

A large teal graphic element consisting of a triangle at the top and a vertical rectangle below it, with a diagonal cutout on the right side.

Beormund Equality Impact Assessment

May 2023

This page left intentionally blank for pagination.

Mott MacDonald
Mott MacDonald House
8-10 Sydenham Road
Croydon CR0 2EE
United Kingdom

T +44 (0)20 8774 2000
mottmac.com

Beormund Equality Impact Assessment

May 2023

Issue and Revision Record

Revision	Date	Originator	Checker	Approver	Description
A	26/05/2023	Emily Pittaway	Sarah Marshall	James Beard	Draft report
B	31/10/2023	Emily Pittaway	Sarah Marshall	James Beard	Final report

Document reference:

Information class: Standard

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

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

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

Contents

Executive summary	1
Overview of the commission	1
About the EqlA	1
Approach to the EqlA	1
Findings of the EqlA	1
1 Introduction	3
1.1 Overview	3
1.2 The Equality Impact Assessment	3
1.2.1 Equality Impact Assessment and the Public Sector Equality Duty	3
1.2.2 Assessing equality effects	4
1.2.3 Protected characteristics	4
1.2.4 Groups with protected characteristics	5
1.3 Overall approach to the EqlA	6
1.3.1 Tasks undertaken	6
1.4 Methodology for identifying and assessing equality effects	7
1.4.1 Assessing equality effects	7
1.4.2 Types of equality effects considered	7
2 Beormund Community Centre Scheme Background	8
2.1 Former Beormund Community Centre	8
2.2 Study Area	8
2.3 Scheme Background and Future Plans	9
3 Summary evidence review	10
3.1 Summary	10
4 Area profile and proportionality	15
4.1 Overview of the socio-demographic profile	15
4.2 Residential properties	17
4.3 Businesses	18
4.4 Community facilities	19
Beormund Community Centre user profile	21
4.5 21	
4.5.1 Stakeholder engagement	24
5 Impact Assessment	25
5.1 Impact on residents and community resources during demolition	25

5.2	Impact on community after redevelopment	30
6	Conclusion and Action Plan	38
6.1	Conclusion	38
6.2	Action Plan	38
A.	Local Area Profile	41
A.1	Age	41
A.2	Carers	46
A.3	Disabled people	46
A.4	Gender reassignment	47
A.5	Marriage and civil partnership	48
A.6	Pregnancy and maternity	48
A.7	Race and ethnicity	49
A.8	Religion and belief	50
A.9	Sex	1
A.10	Sexual orientation	1
A.11	Deprivation	1

Tables

Table 1.1:	Protected characteristics definition	4
Table 1.2:	Characteristics protected by Southwark Council	5
Table 3.1:	Evidence summary	10
Table 4.1:	Socio-demographic profile summary	15
Table 4.2:	Community facilities in the LIA.	19
Table 4.3:	Users of Former Beormund Community Centre 2018-2019	22
Table 5.1:	Impact on residents and community resources during demolition	25
Table 5.2:	Impact on community after redevelopment	30

Figures

Figure 1.1:	Article 149 of the Equality Act 2010: The Public Sector Equality Duty	3
Figure 2.1:	177 Abbey Street location.	9

Maps

Map 4.1:	Residential properties within the LIA	18
Map 4.1:	Businesses within the LIA	19
Map 4.2:	Community facilities within the LIA	21

Maps – Appendices

Map A.1: Population aged under 16 within the LIA	42
Map A.2: Proportion of young people within the LIA	43
Map A.3: Proportion of the population who are 16-64 years within the LIA	44
Map A.4: Proportion of the population who are over 65 years	45
Map A.5: Proportion of the population with a LTHD	47
Map A.6: Proportion of the LIA population from an ethnic minority background	50

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 of the former Beormund Community Centre ('the Scheme') in the London Borough of Southwark. This EqIA will be submitted for consideration as part of the prior approval required to demolish the existing building.

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 research and analysis process for this EqIA has identified several opportunities and risks which could arise as a result of the proposals. The study area considered in this assessment, the Local Impact Area (LIA), is the site itself and the surrounding area 500m from site boundary, in order to capture potential effects on the surrounding community. People who live, work and use community facilities or businesses within in the LIA are likely to experience these effects differentially or disproportionately as a result of their protected characteristics.

The EqIA considers the impacts of the demolition process – particularly the impact on existing residents, users of community resources and local businesses the LIA. The assessment also explores the impact of the delivery of potential future proposals for the site on the current and future community. However, it must be noted that, to date, there is not a confirmed proposal in place for use of the land at present.

Assessment of equality effects has been undertaken based on the characterisation of potential effects – including sensitivity of the affected parties to the proposals, 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 proposals. These have been split into two broad categories:

- potential impact on residents, users of community resources, and local businesses during demolition;
- potential impact on the community following the demolition process.

Findings of the EqIA

The assessment has identified that the process of demolition of the former Beormund Community Centre has the potential to cause adverse health effects for local residents in the following protected characteristic groups:

- Older people
- Children
- Disabled people
- Carers
- People from ethnic minority backgrounds
- People from lower socio-economic backgrounds

Nevertheless, the Council are obligated to develop a Construction Management Plan (CMP) which is intended for the mitigation of negative impacts relating to demolition and construction. Alongside this, 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 and air quality impacts.

The EqIA also recommends a series of actions the Council should take to further mitigate against the potential equality risks of the Scheme, which should alleviate any adverse health effects on local residents. These include:

- 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 have the opportunity to provide feedback on any issues which they may experience in a way which is suitable for them.

The assessment also identified that the proposed future redevelopment, which the demolition would enable, has the potential to provide the following opportunities for positive equality effects:

- the delivery of new and more energy efficient key worker or affordable housing;
- new improved community centre;
- construction employment (varying by the amount of construction required for the job);
- improved access to green space;
- increased safety and security; and
- reduction in crime and disorder.

1 Introduction

1.1 Overview

Mott MacDonald has been commissioned by Southwark Council ('the Council') to undertake an Equality Impact Assessment (EqIA) of the demolition of the former Beormund Community Centre ('the Scheme').

This report provides the context of the proposals, 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 protected characteristics (as defined by the Equality Act). Southwark Council also considers carers and socio-economic status as protected characteristics as they are recognised as causes of inequality in the borough, so these are also included in this assessment.

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.

Protected characteristic	Equality and Human Rights Commission (EHRC) definition
Religion and belief	Religion has the meaning usually given to it but belief includes religious and philosophical beliefs including lack of belief (such as Atheism). Generally, a belief should affect someone's life choices or the way they live for it to be included in the definition.
Sex	A man, woman, or non-binary person.
Sexual orientation	Whether a person's sexual attraction is towards their own sex, the opposite sex or to both sexes.

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

Table 1.2: Characteristics protected by Southwark Council

Protected characteristic	Southwark Council definition
Carers	A person who gives help or support to someone else because they have long-term physical or mental health conditions, or problems related to old age.
Socio-economic status	Refers to the measure of a person's economic and social position in relation to others, based on income, education, health, living conditions and occupation.

Source: Southwark Council, 2022.

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-categories 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-categories 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-categories of men and women are used.
- Within 'pregnancy and maternity', pregnant women are reported as a sub-category where the effect only relates to pregnancy.

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 or disproportionate effects 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.

1.3 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 the former Beormund Community Centre has been collated using publicly available LIA (LIA) data and compared to wider social and demographic data for Southwark, London and England.

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. Consultation is currently planned for 2024 or early 2025.

Analysis of stakeholder engagement has been included from engagement undertaken in 2022. Feedback has been analysed through an equality lens to draw out 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 the former Beormund Community Centre. 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 proposals 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 EqlA process is predominantly qualitative and outlines the nature of the impact on:

- residents living within the Local Impact Area;
- businesses within the LIA
- community facilities within the Local Impact Area, their operators and their service users;
- 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 greater 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 Beormund Community Centre Scheme Background

2.1 Former Beormund Community Centre

The Beormund Community Centre previously occupied the Council-owned building at 177 Abbey Street, London, which has been closed to the community since 2021.

The Beormund Community Centre was a multi-use community centre with an IT suite, training rooms, large hall, gym, exhibition space and reception that provided services for people across the borough of Southwark, particularly residents of Bermondsey and Rotherhithe. There was also an OFSTED-registered nursery within the facility.

It is understood through information supplied by the Council that, in the years prior to closing down, regular usage of the Centre's facilities began to diminish, and its primary use became that of a hiring facility by training organisations and small local community groups. As its community value continued to decrease, the Council decided to discontinue all operations and ownership was handed back over from centre management to the Council.

Photo 2.1: 177 Abbey Street.



Source: Google Maps, 2023

2.2 Study Area

The site is located on Abbey Street in West Bermondsey, within the London Bridge and West Bermondsey ward of the London Borough of Southwark (Figure 2.1). The local area is mixed-use in character, with several residential areas, retail and hospitality venues, educational and religious facilities located within close proximity.

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 summarise 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. It is important to note that there is expected to be no impact from the loss of the building itself as a result of it having already been out of use for a number of years.

Table 3.1: Evidence summary

Risks and opportunities	Protected groups affected
Effects on residents during demolition	
General environmental effects	
<p>The demolition (and subsequent construction) 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.²³⁴</p> <p>Demolition and construction 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 and pregnant people.^{5 6 7 89}</p> <p>People who live in more deprived areas are more likely to suffer from breathing conditions such as asthma, which can be triggered by demolition and construction processes. There are also significantly higher rates of asthma in ethnic minority groups in the UK.¹⁰</p>	<ul style="list-style-type: none"> ● Children ● Older people ● Disabled people ● Pregnant people ● People with lower socio-economic status ● Minority ethnic groups
Changes in traffic flow	
<p>Changes in traffic flow can affect the way children, older people, disabled people and their carers 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</p> <p>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 ● Carers

² World Health Organisation (2018): 'Environmental noise guidelines for the European Region'.

³ NHS (2015) 'Elderly living near noisy roads have 'increased stroke risk'

⁴ NCBI (2016) 'Environmental noise annoyance and mental health in adults: findings from the cross-sectional German health update study'.

⁵ Asthma UK (2020): 'Air pollution and asthma'

⁶ DEFRA (2013): 'Effects of air pollution'

⁷ Department for Environmental Food and Rural Affairs (2013): 'Guide to UK Air Pollution Information Resources'.

⁸ Franklin et al. (2019): 'Maternal exposure to indoor air pollution and birth outcomes'

⁹ British Lung Foundation (2016): 'How air pollution affects your children's lungs'; Public Health England (2018) Health matters: Air pollution'

¹⁰ Asthma UK (2018) 'On the edge: How inequality effects people with asthma'.

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

Changes to 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, older people** and their **carers**. Design of pedestrian infrastructure affects the way these groups interact with their environment and the way they perceive the safety of pedestrian routes.^{14 15}

- Disabled people
- Children
- Older people
- Carers

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
- People with autism

Safety and security:

Demolition works could subject the area to disrepair, increasing the risk of vandalism and anti-social behaviour. Therefore, demolition has the potential to affect groups with higher vulnerability and safety concerns, including **women, older people, LGBT+ people, minority ethnic groups and disabled people**.¹⁸

Nevertheless demolition often results in an inability to squat on abandoned sites. Not only is does squatting raise safety concerns for the wider community but also for the people who are squatting themselves, with the deserted buildings that they occupy often posing major health and safety risks as a result of poor squatting conditions.¹⁹

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 demolition and repurposing of the area 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 venues²⁰

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

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 Kondo MC, Keene D, Hohl BC, MacDonald JM, Branas CC (2015): A Difference-In-Differences Study of the Effects of a New Abandoned Building Remediation Strategy on Safety. <https://doi.org/10.1371/journal.pone.0136595>

¹⁹ Reeve, K. and Coward, S. (2004) *Hidden Homelessness: Life on the Margins*. rep. Available at: file:///C:/Users/PIT92996/Downloads/hidden-homelessness-life-margins_0%20(1).pdf

²⁰ 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>

Effects on community following the demolition and repurposing

Reprovision of community centre:

Community centres provide a local, safe space to socialise for those who may feel more vulnerable in the community, such as **older people, women and LGBT people**, increasing social networks.^{21 22}

Research suggests that community centres also empower communities to run community-led activities and provide opportunities for skill and knowledge development, increasing confidence in participation in new activities.²³ Participation and engagement is also encouraged due to their location at the centre of the community which can drive social cohesion and create a sense of belonging.²⁴

Community centres, therefore, provide space and facilities that promote wellbeing for many groups, especially those who are more vulnerable in the community. They are an important resource for economic and social regeneration at local community level because they are unique in a sense that they can recognise, collate and meet the specific and diverse needs of their community.²⁵ They can also provide an alternative learning environment outside of traditional educational facilities that can benefit the complex and individual needs of some **young people, children and disabled people**, especially those who have learning difficulties and may struggle in more traditional or formal settings.²⁶

The World Health Organisation recognises that community groups can help to address social isolation and loneliness in the community.²⁷ Groups known to be most at risk of social isolation are those with **disabilities, older people, those with low incomes, ethnic and religious minorities and older widowed or single women with limited mobility**.²⁸

Research has found that adult-aged participants in a community centre wellbeing project based in the South West showed that activities were predominantly accessed by **women and unemployed people**.²⁹ Furthermore, a study into the impact of the Covid-19 pandemic on village halls found that these spaces play a key role in promoting local action and service provision, particularly emergency food provision

- Children
- Older people
- Disabled people
- People with lower socio-economic status
- Women
- LGBT people
- People from ethnic minority backgrounds
- Carers

²¹ Causeway Coast & Glens Borough Council (2016): 'Strategic Framework for Community Centre Provision', Available at: [CCGBC Strategic Framework for Community Centre Provision.pdf \(causewaycoastandglens.gov.uk\)](https://www.causewaycoastandglens.gov.uk/CCGBC-Strategic-Framework-for-Community-Centre-Provision.pdf)

²² Future of London (2020): 'Community, connection and Covid-19: how community hubs support cohesion and collaboration in tough times', Available at: [Community hubs during Covid-19- Future of London](https://www.futureoflondon.org/wp-content/uploads/2020/07/Community-hubs-during-Covid-19-Future-of-London.pdf).

