

LB TOWER HAMLETS
EQUALITY IMPACT
ASSESSMENT
CHRISP STREET
REGENERATION PROGRAMME

June 2018



www.ottawaystrategic.co.uk

LB Tower Hamlets Equality Impact Assessment
Chrisp Street District Centre Regeneration Programme

Independently Reported by Ottaway Strategic Management Ltd
on Behalf of Poplar HARCA and Telford Homes
June 2018

Contents

EIA Main Report

1	Executive Summary	3
2	Introduction and context.....	10
3	The Scheme and its proposals	15
4	Summary of equalities evidence	23
5	Equality Impact Assessment.....	43
6	Protected Characteristic Equality Impact analysis in summary	49
7	Human Rights Impacts	68
8	Key Findings	71
9	Recommended Mitigation Actions	75
10	Action Plan	77

Appendices

11	Appendix 1: Key Definitions.....	81
12	Appendix 2: Data Sets Held by LB Tower Hamlet reviewed	82
13	Appendix 3: Chrisp Street Residents.....	87
14	Appendix 4: Introduction to profile of Businesses, Market Traders and Employees	126
15	Appendix 5: Chrisp St Shopper and Resident Research: a report by Plus Four Market Research Limited March 2016.....	136
16	Appendix 6: Policy Backdrop.	141
17	Appendix 7: Phasing and Housing Position as of 29 th May 2018.....	161
18	Appendix 8 Chrisp Street Consultation since Feb 2018	166
19	Appendix 9 Chrisp Street Consultation with Businesses	168

1 Executive Summary

Introduction and context

- 1.1 Regeneration and change, particularly in the physical environment of the areas that people live, work and visit, is likely to have significant impacts that are both positive and negative for different groups of people. In any process of redevelopment some people or groups have the potential to gain more benefit than others. To this end all regeneration programmes need to be managed to ensure that the positive impacts of the regeneration are maximised and correspondingly to ensure that the negative impacts are minimised. In this context, the proposals for the regeneration of the Chrisp Street District Centre have undergone an Equality Impact Assessment (EIA).
- 1.2 This independently commissioned Equality Impact Assessment has undertaken a review of the scheme itself and its policy backdrop. Particularly it has assessed the key data sources relevant to equality groups and the protected characteristics under the Equality Act 2010. In so doing the EIA seeks to understand how this regeneration programme will impact on different equality groups. However, it is important to recognise that a central feature of this EIA is the need to distinguish between regeneration impacts per se and specific equality impacts.
- 1.3 This EIA has reviewed the equality impacts of:
- The regeneration proposals for the Chrisp Street District Centre
 - The proposed Compulsory Purchase Order (CPO)
 - The regeneration proposals including resident engagement, design, planning and phasing
 - Programme proposals and relocation offer for tenants, leaseholders, Private Landlords, Businesses, Retailers, Market Traders and other property interests in the district regeneration area.
 - The impact on the retail relocation offer and the shoppers who use the District centre.

Approach and methodology

- 1.4 This EIA has included a comprehensive desktop review of core legislation, policy and council papers. These are set out in Appendix 5 of the EIA evidence base. Data has been reviewed that was captured in May and June 2017 through research carried out with tenants, leaseholders, businesses and other property interests. The data was updated in November 2017 to remove residents that had left and retailers who have agreed terms for short term retail lets. This data has been analysed and sets out the core basis of the profile of key equality groups and protected characteristics being assessed through this EIA.

The Scheme and its proposals

- 1.5 Poplar HARCA and CSDL have submitted a planning application which aims to meet the requirements of the Council's Managing Development Document, Retail Strategy and Town Centres Strategy. The Scheme proposes the comprehensive redevelopment of the Site (including existing car park), comprising the demolition

of existing buildings (with the exception of the Festival of Britain buildings, Clock Tower and Ideas Store) and the erection of 19 new buildings ranging from 3 to 25 stories to provide:

- 18234 sqm of retail and leisure space including a new multi-screen cinema, food and drink premises and a multi-use function/community centre at the heart of the Site as well as a new anchor food store at the northern end of the Site to promote activity and permeability across the Site;
- 643 new homes;
- Re-provision of 200 social rented homes
- Retention and enhancement of the heritage features of the Site, namely the existing Festival of Britain housing and retail provision at ground floor level, the Clock Tower and the original 1950's Gibberd masterplan for the market;
- New and upgraded public open space including child play space;
- New public realm, landscaping works and lighting;
- Cycle parking spaces (including visitor cycle parking); and
- Disabled car parking spaces.

1.6 The Scheme will revitalise and rejuvenate the existing district centre and market by maintaining, enhancing and increasing the supply of town centre activity, including creation of circa 500 new jobs and an estimated additional annual spend of £10.2M. The Scheme will progress the Mayor's aims "To regenerate the existing centre based in and around Crisp Street into a vibrant, thriving, and multi-purpose town centre, with a mix of uses including evening and night-time use and a market" (LBTH Core Strategy).

Equalities profile of Crisp Street

1.7 In reviewing the headline equality findings of the EIA primary research was used to address the equalities profile of Residents (Tenants and Leaseholders), Businesses (Shop keepers and Market traders and Crisp Street's Visitors (Shoppers)

Equalities Impact Assessment highlighted positive impacts

1.8 The design of the regeneration programme has sought to deliver a range of **positive impacts**. A summary of these positive impacts, specifically in terms of equality, is set out below.

Housing

- Housing needs that respond to a wide range of protected characteristics will be positively enhanced through the development of these new units providing opportunities for housing.
- There will be more homes designed to lifetime homes standards and with disability access.

- Improving the housing stock will provide more homes for more people, to higher standards and hence improve the quality of accommodation for residents currently on the estate.
- Fabric First approach will use sustainable forms of energy such as centralized heating and hot water and photovoltaics to generate electricity. This should mean lower running costs.
- Application of Considerate Contractor requirements to minimise negative impact during construction period
- There will be an expansion of housing offer (additional units) for those on the waiting list, many of whom come from protected characteristics.
- The needs of older people and those with disabilities will be enhanced by the development of properties built to lifetime homes standards.
- Families will have units that are in much better condition than they are currently.
- There will be more family units which will address local and community housing needs

Business

- CSDL/ HARCA have confirmed that all retailers who had a right to renew their lease will be offered the option to stay within the scheme if they so wish.
- Alternatively, if any retailer wishes not to remain and surrender their lease to CSDL/HARCA will compensate them accordingly in line with the CPO compensation code.
- Retailers who are not required to relocate will be provided with new shop fronts and unit improvements in line with the proposals submitted for planning.
- New signage and improved security arrangements will also be provided.
- CSDL/HARCA will meet the reasonable costs associated with either the granting of a new lease, an agreement to lease or the amendment to their current lease.
- CSDL will also pay reasonable professional costs (surveyor) if required up to an initial 10 hours, reviewable depending upon the complexity of the matter plus reasonable legal costs associated with the transaction.
- For retailers who are required to relocate to another unit within the scheme CSDL/HARCA will offer the following in addition to that described above:
 - Retailers will be offered a unit of the same floor area or slightly smaller as they currently occupy unless a different size unit is more appropriate to their business performance and aspirations.
 - CSDL/HARCA will pay for the shop fit of the unit to, at minimum equivalent standards of their existing unit, and ensure all units meet current regulatory requirements.
 - CSDL/HARCA will also pay reasonable relocation costs associated with the move.

- CSDL will specify a mechanism to agree reasonable fees between the parties if agreement cannot be reached by referral to an independent surveyor / shopfitter. This store fit out is in addition to the new shop fronts and signage detailed above. CSDL / HARCA also will give personal rent concessions to independent retailers. This concession will last up to 5 years and be subject to them meeting reasonable criteria as detailed in the Retail Management Strategy Addendum.

Community/ District Centre Users

- New facilities
- Night-time economy
- Cinema
- Improved public amenity space
- Improved sustainable of the district centre
- New Sure Start centre being built adjacent to site
- Additional community space

EIA Highlighted negative impacts

1.9 Summary of potential negative impacts are set out below:

Generic Regeneration Impacts:

- The CPO process does have a direct impact on leaseholders and other land holding interests as their homes/businesses will be compulsorily purchased if it has not been possible to agree a voluntary settlement. This is universal to all leaseholders and is not in itself an equality impact.
- What residential leaseholders choose to do next will be their decision, as they have the options of taking their sale value and buying elsewhere (if possible), porting their mortgage and rebuying in the new estate, or entering a shared ownership as per the Relocation offer.
- What businesses choose to do next will be their decision, in accordance with the options set out in the Retail Management Strategy Addendum
- The CPO process may have a disproportionately negative impact on non-resident leaseholders who have no option to stay, however resident leaseholders have options under the Relocation offer. However, non-resident leaseholders have options to either object to the CPO or negotiate compensation settlements in accordance with the CPO Compensation Code.
- For some, the Relocation offer of porting mortgages and entering shared ownerships may create financial burdens particularly for people with low earning capability.

