

## EQUALITY ANALYSIS QUALITY ASSURANCE CHECKLIST

<b>Name of 'proposal' and how has it been implemented</b> (proposal can be a policy, service, function, strategy, project, procedure, restructure/savings proposal)	<b>Blackwall Reach Regeneration: New Charitable Trust &amp; CPO Resolution</b>
<b>Directorate / Service</b>	<b>Place/ Strategy, Regeneration and Sustainability.</b>
<b>Lead Officer</b>	<b>Sabaj Uddin</b>
<b>Signed Off By (inc date)</b>	<b>Niall McGowan 05/12/2017</b>
<b>Summary – to be completed at the end of completing the QA (using Appendix A)</b> (Please provide a summary of the findings of the Quality Assurance checklist. What has happened as a result of the QA? For example, based on the QA a Full EA will be undertaken or, based on the QA a Full EA will not be undertaken as due regard to the nine protected groups is embedded in the proposal and the proposal has low relevance to equalities)	<p> The CPO and the creation of a new 'Blackwall Trust' will improve the management and maintenance of Millennium Green.</p> <p>Robin Hood Millennium Green Trust ("MGT") was established to own the freehold and manage the newly created Millennium Green in 2001. The MGT trustees have done their best to maintain the open green space; they have lacked resourcing in terms of finance and manpower to be able to maintain the open green space or carry out improvements.</p> <p>The Council has vested the western section of the green in May 2017. The eastern section of the Millennium Green remains in the freehold ownership of MGT, which has no financial resources to improve or maintain it. MGT has asked the Council to step in to mow the grass, keep the area tidy and to generally maintain it, because it cannot do so.</p> <p>The current MGT is not in a position to maintain and manage the existing land nor could it deliver and then maintain the necessary improvements as part of the overall renewal of the existing green. The existing ownership and organisational arrangements are inadequate and will be detrimental to the delivery of a high quality new development at Blackwall Reach.</p> <p>The Council is in discussion with the Millennium Green Trust for them to voluntarily return the land ownership back to the council to improve the green open space and setup a new 'Blackwall Trust'.</p> <p>A new CPO is required however because the scheme design in relation to the central open space has</p>

changed and different powers must now be used to ensure the acquisition of three specific plots of land which are to be retained as open space. The new CPO is necessary to facilitate the acquisition of the eastern part of the Millennium Green on the basis that the reasons under which the CPO was originally granted, in respect to the eastern section, have changed: Swan's approved designs now retain the enhanced central green - the new park - within boundaries which are contiguous with those of the existing Millennium Green, rather than reconfiguring the green in order to build on part of it as originally envisaged.

The proposal will impact the current trust, as the council will seek to transfer the remaining land back to the council. There will be a minor negative impact on the trustee themselves with the land returning back to council's ownership. The negative impact will be on the non-active group of 6 trustees – 2 registered within the same ward, 3 registered within the borough and 1 unknown as they moved away from the area number of years ago. The number of trustees being small for the negatively impacted group doing an equality profile will identify individual, but overall the equalities impact will be positive for the wider community, (See *table 1 & section 3a*) and the green open space land will be greatly improved and managed better. The council will as part of the estate regeneration through its development partner ensure that the park is better maintained, managed, and resourced with the creation of a new 'Blackwall Trust'.

Table 1: Number and proportion of residents by age range

Residents by Age	0-15	16-64	65	Total
Poplar	1,797	4,766	394	6,957
Poplar %	25.8%	68.5%	5.7%	100%
Tower Hamlets %	19.7%	74.1%	6.1%	100%

(Source: Census 2011 QS103EW - Age by single year)

The proposed CPO and creation of a new 'Blackwall Trust' to replace the function of the current MGT will provide a positive impact to the wider resident as this will bring in financial resources and stronger management and a more active and representative board of trustees.