²³ Milton, B., Attree, P., French, B., Povall, S., Whitehead, M. and Popay, J (2013) 'The impact of community engagement on health and social outcomes: a systematic review' *Community Development Journal*, 47(3), pp.316-334.

²⁴ Causeway Coast & Glens Borough Council (2016): 'Strategic Framework for Community Centre Provision', Available at: [CCGBC Strategic Framework for Community Centre Provision.pdf \(causewaycoastandglens.gov.uk\)](https://www.causewaycoastandglens.gov.uk/CCGBC-Strategic-Framework-for-Community-Centre-Provision.pdf)

²⁵ Charity Commission (2004): 'Village Halls and Community Centres', Available at: [RS9 \(publishing.service.gov.uk\)](https://www.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/200000/rs9.pdf)

²⁶ Causeway Coast & Glens Borough Council (2016): 'Strategic Framework for Community Centre Provision', Available at: [CCGBC Strategic Framework for Community Centre Provision.pdf \(causewaycoastandglens.gov.uk\)](https://www.causewaycoastandglens.gov.uk/CCGBC-Strategic-Framework-for-Community-Centre-Provision.pdf)

²⁷ World Health Organization (2023): 'Social Isolation and Loneliness', Available at: [Social Isolation and Loneliness \(who.int\)](https://www.who.int/news-room/fact-sheets/detail/social-isolation-and-loneliness)

²⁸ Khan, W.M.R (2015): 'A prospective health impact assessment of the proposed new leisure facilities to replace existing Church Farm leisure centre in East Barnet ward of the London Borough of Barnet' Available at: <https://barnet.moderngov.co.uk/documents/s28132/Appendix%20-%20Health%20Impact%20Assessment.pdf#:~:text=Broadly%2C%20there%20will%20be%20a%20cumulative%20positive%20and,cardio-respiratory%20fitness%20and%20improved%2Fmaintenance%20of%20a%20healthy%20body-weight.>

²⁹ Jones, M., Kimberlee, R., Deave, T. and Evans, S (2013): 'The role of community centre-based arts, leisure and social activities in promoting adult well-being and healthy lifestyles' *International Journal Environmental Research and Public Health*, 110(5), pp.1948-62.

Risks and opportunities

Protected groups affected

and childcare services, highlighting the beneficial impact of community spaces on **deprived people, parents or carers and children**.³⁰

Improved housing provision:

Redevelopment can lead to improvements in housing provision within the 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.³¹ Effects of cold housing are also evident among older people in terms of higher mortality risk, physical health and mental health.³²

Housing has now been identified as a key driver of social mobility in the UK Government's New Social Mobility Index. This suggests that improved housing provision could lead to upward social mobility and improved socio-economic status.³³

- Children
- Older people
- Disabled people
- People from ethnic minority backgrounds
- Carers
- People with lower socio-economic status

New employment opportunities

Demolition of the existing building along with the subsequent construction and operation of new facilities could provide 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**.^{34,35}

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.

- Young people
- Disabled people
- Men
- Ethnic minority groups
- People with lower socio-economic status

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.³⁶

Improvements in access to public greenspace through re-provision of the community centre could benefit **older people, children, and disabled people**.

Research reports that interaction with nature or gardening can improve attentional functioning for children who have Attention Deficit Hyperactivity Disorder (ADD) and can also reduce stress levels and improve self-esteem for children. Such inclusion

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

³⁰ Archer, T. and Skrope, C. (2021): 'The Impact of Covid-19 on Village and Community Halls in England – Findings Report' Available at: <https://acre.org.uk/wp-content/uploads/impact-of-covid-on-village-halls-final-report-june-2021.pdf>

³¹ Marmot Review Team (2011) 'The Health Impacts of Cold Homes and Fuel Poverty'. London: Department of Epidemiology and Public Health, University College London.

³² The Housing and Ageing Alliance (2013) 'Policy Paper: Health, Housing and Ageing', Available at www.housingling.org/HAA/

³³ GOV.UK (2022): 'State of the Nation 2022: Chapter 1 – The new Social Mobility Index', Available at [State of the Nation 2022: Chapter 1 – The new Social Mobility Index - GOV.UK \(www.gov.uk\)](https://www.gov.uk/state-of-the-nation-2022-chapter-1-the-new-social-mobility-index)

³⁴ 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

³⁵ UK Government (2018) 'Unemployment'. Available at: <https://www.ethnicity-facts-figures.service.gov.uk/work-pay-and-benefits/unemployment-and-economic-inactivity/unemployment/latest>

³⁶ House of Commons Women and Equalities Committee (2017): 'Building for Equality: Disability and the Built Environment'.

Risks and opportunities

Protected groups affected

can also improve self-identity and a sense of purpose for those with dementia, and can generally improve social interaction, social mixing, and community building.³⁷

Research carried out by UCL highlighted that urban green space can have a positive role in a child's cognitive functioning. The study found that children who lived in areas with more green space outperformed those from areas with less green space.³⁸ Exposure to green space is also important for a child's wellbeing and healthy development. However, children living in London can experience barriers in access to green space compared to the rest of the UK. This is due to the high population densities, deficiencies in green space, and poor access to private gardens that are characteristic of London.³⁹

Evidence suggests that inner-city green space can promote social cohesion and instil a sense of community. Social contact is especially important for the health and wellbeing of older people as social isolation has been linked to poor health and increased mortality rates.⁴⁰

Research has found that in urban areas **ethnic minority** groups tend to have less access to local green space, and the space ethnic minority groups can access is often of poor quality.⁴¹ Therefore improved or encouraged access to green space is therefore likely to benefit this group.

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.⁴²

The demolition of abandoned buildings is often associated with an immediate reduction in crime in the community, this is due to a reduction in the ability to illegally access or squat in buildings.⁴³ Crisis report that female squatters often feel scared to go to sleep and fear their belongings being stolen. This fear of crime is also heavily associated with the commonality of drug use and other criminal activity in squats.⁴⁴

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

Improved access, mobility, and navigation:

The demolition could 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
- Carers

³⁷ Maheshwari, S. (2017). 'Food in the City: Review of Psychological Impact of Growing Food in Urban Spaces'. *Journal of Innovation for Inclusive Development*, 2(1), 36-43.

³⁸ UCL (2018): 'Greener neighbourhoods may be good for children's brains'. Available at:

<https://www.ucl.ac.uk/ieo/news/2018/sep/greener-neighbourhoods-may-be-good-childrens-brains>

³⁹ London Sustainable Development Commission (2011): 'Sowing the seeds: Reconnecting London's children with nature'. Available at: https://www.london.gov.uk/sites/default/files/lfdc_-_sowing_the_seeds_-_full_report_2011.pdf

⁴⁰ World Health Organisation (2016): 'Urban green spaces and health, a review of evidence'. Available at: http://www.euro.who.int/_data/assets/pdf_file/0005/321971/Urban-green-spaces-and-health-review-evidence.pdf?ua=1

⁴¹ Commission for Architecture and the Built Environment (2010): 'Community green: Using local spaces to tackle inequality and improve health'. Available at:

<https://www.designcouncil.org.uk/sites/default/files/asset/document/community-green-full-report.pdf>

⁴² 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>

⁴³ Stacy, C.P. (2017) "The effect of vacant building demolitions on crime under depopulation," *Journal of Regional Science*, 58(1), pp. 100-115. Available at: <https://doi.org/10.1111/jors.12350>.

⁴⁴ Reeve, K. and Coward, S. (2004) *Hidden Homelessness: Life on the Margins*. rep. Available at: [file:///C:/Users/PIT92996/Downloads/hidden-homelessness-life-margins_0%20\(1\).pdf](file:///C:/Users/PIT92996/Downloads/hidden-homelessness-life-margins_0%20(1).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 LIA in comparison with the London Borough of Southwark, the Greater London region, and England.

The summary includes analysis of protected characteristic groups under the Equality Act and additional protected characteristics under Southwark Council, as well as the current socio-economic context of the area. In comparing these regions, where the LIA (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 2021 national census. 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 ⁴⁵
Age	<ul style="list-style-type: none"> Children make up 16% of the total population of the LIA. This figure is broadly in line with Southwark (17%), London and England as a whole (19%). The proportion of young people within the LIA is 13% which is broadly in line with Southwark (13%), regional and national proportions (11%). The working age population (people aged between 16 and 64 years) within the LIA (77%) is in line with Southwark (75%) however is considerably higher than the proportions for London (69%) and England (63%). The proportion of older people (aged 65 and over) within the LIA (6%) is in line with the Southwark figure (8%) but is considerably lower than both London (12%) and England (18%).
Disability ⁴⁶	<ul style="list-style-type: none"> 12% of the population within the LIA have a disability, this is broadly in line with Southwark (14%) and London (13%), however considerably lower than the national proportion (17%). The proportion of the population whose long-term health condition or disability impacts their day-to-day activities a lot (5%) is broadly in line with Southwark (6%), regional (6%) and national proportions (7%). 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%). The proportion of the population whose long-term health condition or disability impacts their day-to-day activities a little (7%) is broadly in line with Southwark (8%), regional (7%) and national proportions (10%). The proportion of the population whose day-to-day activities are not impacted at all by their disability or long-term health condition within the LIA (76%) is considerably lower than Southwark (86%), regional (87%) and national proportions (83%).
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"> The proportion of the population who are single within the LIA (64%) is considerably higher than Southwark (60%), regional (46%) and national proportions

⁴⁵ Census 2021

⁴⁶ 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'

(38%). Rotherhithe and Southwark have a higher proportion of single people (57% and 55% respectively) compared to London (44%) and England (35%).

-
- 23% of the population within the LIA are married. This is broadly in line with Southwark (26%), **however considerably lower than the regional (40%) and national proportions (44%).** 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 the population who are divorced within the LIA (7%) is broadly in line with Southwark, London (7%) and England as a whole (9%). The proportion of divorced people in Rotherhithe (7%) and Southwark (8%) is in line with the figure England (9%) and London (7%).

Pregnancy and maternity

- **The Total Fertility Rate (TFR) for Southwark is 1.16. This is considerably lower than the TFR for London (1.44) and England (1.55).**
- 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 and ethnicity

- The White British population within the LIA is 36% in Rotherhithe is 41% of the population. This is broadly in line with Southwark (34%) and London (36%) **however is considerably lower than but is considerably lower than the proportion in London (45%) the proportion for and England (72.8%).**
- The Other White population in Rotherhithe is the LIA is 16% of the population, which is broadly in line with Southwark (13.2%) and London (14.3%) proportions **however is considerably higher than the national proportion of 6%.** 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 17.3% of the LIA population Rotherhithe population. This is broadly in line with Southwark (15%) however considerably higher than the regional (8%) and national proportions (3%).** 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%). the LIA is 4% which is broadly in line with Southwark (6%) and London (4.5%) however is considerably higher than the national proportion (1%).**

The proportion of the population who belong to an ethnic minority background within the LIA (58%) is considerably lower than Southwark (62%), broadly in line with London (60%) and considerably higher than the national proportion of 26%. 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

- **45% of the LIA population are Christian. This is broadly in line with Southwark (43%) England as a whole (46%), however is considerably higher than the regional proportion of 41%. 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 proportion of the LIA population who are Muslim (10%) is broadly in line with the Southwark (10%) and national proportions (7%), **however is considerably lower than the regional proportion of 15%.**
 - 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%).
 - 34% of the LIA have no religion. This is broadly in line with the proportion within Southwark (36%) and England as a whole (37%), **however is considerably higher than the London proportion of 27%.** Those with no religion in Rotherhithe (8%) is considerably lower than in Southwark (27%), London (21%) and England (25%).
 - 14% of the LIA population belong to a minority religion. This is broadly in line with Southwark and England as a whole (13% and 11%), **however is considerably lower than London (25%).**
-