Equality specific negative impacts:

- Some burden may arise from households where their married status has changed since the property has been purchased and this may cause legal costs to clarify ownership and to agree the way forward for that household.

- The CPO process may have disproportionate impacts for leaseholders who are either older people and single parent families as their capacity to meet the increased values will impact against them. Similarly, this will have impacts on all leaseholders who find difficulty in meeting any possible increased cost of home ownership on the estate.
- Potential negative health impacts of the construction process including noise, dust, construction debris and environmental impacts, often negatively impacting more disproportionately on people with poor health and disability
- Households with children and older people may find the regeneration process and construction harder to live with.
- Language is potentially an issue for residents (leaseholders and tenants alike), businesses and market traders and in some cases residents who did not speak English as their first language may have felt that their understanding of the impact of the regeneration scheme had suffered because of this.
- Much of the interaction with residents will be through Poplar HARCA development team staff and those negotiating with leaseholders. In these cases, there is a real concern that the borough's equalities commitments are maintained in the negotiations process (training of staff to recognise equalities issues of those in negotiation).
- The decant process must address the equality needs of residents. These are most likely to be affecting those who are older, disabled and or who have health conditions.
- The rehousing of the social tenanted properties should seek to retain the local feel for Chrisp Street particularly the BAME profile to reflect the local community and to sustain community cohesion.
- Wellbeing is a critical factor, as is the support network previously available pre-regeneration.
- Sense of community particularly those of immediate neighbours will have negative impacts on residents reliant on a local/neighbour care network, this is most likely to impact on older people, disabled and those with health conditions.

Recommended Mitigation activity

- 1.10 The points set out below list the core mitigation activity that is recommended to address the impacts highlighted in 1.9 above.

Generic mitigation activity

- Identification of appropriate actions to mitigate identified impacts (See Action Plan)
- An EIA review programme to be adopted alongside predicted key milestones in the project's eight-year timetable
- Equality training/briefings for staff undertaking one to one negotiations with residents and businesses
- Continue the offer of translation for all residents who do not speak English as their main language in the home

- CSDL/HARCA will identify people with specific support needs through the housing need assessment process and will commission suitable support to work with the affected parties

Ethnic Mitigation Activity

- To retain the scheme's commitment on community cohesion it is anticipated that the replacement social housing on the site i.e. the 200 proposed units split between social rented, affordable rented and intermediate units will be populated with a high proportion of Bangladeshi residents to reflect the current demographics (80% of tenants). This should be supported by the high proportion of Bangladeshi's on the Common Housing Register (59%).

Disability Mitigation activity

- Operationally it would make sense to have early engagement with those residents that have a stated disability. This is particularly important with the households who identified sensory impairments within their families, and when considering the challenges associated with moving disabled families only once.
- In terms of formal adaptations for disability, there is a need to ensure that Housing Management functions are engaged to support this process.
- Referrals when appropriate will be made to LBTH OT / social worker to assess the disability needs of residents.
- If leaseholders are seeking to leave the estate, referrals onto other Social Care Services should be made to mitigate any possible negative impact that disabled people may experience.
- Application of Considerate Contractor requirements to minimise negative impact during construction period
- Support with adaptations in new units, designed specifically to the disabled person's needs should be a prerequisite.

Age Mitigation activity

Older People

- Ensure that tenants, particularly older tenants, only move once into their new homes, if this is their choice
- Support for and recognition of the financial constraints that many older people will experience to support them to come to terms with the transition to a new home (if a tenant or leaseholder staying on the estate) and to support older people (tenants and leaseholders) who are moving away from the estate
- To support older leaseholders to access the right options for them and to ensure that their support is maintained through to the conclusion of the CPO process and the allocation of new homes
- Referrals will be made to LBTH OT/Social services support for any adaptations to new homes for older people particularly those with a disability / health conditions

- Application of Considerate Contractor requirements to minimise negative impact during construction period

Socio-Economic Mitigation issues

- Resident homeowners would be compensated by offering the market value plus 10% for home loss of their current home. Non-resident homeowners will receive a basic loss payment of 7.5%. Disturbance costs including reasonable legal and valuation costs will also be paid.
- The regeneration programme will have impacts on residents, tenants and leaseholders alike, which might incur greater costs and hence become a burden for those residents unable to afford the associated costs. To this end the developer will provide options within the 'relocation offer' package to address affordability issues
- The Council will need carefully to monitor how the proposals affect older leaseholders or leaseholders with reduced financial capacity.

Language Mitigation

- Ensure the availability of translation and interpretation services for residents (tenants and leaseholders) businesses and Market traders, when specific engagement and negotiation is being undertaken

Health Mitigation issues

- Needs Assessments will be carried out where required and dedicated rehousing support provided by the CSDL/HARCA including access to mental health support where required.
- Serious conditions should be prioritised, but progressive conditions may need to be addressed
- Medical and OT assessment may need to be established to mitigate negative impacts

2 Introduction and context

- 2.1 This Equality Impact Assessment (EIA) has been commissioned as an independent report by Poplar HARCA and Telford Homes and has been reviewed and supported by the LB Tower Hamlets Housing Regeneration team and focuses on the key elements of the District regeneration proposals for Chrisp Street. The EIA seeks to address the equality impacts of:
- The regeneration proposals for the Chrisp Street District Centre
 - The proposed Compulsory Purchase Order (CPO)
 - The regeneration proposals including resident engagement, design, planning and phasing
 - Programme proposals and guarantees for tenants, leaseholders, Private Landlords, Businesses, Retailers, Market Traders and other property interests in the district regeneration area.
 - The impact on the retail relocation offer and the shoppers who use the District centre.

Brief Scheme Description

- 2.2 Poplar HARCA and CSDL have submitted a planning application which aims to meet the requirements of the Council's Managing Development Document. The Scheme proposes the comprehensive redevelopment of the Site (including existing car park), comprising the demolition of existing buildings (with the exception of the Festival of Britain buildings, Clock Tower and Ideas Store) and the erection of 19 new buildings ranging from 3 to 25 stories to provide:
- 18234 sqm of retail and leisure space including a new multi-screen cinema, food and drink premises and a multi-use function/community centre at the heart of the Site as well as a new anchor food store at the northern end of the Site to promote activity and permeability across the Site;
 - 643 new homes;
 - Re-provision of 200 social rented homes, including a minimum of 20 additional habitable rooms;
 - Retention and enhancement of the heritage features of the Site, namely the existing Festival of Britain housing and retail provision at ground floor level, the Clock Tower and the original 1950's Gibberd masterplan for the market;
 - New and upgraded public open space including child play space;
 - New public realm, landscaping works and lighting;
 - Cycle parking spaces (including visitor cycle parking); and
 - Disabled car parking spaces.
- 2.3 The Scheme will revitalise and rejuvenate the existing district centre and market by maintaining, enhancing and increasing the supply of town centre activity, including creation of circa 500 new jobs and an estimated additional annual spend of £10.2M. The Scheme will progress the Mayor's aims "To regenerate the existing centre

based in and around Chrisp Street into a vibrant, thriving, and multi-purpose town centre, with a mix of uses including evening and night-time use and a market” (LBTH Core Strategy).

- 2.4 It is anticipated that construction of the Scheme will last approximately 8 years. The programme for the Scheme aims to maintain the sustainability of the district centre throughout and following on from the regeneration programme and to provide an extension of usage to 16 – 20 hours per day as opposed to the current 8 hours per day.
- 2.5 The proposed phasing of the Scheme has been designed to:
- Maximise the opportunity for internal decants from residents into the new affordable homes and provide the opportunity for leaseholders to acquire new properties within the redeveloped parts of the estate. This has positive benefits in that those people that wish to remain part of, or return to, the community will be able to do so, which in turn has a positive benefit on maintaining and building community cohesion;
 - Create new retail space in advance of existing spaces being removed to allow the relocation of existing businesses. Poplar HARCA and CSDL have provided a detailed Retail Management Strategy as part of the planning application that identifies how the retail provision will be managed during the regeneration programme and proposed management arrangements for the future. An addendum to this Strategy has been prepared to support the case for the Council’s use of their Compulsory Purchase powers and better explain the detailed operational application of the strategy;
 - Minimise the number of property acquisitions required to deliver the early phases of development
 - Maintain a viable retail trading environment during the redevelopment;
 - Minimise disruption to residents in the demolition and build processes
- 2.6 These plans will be further reviewed through the course of this EIA. The equality context of this EIA is set by national legislation and local equality policy as set out below including:

The Equality Act 2010

- 2.7 The LB Tower Hamlets like all other public bodies has a duty through the Equality Act 2010 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 characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Protected characteristics include:

- age;
- disability;
- gender reassignment;
- marriage and civil partnership;
- pregnancy and maternity;
- race;
- religion or belief;
- sex;
- sexual orientation.