<b>Stage</b>	<b>Checklist Area / Question</b>	<b>Yes / No / Unsure</b>	<b>Comment (If the answer is no/unsure, please ask the question to the SPP Service Manager or nominated equality lead to clarify)</b>
<b>1</b>	<b>Overview of Proposal</b>		
a	Are the outcomes of the proposals clear?	Y	<p>The Council seeks;</p> <ol style="list-style-type: none"> <li>1. To preserve the open space and establish a new 'Blackwall Trust' which will be landscaped, maintained and improved in the new central park to create a more positive benefit to the estate and wider community and creating an improved open space that connects with the surrounding area.</li> <li>2. To continue the dialogue with the MGT for a voluntary transfer of the remaining land and, failing that process, to make a new Compulsory Purchase Order (CPO) to help ensure acquisition of parts of the existing open space which are not yet in the council's ownership.</li> <li>3. To establish the 'Blackwall Trust', a charitable company limited by guarantee. The new 'Blackwall Trust' will hold a long lease of the central open space at Blackwall Reach - which will retain the "Millennium Green" name - for the use and enjoyment of the local residential community. This space is to be used as an area for informal recreation and a place for community events which are consistent with the Trust's objects. The Trust as leaseholder of the park would be its custodian and have an overview of its management, in liaison with the Council as freeholder and Swan as the Council's partner with a contractual responsibility to maintain it.</li> <li>4. To include a covenant in the Council's freehold title (and the Trust's leasehold title) requiring that the park area be permanently and fully accessible for the use and benefit of the general public and the residents of Blackwall Reach and surrounding area, thus guaranteeing its continuation as open space</li> <li>5. To acquire the remaining land interest from MGT and the creation of a new trust will have a positive impact for the estate and wider community by creating an improved green open space which will be better used and managed with stronger governance from the new trust.</li> </ol>
b	Is it clear who will be or is likely to be	Y	The proposed impact will be positive to the residents of the estate and wider

	affected by what is being proposed (inc service users and staff)? Is there information about the equality profile of those affected?		community whilst the dissolvent of the current trust will have a negative impact on the non-active group of 6 trustees –2 registered within the same ward, 3 registered within the borough and 1 unknown as they moved away number of years ago. The number of trustees being small for the negatively impacted group doing an equality profile will identify individual.
<b>2</b>	<b>Monitoring / Collecting Evidence / Data and Consultation</b>		
a	Is there reliable qualitative and quantitative data to support claims made about impacts?	Y	The negative impact on the trust is acknowledged but is out weight by the positive impact on the wider estate residents and local community which is greater than the current 6 members.
	Is there sufficient evidence of local/regional/national research that can inform the analysis?	Y	The charitable Commission has the list of members on the trust which are negatively impacted.
b	Has a reasonable attempt been made to ensure relevant knowledge and expertise (people, teams and partners) have been involved in the analysis?	Y	The council and its development partner have produced a comprehensive masterplan for the area which involves improving the current green space but to do this the council will need to acquire the land from the MGT.
c	Is there clear evidence of consultation with stakeholders and users from groups affected by the proposal?	Y	<p>The council has been in regular dialogue with the Millennium Green Trust on the regeneration of the estate and the improvement to landscaping of the green and long term management and maintenance.</p> <p>The council has already secured half of the open space and is in dialogue with the MGT to secure a voluntary transfer of the land back to the council or it will require that the council make a new CPO application to acquire the land.</p> <p>Local residents have been consulted on improvement to the open green space and will be continued to be consulted and the landscaping improvements to the open green space.</p> <p>In addition considerable internal and partner consultation has also taken place which included:</p> <ul style="list-style-type: none"> <li>• Resident Charter meeting;</li> <li>• Resident Charter;</li> <li>• Resident Insight Meeting (RIG);</li> <li>• Open Space \ Landscaping meeting;</li> <li>• Master-planning consultation;</li> <li>• Block design meeting;</li> </ul>