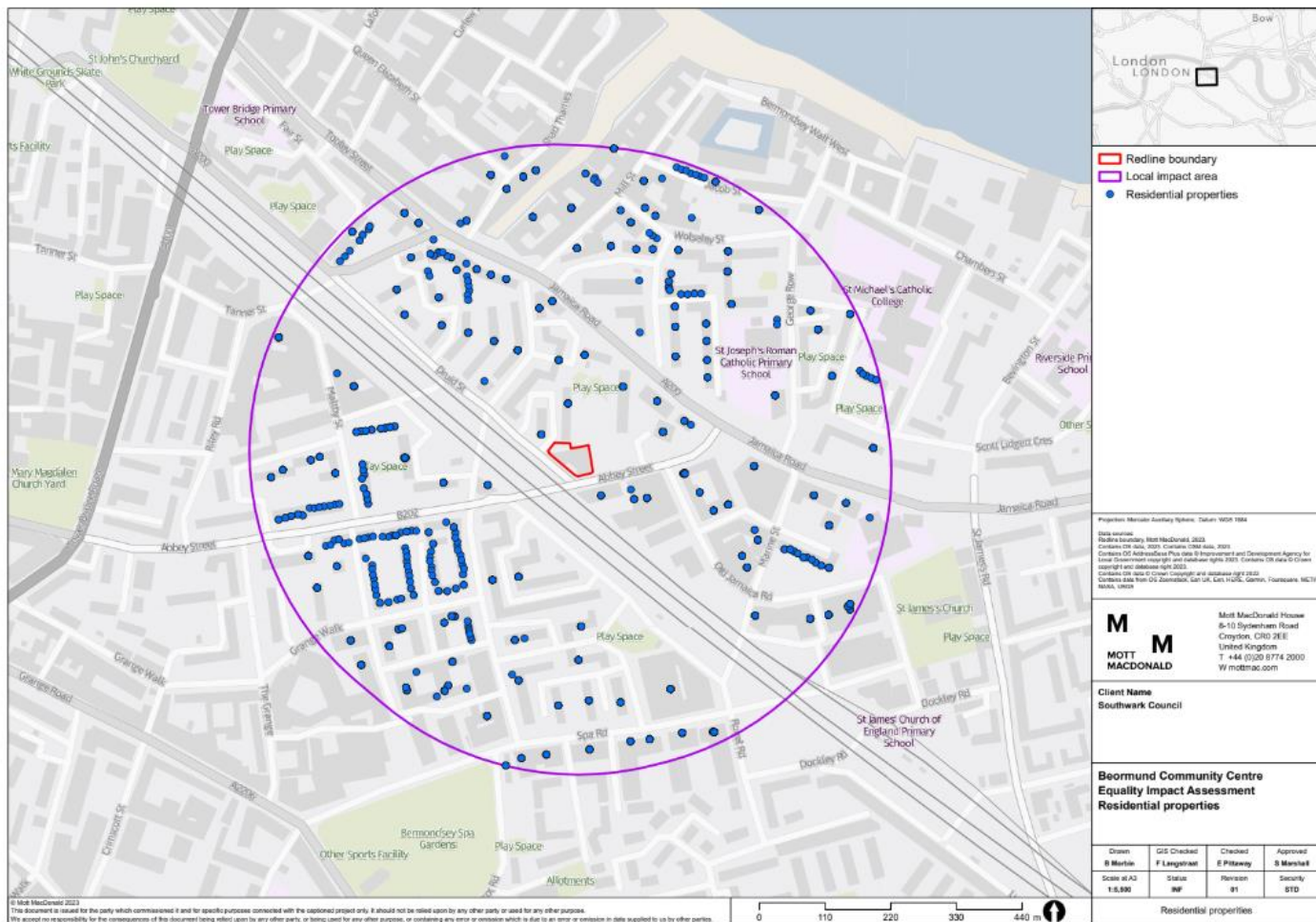
Sex	<ul style="list-style-type: none"> The proportion of women within the LIA (48%) is broadly in line with Southwark (48%), regional and national proportions (49%). in North Bermondsey (46%) is lower than the figures for London (50%) and England (51%). The proportion of men within the LIA (52%) is broadly in line with Southwark (52%), regional and national proportions (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.
Socio-economic	<ul style="list-style-type: none"> 0% of the population within the LIA are within the most deprived quintile of deprivation. This is considerably lower than the Southwark (21%), London (16%) and England proportions (20%). 12% of LSOAs in Southwark fall in the most deprived quintile, which is more than London (6%) and less than England (20%). 73% of the population within the LIA are within the second most deprived deprivation quintile. This is considerably higher than Southwark (47%), regional (32%) and national proportions (20%). 37% of Southwark LSOAs fall in the second most deprived LSOA which is considerably more than London (21%) and England (20%). 7% of the population within the LIA are within the third deprivation most deprived quintile. This is considerably lower than Southwark (21%), London (23%) and England as a whole (20%). 28% of LSOAs in Southwark fall within the third most deprived quintile which is considerably more than both London (24%) and England (20%). 5% of the LIA population are within the fourth most deprived quintile. This is broadly in line with Southwark (8%), however considerably lower than the regional (17%) and national proportions (20%). Only 6% of LSOAs in Southwark fall in the least deprived quintile, which is considerably less than London (24%) and England (20%). 2% of the LIA are within the least deprived quintile. This is broadly in line with Southwark (3%) however considerably lower than regional (12%) and national (19%) proportions. The employment rate for Southwark (82%) is in line with that for London (79%) but considerably higher than that for England (76%). The above data indicates that high levels of deprivation exist within the LIA.
Carers	<ul style="list-style-type: none"> 94% of people in the LIA provide no unpaid care. This figure is in line with Southwark (94%) and London (93%) but is slightly higher than the figure for England (91%). In the LIA, 3% of the population provide >19 hours unpaid care per week. This is in line with Southwark (3%), London (4%) and England (4%). The figure for the proportion of people who provide <50 hours unpaid care per week in the LIA (2%) is also in line with all comparison areas: Southwark (2%), London (2%) and England (3%).

Source: ONS Census 2021, MHCLG 2019 Indices of Multiple Deprivation

4.2 Residential properties

Map 4.1 shows the residential properties in the LIA, of which there are 1,176. On the map, it is worth noting that one point can also represent a housing block. Residential properties are spread sporadically throughout the LIA, however there is a cluster of residential properties to the south-west of the Scheme to the south of Abbey Street. The closest residential properties to the site are located on the Arnold Estate, approximately 200 feet northwest.

Map 4.1: Residential properties within the LIA



Source: OS AddressBase, 2023

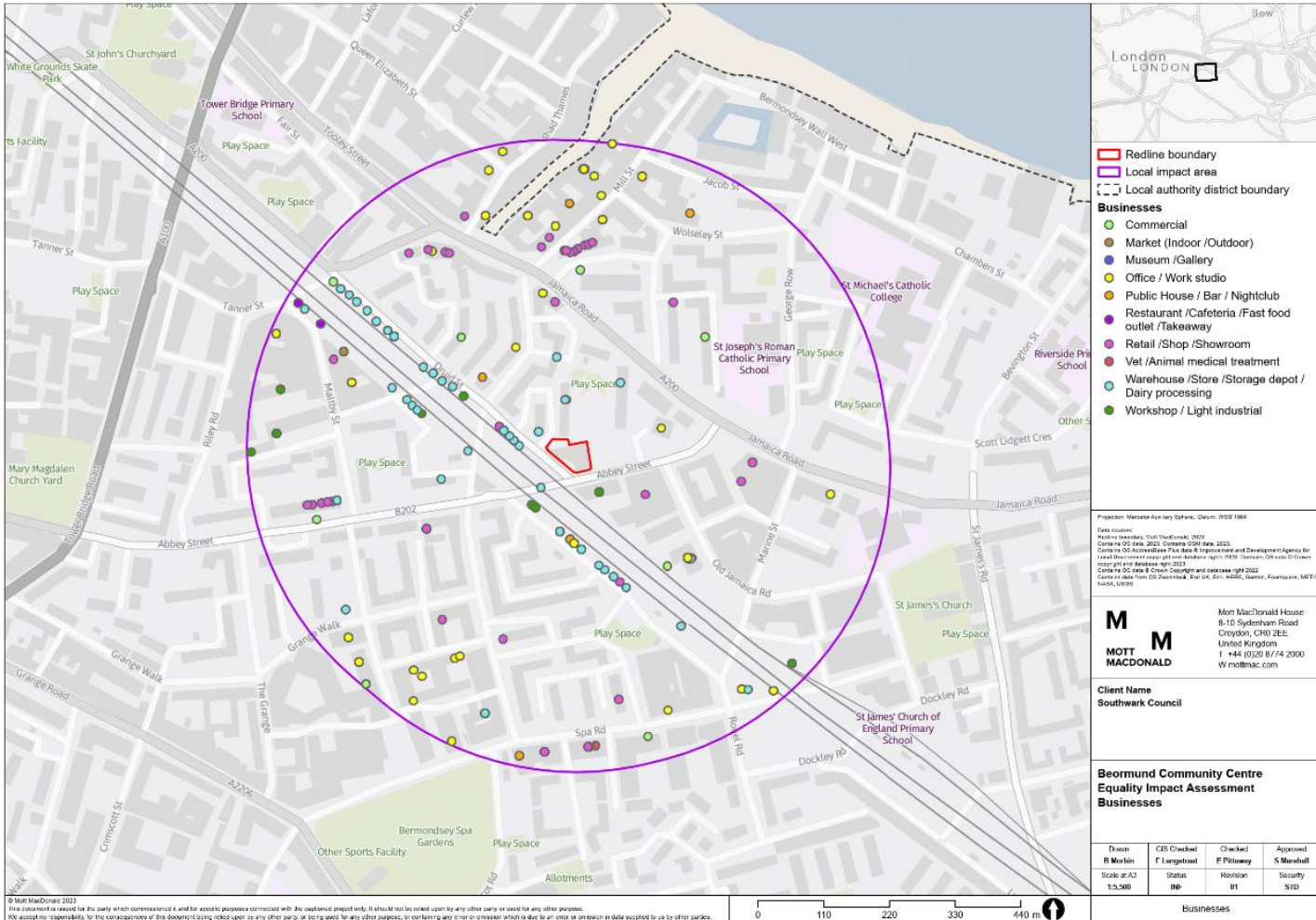
4.3 Businesses

Map 4.1 outlines that the highest proportion of businesses within the LIA can be categorised as Warehouse/Store/Storage depot/ Dairy processing. There are many businesses near to the site, the closest being hospitality venues under the railway arches on Druid Street and Rouel Road including but not limited to:

- The Marquis of Wellington Pub
- OPS Wines Restaurant
- Moor Beer Vaults
- Chipotle
- Bone Daddies
- Brew By Numbers
- London City Runners Club

No businesses exist within the site of the scheme. It should be noted that none of these businesses are understood be disproportionately used by any particular protected characteristic groups.

Map 4.2: Businesses within the LIA



Source: AddressBase, 2023

4.4 Community facilities

Table 4.2 shows that there are a range of community facilities located within the LIA of 177 Abbey Street. The table also outlines the protected characteristic group(s) that are likely to use community facilities within the LIA. Children, young people, older people and religious and faith groups are among the protected groups who use the community facilities within the LIA.

Table 4.2: Community facilities in the LIA.

Community facilities	Protected groups affected
St Josephs RC Primary School	• Children
St Michaels College	• Young people
Tower Bridge Primary School	• Children
London College of Social Studies	• Young people
London School of Styling	• Young people
Bright Sojourner Nursery	• Children

