

Overview & Scrutiny Committee

Wednesday 1 March 2023

7.00 pm

Ground Floor Meeting Room G02A - 160 Tooley Street, London
SE1 2QH

Membership

Councillor Ian Wingfield (Chair)
Councillor Irina Von Wiese (Vice-Chair)
Councillor Suzanne Abachor
Councillor Victor Chamberlain
Councillor Ellie Cumbo
Councillor Jon Hartley
Councillor Laura Johnson
Councillor Sunny Lambe
Councillor Margy Newens
Councillor Jason Ochere
Councillor Leo Pollak
Martin Brecknell (Co-opted Member)
Lynette Murphy-O'Dwyer (Co-opted Member)
Marcin Jagodzinski (Co-opted Member)
Mannah Kargbo (Co-opted Member)

Reserves

Councillor Rachel Bentley
Councillor Sam Dalton
Councillor Sam Foster
Councillor Esme Hicks
Councillor Emily Hickson
Councillor Sarah King
Councillor Richard Leeming
Councillor Graham Neale
Councillor Sandra Rhule
Councillor Michael Situ
Councillor Cleo Soanes

INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

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Contact

Everton Roberts on 020 7525 7221 or email: everton.roberts@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Althea Loderick

Chief Executive

Date: 21 February 2023



Overview & Scrutiny Committee

Wednesday 1 March 2023

7.00 pm

Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

Order of Business

Item No.	Title	Page No.
PART A - OPEN BUSINESS		
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.	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.	
4.	MINUTES	1 - 8
	To approve as correct records, the Minutes of the meetings held on 5 December 2022, 11, 23 and 24 January 2023 (Minutes of 5 December and 11 January to follow).	
5.	SCRUTINY CALL-IN: ABBEYFIELD ESTATE - A WAY FORWARD	9 - 105
	To consider the call-in of the cabinet decision of 6 February 2023 in relation to Abbeyfield Estate.	
6.	WORK PROGRAMME	To follow
	To note the work programme as at 1 March 2023.	

Item No.

Title

Page No.

DISCUSSION OF ANY OTHER OPEN ITEMS AS NOTIFIED AT THE START OF THE MEETING.

PART B - CLOSED BUSINESS

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

Date: 21 February 2023

EXCLUSION OF PRESS AND PUBLIC

The following motion should be moved, seconded and approved if the sub-committee 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.”



Overview & Scrutiny Committee

MINUTES of the OPEN section of the Overview & Scrutiny Committee held on Monday 23 January 2023 at 11.00 am at 160 Tooley Street, London SE1 2QH

PRESENT:

Councillor Ian Wingfield (Chair)
 Councillor Irina Von Wiese (Vice-Chair)
 Councillor Suzanne Abachor
 Councillor Victor Chamberlain
 Councillor Ellie Cumbo
 Councillor Jon Hartley
 Councillor Laura Johnson
 Councillor Sunny Lambe
 Councillor Margy Newens
 Councillor Jason Ochere
 Councillor Leo Pollak
 Martin Brecknell (Co-opted Member)
 Marcin Jagodzinski (Co-opted Member)

**OTHER MEMBERS
 PRESENT:**

Councillor Evelyn Akoto, Health and Wellbeing
 Councillor Jasmine Ali, Children, Young People, Education and Refugees
 Councillor Stephanie Cryan, Communities, Equalities and Finance
 Councillor Dora Dixon-Fyle, Community Safety
 Councillor James McAsh, Climate Emergency and Sustainable Development
 Councillor Darren Merrill, Council Homes and Homelessness
 Councillor Catherine Rose, Leisure, Parks, Streets and Clean Air
 Councillor Martin Seaton, Jobs, Business and Town Centres
 Councillor Kieron Williams, Leader of the Council

OFFICER Everton Roberts, Head of Scrutiny
SUPPORT: Allan Wells, Specialist Governance Lawyer

1. APOLOGIES

There were no apologies for absence.

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

There were no additional late items. The chair informed the meeting that Supplemental Agenda No.1 contained budget contextual information and Supplemental Agenda No.2 contained the cumulative equality analysis.

3. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were no disclosures of interests or dispensations.

4. CABINET CONSULTATION WITH OVERVIEW AND SCRUTINY COMMITTEE ON THE PROPOSED BUDGET 2023-24

The committee received an overview of the proposed Policy and Resources Strategy 2023-24 from Councillor Kieron Williams, Leader of the Council and Councillor Stephanie Cryan, Cabinet Member for Communities, Equalities and Finance. The committee also heard from Duncan Whitfield, Strategic Director of Finance and Governance.

The committee then received presentations from cabinet members on their respective budget portfolio areas. The cabinet members and chief/senior officers in attendance answered questions of the committee members.

The meeting ended following the question and answer session, with the committee due to meet the following day to consider the information received, and whether there were any recommendations the committee felt should be made to Cabinet on the 2023-24 budget proposals.

5. POLICY AND RESOURCES STRATEGY 2023-24 TO 2025-26 UPDATE

This report was circulated with the agenda for information.

6. POLICY AND RESOURCES STRATEGY INITIAL CUMULATIVE EQUALITY ANALYSIS 2023-2024

This document was circulated with the agenda for information.

The meeting ended at 5.25 pm

CHAIR:

DATED:



Overview & Scrutiny Committee

MINUTES of the OPEN section of the Overview & Scrutiny Committee held on Tuesday 24 January 2023 at 7.00 pm at 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Ian Wingfield (Chair)
 Councillor Irina Von Wiese (Vice-Chair)
 Councillor Suzanne Abachor
 Councillor Victor Chamberlain
 Councillor Jon Hartley
 Councillor Laura Johnson
 Councillor Sunny Lambe
 Councillor Margy Newens
 Councillor Jason Ochere
 Martin Brecknell (Co-opted Member)
 Marcin Jagodzinski (Co-opted Member)

OTHER MEMBERS PRESENT: Councillor Stephanie Cryan, Cabinet Member for Communities, Equalities and Finance

OFFICER SUPPORT: Everton Roberts, Head of Scrutiny
 Allan Wells, Specialist Governance Lawyer

1. APOLOGIES

Apologies for absence were received from Councillors Ellie Cumbo and Leo Pollak.

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

There were no additional late items. The chair informed the meeting that a number of documents had been circulated to committee members in connection with the budget scrutiny process since the OSC meeting that had taken place on the preceding day, these were:

- Climate Change Budget 23/24 Cumulative Analysis
- Equalities and Human Rights Panel Feedback on Initial Cumulative Equality Analysis 2023/24

3. **DISCLOSURE OF INTERESTS AND DISPENSATIONS**

There were no disclosures of interests or dispensations.

4. **MINUTES**

The head of scrutiny reported that the outstanding Minutes would be included in the next meeting agenda for approval.

5. **FORMULATION OF RECOMMENDATIONS TO CABINET ON THE POLICY AND RESOURCES STRATEGY 2023-24**

The committee heard further from Councillor Stephanie Cryan, Cabinet Member for Communities, Equalities and Finance and Duncan Whitfield, Strategic Director of Finance and Governance.

The committee discussed the evidence gathered from the preceding day's scrutiny meeting, had regard to comments and advice from the cabinet member for communities, equalities and finance, and the strategic director of finance and governance and formulated their recommendations to be submitted to cabinet on the proposed policy and resources strategy.

RESOLVED:

Recommendations relating to the budget scrutiny process

Climate Change Impact Analysis

1. OSC notes that as part of the budget scrutiny process for 2022/23 it recommended that for the 2023-24 budget scrutiny process a more holistic approach is completed, similar to the line-by-line process for EQIA's, which seeks to quantify the climate impact of each budget measure (where appropriate).
2. OSC notes the climate change impact analysis document, but considers that the information contained within is not adequate, and was not circulated in a timely manner to enable OSC to properly consider or give weight to the climate change impact of the budget proposals. OSC recommends that a further fuller report including the methodology used and actual anticipated results is produced as soon as possible to enable impacts to be properly

factored into the rest of the budget setting process for 2023/24.