Tower Hamlets Equality Policy

2.8 Tower Hamlets is one of the most diverse boroughs in the country and equality is a central priority to the way the borough works for its communities. The Tower Hamlets Single Equality Framework 2017-18 is made up of:

- key activities that the council will deliver to improve equality related outcomes for residents
- what the council will do as an organisation to promote equality as an employer and through the goods and services that are purchased and commissioned, and
- the measures that the council will take to improve its equality practice across the organisation.
- the performance measures that will be used to monitor progress

2.9 The Community Plan sets out the vision and aspirations for the borough. The plan was refreshed in 2015 with the core themes of:

- great place to live
- a fair and prosperous community
- a safe and cohesive community
- a healthy and supportive community

2.10 In addition, there is a focus on how the council will further the aims of One Tower Hamlets – a more equal and cohesive borough with strong community leadership. The plan also identifies some long term and emerging challenges:

- persistent low employment levels, particularly for women and some ethnic minorities;
- high levels of child and pensioner poverty and the impact of welfare benefit cuts on an already deprived community;
- low levels of healthy life expectancy;
- a further wave of austerity and public-sector cuts ushered in by the Comprehensive Spending Review and a consequent Medium Term Financial Strategy savings target of £58 million over the next 3 years

2.11 Operationally Tower Hamlets is committed to delivering equality and diversity and it uses its Equality Impact Assessment Framework to support this aim. This EIA has been completed within the context of the Borough EIA framework

Equality Impact Assessments

2.12 This EIA adopts the borough's model for EIAs set by the borough's equalities Impact Analysis guidance. However, like most other authorities, Tower Hamlet's EIAs are a self-assessment tool to help look at the likely positive and negative impacts of the borough's work on staff, residents, partners and communities regarding equality of opportunity, and promoting diversity in employment and service delivery.



2.13 The Equalities Impact Assessment will cover the following areas in the context of the council's general duty to:

- address identified barriers;
- eliminate discrimination;
- promote equality of opportunity;
- promote good relations between different people;
- support employment opportunities;
- secure inclusive design.

2.14 From an analysis perspective, the EIA will focus on addressing:

- Likely regeneration programme impacts
- Likely / expected equality impacts
- Direct and indirect equality impacts
- Proportionality of impact across protected characteristics/local characteristics including proportion, and disproportional, thereby assessing proportional positive impacts and negative impacts and / or disproportional positive and negative impacts.

- As part of this process it is critical to enable the developer, landowner and council to assess what it will undertake to address the outcomes of these assessments.
- This analysis will enable a process of prioritising these impacts, which will enable Tower Hamlets the opportunity to choose options for the mitigation of negative impacts accordingly.

3 The Scheme and its proposals

3.1 This regeneration scheme has been proposed by Chrisp Street Development Ltd (CDSL) and Poplar HARCA (CSDL/HARCA). As has been described the scheme is a redevelopment of the district centre which has a multi-faceted range of improvements from, business and retail, housing development and leisure and amenity provision. The scheme has a wide range of potential beneficiaries and equally there will be a number of key people and groups that are likely to be affected by the proposals. To this end this section seeks to identify these components of the communities that currently use the centre and seeks to break these groups down by the known equalities groups and protected characteristics in the area.

3.2 However, numbers themselves do not fully describe the likelihood of regeneration impacts. For in addition to the numerical and quantitative profiles of the different communities in the centre it is equally important to assess the likelihood of implications drawn out of the regeneration which will have potentially negative or disproportionately negative impacts on particular groups. This is the central focus of this EIA and it is critical that the evidence is reviewed to make these assessments.

The scheme

3.3 One way to describe the scheme is to compare that is currently being provided on site to what is being proposed. The tables below seek to do this and seek to identify the scope and range of the regeneration impacts:

Housing	Current	Proposed	Likely Regeneration Impacts
Social Housing Tenants	124	200 ¹	Increase in volume of social housing provision ²
Leaseholders	45	443	Significant increase in new private ownership on site
Intermediate	0	37	
Retail	Current	Proposed	Likely Equality Impacts
Drink and food premises		32	
Cinema		1	Multi-screen cinema
Retail Businesses	66 (59)		
Market Traders			
Lock ups	31	3	
Creating 339 equivalent full time new jobs, creating an estimated annual spend of £10.2m	265	600	

¹ Includes social rented, affordable rented and intermediate

² Scheme mix in accordance with LBTH DPD MDD to meet known local needs

Amenity	Current	Proposed	Likely Equality Impacts
Community Hub		1	planned extension of the Idea Store at first floor level with affordable workspace
Significant public realm improvements,			Upgraded landscaping, external lighting and enhancements to the existing market square and other areas.
A site wide estate management regime that will encompass the district centre			Upgraded 24 hour Closed Circuit TV (CCTV) onsite security presence 24/7 days a week, 365 days a year
Additional support provision as a result of the development			
New financial benefits including New Homes Bonus, Council Tax generation, planning obligations			Community Infrastructure Levy (CIL) and other site specific
Regeneration jobs		100	Construction and administration jobs through redevelopment
Retention of heritage features			43 Festival of Britain homes; retail provision at ground floor level; and the Clock Tower
New Sure Start Children's Centre		1	To be relocated to adjacent Kerbey St site, bringing services under one roof
New and improved public routes through the site,			new public spaces across the Scheme enhance the public realm experience

3.4 The Scheme involves the following:

Demolition of:

- a) Existing buildings within the red line area, apart from the Festival of Britain buildings, Clock Tower and Idea Store including 12,142 sqm of existing non-residential floorspace

Construction of:

- a) 19 new buildings ranging from 3 – 25 storeys;
- b) 643 residential properties including new open market homes and the provision of 163 social rented and affordable housing units;
- c) Increased commercial floorspace creating a total of 21,981sq m of retail/social/leisure floorspace across the site including a new cinema, flexible workspace (B1 Use Class); new retail units (A1-A3 Use Class), new anchor food store (A1 Use Class), public house (A4 Use Class) and hot food takeaway (A5 Use Class); (this figure includes the offsite provision set out in the relocation other than Poplar Youth Club and One Stop Shop who relocate to existing provision)
- d) Extension to existing Idea Store for community use and multi-function space;
- e) Child play space, new public realm, landscaping works and new lighting; and
- f) Increased cycle parking provision

Refurbishment of:

- a) The existing market, including new canopy and service building;
- b) The retained Festival of Britain buildings; and
- c) The Clock Tower.

Relocation of:

- a) Poplar HARCA offices to refurbished premises at the former George Green School
- b) Sure Start centre to new premises on Kerbey Street;
- c) Poplar Boys and Girls Club to premises at Trussler Hall
- d) Businesses from lock-ups to premises in Cygnet House

S106 Obligations

3.5 Grant of planning permission will be subject to CSDL first entering into a section 106 agreement with the Council as the local planning authority to bind each parties' respective land interests in the site. The proposed agreement is laid out in the table below and sets out the following development profile for the site, broken down by unit size and affordable and market housing types:

Unit Size	Total Units	Affordable Housing						Market Housing		
		Social/Affordable Rented			Intermediate			Units	As a %	Policy Target %
Unit Size	Total Units	Units	As a %	Policy Target %	Units	As a %	Policy Target %	Units	As a %	Policy Target %
Studio	0	0	/	/	0	/	/	0	/	/
1 Bed	297	58	35.5% (-1.5%)	30%	18	48.5%	25%	221	50%	50%
2 Bed	179	40	24.5% (-5.5%)	25%	11	30%	50%	128	29%	30%
3 Bed	145	43	26.5% (+1.5%)	30%	8	21.5%	25%	94	21%	20%
4 Bed	22	22	13.5% (+5.5%)	15%	0	0	0%	0	0	
Total	643	163	100%	100%	37	100%	100%	443	100%	100%

Covenant not to occupy or permit occupation of more than sixty percent (60%) of the private residential units until:

- (i) 72% of the Affordable Housing Units have been completed; and
- (ii) 100% of the Affordable Housing Units have been transferred to an RP or AAHP.

Any GLA grant funding to be applied to the above 206 affordable housing units to be delivered pursuant to the section 106 agreement.

Poplar HARCA has made the following commitment to its tenants at Crisp Street:

- Awarded decant priority status
- Relocation to a suitable home of a type and size that meets their housing need
- Help with the cost of moving
- Home Loss payment
- Option to return to the new scheme for all existing tenants being decanted

- Existing former Council tenants who transferred to Poplar HARCA will keep
- their protected rights (such as Right to Buy) if they decant to another Poplar HARCA property.
- Other Poplar HARCA tenants will keep their assured tenancy rights if they choose to move within Poplar HARCA properties or to any other Housing Association

Relocation Offers

- 3.6 Clearly aside from the component elements of the regeneration proposals it is important to assess how tenants, leaseholders, businesses and operators from the centre are likely to be treated and the approach the landlords will take to their working relationships. These have been mapped out in a series of guidance and guarantees documents. A brief review of which is set out below.