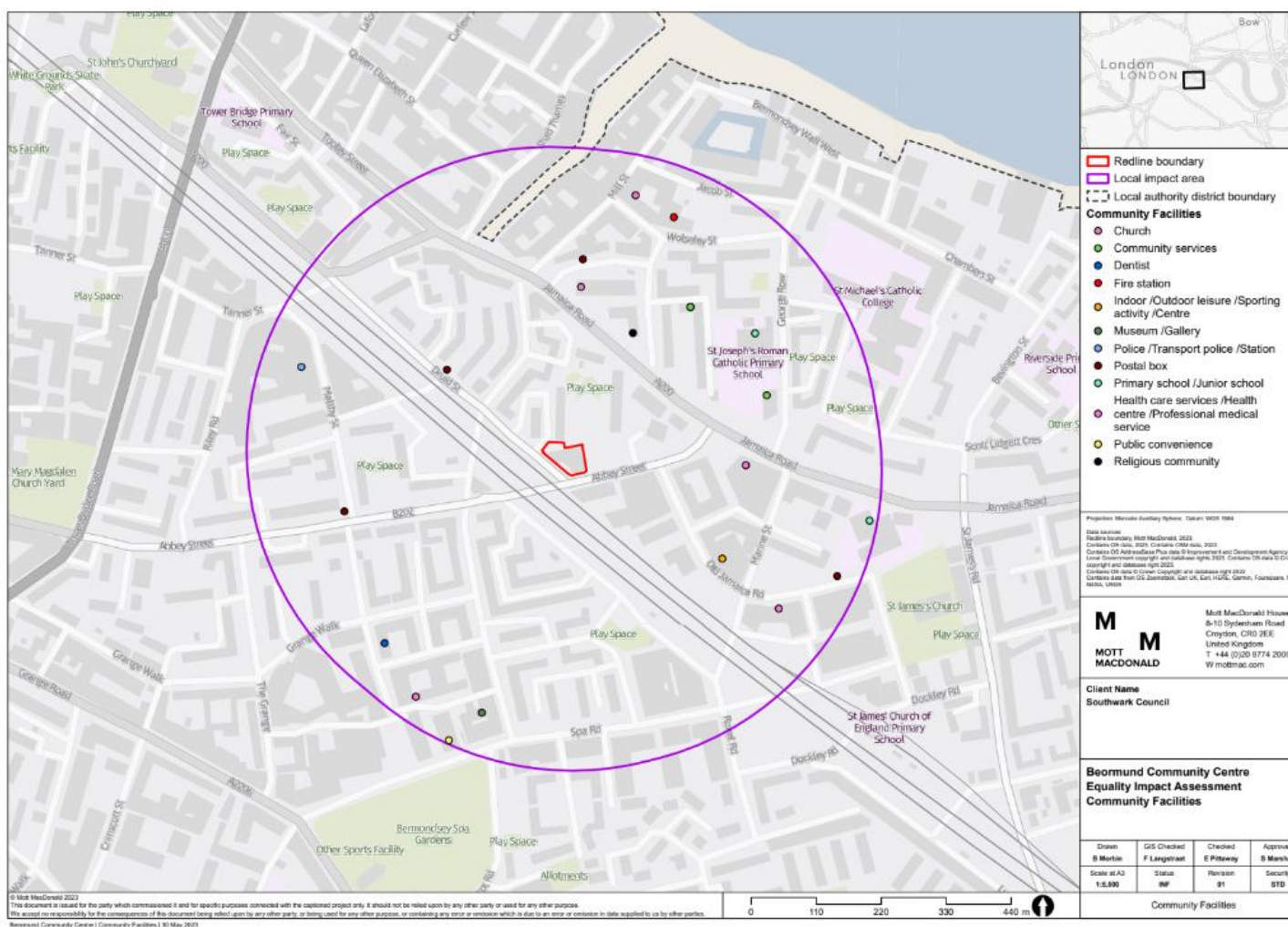
	<ul style="list-style-type: none"> • Parents
Kagy Samye Dzong London Buddhist Centre	<ul style="list-style-type: none"> • Religious and faith groups
St Mary Magdalen Bermondsey	<ul style="list-style-type: none"> • Religious and faith groups
St James Church Bermondsey	<ul style="list-style-type: none"> • Religious and faith groups
The Decima Street Surgery	<ul style="list-style-type: none"> • Older people • Disabled people • Carers
Rajan Dental	<ul style="list-style-type: none"> • Older people
Artesian Health Centre	<ul style="list-style-type: none"> • Older people
Bermondsey Spa Medical Practise	<ul style="list-style-type: none"> • Older people • Pregnant people • Disabled people • Carers
Advanced Dental Practise	<ul style="list-style-type: none"> • Older people
Bermondsey Spa Gardens	<ul style="list-style-type: none"> • Young people • Children
Maltby Street Playground	<ul style="list-style-type: none"> • Children
Enid Street Playground	<ul style="list-style-type: none"> • Children
Downside Fisher Youth Club	<ul style="list-style-type: none"> • Young people
Bermondsey Town Hall	<ul style="list-style-type: none"> • Older people

Source: AddressBase, 2023; Google Maps, 2023

Map 4.2 below outlines community facilities within the LIA of the scheme. The categories of community facilities that exist within the LIA can be broken down into:

- Religious facility
- Community Hall
- Health Care Services
- Educational Facility
- Emergency Services
- Museum/Gallery
- Leisure Centre/ Sports ground

Map 4.3: Community facilities within the LIA



Source: AddressBase, 2023

Map 4.2 above outlines that there are 21 community facilities within the LIA of the scheme.

4.5 Beormund Community Centre user profile

Table 4.3 shows that, in the most recent available data, there were 44 different groups or individual users of the former Beormund Community Centre between 2018-2019. The users included but were not limited to education providers, housing associations, sports clubs, music groups, and local political groups. There is no available data to provide an understanding of frequency of use by these groups, however the centre was reported to be underutilised.

Most (at least 14) of the known groups are understood to have relocated within the local borough (Southwark) since the closure of the Community Centre. Of the groups who are known to have not relocated within the locality, young people are the prominent protected group who are affected.

Table 4.3: Users of Former Beormund Community Centre 2018-2019

Name	Description	Protected groups affected	Relocated? (Y/N)	Within the locality? (Y/N)
3 Pillars	Sports-based mentoring charity group for young men in the criminal justice system	<ul style="list-style-type: none"> • Young men • People with lower socio-economic status 	Y	N – Lambeth
50+ Keep Fit	Unknown	<ul style="list-style-type: none"> • Older people 	Unknown	Unknown
African Fashion Workshop	Educational course	<ul style="list-style-type: none"> • Ethnic minority groups 	Unknown	Unknown[SM1]
Alaska Tenants Association	Unknown	Unknown	Unknown	Unknown
Arnold Tenants Association	Association representing residents of the Arnold Estate.	None disproportionately affected	Y	Y – Bermondsey
Bermondsey Pension Action Group	Unknown	<ul style="list-style-type: none"> • Older people 	Unknown	Unknown
Bermondsey Spa	Unknown	Unknown	Unknown	Unknown[SM2][HJ3]
Bermondsey & Southwark Conservatives	Local political group.	None disproportionately affected	Y	N - Tooting Bec, SW16
History Lessons	Unknown	<ul style="list-style-type: none"> • Young people 	Unknown	Unknown
Conel	College	<ul style="list-style-type: none"> • Young people 	Y	N – multiple London locations but none in Southwark
Crabtree property	Property management company	None disproportionately affected	Y	N – Finchley, N3
Children Services	Unknown	<ul style="list-style-type: none"> • Children • Carers 	Unknown	Unknown
Dancing	Unknown	Unknown	Unknown	Unknown
ESOL Tuition	Educational language course	<ul style="list-style-type: none"> • Ethnic minority groups • Young people 	Unknown	Unknown Westminster WC2A
Fair Street Housing (Fair Community Housing Services)	Tenant management organisation.	None disproportionately affected	Y	Y – Southwark, SE1
Fencing	Unknown	Unknown	Unknown	Unknown
Goodwin Close	Unknown	Unknown	Unknown	Unknown
Hyde Housing	Affordable housing provider and property management company.	<ul style="list-style-type: none"> • People of lower socio-economic status 	Y	Y – Southwark, SE1
Keyse Management Company	Property management company.	None disproportionately affected	Y	N – Finchley, N3
Kings College London	University	<ul style="list-style-type: none"> • Young people 	Y	Y - multiple locations. Two in Southwark: Guys Campus and Newcomen Street.

Name	Description	Protected groups affected	Relocated? (Y/N)	Within the locality? (Y/N)
Labour Party	National political group.	None disproportionately affected	Y	N – multiple locations. None in Southwark.
London CRC	Cyber Resilience Centre for London. Not-for-profit reducing businesses vulnerability to cybercrime.	None disproportionately affected	Y	N – Aldgate, E1.
London Honey Company	Independent honey retailer.	None disproportionately affected	Y	Y – Southwark, Voyager Business Park, SE16.
LOPSG	Unknown	Unknown	Unknown	Unknown
London Savate	Kickboxing club.	<ul style="list-style-type: none"> • Young people • Children 	Y	Y – Southwark, SE16.
Making Music	Support group for musicians.	None disproportionately affected	Y	Y – Southwark, SE1.
Polling Station	Local government polling station.	None disproportionately affected	Y	Y – Multiple locations throughout Southwark.
Rise	Youth empowerment Programme Unknown	Unknown	Unknown	Cambridge House SE17 Unknown
Rotherhithe Consolidated	Charity that provides grants to organisations that improve the lives of local residents	None disproportionately affected	Y	Y – Southwark, SE1
Southwark Adult Learning	Education facility	<ul style="list-style-type: none"> • Older people • Disabled people • Carers 	Y	Y – Peckham, Southwark, SE15
Seetec	Public service provider.	None disproportionately affected	Y	Y – Borough High Street, Southwark, SE1
Self Management	Unknown	Unknown	Unknown	Unknown
Siniforia	Music group	None disproportionately affected	Y	Unknown
Southwark Council	Local government	None disproportionately affected	Y	Y – SE1
TDLC	Training provider	None disproportionately affected	Y	Unknown
T.Lloyd	Unknown	Unknown	Unknown	Unknown
Tower Walk	Unknown	Unknown	Unknown	Unknown
One off	Unknown	Unknown	Unknown	Unknown
Two Towers	Tenant management organisation	None disproportionately affected	Y	Y – SE1
Weight Watchers	Health club	None disproportionately affected	Y	Y – SE16

Name	Description	Protected groups affected	Relocated? (Y/N)	Within the locality? (Y/N)
Beormund Committee Meetings	Community centre committee.	None disproportionately affected	N	N
Public Meetings Consultations	Unknown	Unknown	Unknown	Unknown
OFSTED registered nursery	Childcare facility, formerly Beormund Creche	<ul style="list-style-type: none"> Children 	Unknown	Unknown
Staff and guest social	Unknown	Unknown	Unknown	Unknown

Source: Southwark Council, 2019

4.5.1 Stakeholder engagement

In March 2022, two consultation sessions were held with local residents, the first in which local residents attended in person and the second online. In the consultation sessions, residents completed a survey to share their views regarding the plans for the site of the former Beormund Community Centre. The survey asked six questions regarding the demand for community space in the local area and the proposal to build new homes on the site.

When asked what they liked about the previous community centre, key themes centred around its convenient location and low cost to use facilities, with one respondent also noting how accessible the centre was to a wide range of people. In response to what facilities they would like from a new community centre, key requests were for:

- Mixed use space
- Educational and upskilling
- Facilities for younger and older people
- Social space
- Kitchen

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 businesses during the demolition 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	Recommendations	Impact (in light of mitigation)
<p>Changes to general environmental conditions (changes in noise, vibrations, and air quality)</p> <p>The demolition works have the potential to change noise, vibration, and air pollution levels in the local area whilst 177 Abbey Street 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. Minority ethnic groups and people with lower socio-economic status are also more likely to be impacted by changes to environmental conditions.</p> <p>The LIA has a considerably high proportion of people living in the second most deprived quintile and only 2% are in the least deprived quintile. This suggests that the LIA has a disproportionately high proportion of people from lower socio-economic backgrounds who may be more likely to</p>	<p>The contractor is obligated to develop a Construction Management Plan to mitigate the impacts of demolition and construction on local residents.</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 and air quality impacts. • The Council and contractor should liaise with local residents to provide advance notice of particularly noisy activities so that they are aware. • 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 demolition and any construction that may follow. • The Contractor should sign up to the Considerate Contractors scheme and adhere to their best practice noise 	<p>There is an equality risk for groups with protected characteristics due to changes in general environmental conditions.</p> <p>Residents in the LIA 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 be affected by the changes in air quality and noise resultant from construction.</p> <p>Mitigations will be implemented to manage this risk, however, further action may be required.</p> <p>Overall, if the proposed recommendations (left) are considered, it will be possible to further reduce the adverse impact by making sure that residents more sensitive to air and noise quality changes are aware of when these will be taking place. Further, environmental monitoring and best practise methods should reduce the levels of noise and air pollution as much as possible. It must be noted, however, that this risk not be removed entirely.</p>

Potential equality risks	Existing Council mitigations or enhancements	Recommendations	Impact (in light of mitigation)
<p>suffer from respiratory conditions such as asthma.</p> <p>There are also considerably more people from minority ethnic groups living in the LIA who are more likely to be affected by an increase in air pollution during construction.</p>		<p>recommendations by taking active steps to minimise noise and air pollution.</p> <ul style="list-style-type: none"> • 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 may result in changes in traffic flow due to diversions and increased traffic from Heavy Goods Vehicles (HGVs) entering and leaving the site during the demolition period. 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.</p> <p>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. This would also have a secondary impact on carers of people in these groups.</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>This risk requires further management and the Council should consider the following recommendations:</p> <ul style="list-style-type: none"> • The 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 nearby residential areas and businesses is maintained throughout. • 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>Overall, if the proposed recommendations are implemented (left), there is likely to be no adverse effect on groups with protected characteristics as access to key locations will be maintained.</p>
<p>Changes to the pedestrian environment</p> <p>The demolition works are likely to impact the pedestrian environment. Changes in</p>	<p>The contractor is obligated by law to develop a Construction Management Plan</p>	<p>This risk requires further management and the Council should consider the following recommendations:</p>	<p>There are likely to be limited adverse impacts on groups with protected characteristics due to changes to the pedestrian environment.</p>

Potential equality risks	Existing Council mitigations or enhancements	Recommendations	Impact (in light of mitigation)
<p>pedestrian environments may affect groups who are more reliant on non-motorised travel modes (primarily walking and cycling), such as disabled people, children, and older people. The design of pedestrian infrastructure affects the way these groups interact with their environment and the way they perceive the safety of pedestrian routes. For adults that have issues with mobility, changes to the pedestrian environment may disproportionately affect them.⁴⁷</p>	<p>to mitigate the impacts of demolition and construction on local residents</p>	<ul style="list-style-type: none"> • Good access and mobility should be maintained through the creation of the CEMP, which 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. The CEMP should specifically consider the needs of protected characteristic groups who may have limited mobility. • The Council should ensure the demolition and subsequent construction phases of the scheme are undertaken according to best practice measures for pedestrian environment management, 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 vulnerable groups within the local community who are more reliant on active travel. 	<p>Overall, if the proposed recommendations are implemented (left), there is likely to be no adverse effect on groups with protected characteristics as access to key locations will be maintained.</p>
<p>Changes to the landscape and visual environment</p> <p>The demolition works are likely to impact the landscape and visual environment around the site, 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</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>This risk requires further management and the Council should consider the following recommendations:</p> <ul style="list-style-type: none"> • The CEMP, should follow best practice mitigation for changes to the landscape and visual environment. • The CEMP should include best practice guidelines on visual hoardings to ensure the site is visually attractive and hidden 	<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 (left), there is likely to be no adverse effect on groups with protected characteristics</p>

⁴⁷ Protected Characteristics in Southwark. Southwark's JSNA. Southwark Council: London. 2017.