Equalities and Human Rights Panel Feedback on the Cumulative Equality Analysis 2023-24

3. OSC notes the feedback from the Equalities and Human Rights Panel on the cumulative equality analysis for 2023-24, particularly around the analysis of the impacts on protected characteristics, and recommends that cabinet consider the content of the feedback document in the framing of the budget.
4. OSC recommends that cabinet invite the Equalities and Human Rights Panel to its next meeting in light of the concerns being raised by the panel.

Timeliness of information being provided to OSC as part of the Budget Scrutiny Process

5. OSC notes the constrictions placed upon the council in preparing information on the budget in light of the timing of the announcement of the Local Government Settlement, but requests that the cabinet member and officers, endeavour to release as much information earlier where possible.

Recommendations relating to budget proposals

Health and Wellbeing Portfolio

6. Line 161 - That cabinet be requested to review the impact on users of the service and take mitigating actions into account.
7. Line 312 - That a full and further consultation be undertaken with the users of the respite services, and the portfolio holder look at how the service can be reconfigured to be less expensive, but be able to continue to offer the respite provided by Southwark, and not just through the use of direct payments. If the outcome of the consultation is not in support of the saving, then it is recommended that this line is removed.

Jobs, Business and Town Centres Portfolio

8. Line 316 – That if a cut is proposed for this activity, it is recommended that the impact is clearly outlined to OSC, including what this would mean in terms of hitting targets around internships, employment, apprenticeships and training opportunities. Should the impact be severe then it is recommended that this line is removed and re-examined in its entirety, and consideration be given to other places which the council might be able to make efficiencies if possible.

Children, Young People, Education and Refugees Portfolio

9. Lines 106, 113, 120, 122, 125, 161, 30, 308, 309, 310 - That cabinet be requested to review the impact on users of the services and take mitigating actions into account.

Leisure, Parks, Streets and Clean Air Portfolio

10. Line 210 - OSC welcomes the intention of the council to raise £1m from on-street advertising that will help fund key services. OSC recommends that the Council explores the potential to generate additional income from on-street advertising.
11. Line 213 - That the impact of the increase in the bulky waste charge be monitored and a quarterly update be provided to OSC. Should the monitoring over a period of time show an increase in fly-tipping than previously seen, then cabinet be recommended to review the bulky waste charge. As part of a review, cabinet consider whether to offer the collection of fewer items for a smaller fee.

Communities, Equalities and Finance Portfolio

12. Line 167 - That OSC recommends that the cabinet member continues with the work around the council rationalising its office space to make savings with a view to extending this.
13. Line 330 - That a report be submitted to OSC on the review of the mayor's budget and the operations of the mayor's office.
14. Line 401 / 402 - That OSC consider how it could use the voluntary sector as a commissioned service to deliver the work that the council has committed to around these areas.
15. Line 433 - That cabinet be recommended to provide more detail on this line in their report.
16. Line 448 - That OSC receives more information on this as it develops.

Action points, not for cabinet consideration

- Discussions to be held around improving upon the budget scrutiny process for 2024/25.
- That the previous recommendation around the work of the housing scrutiny commission in respect of the temporary accommodation budget be revisited and actioned as appropriate.

- Consideration to be given around scrutiny review on 'improving customer services for council housing repairs' either by OSC or the Housing and Community Safety Scrutiny Commission – Discussion to take place between Chair and Vice-Chair.
- Capital budget refresh – report to cabinet to be presented to OSC.

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

The policy and resources strategy 2023-24 to 2025-26 Update report was included with the agenda for information.

The meeting ended at 9.02 pm

CHAIR:

DATED:

Item No. 5.	Classification: Open	Date: 1 March 2023	Meeting Name: Overview and Scrutiny Committee
Report title:		Scrutiny Call-in: Abbeyfield Estate – A Way Forward (Cabinet, 6 February 2023)	
Ward(s) or groups affected:		All	
From:		Head of Scrutiny	

RECOMMENDATION

1. That overview and scrutiny committee consider the scrutiny call-in of the cabinet decision in respect of Abbeyfield Estate.
2. That having considered the call-in, the overview and scrutiny committee decide on the appropriate course of action as outlined in paragraph 14 of the report (potential outcomes available to the call-in meeting).

BACKGROUND INFORMATION

3. On 6 February 2023 cabinet considered a report 'Abbeyfield Estate – A Way Forward'. The cabinet agreed:
 - 1) That it be noted 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 the report.
 - 2) That 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 the report be noted.
 - 3) That it be agreed 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) That it be agreed to procure a demolition contract for Maydew House, which would be subject to a separate gateway approval.

- 5) That 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 the report be noted, with every effort being made to minimize and mitigate the carbon impact.
- 6) That it be agreed 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) That it be agreed to amend the housing investment programme to include £4m for demolition works for Maydew House.
- 8) That the council's commitment and support for the Bede Centre be reaffirmed and that the update on temporary and permanent options for continued operation of this important community organisation be noted.
- 9) That the outcome of the residents meetings on 9 November 2022 and 5 December 2022 and previous meetings with officers be noted.

KEY ISSUES FOR CONSIDERATION

4. The overview and scrutiny committee can "call-in" an executive decision which has been made but not yet implemented by the following:
 - a) the cabinet
 - b) an individual member of the cabinet
 - c) a committee of the cabinet
 - d) an executive decision taken by an individual member
 - e) a key decision made by an officer with delegated authority.
5. This enables the overview and scrutiny committee to consider whether the decision is appropriate.
6. It is for the committee to decide what evidence to consider and take into account when considering the call-in. The committee should however be mindful of the grounds for call-in and the specific decision(s) the call-in relates to when considering whether the decision is appropriate.
7. The committee should also be mindful of the provisions contained in the Council constitution which enable interested parties to make representations to a decision maker ahead of a decision and the onus on the decision maker to have regard to representations received when taking a decision. The committee should therefore as far as practicable not introduce new issues or rehearse points that have previously been made to the decision maker.

Call-in request

8. On 14 February 2023, Councillor Leo Pollak requested a call-in of the decision. The call-in was supported by Councillors Ellie Cumbo and Sunny Lambe. Details of the call-in are set out in the scrutiny call-in request form, Appendix 1 (see section 1). The context for the call-in request as submitted by the requester is set out below for ease of reference.

Call-in context (relating to recommendations 1 and 2 of the cabinet report)

- The sharp increase in given costs – from £38m initial tender to £42m to £65m after PCSA - for refurbishing Maydew is likely driven by constraints on supplies, imported materials, contractor capacity, labour shortages and energy prices.
- Given that viability is driving the conclusions of the report and the wide cost range likely involved in varying levels of refurbishment – ‘light touch’ to ‘deep green’ – have these cost options been presented?
- Have alternative viability scenarios based on varying tenure mix across a refurbished Maydew House and the neighbouring block been presented?
- Another factor affecting cost and viability assumptions concerns the structural condition surveys undertaken at Maydew. It appears that the council have received divergent professional advice from Calford Seadon and Arup. What accounts for this divergence?
- Given the availability of a comparable benchmark in the form of Aragon tower and Daubeny tower at the nearby Pepys estate in Deptford (both of which refurbished in the mid-00s), it would be helpful to detail any differences in approach to building safety, costs and sale values from these schemes and Maydew. In the case of Aragon tower, this has hosted a full refurbishment with a stepped 5 storey upward extension for over 17 years.
- What communications have there been with Lewisham council's building control and Berkeley Homes regarding the conclusions from Arup's report on Maydew?
- Excluding the non-residential Bede House element how does the cost of refurbished homes compare to other new build tenders coming in?
- Given the policy of achieving a net gain in council homes when redeveloping, how does the net gain cost of new council homes compare to other options?

- Given the Whole life-cycle carbon impact report shows over 8,000 tonnes of embodied carbon down associated with the demolished buildings, how would a redevelopment approach:
- best recycle material productively from these buildings, and
- incorporate into a subsequent brief a low or negative embodied carbon, and high energy efficiency standards in a redeveloped block, while remaining economical compared to the refurbishment option.