Implications for social rented tenants

- 3.7 There is an increase in the overall number of affordable housing units. Poplar HARCA has provided a more balanced provision of mix of smaller properties and family homes to be provided than exists within the current affordable provision.
- 3.8 The Scheme will positively contribute to wider estate regeneration and community cohesion by providing modern housing of the right quality, tenure and affordability to help meet peoples' needs.
- 3.9 The delivery of new housing also supports the Council and the Mayor's strategic housing and planning objectives. It will encourage the expansion of a local community whose residents are supported to take stewardship of their neighbourhood, through the use of the existing Estate Board and new management arrangements for the area and by inviting new residents to participate in these arrangements.
- 3.10 The retained housing has already undergone works to bring properties to the decent homes standard.

Implications for existing Leaseholders

- 3.11 Resident homeowners who wish to live on the regenerated Chrisp Street Site will be given the opportunity to do so. They will be offered a range of options depending on their personal financial circumstances. If none of these options are adequate CSDL and Poplar HARCA will explore other options with them.
- 3.12 Homeowners that do not wish to live in a home on the newly built Chrisp Street Site, will have to sell their home to CSDL for market value (plus home loss compensation) after an independent valuation and make their own new housing arrangements. The valuation of their property will be independent and based on market values and they will be compensated for having to move home. CSDL will provide them with help to enable their move, with additional support offered to them if they have special needs or a disability.
- 3.13 CSDL/Poplar HARCA will provide Leaseholders with advice and information to help them make informed decisions about their future housing. If they choose to stay living on in Chrisp Street and if they require adaptations because they have a disability (or a member of their household has) they will be able to have these adaptations made to their new home,
- 3.14 CSDL will ensure that any resident leaseholders on the Chrisp Street site will have an opportunity to purchase a property locally to Chrisp Street through one of the

rehousing options available. All leaseholders will be able to access independent professional advice as part of the negotiations.

- 3.15 Many leaseholders will want to make their own arrangements for a new home after they have agreed a valuation for their existing property. Others will need CSDL/HARCA's support to find a new home. CSDL/HARCA have developed a set of options that are designed to offer resident leaseholders the level of support needed.

Implications for new leaseholders

- 3.16 There are a series of options for those people seeking to purchase a new home due to the redevelopment of the Chrisp Street Site:
- Buying a property on the open market
 - Leasehold Swap
 - Shared ownership, on Chrisp Street
 - Shared ownership, off Chrisp Street but within Poplar HARCA stock
 - Renting in the private sector
 - Apply for social rented accommodation (Subject to affordability criteria)
 - Shared Equity (Subject to affordability Criteria)

Retail Proposals

- 3.17 The CPO area originally contained three freehold land interests not owned by Poplar HARCA/Chrisp Street Development Ltd (CSDL) or London Borough of Tower Hamlets (LBTH):
- Co-op store
 - Co-op car park
 - Iceland store

These freehold interests have all been acquired by CSDL.

- 3.18 There are 66 existing shop units in the CPO area, 22 are due for demolition and 44 will remain or be subject to re-modelling and agreed improvements in line with the Retail Management Strategy. In addition to this the following commercial units are occupied as non-retail uses:
- The Sure Start Centre has two units
 - The centre management office
 - One is used by CSDL as a temporary site office
 - The existing One Stop Shop; and
 - The Ideas Store

Retail Management Strategy

- 3.19 CSDL and Poplar HARCA have confirmed as stated in the Retail Management Strategy that all retailers who had a right to renew their lease would be offered the option to stay within the scheme if they so wish. Alternatively, if any retailer wishes not to remain and surrender their lease to CSDL/HARCA will be compensated to

surrender their current lease accordingly in line with the statutory CPO compensation code.

- 3.20 Retailers wishing to stay fall into two main categories. Those who will need relocation to alternative premises and those who can remain in their existing location but whose lease will need to be varied to take into account the new scheme arrangements.
- 3.21 Retailers who are not being relocated will be provided with new shop fronts and unit improvements in line with the proposals submitted for planning, new signage and 24/7/365 on site management presence with onsite security and Closed-Circuit TV (CCTV) coverage. CSDL/HARCA will meet the reasonable costs associated with either the granting of a new lease, an agreement to lease or the amendment to their current lease. CSDL/HARCA also pay reasonable professional costs (surveyor) if required up to an initial 10 hours, reviewable depending upon the complexity of the matter plus reasonable legal costs associated with the transaction.
- 3.22 For retailers who are required to relocate to another unit within the scheme CSDL/HARCA will offer the following in addition to the paragraph above. Retailers will be offered a unit of the same floor area or slightly smaller as they currently occupy unless a different size unit is more appropriate to their business performance and aspirations. HARCA/CSDL will pay for the shop fit of the new unit to, at minimum equivalent standards of their existing unit, and ensure all units meet current regulatory requirements. HARCA/CSDL will also pay reasonable relocation costs associated with the move. They will specify a mechanism to agree reasonable fees between the parties if agreement cannot be reached by referral to an independent surveyor / shopfitter
- 3.23 HARCA/CSDL will endeavour to offer a new unit in a location that meets both the needs and wishes of the retailer but also takes into account the principles of good estate management, servicing, availability and other restrictions.
- 3.24 Some retailers may wish to cease trading for a variety of reasons, in these cases HARCA/CSDL will either pay them appropriate compensation to surrender their current lease based on the individual circumstances or if the lease has expired pay a minimum of two times the rateable value of the property. Professional advice to an initial 10 hours will also be made available.
- 3.25 HARCA/CSDL confirm that they will only terminate expired leases for trading retail businesses as a last resort, having first offered appropriate packages to reach voluntary settlements, including the relocation option within the scheme if requested by the retailer, in line with the Retail Management Strategy
- 3.26 All new leases granted will be on modern equivalent terms to a retailer's existing lease. This includes the standard lease term of 10 years, but may be varied longer or shorter in response to tenant request.
- 3.27 Rent reviews will be dealt with in the following way:
- CSDL and Poplar HARCA confirm that any rent reviews outstanding prior to 2015 will be settled at nil increase.

- Any rent review due from and including 2015 and up to the date of a cabinet approval to use Compulsory Purchase (CP) powers will be settled at market rates.
- No rent review that falls due after the cabinet approval to use CP powers will be actioned until 1 year following completion of the phase in which the unit is located. The rent will not be backdated.
- This would effectively mean that if a retailer has a rent review in say October 2018 and the phase did not complete until October 2020 the rent review would not take place until Oct 2021.
- CSDL and Poplar HARCA also will give personal concessions to independent retailers who qualify from the date of the rent review. This concession may last up to 5 years

4 Summary of equalities evidence

Context

- 4.1 The evidence that is needed to support this EIA has been gathered from a variety of sources. The fundamental aim at this stage in this EIA is to gather and present data that describes the populations currently living and working in Chrisp Street by each protected characteristic, where information is available) and to set the empirical context of tenants, leaseholders, private landlords/tenants, businesses, shop keepers, market traders, and other users of the district centre including community and voluntary organisations, as well as shoppers and visitors to the centre.

Analysis

- 4.2 The focus of the regeneration programme is to reinvigorate and regenerate the Chrisp Street District Centre. Housing is a component element of this scheme and therefore, from an impact perspective it is useful to contextualise this regeneration activity against the demand for housing in the borough, as well as to assess the retail and business usage of Chrisp Street.

Demand for Housing

- 4.3 The Tower Hamlets Housing Strategy 2016-2021 outlines the major concern over the shortage of affordable housing and concern that future rents set by the council and housing associations will force people out of the borough. 44% of households live in income poverty and the average cost of a property in LBTH is more than 14 times (£450,000) what a typical essential worker could earn in wages (£35,000). This combined with the population of Tower Hamlets likely to increase by 26% by 2026.
- 4.4 The purpose of the Housing Delivery Strategy is to demonstrate how Tower Hamlets is proposing to reduce the current anticipated housing shortfall and deliver housing sustainably, and in a way that meets local housing needs.
- 4.5 Tower Hamlets has the highest housing target in London (3,931 homes a year³). This target was established in the London Plan (2016) and developed through the Greater London Authority (GLA) Strategic Housing Land Availability Assessment (2013). It is a capacity driven target, reflecting land availability and likelihood of delivery. The London Plan target is a ten-year target (to 2025) but the London Plan is clear that where a target beyond 2025 is required, the annual target should be rolled forward.
- 4.6 The London Plan target is significantly higher than the borough's Objectively Assessed Need (OAN) of 3,100 homes a year, established by the LBTH Strategic Housing Market Assessment (SHMA) (2017). The OAN provides an estimate of the borough's housing need, based on the latest population projections.
- 4.7 Key Housing data sets

³ Private. Social rented and shared ownership accommodation

- The private rented sector is now the fastest growing housing sector in the borough; it has risen from 18.3% of the stock in 2003 to around 39% of the stock in 2014
- There are close to 9,000 ex-right to buy leasehold properties managed by Tower Hamlets Homes in the borough. Overall, there are more than 15,000 leasehold properties formerly owned by the council
- The borough is growing by over 3,000 homes per year, making Tower Hamlets the quickest growing borough in London.
- As of 2011, Tower Hamlets had approximately 67,209 homes in the private sector, of which 62% are in the private rented sector
- Private rented is now the largest tenure in the borough with 39% of the housing stock. The London average is 25%
- Approximately 37% of the private stock was built post 1990

4.8 Summary context:

- Tower Hamlets remains a borough of high housing need;
- There is a sustained increase of net migration into the borough;
- While the borough has a good average income, a significant percentage of the population has incomes of less than £15,000 per year, which has impacted upon the housing market;
- The borough needs to deliver a significant number of affordable homes each year to meet housing need; and
- A significant percentage of those homes must be three bedrooms plus to meet demand from over-crowded households.