Potential equality risks	Existing Council mitigations or enhancements	Recommendations	Impact (in light of mitigation)
<p>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>Therefore, changes to the landscape may cause negative effects for older people and people with autism, as well as the carers who look after them.</p>		<p>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.</p> <ul style="list-style-type: none"> • 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, who will be more exposed to the changes in their visual environment. 	
<p>Safety and security</p> <p>Whilst demolition and construction is often associated with increased risk anti-social behaviour and perceptions of decreased safety, vacant buildings themselves can pose significant challenges to the safety of communities.</p> <p>177 Abbey Street has fallen into a state of disrepair which has attracted unwanted activity including anti-social behavior, crime, and multiple long-term periods of squatting; which can differentially affect those living in the area who are likely to be a victim of</p>	<ul style="list-style-type: none"> • The Council employed security in order to secure the property, but this contract has now lapsed. • The property was welded shut to reduce ability of illegal access, however, the property has been subsequently occasionally occupied by squatters. 	<p>This risk requires further management and the Council should consider the following recommendations:</p> <ul style="list-style-type: none"> • Best practices for enhancing safety and preventing crime should continue to be considered throughout the demolition period • 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 	<p>There are likely to be minor positive impacts on groups with protected characteristics due increased to changes in safety and security.</p> <p>If the proposed recommendations (left) 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>

Potential equality risks	Existing Council mitigations or enhancements	Recommendations	Impact (in light of mitigation)
<p>crime or those who are more fearful of crime.</p> <p>In this case, demolition is likely to reduce instances of squatting on the site. Not only does squatting raise safety concerns for the wider community but also for the people who are squatting themselves, with the deserted buildings that they occupy often posing major health and safety risks due to unsuitability for habitation and state of repair.⁴⁸</p> <p>As such, the demolition of the former Community Centre has the potential to positively affect groups with higher vulnerability and safety concerns, including women, older people, LGBT+ people, minority ethnic groups, and disabled people.</p> <p>Fear of crime can contribute to social isolation, particularly for vulnerable groups such as women, older people, children, and ethnic minority groups. Therefore, the demolition of the abandoned 177 Abbey Street could contribute to improves feelings of social isolation and safety in the immediate community.</p>		<p>conjunction with residents, as it risks adding to a sense of vulnerability, isolation, and loss of sense of community for local residents.</p> <ul style="list-style-type: none"> 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 177 Abbey Street will require information about the works to be communicated effectively to local people in order that they are fully aware of what is going on and are able to provide feedback easily.</p> <p>Complex material and information about the process may present a challenge to those who have different information and</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 local residents. 	<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. Information should be available in a variety of formats where it may be 	<p>If the proposed recommendations (left) are implemented, there are likely to be limited adverse impacts on groups with protected characteristics as a result of risks surrounding how information is communicated.</p>

⁴⁸ Reeve, K. and Coward, S. (2004) *Hidden Homelessness: Life on the Margins*. rep. Available at: file:///C:/Users/PIT92996/Downloads/hidden-homelessness-life-margins_0%20(1).pdf

Potential equality risks	Existing Council mitigations or enhancements	Recommendations	Impact (in light of mitigation)
<p>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>Over half of the population of the LIA identify as belonging to an ethnic minority group. This suggests that a relatively large percentage of the population may not speak English as their first language and could potentially require information to be translated. Consequently, ethnic minority groups in the LIA may be disproportionately affected by information about the scheme that is not communicated effectively.</p>		<p>required (i.e., braille, audio, large print or translated) and be clear, concise and without jargon and easy to read.</p> <ul style="list-style-type: none"> 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. The time and location of consultation events should be decided with consideration towards protected characteristic groups and their accessibility needs. 	

5.2 Impact on community after redevelopment

Options for the redevelopment of the land at 177 Abbey Street will be developed following community consultation. 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, 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>New employment opportunities: Demolition of the existing building along with the possible construction and</p>	<ul style="list-style-type: none"> It is likely that the redevelopment will involve the following enhancements: 	<p>Redevelopment schemes can have positive equality impacts on groups with protected</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</p>

Potential equality risks or opportunities	Existing Council enhancements	Impact	Recommendations
<p>operation of residential properties as well as a new community centre will provides temporary and permanent job opportunities, disproportionately benefiting people who are more likely to work in the construction sector, such as men, or those likely to be unemployed in London, such as younger people, disabled people, minority ethnic groups and people from lower socio-economic backgrounds.</p> <p>The population of the local area has disproportionately high levels of people from ethnic minority backgrounds, lower socio-economic backgrounds and working age people. As such, there is the potential for positive equality effects for these on ethnic minority groups as a result of new employment opportunities.</p>	<ul style="list-style-type: none"> Construction employment (varying by the amount of construction required for the job). 	<p>characteristics due to new employment opportunities.</p>	<p>(ESP) to formalise and capture the employment and training opportunities for residents and local people during construction and operation. This should be tied in with the previous offer at the former Beormund Community Centre.</p>
<p>Provision of a new community centre and improved social cohesion:</p> <p>The new community centre could provide space and facilities that promote wellbeing for many groups, especially those who are more vulnerable in the community, allowing for a cross section of the community to be brought together in a safe place. This could result in better social cohesion and help to address social isolation, particularly for older people, disabled people, women, those who are unemployed, ethnic and religious</p>	<ul style="list-style-type: none"> The Council will provide a are considering options for using the site as a 50/50 facility split between new Key Worker Housing and a new Community Centre to replace the former Beormund Community Centre. Spaces provided in the centre will reference what facilities and services previously available at the former Beormund Community Centre. Engagement will be undertaken with the community to better understand what they want from their needs and 	<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 proposed new Community Centre Space.</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"> Consult former Beormund Community Centre 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 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 The LIA has a considerably high proportion of people from Black African and Black Caribbean backgrounds and therefore the

Potential equality risks or opportunities	Existing Council enhancements	Impact	Recommendations
<p>minorities and LGBT+ people. service provision.</p> <p>The former Beormund Community Centre offered a number of different educational activities for young people as well as childcare. Providing a space for local action and Incorporate employment support services into the service offering as there is a high proportion of deprivation and working age people in the community. The new community centre could also provide an alternative learning environment outside of traditional educational facilities that could benefit the complex and individual needs of some young people, children and disabled people, especially those who have learning difficulties and may struggle in more traditional additional or formal settings.</p>	<p>aspirations for any future development.</p>		<p>community centre could offer services to ensure they are included in the community and their needs are addressed.</p> <ul style="list-style-type: none"> ● The population of the local area has disproportionately high levels of people with lower socio-economic status. The new community centre could be an important resource for economic and social regeneration. Providing the facilities to increase people's knowledge or skills, and widen social networks which could disproportionately benefit those from lower socio-economic backgrounds in the community. ● Ensure that the new development includes the following features designed to improve social cohesion <ul style="list-style-type: none"> – improved provision of and access to community resources – consideration of enabling residents to manage community spaces
<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.⁴⁹ This is particularly likely to</p>	<ul style="list-style-type: none"> ● The Council have committed to finishing the site to a state of safe and good use after demolition so that it can be used by the community as a meanwhile use for cultural activities and outdoor events . It is likely that the 	<p>Redevelopment schemes can have positive equality impacts on groups with protected characteristics because of the effects of improved public realm and green spaces. Redevelopment schemes can have positive equality impacts on groups with protected</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

⁴⁹ 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>have positive effects on children, older people, disabled people, and people from ethnic minority groups.</p> <p>The re-provided community centre is expected to sit facing the green space that backs onto Neckinger Street, to the east of the site. This should improve access to this local greenspace by displaying the park for users of the community centre. Access should also improve as a result of an expected reduction in illegal parking and vandalism on Neckinger Street consequent to of the community centre frontage and resultant passive surveillance.</p> <p>The population of the local area has disproportionately high levels of people from ethnic minority backgrounds. As such, there is the potential for positive equality effects on ethnic minority groups as a result of new improved public realm and access to green space.</p> <p>Children, young people and older people should also benefit from improved access to greenspace.</p>	<p>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>characteristics due to new employment opportunities.</p>	<p>improvements e.g., children, older people, and disabled people.</p>
<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</p>	<p>The Council have committed to finishing the site to a state of safe and good use after demolition so</p>	<p>Redevelopment schemes can have positive equality impacts on groups with protected characteristics due</p>	<p>It is recommended that the Council e: Ensure the CPTED and Secure by Design principles are used in designing the built environment and public realm</p>

Potential equality risks or opportunities	Existing Council enhancements	Impact	Recommendations
<p>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>Over the years since it has fallen into disrepair, 177 Abbey Street has attracted -social behaviour, crime, and multiple long-term periods of squatting; 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>The redevelopment of the site should result in an inability for squatters to access and occupy the new buildings. All of the current options for the construction of a new community centre on the site plan for it to sit facing onto Neckinger Street, to the east of the site. This should reduce illegal parking and vandalism on Neckinger Street consequent to of the community centre frontage and resultant passive surveillance</p> <p>It has been suggested that fear of crime can contribute to social isolation, particularly for vulnerable groups such as women, older people, children, and ethnic minority groups. Therefore, the redevelopment of the abandoned 177 Abbey Street could improve feelings of</p>	<p>that it can be used by the community as a meanwhile use.</p>	<p>to impacts on tackling crime and disorder.</p> <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> <p>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.</p>

Potential equality risks or opportunities	Existing Council enhancements	Impact	Recommendations
<p>social isolation and safety in the immediate community.</p> <p>The population of the local area has disproportionately high levels of people from ethnic minority backgrounds, and the former Beormund Community Centre provided services and space for children, young people and older people.</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>Improved access, mobility and navigation:</p> <p>The demolition of the vacant building at 177 Abbey Street and the following redevelopment process will open up opportunities to create a spaces that can be accessed and effectively used by all in the community. 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 population of the local area has disproportionately high levels of people from ethnic minority backgrounds, and</p>	<p>There are no existing mitigations at present.</p>	<ul style="list-style-type: none"> ● Redevelopment schemes can have positive equality impacts on groups with protected characteristics due to improved access, mobility, and navigation. ● Redevelopment schemes can have positive equality impacts on groups with protected characteristics due to impacts on tackling crime and disorder. 	<ul style="list-style-type: none"> ● It is recommended that the Council: <ul style="list-style-type: none"> – Ensure that the they design of the public space specifically to address the mobility needs of vulnerable groups. ● It is recommended that the Council : <ul style="list-style-type: none"> – Ensure the CPTED and Secure by Design principles are used in designing the built environment and public realm

Potential equality risks or opportunities	Existing Council enhancements	Impact	Recommendations
<p>the former Beormund Community Centre provided services and space for children, young people, and older people particularly.</p> <p>As such, the construction of a new community centre at the site has 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 is discussing options to develop housing on the site, including the potential for key worker or affordable housing.</p>	<p>Redevelopment schemes can have positive equality impacts on groups with protected characteristics due to housing provision after delivery. Redevelopment schemes can have positive equality impacts on groups with protected characteristics due to improved access, mobility, and navigation.</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 any housing provision considers the housing needs of the immediate community. It is recommended that the Council:</p> <p>Ensure that they design of the public space specifically to address the mobility needs of vulnerable groups.</p>
<p>Improved housing provision:</p> <p>The redevelopment of the land at 177 Abbey Street is likely to lead to improvements in housing provision, with the potential for key worker housing development on the site. This would improve appropriateness, accessibility, and affordability, as well as its quality and efficiency in energy consumption.</p> <p>Improved housing can have beneficial health effects on children, older people, disabled people, ethnic minority groups and people with lower socio-economic status.</p> <p>Further, an improvement in living conditions can have a secondary impact on individuals wellbeing, economic and educational opportunities which can drive social mobility.</p> <p>The LIA has a high proportion of residents living in the second most deprived quintile and over half of its population are from ethnic minority groups. Therefore, these groups could</p>			

Potential equality risks or opportunities

Existing Council enhancements

Impact

Recommendations

disproportionately benefit from improved housing provision on the site.

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 demolition of 177 Abbey Street and proposals for 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 has the potential to cause adverse health and safety effects on nearby residents. However, due to the buildings current state of misuse and dilapidation, the demolition poses more positives than negatives due to reduction of squatting and associated crime.