Comments of the Head of Scrutiny

9. In requesting the call-in of a decision, the requesters of the call-in are required to indicate and give reasons for why they believe the principles of decision making set out in Article 1.3 of the constitution has failed to be applied.
10. In reviewing the call-in request, the following grounds for call-in were considered to be valid as it was not clear from the information provided in the cabinet report what the circumstances were in respect of these issues and whether they ought to be relevant considerations for the decision maker. The call-in will enable these elements to be further explored and clarified:
 - (e) Proportionality (i.e. the action must be proportionate to the desired outcome)

Reason: Outcome is for a more economical delivery of new council homes. Further detail is required for how the overly high refurbishment costings had been arrived at, which variations in refurbishment costs were considered, and which variations in tenure mix and viability assumptions were considered, how these options would likely compare to the square metre cost of new build.
 - (f) A presumption in favour of openness

Reason: Transparency of pricing information that has come back from the selected contractor, including a breakdown of material costs and supplier pricing.
 - (g) Clarity of aims and desired outcomes

Reason: Stated aims for low/negative embodied carbon and energy efficiency, and for net gain in new council homes.
11. The following grounds also submitted as part of the call-in request were not considered to be valid grounds for a call-in, as it was felt that the report addressed these issues as far as possible in the circumstances.
 - (a) The link between strategy and implementation must be maintained

Reason: Strategy to build an additional 1000 new council homes.
Strategy for responding to a climate emergency.

- (d) Due consultation and the taking of professional advice from officers

Reason: Due consultation not followed. What consultation took place of local residents on the decision to demolish Maydew? There is no clarity on this matter other than residents were not directly consulted on the proposal to proceed with demolition, along with other refurbishment options.

- h) Consideration of the likely climate consequences and the likely equality (including socio-economic disadvantage and health inequality) consequences of the relevant decision and therefore reports for decision should include advice from officers of the likely climate and equality impacts of the decision

Reason: The report details a write-off of over 8,000 tonnes of embodied carbon. More information on options for productive recycling demolished material.

12. The requesters of the call-in have indicated that they believe that the decision is outside the policy or budget framework for the reasons indicated below:

Reason: While this decision has been arrived at due to a combination of external factors – the Grenfell tower fire, subsequent shifts in building regulations on treatment of high rise residential buildings, constantly shifting assumptions on costs and values affecting the viability of the plan for Maydew, engineering reports producing divergent conclusions etc. – the decision sits uncomfortably with commitments to delivering economical net gain of new council homes and actions to respond to the declared climate emergency.

Call-in Meeting

13. The committee will consider the call-in request and whether or not the decision might be contrary to the policy framework or not wholly in accordance with the budget.

Potential outcomes available to the call-in meeting

14. If, having considered the decision and all relevant advice, the committee is still concerned about it then it may either:
- a) refer it back to the decision making person or body for reconsideration, setting out in writing the nature of its concerns, or

- b) refer the matter to council assembly if the decision is deemed to be outside the policy and budget framework.
 - c) not refer the matter back to the decision making person or body but decide to undertake a subsequent review of a policy or service issue, which shall not affect the implementation of the decision, or
 - d) not refer the matter back to the decision making person or body.
15. In an outcome of c) and d) above, the decision shall take effect on the date of the scrutiny meeting. Notice of the decision will be issued to all councillors and published on the council's website.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Cabinet report – (attached as an Appendix)		

APPENDICES

No.	Title
Appendix 1	Scrutiny call-in request form
Appendix 2	Cabinet report, Abbeyfield Estate – A Way Forward

AUDIT TRAIL

Lead Officer	Everton Roberts, Head of Scrutiny	
Report Author	Everton Roberts	
Version	Final	
Dated	21 February 2023	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments Included
Assistant Chief Executive – Governance & Assurance	No	No
Strategic Director of Finance	No	No
Cabinet Member	No	No
Date final report sent to Scrutiny Team	21 February 2023	



Appendix 1

Scrutiny call-in request form

This form has been designed to elicit the required information when making a call-in request and to ensure that officers have all the information required to consider the request, and also to provide an audit trail of the process.

The overview and scrutiny committee can 'call-in' any executive decision which has been made but not yet implemented by the following:

- the cabinet,
- an individual member of the cabinet,
- a committee of the cabinet,
- an executive decision taken by an individual member,
- a key decision taken by an officer with delegated authority.

This enables the overview and scrutiny committee to consider whether the decision is appropriate. There are certain decisions which are not subject to scrutiny call-in, these are set out in paragraph 16.2 of the overview and scrutiny committee procedure rules of the constitution.

Requests for call-in should normally only be made if there is evidence that the decision maker did not take the decision in accordance with the principles of decision making as set out in Article 1.3 of the constitution. [Link](#)

A valid request for call-in must contain the requisite number of signatures (minimum of 3 members of the overview and scrutiny committee) and give reasons for the call-in. In particular the request must state whether or not the members believe that the decision is outside the [policy or budget framework](#)¹.

¹ The council's revenue and capital budget in any one year together with certain major plans and strategies as determined by the government and the council, as described in part 4 of the constitution.

Potential outcomes available to the call-in meeting

Having considered the decision and all relevant advice, the overview and scrutiny committee may either:

- a) Refer it back to the decision making person or body for reconsideration,
- b) refer the matter to council assembly if the decision is deemed to be outside the policy and budget framework,
- c) not refer the matter back to the decision making person or body but decide to undertake a subsequent scrutiny review of a policy or service issue,
- d) not refer the matter back to the decision making person or body.

In the case of c) and d) the decision shall take effect on the date of the scrutiny meeting.

Full detail of the scrutiny call-in process is set out at paragraphs 16 – 19 of the overview and scrutiny committee procedure rules of the constitution. [Link](#)

To request a call-in, please complete section 1, arrange for the form to be countersigned by at least two voting members of the overview and scrutiny committee and email to everton.roberts@southwark.gov.uk before the end of the scrutiny call-in period indicated on the decision notification issued by the constitutional team.

Section 1

1. Title of decision to be called in (and decision taker)

Decision title: Abbeyfield Estate – A Way Forward

Decision taker: Cabinet

2. Have you [applicable to all councillors requesting the call-in] participated in taking the decision?

(Yes/No): No

Note: A member who participates in taking an executive decision shall not sign a call-in request on the same decision (thus avoiding any conflict of interests).

3. Does the request for call-in relate to a single recommendation in the report or the whole report?

Please specify: Recommendations 1 and 2.

The sharp increase in given costs – from £38m initial tender to £42m to £65m after PCSA - for refurbishing Maydew is likely driven by constraints on supplies, imported materials, contractor capacity, labour shortages and energy prices.

Given that viability is driving the conclusions of the report and the wide cost range likely involved in varying levels of refurbishment – ‘light touch’ to ‘deep green’ – have these cost options been presented?

Have alternative viability scenarios based on varying tenure mix across a refurbished Maydew House and the neighbouring block been presented?

Another factor affecting cost and viability assumptions concerns the structural condition surveys undertaken at Maydew. It appears that the council have received divergent professional advice from Calford Seadon and Arup. What accounts for this divergence?

Given the availability of a comparable benchmark in the form of Aragon tower and Daubeny tower at the nearby Pepys estate in Deptford (both of which refurbished in the mid-00s), it would be helpful to detail any differences in approach to building safety, costs and sale values from these schemes and Maydew. In the case of Aragon tower, this has hosted a full refurbishment with a stepped 5 storey upward extension for over 17 years.

What communications have there been with Lewisham council’s building control and Berkeley Homes regarding the conclusions from Arup’s report

on Maydew?

Excluding the non-residential Bede House element how does the cost of refurbished homes compare to other new build tenders coming in?

Given the policy of achieving a net gain in council homes when redeveloping, how does the net gain cost of new council homes compare to other options?