			<ul style="list-style-type: none"> <li>• Estate governance meeting.</li> </ul>
<b>3</b>	<b>Assessing Impact and Analysis</b>		
a	<p>Are there clear links between the sources of evidence (information, data etc) and the interpretation of impact amongst the nine protected characteristics?</p>	Y	<p>The data on the nine protected characteristics is not available, but the proposal will look at the impact of the proposal on the information from the census.</p> <p>The proposal will have a positive impact on the council making the CPO to acquire the land from MGT to deliver a better improved landscaped green open space and also put in place a better management structure with the formation of the new 'Blackwall trust'.</p> <p><b>Population</b></p> <ul style="list-style-type: none"> <li>• At the time of the 2011 Census, the population for Poplar ward was 6,957 which accounted for 2.7 per cent of the total population of Tower Hamlets.</li> <li>• The ward had 3,523 males and 3,434 females providing a gender split in the ward of 50.5 per cent male and 49.4 per cent female – a variance of 89 people.</li> <li>• The population density in this ward was 136 people per hectare compared to the borough average of 129 people per hectare.</li> <li>• The proportion of residents in Poplar aged 0-15 years old is the third highest in the borough, with a corresponding lower than average proportion of working aged residents (16-62 years) and residents aged 65+.</li> </ul> <p><b>Ethnicity</b></p> <ul style="list-style-type: none"> <li>• At the time of the 2011 Census, 4,676 residents in the ward were BME (67 per cent). This proportion was significantly higher than the borough average of 54 per cent.</li> <li>• Residents of Bangladeshi origin accounted for 41 per cent of the population (2,871 residents), a higher proportion than the borough average.</li> <li>• There were 1,567 White British residents in the Poplar ward. There was a significantly lower proportion of residents who are White British in the ward compared to the borough average of 33 per cent.</li> <li>• The three largest ethnic groups in the borough (White British, Bangladeshi and White Other) accounted for 74 per cent of all residents in this ward</li> </ul> <p><b>Religion</b></p> <ul style="list-style-type: none"> <li>• The proportion of residents who identified themselves as Christian was</li> </ul>

			<p>almost 25 per cent, lower than the borough average. Conversely, at 44 per cent of the population, the proportion of Muslim residents was higher than the borough average.</p> <ul style="list-style-type: none"> <li>• Tower Hamlets had a significantly higher proportion of residents who explicitly did not state their religion on the census form when compared to London and the rest of England. There were just over 1,081 residents in this ward who did not state their religion – accounting for 15.5 percent. This was the lowest proportion of all 20 wards in the borough.</li> <li>• There were just over 853 residents in the ward who said they had no religion on the census form – accounting for 12.3 per cent of the ward's population, broadly comparable with both the borough average.</li> </ul> <p><b>Household Size</b></p> <ul style="list-style-type: none"> <li>• The proportion of households in the Poplar ward with three or more people accounted for 45.4 per cent of the total households in the ward. This proportion was higher than the borough average of 35per cent.</li> <li>• On Census day, 432 households were recorded as having five or more people living in them. This equates to 17.7 per cent of the households in the ward and was higher than the average for Tower Hamlets (12.3 per cent).</li> <li>• The average household size for the ward was 2.85 compared to the borough average of 2.51.</li> </ul>
b	Is there a clear understanding of the way in which proposals applied in the same way can have unequal impact on different groups?	Y	The proposal by the council to acquire the land and setup a new trust will have a positive impact for the residents on the estate and the wider community see Table 1 and section 3a, whilst at the same time negatively impacting on the trustees as the proposal will dissolve the current trust and transfer the land back to the council. The trustees are currently non-active and unable to maintain the open green space.
<b>4 Mitigation and Improvement Action Plan</b>			
a	Is there an agreed action plan?	Y	The council continues the dialogue with the MGT for a voluntary transfer of the remaining land and to dissolve the MGT or make a new Compulsory Purchase Order (CPO) to help ensure acquisition of parts of the existing open space which are not yet in the council's ownership and setup a new 'Blackwall Trust'.
b	Have alternative options been explored	Y	The alternative would have been to allow the current MGT to continue to hold the land. The MGT is largely non-active with only 1 active member from the 6 trustees; most of the trustees have moved away from the area and have no interest in the MGT.

			The MGT are not in a position to maintain and manage the green open space which is required by the estate residents and the wider community.
<b>5</b>	<b>Quality Assurance and Monitoring</b>		
a	Are there arrangements in place to review or audit the implementation of the proposal?	Y	<p>The council in 2011 Cabinet made a resolution to enable the delivery of the regeneration / development proposals for Blackwall Reach Area which included improving the green open space.</p> <p>The council regularly reviews the regeneration and development proposal which includes the improvements to the green open space through its major project board.</p>
b	Is it clear how the progress will be monitored to track impact across the protected characteristics??	N	The data on the protected characteristic is not available, but the impact on the proposal will be measured against the census information that is held for the Poplar ward.
<b>6</b>	<b>Reporting Outcomes and Action Plan</b>		
a	Does the executive summary contain sufficient information on the key findings arising from the assessment?	Y	

## Appendix A

### Equality Assessment Criteria

Decision	Action	Risk
As a result of performing the QA checklist, the policy, project or function does not appear to have any adverse effects on people who share <i>Protected Characteristics</i> and no further actions are recommended at this stage.	<b>Proceed with implementation</b>	Green: 