Housing Register

4.9 This section describes the profile of Tower Hamlets housing register applicants and from that a profile of households living temporary accommodation, overcrowded and under occupied conditions. The data is based on a snapshot of the housing register on 9 November 2017. This information was provided by Tower Hamlets.

4.10 Key information:

- 18,788 households on the waiting list for housing
- 1,932 households living in temporary accommodation
- 7,127 households living in overcrowded conditions
- 962 households living in under occupied conditions

4.11 The borough's housing register holds some level of equality information, which is set out in the table below.

Applicant type	Core data
Applicants on the housing waiting list	<ul style="list-style-type: none"> • Around 19,000 households were on the council's waiting list for housing.
	<p>Age:</p> <ul style="list-style-type: none"> • Half (50%) of all applicants on the waiting list are aged 35-54, this age group represents 34% of the Tower Hamlets population. • The proportion of applicants in the under 34 age group are lower in comparison to these age groups in the Tower Hamlets population. • The proportion of applicants aged 50 and over are broadly comparable to the Tower Hamlets population in that age group.
	<p>Gender:</p> <ul style="list-style-type: none"> • There are more female (54%) than male (46%) applicants.
	<p>Disability:</p> <ul style="list-style-type: none"> • A disability was reported in 420 applicants on the waiting list, representing 2% of all households on the housing register
	<p>Race:</p> <ul style="list-style-type: none"> • 79% of all applicants on the waiting list are from BME groups, this group represent 55% of the Tower Hamlets population • Within the BME groups, applicants on the waiting list from Asian or Asian British and Black or Black British groups are overrepresented. Households from the Bangladeshi ethnic group are the most overrepresented representing 59% (this group represents 32% of the Tower Hamlets population). • There is an underrepresentation of applicants from mixed and White English/Welsh/Scottish/Northern Irish/British groups.
	<p>Religion or belief:</p> <ul style="list-style-type: none"> • 78% of applicants on the waiting list are Muslim (Islam is the religion for 35% of Tower Hamlets population). • 9% are Christian (Christianity is the religion for 27% of the Tower Hamlets population).
	<p>Sexual orientation:</p> <ul style="list-style-type: none"> • Most (59%) are heterosexual, 1% bisexual, 0.2% gay and 0.1% lesbian.

Applicant type	Core data
Applicants living in temporary accommodation	Marriage and civil partnership: <ul style="list-style-type: none"> • Most (58%) are married and 32% are single
	<ul style="list-style-type: none"> • Just under 2,000 applicants living in temporary accommodation, representing 10% of all applicants.
	Age: <ul style="list-style-type: none"> • 62% of applicants are aged 30-49, this age group represents 46% of Tower Hamlets population. • Compared to the age profile of Tower Hamlets population, there are less applicants aged under 30 and over 50 • 27% are aged under 30, this age group represents 33% of Tower Hamlets population • 10% are aged 50 and over, this age group represents 21% of Tower Hamlets population
	Gender: <ul style="list-style-type: none"> • There are more female (65%) than male (35%) applicants.
	Disability: <ul style="list-style-type: none"> • A disability was reported in 4 applicants on the waiting list, representing less than 1% of all applicants on the housing register
	Race: <ul style="list-style-type: none"> • 64% of applicants are from BME groups, this group represent 55% of the Tower Hamlets population • Within the BME groups, applicants on the waiting list from Asian or Asian British and Black or Black British groups are overrepresented. • Applicants from the Bangladeshi ethnic group are the most overrepresented representing 60% (this group represents 32% of the Tower Hamlets population. • There is an underrepresentation of applicants from mixed and White English/Welsh/Scottish/Northern Irish/British ethnic groups.
	Religion or belief: <ul style="list-style-type: none"> • 57% of applicants on the waiting list are Muslim (Islam is the religion for 35% of Tower Hamlets population) • 28% are Christian (Christianity is the religion for 27% of the Tower Hamlets population)
	Sexual orientation: <ul style="list-style-type: none"> • Most (54%) are heterosexual, 1% bisexual, 0% gay and 0% lesbian. Marriage and civil partnership: <ul style="list-style-type: none"> • Most (52%) are married, 30% are single
Households living in overcrowded conditions	<ul style="list-style-type: none"> • Just over 7,000 applicants living in overcrowded conditions, representing 38% of all housing applicants.
	Age: <ul style="list-style-type: none"> • In comparison to the age profile of the Tower Hamlets population, the age profile applicants on the waiting list shows a higher proportion aged between 30-49. • 65% are aged 30-49, this age group represents 46% of the Tower Hamlets population.
	Gender: <ul style="list-style-type: none"> • There are more male (56%) than female (44%) applicants.

Applicant type	Core data
	<p>Disability:</p> <ul style="list-style-type: none"> A disability was reported in 93 applicants on the waiting list, representing 1% of all households on the housing register. <p>Race:</p> <ul style="list-style-type: none"> 90% of applicants are from BME groups, this group represent 55% of the Tower Hamlets population Within the BME groups, applicants on the waiting list from Asian or Asian British and Black or Black British groups are overrepresented. Applicants from the Bangladeshi ethnic group are the most overrepresented (74%), this group represents 32% of the Tower Hamlets population. There is an underrepresentation of applicants from mixed and White English/Welsh/Scottish/Northern Irish/British ethnic groups. <p>Religion or belief:</p> <ul style="list-style-type: none"> 91% of applicants are Muslim (Islam is the religion for 35% of Tower Hamlets population) 2% are Christian (Christianity is the religion for 27% of the Tower Hamlets population) <p>Sexual orientation:</p> <ul style="list-style-type: none"> Most (54%) are heterosexual, 1% bisexual, 0% gay and 0% lesbian. <p>Marriage and civil partnership:</p> <ul style="list-style-type: none"> Most (67%) are married and 28% are single
Households living in under occupied conditions	<ul style="list-style-type: none"> Just under 1,000 applicants living in under occupied conditions, representing 5% of all representing applicants. <p>Age:</p> <ul style="list-style-type: none"> In comparison to the age profile of the Tower Hamlets population, the age profile of applicants on the waiting list shows a higher proportion aged 50 and over (85%), this age group represents 21% of the Tower Hamlets population. <p>Gender:</p> <ul style="list-style-type: none"> There are more female (65%) than male (35%) applicants. <p>Disability:</p> <ul style="list-style-type: none"> A disability was reported in 96 applicants on the waiting list, representing 10% of all applicants on the housing register <p>Race:</p> <ul style="list-style-type: none"> There is an underrepresentation of applicants from BME groups living in under occupied conditions Around half (51%) of all applicants are from BME groups, this group represent 55% of the Tower Hamlets population An over representation of all White ethnic groups (49%), this group represents 45% of the Tower Hamlets population. <p>Religion or belief:</p> <ul style="list-style-type: none"> 48% of applicants on the waiting list are Muslim (Islam is the religion for 35% of Tower Hamlets population) 20% are Christian (Christianity is the religion for 27% of the Tower Hamlets population) <p>Sexual orientation:</p> <ul style="list-style-type: none"> Most (71%) are heterosexual, 0% bisexual, 0% gay and 0% lesbian.

Applicant type	Core data
	<p>Marriage and civil partnership:</p> <ul style="list-style-type: none"> • Most (65%) are married and 22% are single

Equalities issues raised by applicants on the Housing Waiting List

4.12 What this data clearly describes is the extreme diversity of people on the Borough's Housing waiting lists. Arguably any provision of social housing is likely to address this diversity and the increase of affordable housing on the Chrisp Street site is likely to benefit a diverse cross section of those on the waiting list. This is likely to have a positive equality outcome for those seeking new accommodation. Moreover, given the increasing levels of private rented provision in the borough, this too is likely to have some broadly positive impacts on diverse groups in the community. The measure of this however will only be seen going forward. Moreover, it may be important for the developer and Poplar HARCA to monitor this profile of those residents in the newly developed private housing to assess this impact effectively, it is critical also to assess this profile to address the borough commitment to community cohesion.