Given the Whole life-cycle carbon impact report shows over 8,000 tonnes of embodied carbon down associated with the demolished buildings, how would a redevelopment approach:

- i) best recycle material productively from these buildings, and
- ii) incorporate into a subsequent brief an low or negative embodied carbon, and high energy efficiency standards in a redeveloped block, while remaining economical compared to the refurbishment option.

4. Which of the principles of decision making in Article 1.3 of the constitution (listed below) has failed to be applied?

Mark all that you believe have failed to be applied and state reasons:

X	<p>(a) The link between strategy and implementation must be maintained</p> <p>Reason: Strategy to build an additional 1000 new council homes. Strategy for responding to a climate emergency.</p>
	<p>(b) Decision making generally, whether by individual officers, individual cabinet members or the cabinet collectively, should have reference to the policy framework</p> <p>Reason:</p>
	<p>(c) Respect for human rights, law and probity</p> <p>Reason:</p>
X	<p>(d) Due consultation and the taking of professional advice from officers</p> <p>Reason: Due consultation not followed. What consultation took place of local residents on the decision to demolish Maydew? There is no clarity on this matter other than residents were not directly consulted on the proposal to proceed with demolition, along with other refurbishment options.</p>

x	(e) Proportionality (i.e. the action must be proportionate to the desired outcome) Reason: Outcome is for a more economical delivery of new council homes. Further detail (as outlined above) is required for how the overly high refurbishment costings had been arrived at, which variations in refurbishment costs were considered, and which variations in tenure mix and viability assumptions were considered, how these options would likely compare to the square metre cost of new build.
x	(f) A presumption in favour of openness Reason: Transparency of pricing information that has come back from the selected contractor, including a breakdown of material costs and supplier pricing.
x	(g) Clarity of aims and desired outcomes Reason: Stated aims for low/negative embodied carbon and energy efficiency, and for net gain in new council homes.
x	h) Consideration of the likely climate consequences and the likely equality (including socio-economic disadvantage and health inequality) consequences of the relevant decision and therefore reports for decision should include advice from officers of the likely climate and equality impacts of the decision Reason: The report details a write-off of over 8,000 tonnes of embodied carbon. More information on options for productive recycling demolished material.

5. Is the decision believed to be outside the policy or budget framework

(Yes / No): Yes.

While this decision has been arrived at due to a combination of external factors – the Grenfell tower fire, subsequent shifts in building regulations on treatment of high rise residential buildings, constantly shifting assumptions on costs and values affecting the viability of the plan for Maydew, engineering reports producing divergent conclusions etc.. – the decision sits uncomfortably with commitments to delivering economical net gain of new council homes and actions to respond to the declared climate emergency.

Signatures of those members requesting the call-in of the decision:

Note: each member must insert their own name in the table below. A separate email from the member communicating this is sufficient, but should be evidenced upon submission of the form.

Councillor Leo Pollak
Councillor Sunny Lamb
Councillor Ellie Cumbo

Section 2

To be completed by Head of Scrutiny (or officer of the scrutiny team)

6. Does the request meet the Call-in Threshold?

(All must apply for threshold to be met):

(a) Three members of the committee, (including education representatives for the purpose of education decisions only), have requested a decision to be called-in.	x
(b) A member (who is also a member of the overview and scrutiny committee) and participates in taking an executive decision has not signed a call-in request on the same decision.	x
(c) Evidence that the decision maker did not take the decision in accordance with the principles of decision making as set out in Article 1.3 of the constitution has been provided.	x
(d) The requisite number of signatures has been met and reasons given for the call-in. In particular, the request must state whether the members believe that the decision is outside the policy or budget framework.	x

7. Request for call-in considered valid?

(Yes / No): Yes

Reasons:

For reasons set out in sections (e),(f) and (g) above. The call-in will enable these elements to be further explored and clarified.

In respect of (a), (d) and (h), these are not considered to be valid grounds for call-in. The report addresses these issues as far as possible in the circumstances.

Signed: Everton Roberts

Date: 16 February 2023

Note: If the call-in is considered to be valid, the scrutiny officer shall notify the decision taker and the relevant chief officer, who shall suspend implementation of the decision. The scrutiny officer shall a) refer the called-in decision to the next meeting of the overview and scrutiny committee, if that meeting is within ten clear working days of the receipt of the call-in request, or b) call an extraordinary meeting of the overview and scrutiny committee to consider the called-in decision, to take place as soon as possible and in any case within ten clear working days of the call-in request, or

c) if appropriate arrange an extraordinary meeting of the overview and scrutiny committee to consider the matter outside the normal timetable, unless in the view of the monitoring officer and/or the chief finance officer, in consultation with the relevant chief officer, the matter cannot wait and in which case it shall be considered in accordance with the timescale set out above.

Invalid Call-in Request

Where a call-in has been ruled invalid by the scrutiny officer, a request can be made by those requesting call-in for the monitoring officer to review the ruling. The request shall be made by 4pm on the second working day after the day of the notification of the decision by the scrutiny officer.

In the event of dispute, the decision of the monitoring officer shall be final.

Request for review of scrutiny officer ruling. Please send this form to Doreen Forrester-Brown, Monitoring Officer by 4pm, @ date

(Email: Doreen.forrester-brown@southwark.gov.uk)

Section 3

To be completed by the monitoring officer upon receipt of request for review

I have reviewed the grounds for call-in and reasons given for an invalid request and conclude that the request for call-in is (Valid / Invalid)

Reasons:

Doreen Forrester-Brown, Monitoring Officer

Dated:

Item No. 8.	Classification: Open	Date: 6 February 2023	Meeting Name: Cabinet
Report title:		Abbeyfield Estate – A Way Forward	
Ward(s) or groups affected:		North Bermondsey	
Cabinet Member:		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 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/m² 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.

Adjustments:	Maydew House	Maydew House: Bede Centre Costs Omitted
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 ²	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
Total	15,219,786.7	165,790

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 2nd 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 1st 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 m², as opposed to the current standard of 70 m² 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 9th 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 5th 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

