing purposes**

16. Once land is appropriated for planning purposes, it should be appropriated back to housing purposes, as this will be its ultimate use. The cleansing effect of section 203 means that it can be developed in confidence that the works will not be at risk of an application for an injunction to frustrate the development.
17. Section 9(1)(a) of the Housing Act 1985 states a local housing authority may provide housing accommodation by erecting houses on land required. It is therefore apt that following the section 203 appropriation the land is in accordance with section 122(1) of the Local Government Act 1972 appropriated for purposes within section 9(1)(a) of the Housing Act 1985.
18. The appropriation of the land whilst denying the beneficiaries of any third party rights over the land the ability to frustrate the regeneration of the land will not take away their ability to claim for compensation in respect of any diminution in the value of their land as a result of their rights being overridden.

<b>Item No.</b> 11.	<b>Classification:</b> Open	<b>Date:</b> 6 February 2023	<b>Meeting Name:</b> Cabinet
<b>Report title:</b>		Appointments to Outside Bodies 2022-23 – Mountview and Potters Field Park Management Trust	
<b>Ward(s) or groups affected:</b>		Not applicable	
<b>From:</b>		Proper Constitutional Officer	

**RECOMMENDATION**

1. That the cabinet consider and agree to appoint a councillor to Mountview outside body (one vacancy).
2. That the cabinet consider and agree to appoint a councillor to Potters Field Park Management Trust (one vacancy).

**BACKGROUND INFORMATION**

3. Each year the council undertakes appointments to a number of outside bodies, which normally takes place at the June cabinet meeting. Mountview have requested a council nomination to serve in a trustee/observer capacity for 2022-23, which will be a new appointment for the council to this outside body.
4. The previous appointee acting as member of the Potters Field Park Management Trust has stepped down, and a new appointment is required. Caroline Bruce, strategic director of environment and leisure also serves as a council representative on this outside body (as appointed by cabinet).

**KEY ISSUES FOR CONSIDERATION**

**Appointments to outside bodies**

5. It is for the cabinet to affiliate to and appoint representatives to outside bodies where such appointments are a function of the cabinet.

**Nomination to Mountview (one vacancy)**

6. Mountview is a world-leading drama school that offers professional vocational training in performance and production arts to over 500 foundation, undergraduate and postgraduate students. In 2018 Mountview moved into a purpose-built facility in Peckham that comprises two theatres, 23 acting and dancing studios, TV and radio suites, practice rooms, meeting rooms and café / bars.



7. The appointed member will act as a trustee/observer with an invitation to join a sub-committee with additional meetings / responsibilities but not obligatory.

### **Nomination to Potters Field Park Management Trust (one vacancy)**

8. Potters Fields Park Management Trust leases the park for events, functions and other activities in order to provide funds for maintenance, and to develop programmes which educate and engage with the community.
9. The appointed member will be a member of a board of directors, which provides governance, and strategic/financial oversight of the management of Potters Fields Park and St. John's Churchyard. Both parks are managed independently by the Trust under the terms of Southwark Council leases.

### **Legal implications**

10. Appointments to some of the outside bodies may carry risk both corporately and to the individuals appointed. Standards committee at its meeting on 9 November 2011 approved 'Guidance to Members who serve on Outside Bodies' which is intended to help councillors understand their duties when appointed to outside bodies, and how to handle conflicts of interest that may arise. The guidance is available in the library on the council website.

### **Community, equalities (including socio-economic) and health impacts**

#### **Community impact statement**

11. The council is being invited to make a nomination to Mountview. The nominations process has no direct impact on the community.

#### **Equalities (including socio-economic) impact statement**

12. There are no specific implications arising.

#### **Health impact statement**

13. There are no specific implications arising.

### **Climate change implications**

14. There are no specific implications arising.

### **BACKGROUND DOCUMENTS**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
None		

**APPENDICES**

No.	Title
None	

**AUDIT TRAIL**

<b>Lead Officer</b>	Chidilim Agada, Head of Constitutional and Member Services		
<b>Report Author</b>	Paula Thornton, Constitutional Officer		
<b>Version</b>	Final		
<b>Dated</b>	26 January 2023		
<b>Key Decision?</b>	No		
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>			
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments Included</b>	
Director of Law and Governance	No	No	
Strategic Director of Finance and Governance	No	No	
<b>Date final report sent to Constitutional Team</b>			26 January 2023

This page is intentionally blank.

**CABINET AGENDA DISTRIBUTION LIST (OPEN)****MUNICIPAL YEAR 2022-23**

**NOTE:** Original held by Constitutional Team; all amendments/queries to  
[Paula.thornton@southwark.gov.uk](mailto:Paula.thornton@southwark.gov.uk)

Name	No of copies	Name	No of copies
<b>Members (paper copies)</b>		<b>Corporate Management Team</b>	
Kieron Williams	1	Althea Loderick	1
Jasmine Ali	1	Duncan Whitfield	1
Dora Dixon-Fyle MBE	1	David Quirke-Thornton	1
		Michael Scorer	1
		Caroline Bruce	1
<b>Members - <u>ELECTRONIC VERSIONS (NO HARD COPY)</u></b>		<b>Officers</b>	
Evelyn Akoto		Doreen Forrester-Brown	1
Stephanie Cryan		Allan Wells	1
James McAsh		Ian Young	1
Darren Merrill			
Catherine Rose		<b>Others</b>	
Martin Seaton		Paula Thornton, Constitutional Officer	6
Ian Wingfield			
Irina Von Wiese			
Suzanne Abachor			
Victor Chamberlain			
Ellie Cumbo			
Jon Hartley			
Laura Johnson			
Sunny Lambe			
Margy Newens			
Jason Ochere			
Leo Pollak			
		<b>Total: 18</b>	
		<b>Dated: 11 January 2023</b>	