Chrisp Street Population (Residents/Businesses/Visitors)

4.13 The Public-Sector Equality Duty (PSED) 2010 places a responsibility on the Owners, Developers and Partners of this regeneration programme to have due regard to 'Promote Good Relations'. Not vicariously in terms of race ethnicity but positively as part of this process. The equality issues are therefore acknowledging the barriers that could play a part in stopping the promotion of clear communications in for example: the Tenant Guarantees, the criteria for the Waiting Lists and in the general exchange of information, in consultation meetings and newsletters. These will be cultural and linguistic barriers that offer both the potential for 'exceeding expectations and disappointments', when seeking to promote good relations.

4.14 The table below summarises the key data findings for **SOCIAL HOUSING TENANTS** on Chrisp Street in relation to equalities and diversity information as set out in the available dataset, based mostly on individual responses (184) and household responses (51).

NB is this a proceeding tables the base data from which the percentages are takes is set out in the first column. For example (n=184) below relates to the 184 individual responses to the survey completed)

Chrisp Street	Equalities and diversity data
Age (n=184)	<ul style="list-style-type: none"> • In comparison to the age profile of Tower Hamlets there are proportionately more young and older residents. • 31% are aged under 18 (this age group make up 22% of Tower Hamlets population). • 14% are aged 65 and over, (this age group make up 6% of the Tower Hamlets population).

Chrisp Street	Equalities and diversity data
Gender (n=184)	<ul style="list-style-type: none"> The proportion of male and female is equal (50%), in the Tower Hamlets population 52% are male and 48% female.
Race (n=184)	<ul style="list-style-type: none"> Nine out of 10 (91%) social housing tenants are from BME groups, this group represents 55% of Tower Hamlets population. The largest ethnic group is Bangladeshi (80%), whilst representing 32% of Tower Hamlets population. Those from English/Welsh/Scottish/Northern Irish/British make up 9% of the social housing tenant population and represent 31% of Tower Hamlets population
Health and disability (n=184)	<ul style="list-style-type: none"> 17% reported a long-term physical or mental health condition or disability. Data from the Lansbury ward profile (2014)⁴ indicates a higher proportion of the Lansbury ward population had long-term health problem or disability limiting day to day activities a lot (9%) or a little (8%) compared to the overall Tower Hamlets population (7% a lot and 7% a little)
Religion or belief (n=184)	<ul style="list-style-type: none"> Religion or belief is more prevalent than in the Tower Hamlets population, only 3% have no religion compared to 19% across Tower Hamlets. 83% of are Muslim (Islam is the religion for 35% of Tower Hamlets population) 15% Christian (Christianity is the religion for 27% of Tower Hamlets population).
Gender reassignment	<ul style="list-style-type: none"> No data was captured on gender reassignment.
Sexual orientation (n=184)	<ul style="list-style-type: none"> A significant proportion did not provide an answer to this question or were not asked if the question related to a household member aged under 18 (41%). 59% of tenants are heterosexual.
Pregnancy and maternity (n=51)	<ul style="list-style-type: none"> 8% of households are either expecting a baby or have had a baby in the past 12 months.
Marriage & civil partnership	<ul style="list-style-type: none"> No data was captured on marriage or civil partnership.
Health and disability (n=184)	<ul style="list-style-type: none"> 17% reported a long-term physical or mental health condition or disability.
Socio Economic	<ul style="list-style-type: none"> No data on economic activity was captured. Data from the Lansbury ward profile (2014)⁵ indicates that overall there is a higher level of economic inactivity in the Lansbury ward (37%) compared to Tower Hamlets (30%). Economic inactivity is greatest in the following categories; looking after home or family, long-term sick or disabled and retired. Consequently, there are lower levels of economic activity in the Lansbury ward (47%), compared to Tower Hamlets (58%) with lower levels of employment and higher levels of unemployment.
Housing benefit claimants	<ul style="list-style-type: none"> No data was captured on housing benefit claimants.

⁴ Data from the Lansbury ward profile (2014)⁴ sets out the overall profile of limiting illness or disability. This can be applied as a crude measure for residents of Chrisp Street.
Lansbury Ward Profile, Corporate Research Unit, London Borough of Tower Hamlets 2014
https://www.towerhamlets.gov.uk/Documents/Borough_statistics/Ward_profiles/Lansbury-FINAL-10062014.pdf

⁵ Data from the Lansbury ward profile (2014) sets out the overall profile of economic activity. This can be applied as a crude measure for residents of Chrisp Street.
Lansbury Ward Profile, Corporate Research Unit, London Borough of Tower Hamlets 2014
https://www.towerhamlets.gov.uk/Documents/Borough_statistics/Ward_profiles/Lansbury-FINAL-10062014.pdf

Chrisp Street	Equalities and diversity data
Household composition (n=51)	<ul style="list-style-type: none"> The number of people per household varied from 1 person to 8 people. Most households are made up of two people (27%) or four people (20%).
Length of time (n=51)	<ul style="list-style-type: none"> Around three quarters (73%) have been living in their property for 10 or more years. 18% have been living in their property between 5-10 years.
Main languages spoken	<ul style="list-style-type: none"> No data was captured on main languages spoken. 34% of the population of Tower Hamlets most commonly speak a language other than English (Census 2011). After English, Bengali is the most commonly spoken language for 18% of the population (Census 2011)

Equality issues raised

- 4.15 The profile of the social housing tenants currently on Chrisp Street is significantly diverse. In particular, the Bangladeshi population makes up 80% of Social Housing Tenants. From a faith perspective there are a high number of Muslims at 83% which is much higher than Tower Hamlets population of Muslims standing at 35%.
- 4.16 It is anticipated that the replacement social housing on the site i.e. the 200 proposed units split between social rented, affordable rented and intermediate units are populated with a high proportion of Bangladeshi residents to reflect the current demographics (80% of tenants). This outcome is likely as 59% of the Common Housing Register is made up of people that are Bangladeshi. If this were to be achieved, this would support the scheme's commitment to community cohesion.
- 4.17 It is also critical that the social housing components to the site retain their commitment to increased habitable rooms per unit to reflect the need for family accommodation.
- 4.18 Finally whilst not specifically a residential phenomenon, it is also important to recognise that there is a real need to share the value of the employment benefits of the regeneration scheme and that reducing poverty for some of the poorest families by making available employment opportunities will make a big difference to Bangladeshi and white British communities alike and in so doing strengthen community relationships.
- 4.19 The table below summarises the key data findings for **LEASEHOLDERS** on Chrisp Street in relation to equalities and diversity information as set out in the available dataset, based mostly on individual responses (53) and household responses (15).

Chrisp Street	Equalities and diversity data
Age (n=53)	<ul style="list-style-type: none"> The age profile of the leaseholder population is relatively young. 50% are aged under 18, this age group represent 22% of Tower Hamlets population. Proportionately more leaseholder aged 18-24 (17%) and 35-44 (22%) compared to Tower Hamlets population (11% and 17% respectively)
Gender (n=53)	<ul style="list-style-type: none"> There are more female (57%) than male (43%). The gender profile In Tower Hamlets population is 52% male and 48% female%.

Chrisp Street	Equalities and diversity data
Race (n=53)	<ul style="list-style-type: none"> • Most leaseholder residents are from White ethnic groups (58%), this ethnic group represents 45% of Tower Hamlets population. • 30% are from White English/Welsh/Scottish/Northern Irish/British, similar to the Tower Hamlet population (31%). • In comparison to the Tower Hamlets ethnic profile those from Irish and other White ethnic groups are overrepresented. Whilst those from the Bangladeshi ethnic group are underrepresented, accounting for 19%, whilst representing 32% of the Tower Hamlets population.
Health and disability (n=53)	<ul style="list-style-type: none"> • 32% reported a long-term physical or mental health condition or disability. • Data from the Lansbury ward profile (2014)⁶ indicates a higher proportion of the Lansbury ward population had long-term health problem or disability limiting day to day activities a lot (9%) or a little (8%) compared to the overall Tower Hamlets population (7% a lot and 7% a little)
Religion or belief (n=53)	<ul style="list-style-type: none"> • Religion or belief is more prevalent than in Tower Hamlets population, 11% of have no religion compared to 19% across Tower Hamlets. • 32% are Muslim (Islam is the religion for 35% of Tower Hamlets population) • 40% are Christian (Christianity is the religion for 27% of Tower Hamlets population)
Gender reassignment	<ul style="list-style-type: none"> • No data was captured on gender reassignment.
Sexual orientation (n=53)	<ul style="list-style-type: none"> • 83% of leaseholders are heterosexual and the remaining 4% gay. • 13% of leaseholders did not provide an answer to this question or were not asked if the question related to a household member aged under 18.
Pregnancy and maternity (n=15)	<ul style="list-style-type: none"> • 0% of households are either expecting a baby or have had a baby in the past 12 months.
Marriage & civil partnership	<ul style="list-style-type: none"> • No data was captured on marriage or civil partnership.
Health and disability (n=53)	<ul style="list-style-type: none"> • 32% of all residents reported a long-term physical or mental health condition or disability.
Socio Economic	<ul style="list-style-type: none"> • No data on economic activity was captured. • Data from the Lansbury ward profile (2014)⁷ indicates that overall there is a higher level of economic inactivity in the Lansbury ward (37%) compared to Tower Hamlets (30%). • Economic inactivity is great in the following categories; looking after home or family, long-term sick or disabled and retired. • Consequently, there are lower levels of economic activity in the Lansbury ward (47%), compared to Tower Hamlets (58%) with lower levels of employment and higher levels of unemployment.
Housing benefit claimants	<ul style="list-style-type: none"> • No data was captured on housing benefit claimants.