Background Papers	Held At	Contact
None		

APPENDICES

No.	Title
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

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

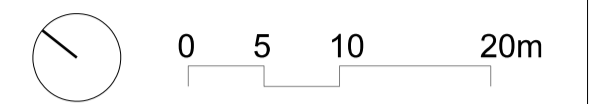
Appendix 1

DO NOT SCALE

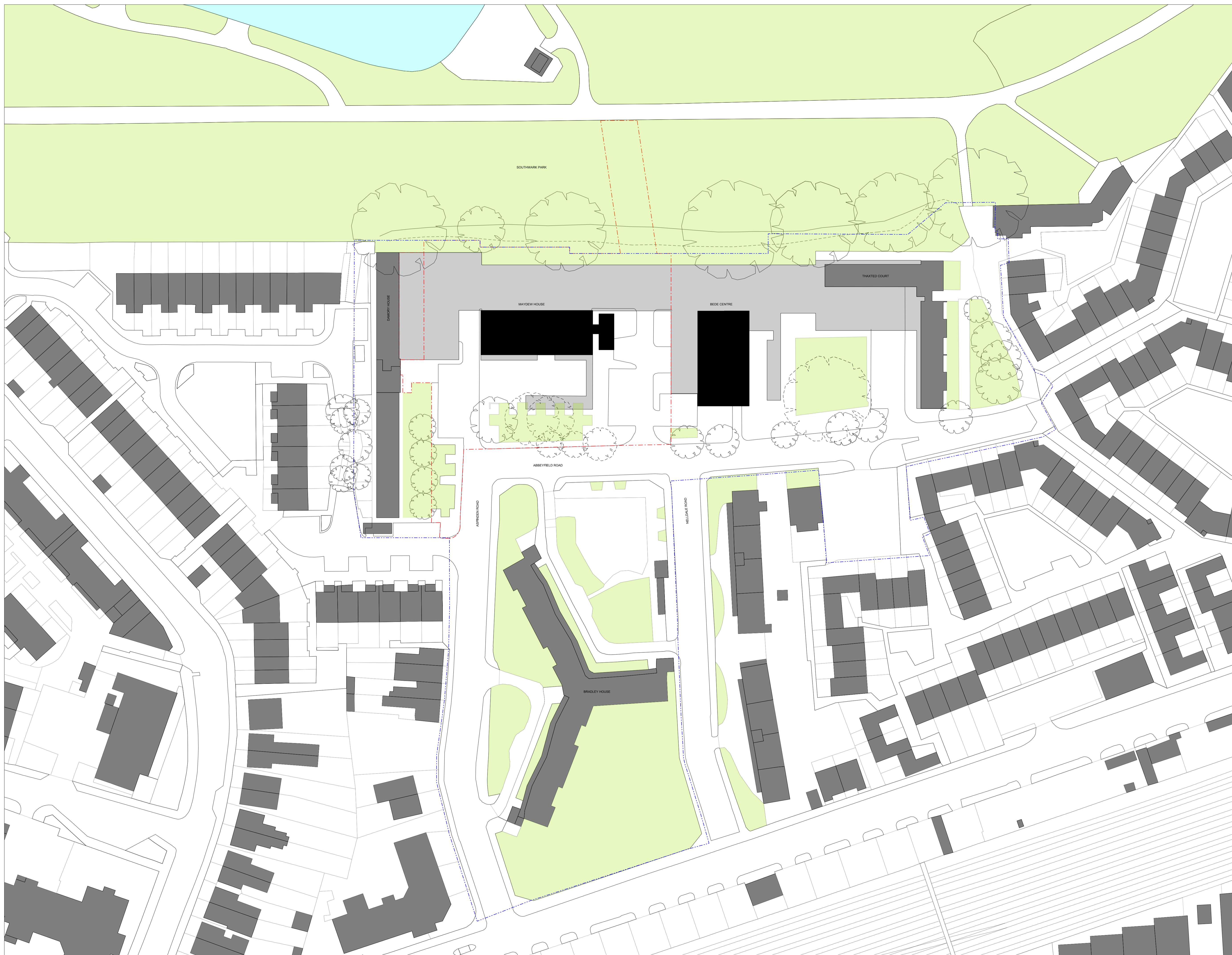
THE CONTRACTOR IS TO CHECK AND VERIFY ALL BUILDING AND SITE DIMENSIONS, LEVELS AND SEWER INVERT LEVELS AT CONNECTION POINTS BEFORE WORK STARTS.

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

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--- 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		
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	

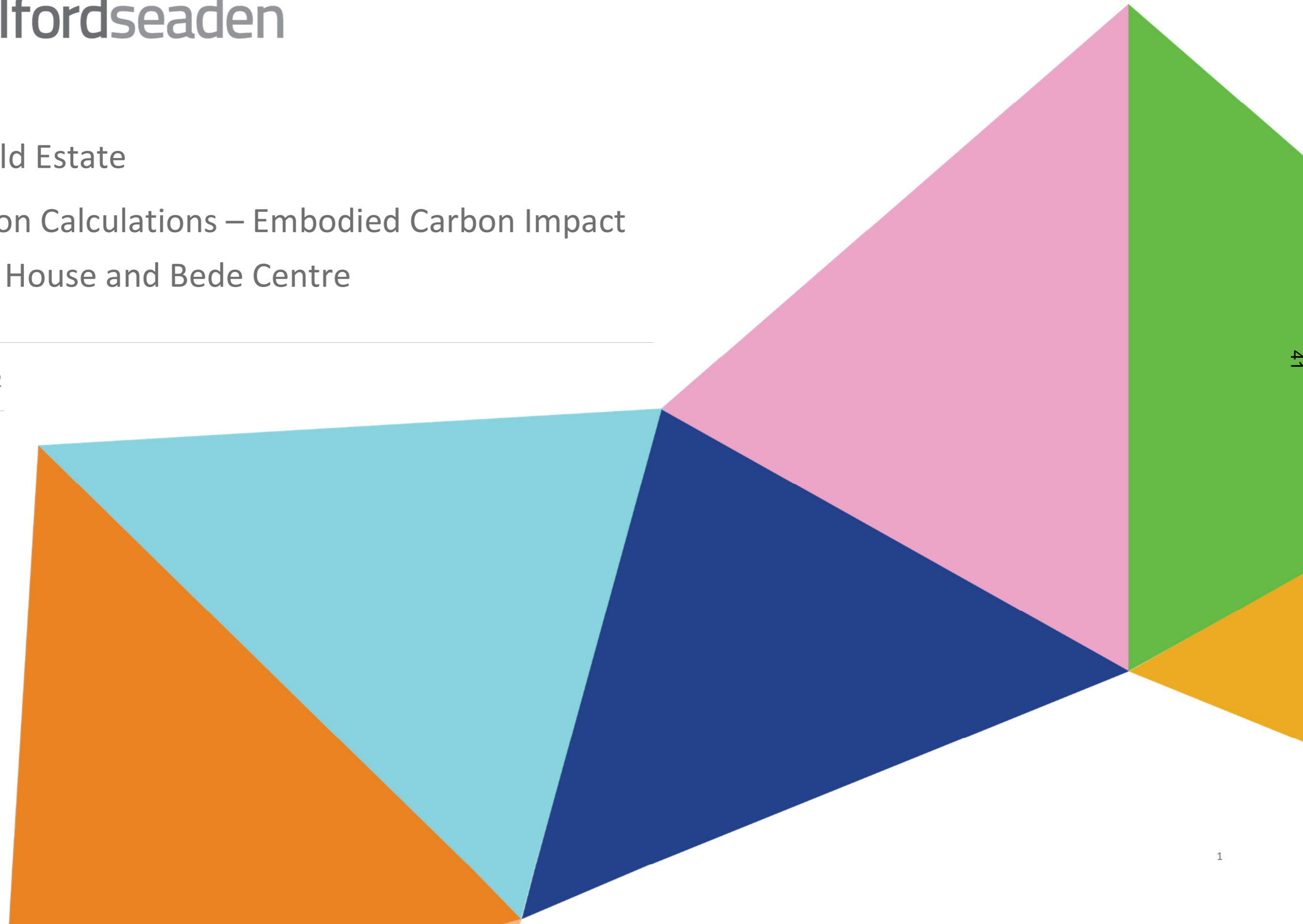


Abbeyfield Estate

Demolition Calculations – Embodied Carbon Impact Maydew House and Bede Centre

December 2022

Version 01 DRAFT



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Approval Sheet				
Discipline	Authored	Signed	Approved	Signed
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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.