The proposed future redevelopment of the site, which the demolition will enable, has the potential to provide key worker housing, a new community centre, improved public realm and construction related employment, pending the development of redevelopment options. There is therefore a compelling case in the public interest for the demolition of 177 Abbey Street to allow for the meanwhile use and redevelopment of the site to improve outcomes for the current and future community, residents, staff and users of the new community 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 on residents and community resources during demolition		
<ul style="list-style-type: none"> The CEMP, should follow best practice mitigation for the health effects related to noise, air and visual impacts and access. For example, the CEMP should: <ul style="list-style-type: none"> 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. Set out arrangements for any necessary diversions, and should provide well-signed routes that limit extra travelling distances. Ensure that access is maintained through measures such as such as limiting pavement obstructions. 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
<ul style="list-style-type: none"> Best practices for enhancing safety and preventing crime should continue to be considered throughout the demolition period 	<ul style="list-style-type: none"> Changes in feelings of safety and security 	<ul style="list-style-type: none"> Demolition Construction

Action	Impacts addressed	Timescales
<ul style="list-style-type: none"> 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"> Tackling crime and disorder 	
<ul style="list-style-type: none"> Monitoring the security of the scheme such as vandalism and other illegal or anti-social behaviour reduction methods should be taken. This may include establishing a process for local people to report incidents to the council as well as enhanced surveillance. 	<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 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 updates 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"> 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"> 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
Impact on community after redevelopment		
<ul style="list-style-type: none"> It is recommended that the Council ensures that the redeveloped land meets the needs of the local community and future residents of the Borough by undertaking a demographic and Housing Needs Survey. 	<ul style="list-style-type: none"> Improved housing provision 	<ul style="list-style-type: none"> Planning and design
<ul style="list-style-type: none"> Consult former Beormund Community Centre users and staff to ensure that the design of the new space is optimised to suit their needs. Initiate workshops with the local community and user groups (or representatives of users) of each separate service offering. This should include and be accessible to women, young people, disabled people, older people and people from ethnic minority backgrounds who may not speak English as a first language. 	<ul style="list-style-type: none"> Provision of a new community centre and improved social cohesion 	<ul style="list-style-type: none"> Stakeholder engagement Planning and design

Action	Impacts addressed	Timescales
<ul style="list-style-type: none"> Consult with the Black African and Black Caribbean community to ensure that their needs are addressed within the centres service offering. 		
<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. 	<ul style="list-style-type: none"> Provision of a new community centre and improved social cohesion 	<ul style="list-style-type: none"> Stakeholder engagement Planning and design
<ul style="list-style-type: none"> Incorporate employment support services into the service offering as there is a high proportion of deprivation and working age people in the community. 	<ul style="list-style-type: none"> Provision of a new community centre and improved social cohesion 	<ul style="list-style-type: none"> Planning and design
<ul style="list-style-type: none"> Ensure that the new development includes the following features designed to improve social cohesion <ul style="list-style-type: none"> consideration of local demographics to improve provision of and access to appropriate community resources and services consideration of enabling residents to manage community spaces such as new or improved greenspaces 	<ul style="list-style-type: none"> Provision of a new community centre and improved social cohesion 	<ul style="list-style-type: none"> Planning and design
<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 former Beormund Community Centre staff and 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
<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

The area profile provides a wider contextual demographic characterisation of the local area around 177 Abbey Street.

The LIA, for the purposes of this assessment is defined as 500m around the red line boundary.

The data below includes the current social and economic context of this area and relevant comparators, namely 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 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 the proportion 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 Children (under 16 years)

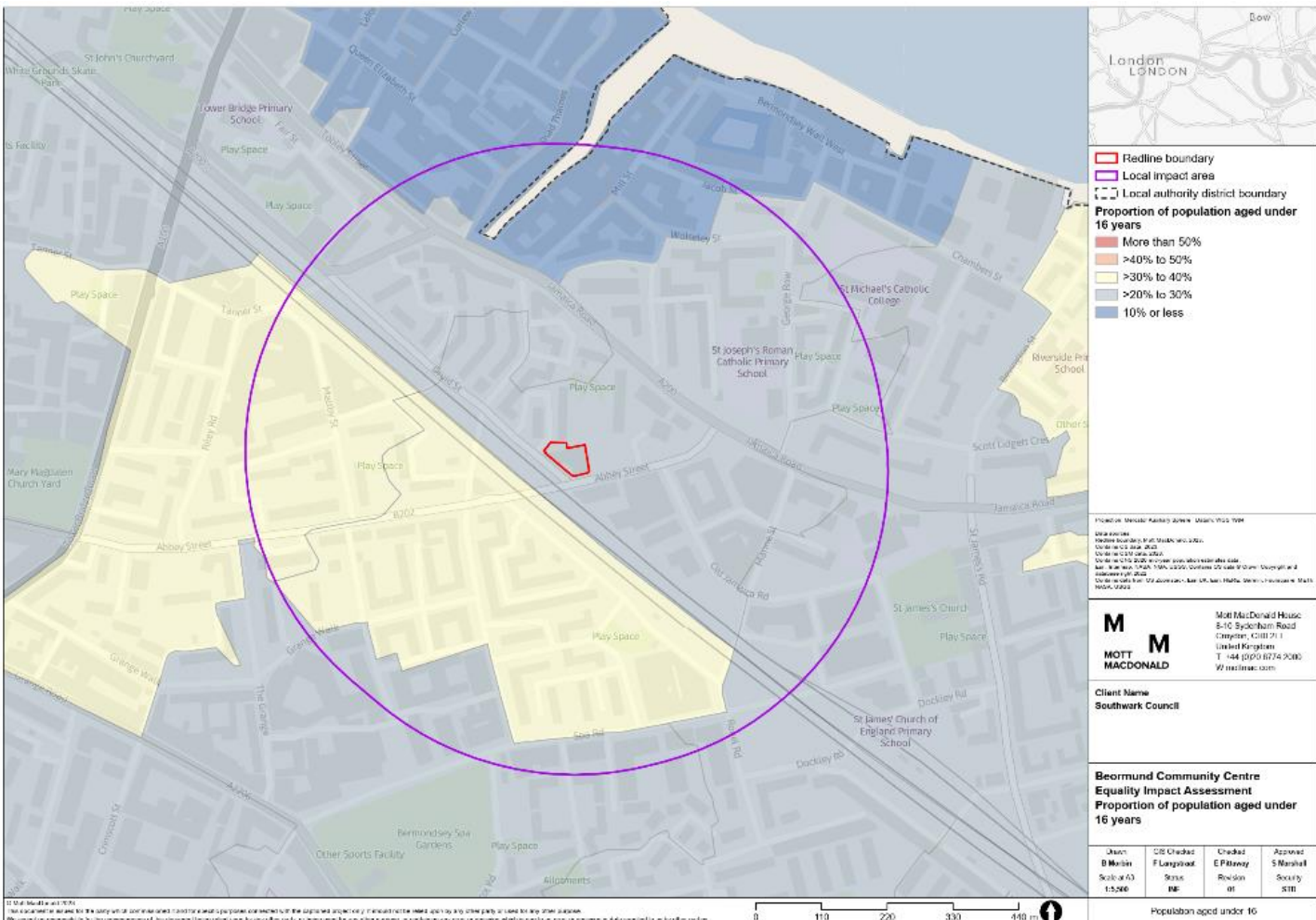
Table A.1 shows that children make up 16% of the total population of the LIA. This figure is broadly in line with Southwark (17%), England and London (both 19%).

Table A.1: Children (under 16 years)

Location	Total population (2021)	Children (under 16 years)	%
LIA	7,790	1,283	16%
Southwark	307,637	51,501	17%
London	8,799,725	1,695,743	19%
England	56,490,049	10,483,091	19%

Source: 2021 census, ONS

Map A.1: Population aged under 16 within the LIA



Source: ONS Census, 2021

Map A.1 above highlights that the majority of the LIA population consists of >20% to 30% and >30% to 40% of under 16 year olds. There is a pocket of population to the north of the LIA that only has 10% or less of 16 year olds within the population.

A.1.2 Young people (16-24 years)

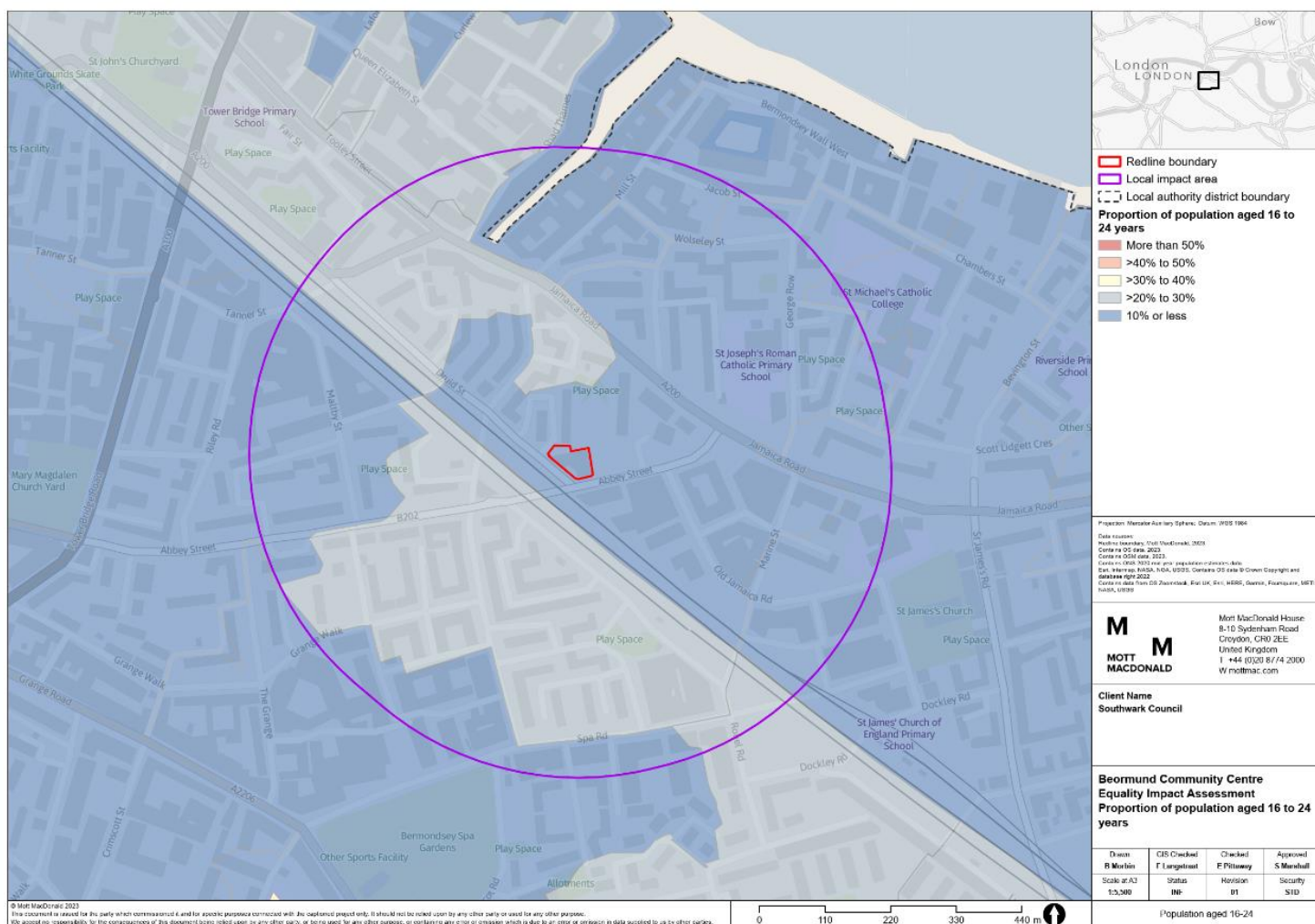
Table A.2 shows that the proportion of young people in LIA is 13% which broadly in line with Southwark (13%), regional and national averages (both 11%).

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

Location	Total population (2021)	Young people (16- 24 years)	%
LIA	7,790	975	13%
Southwark	307,637	38,653	13%
London	8,799,725	978,722	11%
England	56,490,049	5,989,233	11%

Source: 2021 census, ONS

Map A.2: Proportion of young people within the LIA



Source: ONS Census, 2021

Map A.2 above outlines that the majority of the LIA population contains 10% or less of 16-24 year olds within the population. However, there are large pockets towards the north and south of the scheme whereby >20% to 30% of the population are 16-24 years old.