⁶ Data from the Lansbury ward profile (2014)⁶ sets out the overall profile of limiting illness or disability. This can be applied as a crude measure for residents of Chrisp Street.
Lansbury Ward Profile, Corporate Research Unit, London Borough of Tower Hamlets 2014
https://www.towerhamlets.gov.uk/Documents/Borough_statistics/Ward_profiles/Lansbury-FINAL-10062014.pdf

⁷ Data from the Lansbury ward profile (2014) sets out the overall profile of economic activity. This can be applied as a crude measure for residents of Chrisp Street.
Lansbury Ward Profile, Corporate Research Unit, London Borough of Tower Hamlets 2014
https://www.towerhamlets.gov.uk/Documents/Borough_statistics/Ward_profiles/Lansbury-FINAL-10062014.pdf

Chrisp Street	Equalities and diversity data
Household composition (n=15)	<ul style="list-style-type: none"> The number of people per household varied from 1 person to ten people. Most households are made up of two people (27%) and one-person households (20%).
Length of time (n=15)	<ul style="list-style-type: none"> Most (87%) have been living in their property for 10 years or longer.
Main languages spoken	<ul style="list-style-type: none"> No data was captured on main languages spoken. 34% of the population of Tower Hamlets most commonly speak a language other than English (Census 2011). After English, Bengali is the most commonly spoken language for 18% of the population (Census 2011)

Equality issues raised

- 4.20 Leaseholders are a critical component to any mixed tenure development. Moreover, the development of more private housing on site will significantly increase the volume of leaseholders on site. The critical component here is the affordability of the new units for existing leaseholders. This is something that will need to be developed through negotiations with the developer. Options to support affordability have been proposed by the developer however these will need to be examined by each leaseholder individually.
- 4.21 The equalities profile shows these leaseholders to be less ethnically diverse than the remainder of residents on the site. However, they are potentially older and 32% have reported long term physical or mental health conditions or a disability. This is not insignificant and will need to be addressed through the negotiations due to be held with the developer. Nonetheless this should not mitigate against them in any way and or affect their rights to secure the best deal within the confines of the redevelopment/relocation packages available.
- 4.22 Affordability and age are also important issues for leaseholders particularly as many will have bought when they were working, and some may now be retired and hence economically inactive.
- 4.23 The table below summarises the key data findings for **PRIVATE TENANTS** on Chrisp Street in relation to equalities and diversity information as set out in the available dataset, based mostly on individual responses (79) and household responses (17).

Chrisp Street	Equalities and diversity data
Age (n=79)	<ul style="list-style-type: none"> The age profile is relatively young, with the majority aged between 18 and 44 (89%) (this age group represents 56% of Tower Hamlets population). 9% are aged under 18 (22% of the Tower Hamlets population). A very small proportion (3%) are aged 44-45 (22% of the Tower Hamlets population).

Chrisp Street	Equalities and diversity data
Gender (n=79)	<ul style="list-style-type: none"> There are less females (35%) than male (65%). The gender profile In Tower Hamlets population is 52% male and 48% female%.
Race (n=79)	<ul style="list-style-type: none"> Over two thirds (68%) are from other White ethnic groups, this group represents 12% of Tower Hamlets population Those English/Welsh/Scottish/Northern Irish/British and across all other ethnic groups are underrepresented in comparison to the ethnic profile of Tower Hamlets population. The second largest ethnic group in the private tenant population is Bangladeshi (19%).
Health and disability (n=79)	<ul style="list-style-type: none"> 6% reported a long-term physical or mental health condition or disability. Data from the Lansbury ward profile (2014)⁸ indicates a higher proportion of the Lansbury ward population had long-term health problem or disability limiting day to day activities a lot (9%) or a little (8%) compared to the overall Tower Hamlets population (7% a lot and 7% a little)
Religion or belief (n=79)	<ul style="list-style-type: none"> Religion or belief is comparable in the private tenant population to Tower Hamlets population, 20% of residents have no religion compared to 19% across Tower Hamlets. Religion or belief is more prevalent than in Tower Hamlets population, 11% of have no religion compared to 19% across Tower Hamlets. 25% are Muslim (Islam is the religion for 35% of Tower Hamlets population) 33% are Christian (Christianity is the religion for 27% of Tower Hamlets population)
Gender reassignment	<ul style="list-style-type: none"> No data was captured on gender reassignment.
Sexual orientation (n=79)	<ul style="list-style-type: none"> 73% of all residents are heterosexual, 4% bisexual, 24% gay and 0% lesbian.0 19% did not provide an answer to this question or were not asked if the question related to a household member aged under 18.
Pregnancy and maternity (n=17)	<ul style="list-style-type: none"> 0% of households are either expecting a baby or have had a baby in the past 12 months.
Marriage & civil partnership	<ul style="list-style-type: none"> No data was captured on marriage or civil partnership.
Socio Economic	<ul style="list-style-type: none"> No data on economic activity was captured. Data from the Lansbury ward profile (2014)⁹ indicates that overall there is a higher level of economic inactivity in the Lansbury ward (37%) compared to Tower Hamlets (30%). Economic inactivity is great in the following categories; looking after home or family, long-term sick or disabled and retired. Consequently, there are lower levels of economic activity in the Lansbury ward (47%), compared to Tower Hamlets (58%) with lower levels of employment and higher levels of unemployment.

⁸ Data from the Lansbury ward profile (2014)⁸ sets out the overall profile of limiting illness or disability. This can be applied as a crude measure for residents of Chrisp Street.
Lansbury Ward Profile, Corporate Research Unit, London Borough of Tower Hamlets 2014
https://www.towerhamlets.gov.uk/Documents/Borough_statistics/Ward_profiles/Lansbury-FINAL-10062014.pdf

⁹ Data from the Lansbury ward profile (2014) sets out the overall profile of economic activity. This can be applied as a crude measure for residents of Chrisp Street.
Lansbury Ward Profile, Corporate Research Unit, London Borough of Tower Hamlets 2014
https://www.towerhamlets.gov.uk/Documents/Borough_statistics/Ward_profiles/Lansbury-FINAL-10062014.pdf

Chrisp Street	Equalities and diversity data
Housing benefit claimants	<ul style="list-style-type: none"> No data was captured on housing benefit claimants.
Household composition (n=17)	<ul style="list-style-type: none"> The number of people per household varies from 2 people to seven. Most households are made up of three, four and five people, representing 18% (each).
Length of time (n=17)	<ul style="list-style-type: none"> 53% have been living in their property for less than 12 months. 24% have been living in their property between 5-10 years.
Main languages spoken	<ul style="list-style-type: none"> No data was captured on main languages spoken. 34% of the population of Tower Hamlets most commonly speak a language other than English (Census 2011). After English, Bengali is the most commonly spoken language for 18% of the population (Census 2011)

Equality issues raised

- 4.24 Currently there are 17 private tenant households on the Chrisp Street Site. All of these are renting from non-resident lease holding landlords.
- 4.25 The key equality impact for this group is that some of these 'tenants' will be made homeless if they do not move to new accommodation with the landlords who will be moving off site. These private tenants may be eligible to access accommodation through LBTH although they will have to go through the housing allocations process like anyone else.
- 4.26 The households of these private tenants are predominantly aged between 18-44, there are also smaller numbers of children in these households i.e. 9% compared to 22% across the borough. There are fewer females (35%) than males (65%) and 68% are from white groups.
- 4.27 Ethnically the vast majority are from white other groups (68%) and Bangladeshi (19%) this offers the assumption that most of these private renters are either European or eastern European migrant workers.
- 4.28 The levels of disability are relatively low at 6% suggesting no more than 2 individuals with either a long-term physical or mental health condition or disability.
- 4.29 The table below summarises the key data findings for **SHOP OWNERS** on Chrisp Street in relation to equalities and diversity information as set out in the available dataset.