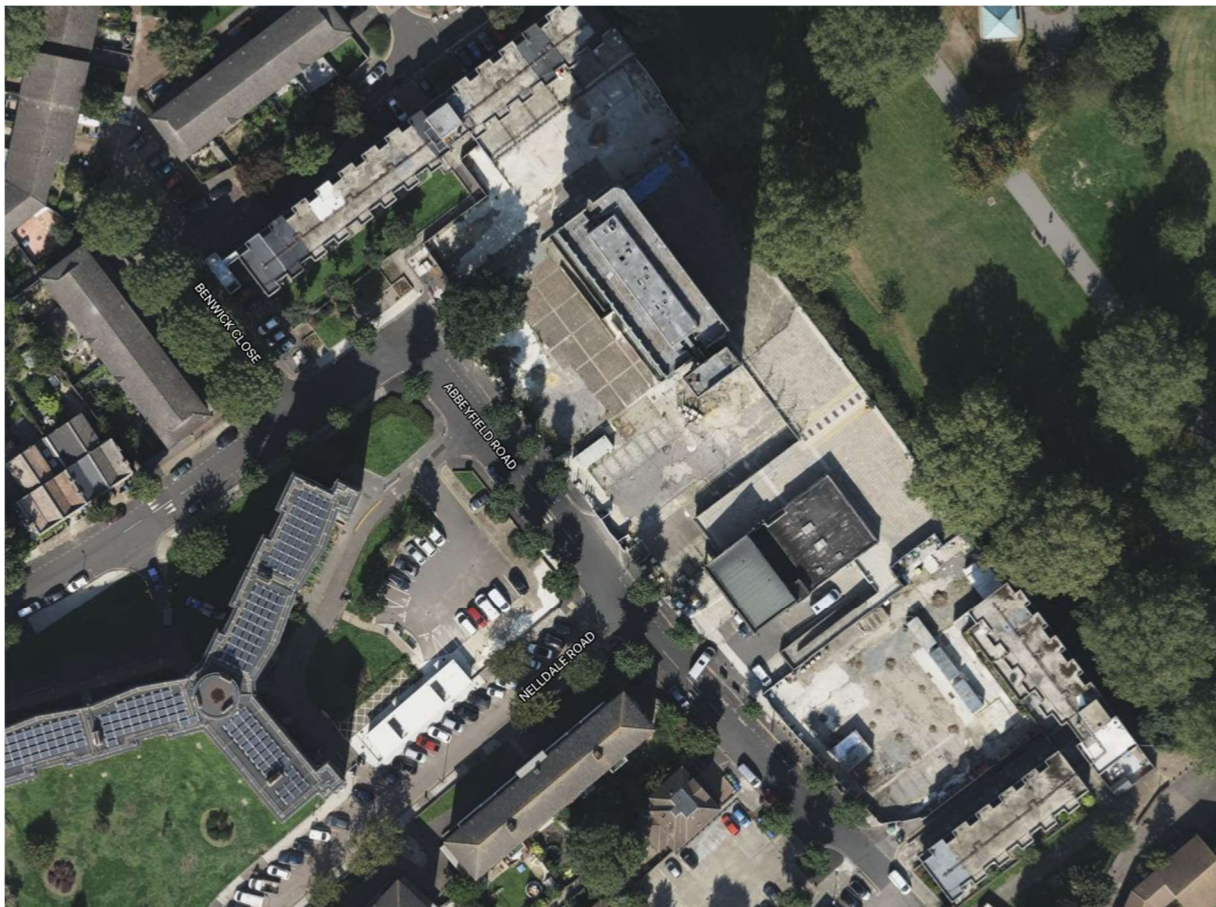


Figure 1: Location Plan – Source: Google Maps

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 50kgCO₂e/m² 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 50kgCO₂e/m² 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 %
Foundations / Sub-surface / Basement			
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	781,249	100%
Floor slabs / ceilings / roofing decks / beams and roof			
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/m ²)	37,400	6,538,386	99.5%
Columns / load bearing vertical structures			
Ready-mix concrete 40/50 MPA	195,300		
Reinforcement steel (rebar) 0% recycled content	16,200	211,500	100%

Material/assembly	Mass of raw materials (kg)	Total (kg)	Estimated recyclable materials %
Other structures / materials			
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	1,339,027	100%
Windows /doors			
Steel security doors	566		
Aluminium entrance doors	788		
Steel framed windows	14,919		
Wooden framed windows	4,451		
Steel shutters	870	21,594	100%
Materials and constructions for external use			
Cast iron RWP (100mm)	2,037		
Steel guard railing / metal fencing	3,424	5,461	100%
Building systems and Installations			
Residential passenger lifts (2no.)	5,860		
Switchgear	1,688		
Dry-riser pipe (inc. pumps) 0% recycled content	100	7,649	49.34%
Total		8,184,8010	

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 %
Foundations / Sub-surface / Basement			
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%
Floor slabs / ceilings / roofing decks / beams and roof			
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%
Columns / load bearing vertical structures			
Ready-mix concrete (normal strength C32/40) 0% recycled binders	70,794		
Reinforcement steel (rebar) 0% recycled content	6,726	77,520	100%
External walls / façade			
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%
Internal walls / non-bearing structures			
Plasterboard	9,712		
Steel studs	436		
Glass wool insulation	2,224		
Interior paints	549		
Windows / doors			
Aluminium entrance doors	467		
Aluminium framed windows	15,168		
Wooden internal doors	1,040	16,675	94%
Materials and constructions for external use			

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

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 50kgCO₂e/m² 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.

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

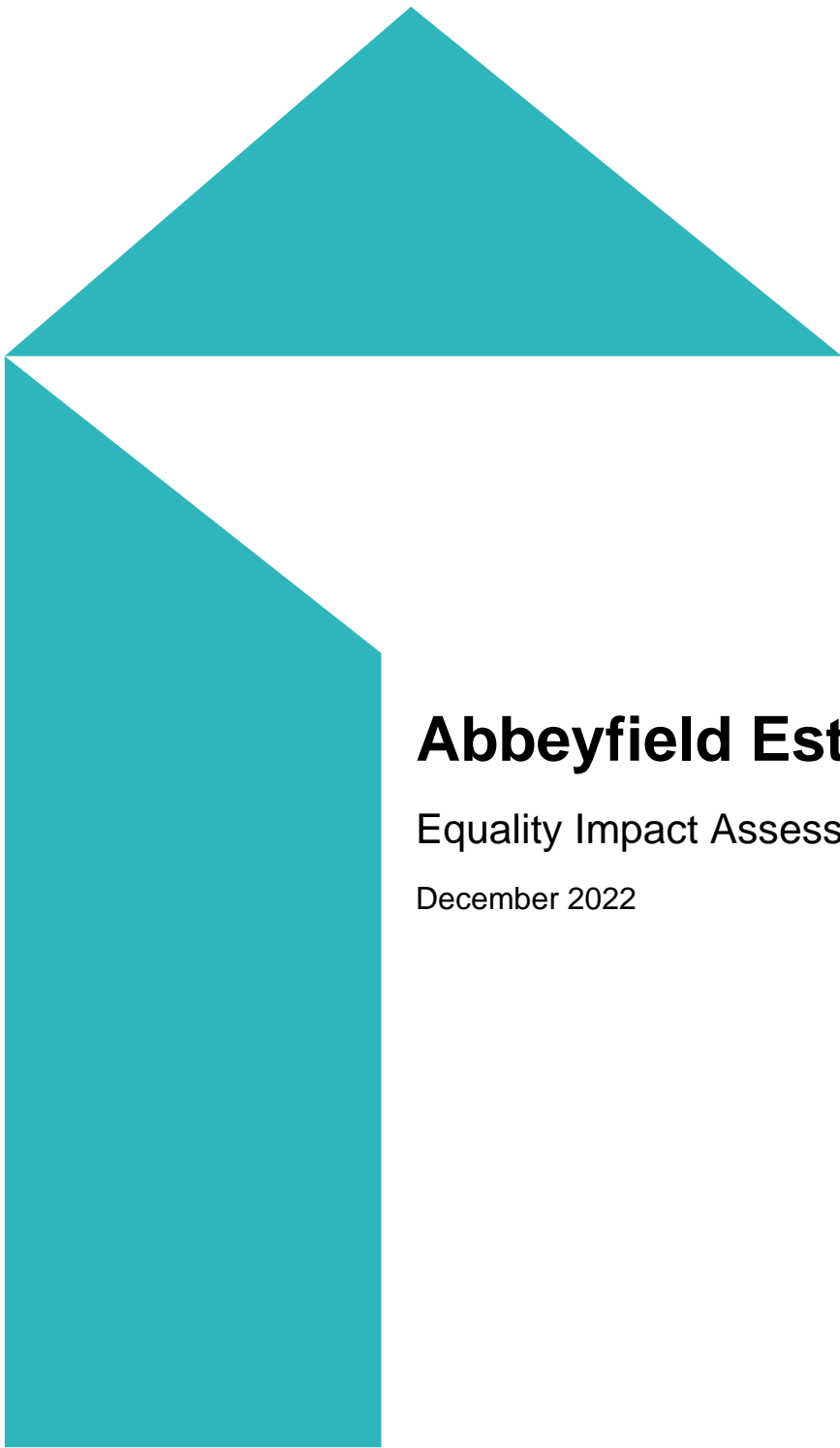
APPENDIX 3

Draft Abbeyfield Estate Engagement Plan

Month	Resident Project Group	Resident Engagement	Resident Events	Maydew RTRs	Bede Centre
November 2022		9 th Meeting with Councillor Merrill and Michael Scorer. Complete EqIA data gathering.		Meeting with Councillor Merrill and Michael Scorer	Meeting with Director
December 2022		5 th Meeting of Open Communities and residents to set up RPG		Invited to Open Communities meeting	Meeting with Director to update
January 2023		25 th 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.