A.1.3 Working age people (16-64 years)

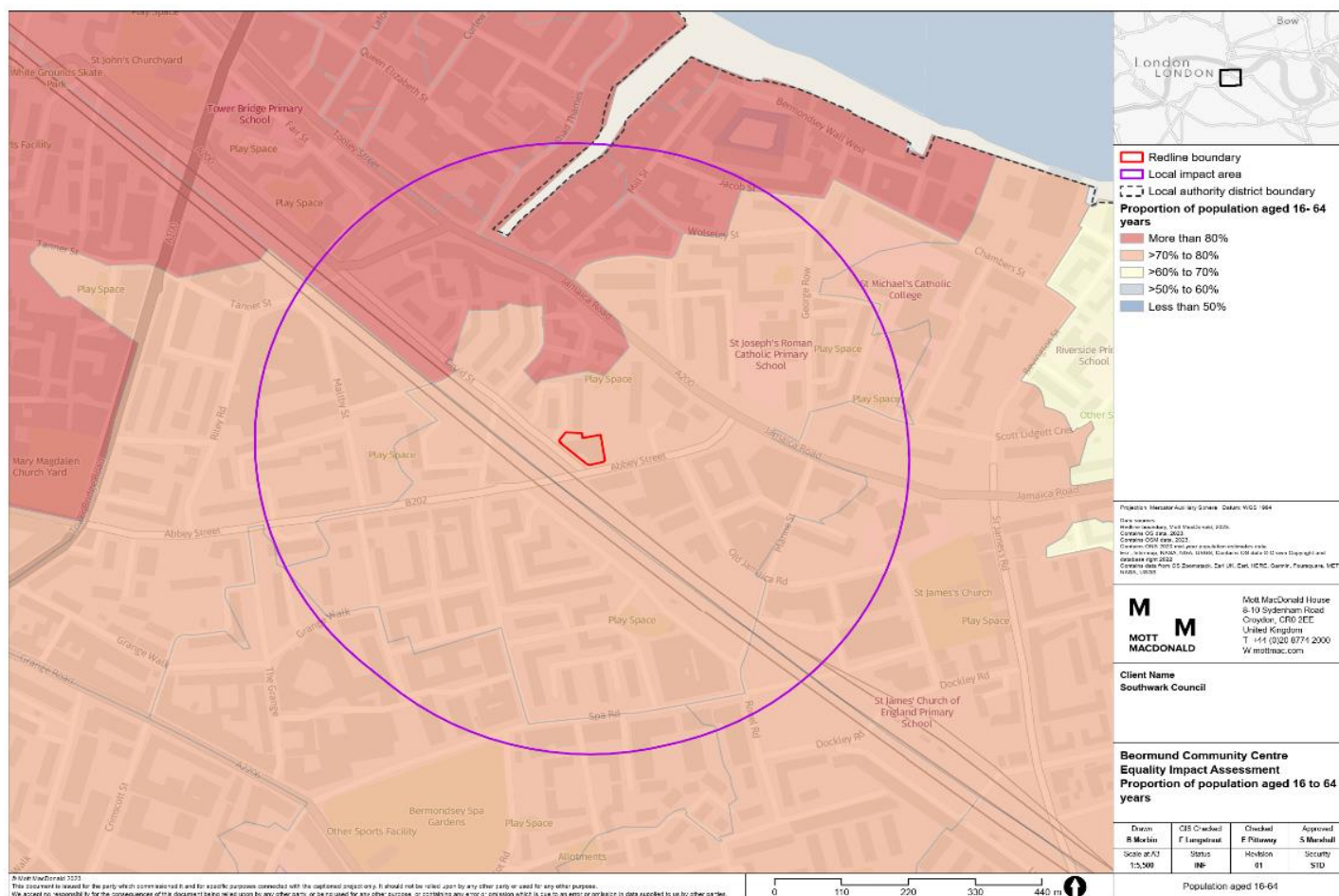
The following table shows that the working age population (people aged between 16 and 64 years) in the LIA (77%) is in line with Southwark (75%) but is considerably higher than the figures for London (69%) and England (63%).

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

Location	Total population (2021)	Working age (16-64 years)	%
LIA	7,790	6,020	77%
Southwark	307,637	230,454	75%
London	8,799,725	6,060,567	69%
England	56,490,049	35,605,657	63%

Source: 2021 census, ONS

Map A.3: Proportion of the population who are 16-64 years within the LIA



Source: Mott MacDonald 2023

Map A.3 above outlines that the LIA population mostly consists of >70% to 80% of 16-64 year olds within the population. However, there is a large pocket to the north of the LIA that contains more than 80% of 16-64 year olds within the population.

A.1.4 Older people (aged 65 and over)

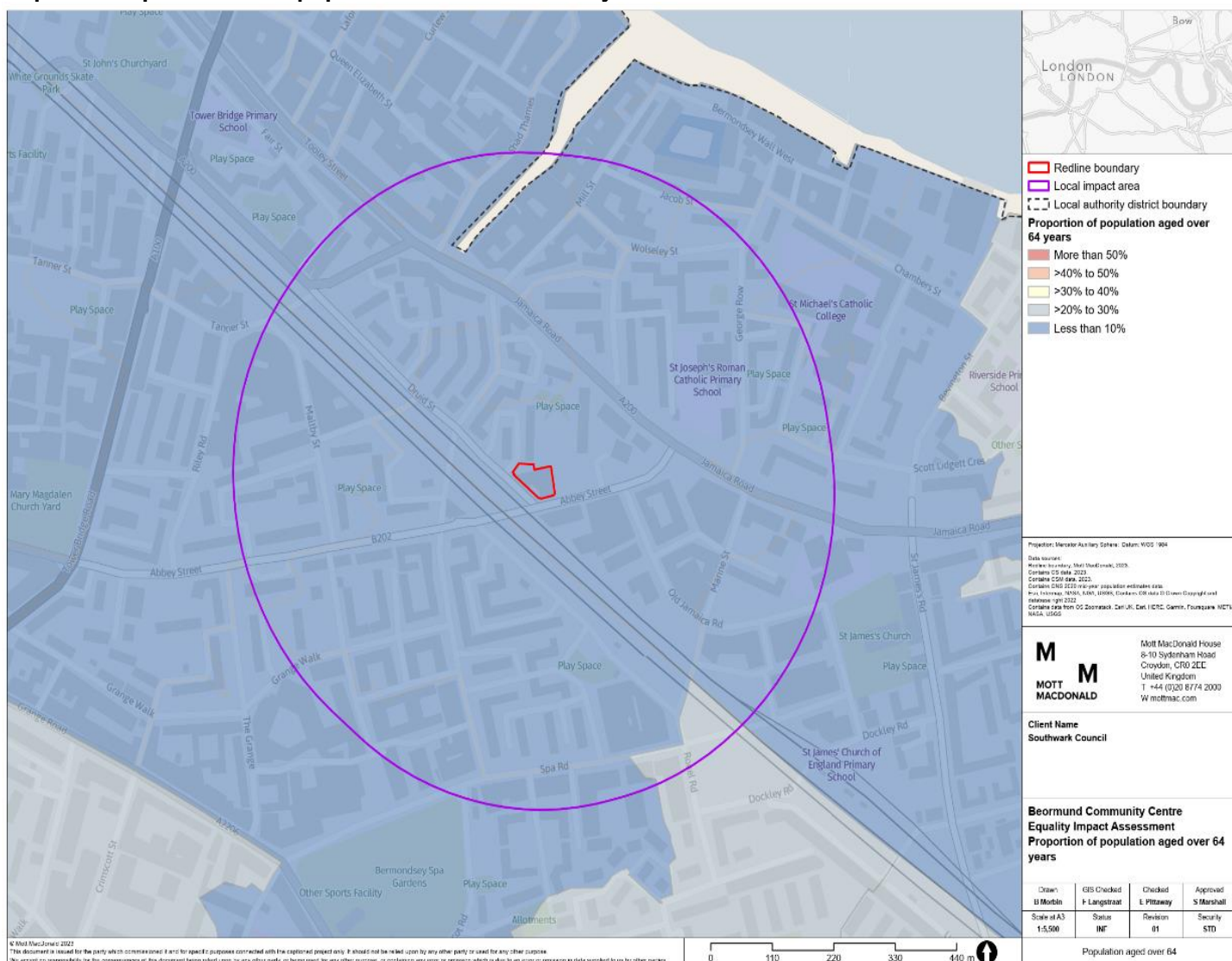
The following table shows that the proportion of older people (aged 65 and over) in the LIA (6%) is in line with the Southwark figure (8%) but is considerably lower than both London (12%) and England (18%).

Table A.4: Population of older people (aged 65 and over)

Location	Total population (2021)	Older people (aged 65 and over)	%
LIA	7,790	488	6%
Southwark	307,637	25,682	8%
London	8,799,725	1,043,415	12%
England	56,490,049	10,401,301	18%

Source: 2021 census, ONS

Map A.4: Proportion of the population who are over 65 years



Source: 2021 census, ONS.

Map A.4 above outlines that less than 10% of the population are over 65 years within the LIA. However, there is a pocket towards the south of the LIA whereby >20% to 30% of the population are over 65 years.

A.2 Carers

Table A.5 below shows that the proportion of unpaid carers in the LIA (2% providing <50 hours per week) is in line with the figures for Southwark (2%), London (2%) and England (3%).

Table A.5: Population who are carers

Location	Provides no unpaid care	Provides 19 hours or less unpaid care a week	Provides 20 to 49 hours unpaid care a week	Provides 50 or more hours unpaid care a week
LIA	94%	3%	2%	2%
Southwark	94%	3%	2%	2%
London	93%	4%	2%	2%
England	91%	4%	2%	3%

Source: Source: Census 2021, ONS- Nomis

A.3 Disabled people

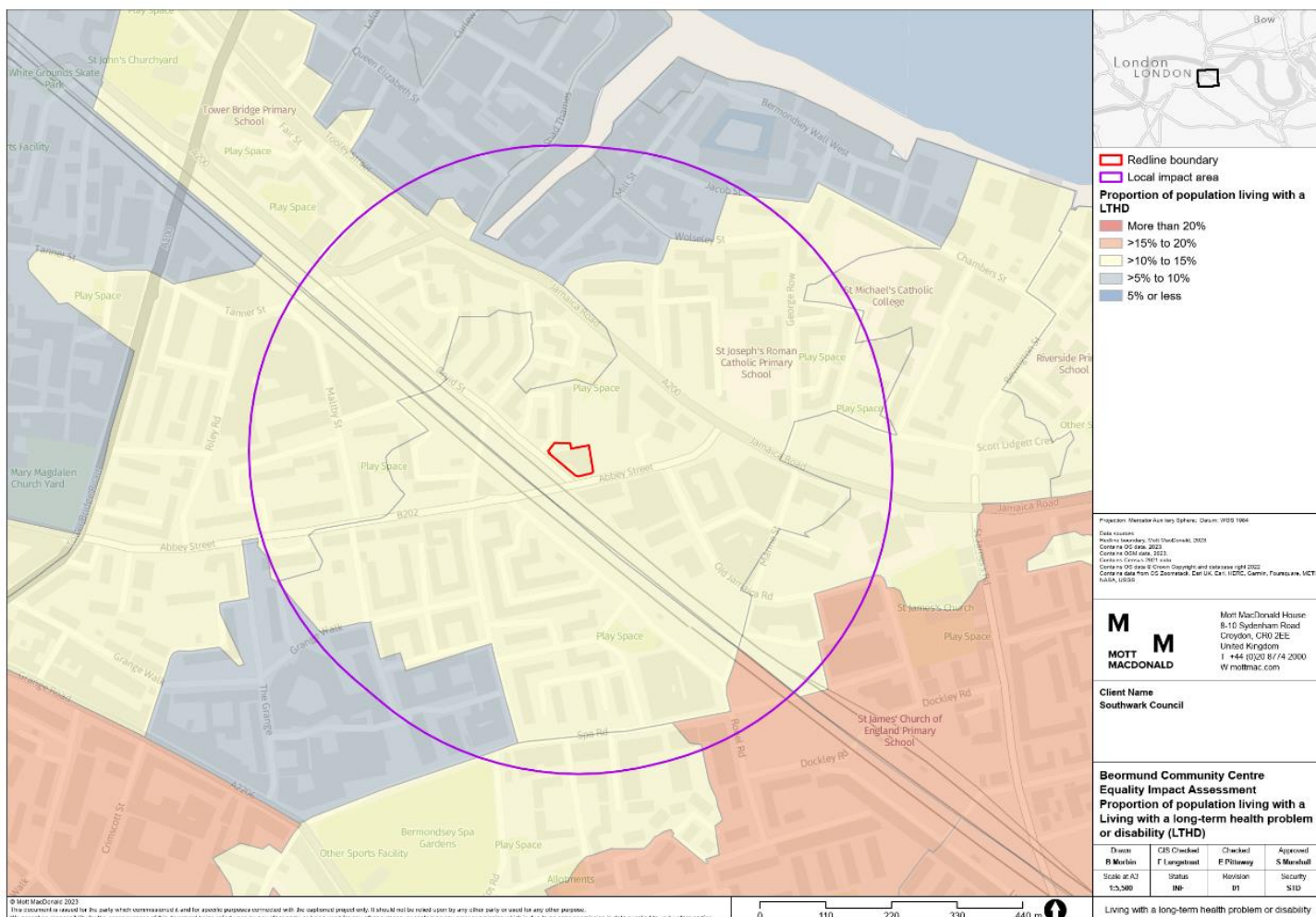
Table A.6 shows the proportion of the population who have a long-term health disability (LTHD) or disability that limits their day-to-day activities alongside the proportion of the population who have a disability. The proportion of the population within the LIA with a disability (12%) is broadly in line with Southwark (14%) and London (13%) however is considerably lower than England (17%). It further shows that for the LIA, 5% of the total population have a disability that limits their day-to-day activities a lot and 7% a little. This is in line with figures for Southwark (6% and 8% respectively) and London (6% and 7%). The figure is in line with England for those whose disability limits day to day activities a lot (7%) but is slightly lower for those who are limited a little (10%).