Month	Resident Project Group	Resident Engagement	Resident Events	Maydew RTRs	Bede Centre
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

Month	Resident Project Group	Resident Engagement	Resident Events	Maydew RTRs	Bede Centre
					demolition contractor.



Abbeyfield Estate

Equality Impact Assessment

December 2022

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Abbeyfield Estate

Equality Impact Assessment

December 2022

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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):¹ 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

¹ Government Equalities Office/Home Office (2010): 'Equality Act 2010' Available at: 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



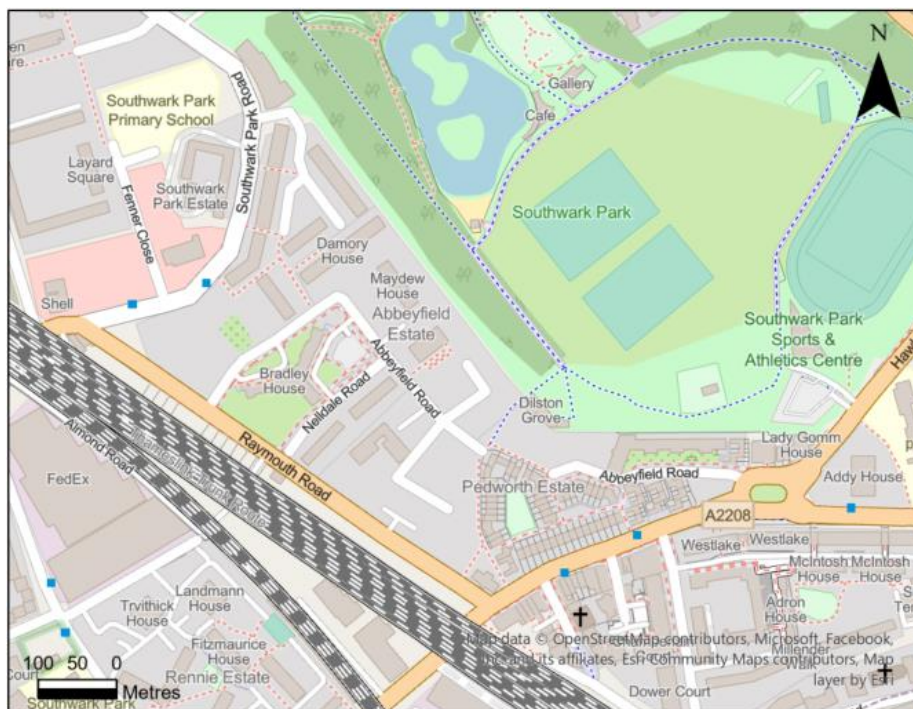
Source: Haworth Tompkins

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 Maydew 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.² 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

² 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
Effects on residents during demolition	
<p>Changes to general environmental conditions (changes in noise, vibrations, and air quality)</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 children, older people and disabled people with mental health issues and learning disabilities.³⁴⁵</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 children, older people, disabled people, pregnant people and people who live in deprived areas.^{6 7 8 9 10}</p>	<ul style="list-style-type: none"> ● Children ● Older people ● Disabled people ● Pregnant people ● Deprived people
<p>Changes in traffic flow</p> <p>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, increase in traffic flows could lead to delays, pedestrian severance and safety issues for children.¹¹ 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.^{12 13}</p>	<ul style="list-style-type: none"> ● Children ● Older people ● Disabled people
<p>Changes to the pedestrian environment</p> <p>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</p>	<ul style="list-style-type: none"> ● Disabled people ● Children ● Older people

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

⁴ NHS (2015) 'Elderly living near noisy roads have 'increased stroke risk'

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

⁶ Asthma UK (2020): 'Air pollution and asthma'

⁷ DEFRA (2013): 'Effects of air pollution'

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

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

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

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

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

¹³ 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. ^{14 15}

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. ¹⁶ 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. ¹⁷

- 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). ¹⁸

- 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. ¹⁹ Effects of cold housing are also evident among older people in terms of higher mortality risk, physical health and mental health. ²⁰

- 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

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

¹⁵ British Youth Council (2012): 'Transport and Young People'

¹⁶ 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

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

¹⁸ 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>

¹⁹ Marmot Review Team (2011) 'The Health Impacts of Cold Homes and Fuel Poverty'. London: Department of Epidemiology and Public Health, University College London.

²⁰ The Housing and Ageing Alliance (2013) 'Policy Paper: Health, Housing and Ageing', Available at 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.^{21,22}

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.

- Ethnic minority groups

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 as meeting up with people in a shared space outside close to home.²³

- 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.²⁴

- 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

²¹ 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

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

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

²⁴ 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 ²⁵
Age	<ul style="list-style-type: none"> 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%). The proportion of young people in Rotherhithe is 14% which is in line with Southwark (14%), regional (10%) and national average (12%). 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%). 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%).
Disability ²⁶	<ul style="list-style-type: none"> 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%).
Gender reassignment	<ul style="list-style-type: none"> 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.
Marriage and civil partnerships	<ul style="list-style-type: none"> Rotherhithe and Southwark have a higher proportion of single people (57% and 55% respectively) compared to London (44%) and England (35%). 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%).

²⁶ 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'

Pregnancy and maternity	<ul style="list-style-type: none"> The Total Fertility Rate (TFR) for Southwark is 1.14. This is lower than the TFR for London (1.52) and England (1.62).
Race	<ul style="list-style-type: none"> 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 lower than the proportion for Southwark (68%) and considerably higher than the national proportion (17%).
Religion	<ul style="list-style-type: none"> 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%).
Sex	<ul style="list-style-type: none"> The proportion of women in North Bermondsey (46%) is lower than the figures for London (50%) and England (51%). The proportion of men in North Bermondsey (54%) is considerably higher than the figures for London (50%) and England (49%).
Sexual orientation	<ul style="list-style-type: none"> No information is publicly available at ward or local authority level.
Socioeconomic	<ul style="list-style-type: none"> 12% of LSOAs in Southwark fall in the most deprived quintile, which is 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%). Only 6% of LSOAs in Southwark fall in the least deprived quintile, which is considerably less than London (24%) and England (20%). The employment rate for Southwark (82%) is in line with that for London (79%) but considerably higher than that for England (76%).

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 4th 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	%	
White	English /Welsh /Scottish /Northern Irish / British	5	21%
	Irish	0	0%
	Gypsy or Irish Traveller	0	0%
	Any other White background	0	0%
Mixed/ multiple ethnic groups	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%
Asian/ Asian British	Indian	0	0%
	Pakistani	0	0%

Race and ethnicity	Count	%
Chinese	0	0%
Any other Asian background	0	0%
Black/African / Caribbean / Black British		
African	5	21%
Caribbean	0	0%
Any other Black / African / Caribbean background	1	4%
Other ethnic groups		
Arab	0	0%
Any other ethnic group	0	0%
Prefer not to say	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%
Prefer not to say	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%
Total	77	100%

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%
Total	77	100%

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%
Total	41	100%

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%
Total	41	100%

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>Changes to general environmental conditions (changes in noise, vibrations, and air quality)</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"> The contractor is obligated by law to develop a Construction Management Plan to mitigate the impacts of demolition and construction on local residents 	<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"> 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. 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.

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"> • 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 • 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. • 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. • 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. • 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. • Environmental monitoring should be regularly undertaken and reports shared with local residents for transparency.
<p>Changes in traffic flow</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"> • The contractor is obligated by law to develop a Construction Management Plan to mitigate the impacts of 	<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"> • The Construction Environmental Management Plan (CEMP), should include a Traffic Management Plan with details of any diversions and mitigations required • 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 • Ensure that vehicle accessibility to the remaining towers and the Bede Centre is maintained throughout • 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. • 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.
<p>Changes to the pedestrian environment</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"> • The contractor is obligated by law to develop a Construction Management Plan to mitigate the impacts of demolition and construction on local residents 	<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"> • 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-

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"> • Ensure that pedestrian and wheelchair accessibility to the remaining towers and the Bede Centre is maintained throughout • 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. • 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.
<p>Changes to the landscape and visual environment</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"> • The Construction Environmental Management Plan (CEMP), should follow best practice mitigation for

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"> • 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. • 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 • The Council should ensure the demolition, and subsequent construction phase, of the scheme are undertaken according to best practice to effectively mitigate any impacts. • 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.
<p>Safety and security</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"> • The Council has already employed security in order to secure the vacant Maydew House 	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"> ● Best practices for enhancing safety and preventing crime should continue to be considered throughout the demolition period ● 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 ● 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. ● 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
<p>Information and communication:</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"> ● The Council will be implementing a programme of consultation and engagement with residents and key equality stakeholders once options for redevelopment are outlined. ● This programme has commenced with informal discussions taking place with residents of the adjoining blocks and a 	<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"> ● 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.

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"> The programme for the options work will include the set up of a Residents Project Group, exhibitions, drop-ins, and newsletters 	<p>characteristics as a result of risks surrounding how information is communicated.</p>	<ul style="list-style-type: none"> 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. Residents should have the opportunity to provide feedback in a way which is suitable for them. 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

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>Improved housing provision: 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"> ● All new homes built to London Plan standards ● All current residents of the Abbeyfield Estate will have a right to return to new homes on the Estate ● 25 former Council households who were decanted from Maydew House prior to 2014 will have the right to return to the new estate ● New buildings built to sustainable energy standards ● The new estate will have a variety of tenures 	<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>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 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"> ● Construction employment (varying by the amount of construction required for the job). 	<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>Improved public realm:</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.²⁷ 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"> ● Improved pedestrian routes ● New planting and landscaping 	<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"> ● 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 ● Ensure that the redevelopment ensures that all residents have access to both public and private outdoor space.

²⁷ 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>Provision of community resources and improved social cohesion:</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"> • New, improved space for the Bede Centre 	<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"> • 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. • 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 • Ensure that the new development includes the following features designed to improve social cohesion <ul style="list-style-type: none"> – provision of shared communal spaces in new developments/blocks – improved provision of and access to community resources – consideration of enabling residents to manage community spaces

Potential equality risks or opportunities	Existing Council enhancements	Impact	Recommendations
<p>Tackling crime and disorder:</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"> • Improved lighting • Improved layout to design out anti- social behaviour • Development designed to include natural and passive surveillance 	<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"> • Ensure Crime Prevention Through Environmental Design (CPTED) and Secure by Design principles are used in designing the built environment and public realm
<p>Improved access, mobility and navigation:</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"> • Improved pedestrian routes through local area 	<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"> • Ensure that the design of movement networks and public spaces specifically to address the mobility of vulnerable groups

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
Impact and community resources during demolition		
<ul style="list-style-type: none"> • 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"> – 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 – The CEMP should set out arrangements for any necessary diversions, and should provide well-signed routes that limit extra travelling distances. – The CEMP should also ensure that access is maintained through measures such as such as limiting pavement obstructions and maintaining disabled parking. – The CEMP should specifically consider the needs of protected characteristic groups who may have limited mobility. 	<ul style="list-style-type: none"> • General health effects associated with demolition and redevelopment • Changes to noise and vibration exposure • Changes to air quality • Changes to the landscape and the visual environment • Changes in feelings of safety and security • Changes to the pedestrian environment • Changes to traffic flows • Changes to the pedestrian environment 	<ul style="list-style-type: none"> • Demolition • Construction

Action	Impacts addressed	Timescales
<ul style="list-style-type: none"> Best practices for enhancing safety and preventing crime should continue to be considered throughout the demolition period 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 	<ul style="list-style-type: none"> Changes in feelings of safety and security Tackling crime and disorder 	<ul style="list-style-type: none"> Demolition Construction
<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> Changes in feelings of safety and security Tackling crime and disorder 	<ul style="list-style-type: none"> Demolition Construction
<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Changes in feelings of safety and security Tackling crime and disorder 	<ul style="list-style-type: none"> Demolition Construction
<ul style="list-style-type: none"> 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. 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. 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. 	<ul style="list-style-type: none"> Delivery of information and communication throughout the scheme 	<ul style="list-style-type: none"> Demolition Planning and design Construction
<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> General health effects associated with demolition and redevelopment 	<ul style="list-style-type: none"> Demolition Construction
<ul style="list-style-type: none"> Environmental monitoring should be regularly undertaken and reports shared with local residents for transparency. 	<ul style="list-style-type: none"> Delivery of information and communication throughout the scheme General health effects associated with demolition and redevelopment 	<ul style="list-style-type: none"> Demolition Construction
<ul style="list-style-type: none"> 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. 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. 	<ul style="list-style-type: none"> Delivery of information and communication throughout the scheme General health effects associated with demolition and redevelopment Changes to noise and vibration exposure Changes to air quality 	<ul style="list-style-type: none"> Demolition Construction

Action	Impacts addressed	Timescales
	<ul style="list-style-type: none"> • Changes to the landscape and the visual environment • Changes in feelings of safety and security • Changes to the pedestrian environment • Changes to traffic flows 	
<ul style="list-style-type: none"> • 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. • 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 	<ul style="list-style-type: none"> • Delivery of information and communication throughout the scheme 	<ul style="list-style-type: none"> • Demolition • Construction
<ul style="list-style-type: none"> • 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. • 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 	<ul style="list-style-type: none"> • Changes to traffic flows • Changes to the pedestrian environment 	<ul style="list-style-type: none"> • Demolition • Construction
<ul style="list-style-type: none"> • Ensure that vehicle accessibility to the remaining towers and the Bede Centre is maintained throughout • Ensure that pedestrian and wheelchair accessibility to the remaining towers and the Bede Centre is maintained throughout 	<ul style="list-style-type: none"> • Changes to the pedestrian environment • Improved access, mobility and navigation 	<ul style="list-style-type: none"> • Demolition
Impact on community after redevelopment		
<ul style="list-style-type: none"> • 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. 	<ul style="list-style-type: none"> • Improved housing provision 	<ul style="list-style-type: none"> • Planning and design
<ul style="list-style-type: none"> • 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. 	<ul style="list-style-type: none"> • New employment opportunities 	<ul style="list-style-type: none"> • Demolition • Construction
<ul style="list-style-type: none"> • 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 • It is recommended that the redevelopment ensures that all residents have access to both public and private outdoor space. 	<ul style="list-style-type: none"> • Improved public realm and green space 	<ul style="list-style-type: none"> • Planning and design
<ul style="list-style-type: none"> • 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. 	<ul style="list-style-type: none"> • Improved community facilities 	<ul style="list-style-type: none"> • Planning and design

Action	Impacts addressed	Timescales
<ul style="list-style-type: none"> 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 The Council should ensure that the new development includes the following features designed to improve social cohesion The Council should ensure the provision of shared communal spaces in new developments/blocks There should be consideration of allowing residents to manage community spaces 	<ul style="list-style-type: none"> Improved community facilities 	<ul style="list-style-type: none"> Planning and design
<ul style="list-style-type: none"> The Council should ensure that the design of movement networks and public spaces specifically to address the mobility of vulnerable groups 	<ul style="list-style-type: none"> Improved access, mobility and navigation 	<ul style="list-style-type: none"> Planning and design

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

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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.¹⁴

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

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
White	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%
Mixed/ multiple ethnic groups	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%
Asian/ Asian British	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%
Black	Black African	13%	27%	7%	2%
	Black Caribbean	2%	16%	4%	1%
	Other Black	2%	6%	2%	1%
Other ethnic groups	Arab	1%	1%	1%	0%
	Any other ethnic group	2%	2%	2%	1%
Total ethnic minority groups		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)¹⁶ 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.²⁸ 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%).

²⁸ 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

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MUNICIPAL YEAR 22-23

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