Table A.6: Population with a disability

Location	Disabled under the Equality Act	Day to day activities limited a lot	Day to day activities limited a little	Day to day activities not limited
LIA	12%	5%	7%	76%
Southwark	14%	6%	8%	86%
London	13%	6%	7%	87%
England	17%	7%	10%	83%

Source: 2021 census, ONS

Map A.5: Proportion of the population with a LTHD



Source: Mott MacDonald 2023

Map A.5 above outlines that the majority of the LIA population consists of >10% to 15% of the population living with a LTHD. However, there are pockets to the north and west of the scheme whereby 5% or less to 10% of the population are living with a LTHD. There is also a pocket to the south of the scheme where >15% to 20% of the population are living with a LTHD, which is considerably higher than the rest of the LIA.

A.4 Gender reassignment

There is no robust data for gender variant people in the LIA.

Table A.7 shows the figures for the comparison areas. It shows that in Southwark, 0.14% of people identify as trans women and 0.15% as trans men. This is in line with the figures for London (0.13% respectively) and England (0.08% respectively). 91% of the population of Southwark identify as the same sex registered at their birth. This is also in line with the figures for London (91%) and England (93%).

Table A.7: Gender reassignment in the population

Location	Total population (2021)	Gender identity the same as sex registered at birth	%	Trans Woman	Trans Man	All other gender identities
LIA	7,790	-	-	-	-	-

Location	Total population (2021)	Gender identity the same as sex registered at birth	%	Trans Woman	Trans Man	All other gender identities
Southwark	307,637	234,184	91%	0.14%	0.15%	0.21%
London	8,799,725	6,479,664	91%	0.13%	0.13%	0.10%
England	56,490,049	43,002,331	93%	0.08%	0.08%	0.08%

Source: Census 2021, ONS Nomis

A.5 Marriage and civil partnership

Table A.8 shows the population who are married or in a civil partnership in LIA, Southwark, London, and England. The data provided shows that LIA and Southwark have a considerably higher proportion of single people (64% and 60% respectively) compared to London (46%) and England (38%). Further, the proportion of people who are married in the LIA (23%) and Southwark (26%) is considerably lower when compared to London (40%) and England (44%). The proportion of divorced people in LIA (7%) and Southwark (7%) is in line with the figure London (7%) and England (9%) .

Table A.8: Marital and civil partnership status

Location	Single (never married or never registered a same-sex civil partnership)	Married	In a registered civil partnership	Divorced or formerly in a civil partnership which is now legally dissolved
LIA	64%	23%	0%	7%
Southwark	60%	26%	1%	7%
London	46%	40%	0%	7%
England	38%	44%	0%	9%

Source: 2021 census, ONS

A.6 Pregnancy and maternity

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

Table A.9: General and total fertility rates

Location	Total Fertility Rate (2021)
Southwark	1.16
London	1.44
England	1.55

Source: 2021 census, ONS.

The Total Fertility Rate (TFR) for Southwark is 1.16. This is considerably lower than the TFR for London (1.44) and England (1.55).

A.7 Race and ethnicity

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

Table A.10: Race and ethnicity

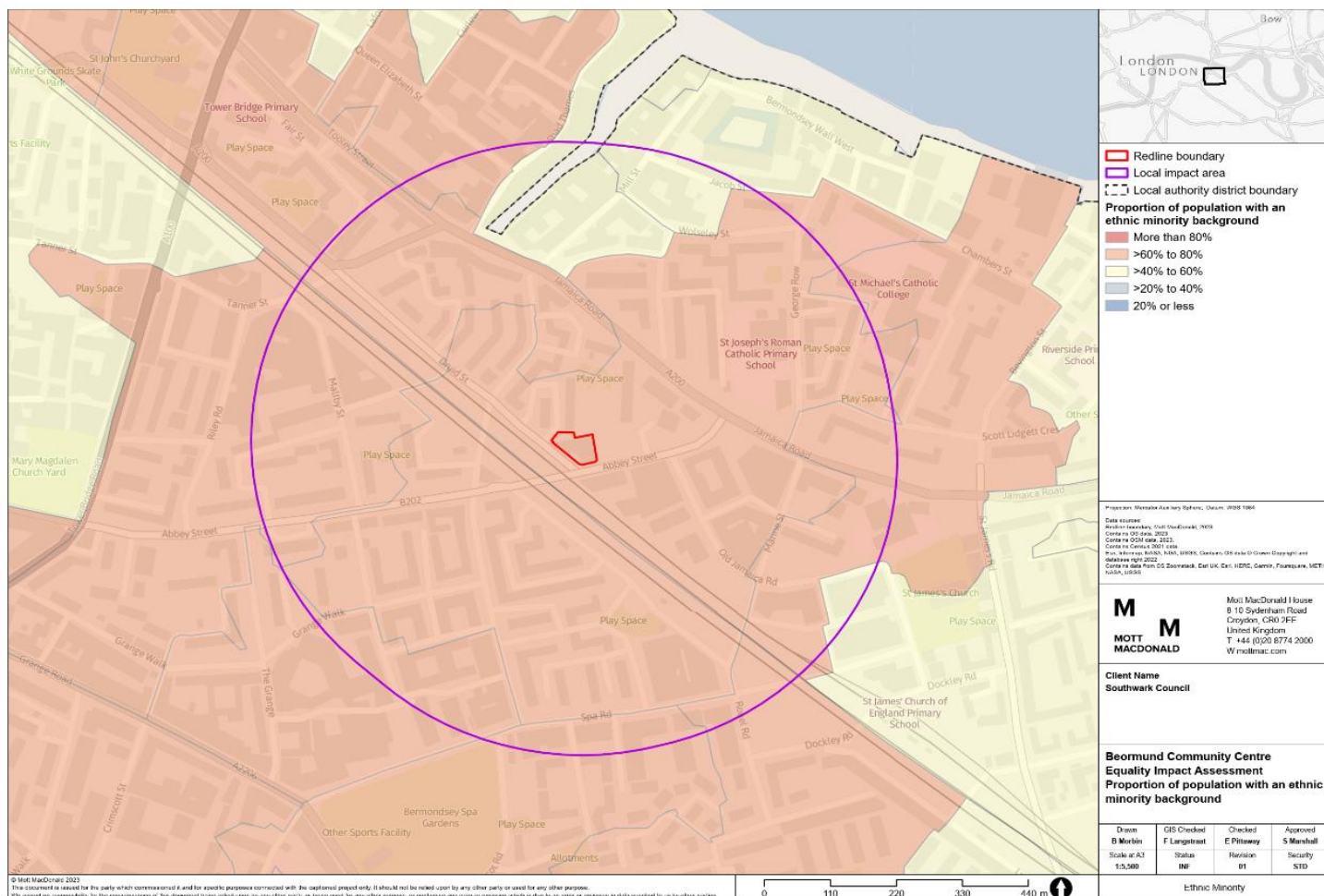
Race and ethnicity		LIA	Southwark	London	England
White	English/Welsh/ Scottish/Northern Irish/British	36%	34%	36%	72%
	White Irish	2%	2%	2%	1%
	White Gypsy or Irish Traveller	0%	0%	0%	0%
	Other White	16%	13%	14%	6%
Mixed/ multiple ethnic groups	White and Black Caribbean	2%	2%	1%	1%
	White and Black African	1%	1%	1%	0%
	White and Asian	1%	1%	1%	1%
	Other Mixed	2%	7%	6%	3%
Asian/ Asian British	Indian	3%	2%	7%	3%
	Pakistani	0%	1%	3%	3%
	Bangladeshi	2%	2%	4%	1%
	Chinese	2%	3%	2%	1%
	Other Asian	3%	3%	4%	2%
Black	Black African	17%	15%	8%	3%
	Black Caribbean	4%	6%	4%	1%
	Other Black	3%	3%	2%	1%
Total ethnic minority groups		58%	62%	60%	26%

Source: 2021 census, ONS

Table A.10 outlines that:

- The White British population within the LIA is 36% of the population. This is broadly in line with Southwark (34%) and London (36%) however is considerably lower than the proportion for England (72%).
- The Other White population in the LIA is 16% of the population, which is broadly in line with the Southwark (13%) and London (14%) proportions however is considerably higher than the national proportion of 6%.
- The Black African population makes up 17% of the LIA population. This is broadly in line with Southwark (15%) however considerably higher than the regional (8%) and national proportions (3%).
- The Black Caribbean population of the LIA is 4% which is broadly in line with Southwark (6%) and London (4%) however is considerably higher than the national proportion (1%).
- The proportion of the population who belong to an ethnic minority background within the LIA (58%) is just lower than Southwark (62%), broadly in line with London (60%) and considerably higher than the national proportion of 26%.

Map A.6: Proportion of the LIA population from an ethnic minority background



Source: 2021 census, ONS

Map A.6 above outlines that within the LIA mostly >60% to 80% of the population are from an ethnic minority background. There are pockets towards the north and south of the scheme where >40% to 60% of the population are from an ethnic minority background.

A.8 Religion and belief

The following table provides a breakdown of the population of the LIA, Southwark, London and England by religion and belief.

Table A.11: Population by religion and belief

	Local impact area	Southwark	London	England
Christian	45%	43%	41%	46%
Buddhist	1%	1%	1%	0%
Hindu	1%	1%	5%	2%
Jewish	0%	0%	2%	0%
Muslim	10%	10%	15%	7%
Sikh	0%	0%	2%	1%
Other religion	1%	1%	1%	1%
No religion	34%	36%	27%	37%

	Local impact area	Southwark	London	England
Religion not stated	7%	7%	7%	6%
Minority religion	14%	13%	25%	11%

Source: 2021 Census, ONS- religion

Table A.11 above outlines that:

- 45% of the LIA population are Christian. This is broadly in line with Southwark (43%) England as a whole (46%), however is considerably higher than the regional proportion of 41%.
- The proportion of the LIA population who are Muslim (10%) is broadly in line with the Southwark (10%) and national proportions (7%), however is considerably lower than the regional proportion of 15%.
- 34% of the LIA have no religion. This is broadly in line with the proportion within Southwark (36%) and England as a whole (37%), however is considerably higher than the London proportion of 27%.
- 14% of the LIA population belong to a minority religion. This is broadly in line with Southwark and England as a whole (13% and 11%), however is considerably lower than London (25%).

A.9 Sex

The following table shows the proportion of the population who are male and female in the LIA, Southwark, London, and England. The proportion of women in the LIA (52%) is in line with the figures for Southwark (52%), London (50%) and England (51%). The proportion of men (48%) in the LIA is also in line with the comparison areas.

Table A.10: Population by sex

Sex	LIA	Southwark	London	England
Male	48%	48%	49%	49%
Female	52%	52%	51%	51%

Source: 2021 census, ONS

A.10 Sexual orientation

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

Table A.11 shows the figures for the comparison areas. In Southwark, 83% of the population identify as straight or heterosexual. This is slightly lower than the figure for London (86%) and considerably lower than England (89%). Southwark has a considerably higher percentage of people who identify as gay or lesbian (5%) when compared to England (1%). This is also higher than the figure for London (2%). The percentage of bisexual people and all other sexual orientations in Southwark (3% and 1% respectively) is in line with London (2% and 1%) and England (1% and 0%).

Table A.11: Population by sexual orientation

Location	Total population (2021)	Straight or heterosexual (%)	Gay or Lesbian	Bisexual	All other sexual orientation
LIA	7,790	-	-	-	-
Southwark	307,637	83%	5%	3%	1%
London	8,799,725	86%	2%	2%	1%
England	56,490,049	89%	1%	1%	0%

Source: 2021 census, ONS

A.11 Deprivation

The table below outlines the proportion of the population within each deprivation quintile within the LIA, Southwark, London and England. Deprivation quintiles are measured in accordance with the Index of Multiple Deprivation.

Table A.12: Deprivation of the population

Location	Most deprived quintile	Second deprivation quintile	Third deprivation quintile	Fourth deprivation quintile	Least deprived quintile
LIA	0%	73%	7%	5%	2%
Southwark	21%	47%	21%	8%	3%
London	16%	32%	23%	17%	12%
England	20%	21%	20%	20%	19%

Source: MHCLG 2019 Indices of Multiple Deprivation

Table A.12 above outlines that:

- 0% of the population within the LIA are within the most deprived quintile of deprivation. This is considerably lower than the Southwark (21%), London (16%) and England proportions (20%).
- 73% of the population within the LIA are within the second deprivation quintile. This is considerably higher than Southwark (47%), regional (32%) and national proportions (21%).
- 7% of the population within the LIA are within the third deprivation quintile. This is considerably lower than Southwark (21%), London (23%) and England as a whole (20%).
- 5% of the LIA population are within the fourth deprivation quintile. This is broadly in line with Southwark (8%), however considerably lower than the regional (17%) and national proportions (20%).
- 2% of the LIA are within the least deprived quintile. This is broadly in line with Southwark (3%) however considerably lower than regional (12%) and national (19%) proportions.
- The above data indicates that high levels of deprivation exist within the LIA.