Age	Equalities and diversity data
Age (n=71)	<ul style="list-style-type: none"> 35% of shops are owned by those aged 35-44 and 32% by those 45-54
Gender (n=71)	<ul style="list-style-type: none"> 66% of shop owners are men and 34% are women
Race (n=71)	<ul style="list-style-type: none"> 74% of shop owners are from BAME communities; 35% of shop owners are from the Bangladeshi community and 27% are white British
Disability (n=71)	<ul style="list-style-type: none"> Only 3 owners identified as having a disability

Age	Equalities and diversity data
Religion or belief (n=71)	<ul style="list-style-type: none"> 56% of shop owners practice the Islam faith;15% are Christians;14% have no religion
Gender reassignment	<ul style="list-style-type: none"> No data was captured
Sexual orientation (n=71)	<ul style="list-style-type: none"> 80% reported being heterosexual; no shop owners reported being gay or lesbian
Pregnancy and maternity (n=71)	<ul style="list-style-type: none"> No data was captured
Marriage & civil partnership (n=71)	<ul style="list-style-type: none"> No data was captured
Socio Economic	<ul style="list-style-type: none"> No data captured
Main languages spoken	<ul style="list-style-type: none"> No data was captured on main languages spoken. 34% of the population of Tower Hamlets most commonly speak a language other than English (Census 2011). After English, Bengali is the most commonly spoken language for 18% of the population (Census 2011)

Equality issues raised

- 4.30 Over 65% of shopkeepers are aged between 35 and 54 years old. This is broadly consistent with 'owner managed' businesses. 74% of the shop owners are from the BAME community and 27% are white British, and there are nearly twice the number of male shop owners at 66% to woman at 34%.
- 4.31 It is critical that the regeneration proposals are effectively communicated to all businesses. The business community is the heart of the district centre and it is important to ensure that these businesses are able to effectively engage in the redevelopment process as in many cases these businesses will be returning to this centre.
- 4.32 The option to remain on the site will be offered to all shop keepers and hence the impact of loss of business and the need to relocate are less likely to apply if the shop owner wants to remain in Chrisp Street. If they don't for their own commercial reason this may have a negative impact on any staff, they may employ.
- 4.33 Key consultation issues for businesses included effective marketing and communications, parking, access to loading and unloading goods, parking and effective customer access.
- 4.34 The table below summarises the key data findings for **MARKET TRADERS** on Chrisp Street in relation to equalities and diversity information as set out in the available dataset.

Age	Equalities and diversity data
Age (n=33)	<ul style="list-style-type: none"> 54% are aged 35-44; 27% are aged 45-54
Gender (n=33)	<ul style="list-style-type: none"> 97% of market traders are male
Race (n=33)	<ul style="list-style-type: none"> 58% of market traders are Asian Bangladeshi;9% are White British and 9% White other
Disability (n=33)	<ul style="list-style-type: none"> No data was captured
Religion or belief (n=33)	<ul style="list-style-type: none"> 79% of market traders are Islamic

Age	Equalities and diversity data
Gender reassignment	<ul style="list-style-type: none"> No data was captured
Sexual orientation	<ul style="list-style-type: none"> No data was captured
Pregnancy and maternity	<ul style="list-style-type: none"> No data was captured
Marriage & civil partnership	<ul style="list-style-type: none"> No data was captured
Socio Economic	<ul style="list-style-type: none"> No data was captured
Main languages spoken	<ul style="list-style-type: none"> No data was captured on main languages spoken. 34% of the population of Tower Hamlets most commonly speak a language other than English (Census 2011). After English, Bengali is the most commonly spoken language for 18% of the population (Census 2011)

Equality issues raised

- 4.35 There were 33 market traders that completed surveys in 2017. Of these 54% were aged 35-44 and 27% were aged 45-54. 58% were Bangladeshi, and 79% were Muslims.
- 4.36 Market traders are a central feature of Chrisp Street. They are critical to the draw to the area and have a symbiotic coexistence with the shop based retailers in the district centre. Many Market traders have been coming to Chrisp Street for many years and CSDL/HARCA will be including them in the consultation.
- 4.37 When completing the survey Micro Fish did not distinguish between Market traders and their staff. In most cases the person interviewed would have been the person working on that stall at the time of the interview. Some would be stall holders some may have been their employees.
- 4.38 It should be noted that LBTH have recently agreed the request that Poplar HARCA include market traders in the consultation exercise. Up until this point LBTH had requested that market traders were not consulted until there was a clearer picture as to the way forward. Future consultation exercises could be supported by the borough's market office to ensure all current and previous traders on Chrisp Street are engaged.
- 4.39 The table below summarises the key data findings for **EMPLOYEES** on Chrisp Street in relation to equalities and diversity information as set out in the available dataset.

Age	Equalities and diversity data
Age (n=265)	<ul style="list-style-type: none"> 98% of employees are aged 18-64
Gender(n=265)	<ul style="list-style-type: none"> 94% of employees are male
Race (n=265)	<ul style="list-style-type: none"> 40% are Bangladeshi;23% are White British
Disability	<ul style="list-style-type: none"> No data captured
Religion or belief (n=265)	<ul style="list-style-type: none"> 45% of employee religions are not known; 30% are Islamic;12% are Christian

Age	Equalities and diversity data
Gender reassignment	<ul style="list-style-type: none"> No data was captured
Sexual orientation	<ul style="list-style-type: none"> No data was captured
Pregnancy and maternity	<ul style="list-style-type: none"> No data was captured
Marriage & civil partnership	<ul style="list-style-type: none"> No data was captured
Socio Economic	<ul style="list-style-type: none"> No data was captured
Main languages spoken	<ul style="list-style-type: none"> No data was captured on main languages spoken. 34% of the population of Tower Hamlets most commonly speak a language other than English (Census 2011). After English, Bengali is the most commonly spoken language for 18% of the population (Census 2011)

4.40 The table below summarises all employment from market traders, independent retails and multi nationals.

Number of business employing:

	All	Multiple/Not-for-profits	Independent shops	Market traders
No employees*	36	0	12	24
1 employee	18	0	14	4
2 employees	14	0	12	2
3 employees	12	0	11	1
4 employees	1	0	1	0
5 employees	6	2	3	1
6 employees	5	2	3	0
7 employees	0	0	0	0
8 employees	2	0	2	0
9 employees	2	2	0	0
10 employees	1	1	0	0
25 employees	1	1	0	0
50 employees	1	1	0	0
Total	99	9	58	32
*The owner(s) do not employ any staff				

4.41 In all cases the scheme is offering existing businesses the right to remain on site. Therefore, the option to remain on the site will be offered to all businesses and hence the impact of loss of business and the need to relocate are less likely to apply if the businesses want to remain in Chrisp Street. If businesses don't remain for their own commercial reason this then may have a negative impact on any staff, they may employ. This is a matter of market forces and whilst efforts to retain businesses are built into the regeneration scheme's offer to businesses and with this the mitigation of any potential negative impact on employees (i.e. loss of

employment) this is not supported if the business decides to leave on their own accord.

- 4.42 Some of the employees working in larger businesses in Chrisp street are due to relocate to other buildings outside the immediate regeneration scheme area. This is particularly the case for Poplar HARCA Staff and for the LBTH staff working in the district centre right now.
- 4.43 For these staff there are unlikely to be any real equalities implications, as the relocation proposals are not significantly disruptive with new Poplar HARCA premises being within walking distance of the current office facilities in Chrisp Street.

4.44 The table below summarises the key data findings for **SHOPPERS** on Chrisp Street in relation to equalities and diversity information as set out in the available dataset.

Age	Equalities and diversity data
Age	<ul style="list-style-type: none"> 21% aged 25-44; 20% aged 45-54;20% aged 55-64
Gender	<ul style="list-style-type: none"> 45% male and 55% female
Race	<ul style="list-style-type: none"> 36% Bangladeshi; 39% White British;9% White other
Disability	<ul style="list-style-type: none"> No data was captured
Religion or belief	<ul style="list-style-type: none"> No data was captured
Gender reassignment	<ul style="list-style-type: none"> No data was captured
Sexual orientation	<ul style="list-style-type: none"> No data was captured
Pregnancy and maternity	<ul style="list-style-type: none"> No data was captured
Marriage & civil partnership	<ul style="list-style-type: none"> No data was captured
Socio Economic	<ul style="list-style-type: none"> No data was captured
Main languages spoken	<ul style="list-style-type: none"> No data was captured on main languages spoken. 34% of the population of Tower Hamlets most commonly speak a language other than English (Census 2011). After English, Bengali is the most commonly spoken language for 18% of the population (Census 2011)

Source: Plus Four March 2016

Equality issues raised

4.45 The data sets out above is based on a survey of shoppers carried out by Plus Four in March 2016. The sample had a broad cross section of ages. The sample included a slightly higher number of women than men and showed a higher proportion of white British Shoppers, followed by Bangladeshi shoppers. However, there were no other protected characteristics recorded.

4.46 However, some retail patterns were assessed including:

- 70% of residents who mainly shop at Chrisp St walk there and more than 50% of shoppers walk there
- 6% of residents who mainly shop at Chrisp St drive there, as do 8% of the 'shoppers' (data excludes those who work there)
- 52% of residents go most often to Chrisp St for their everyday shopping essentials
- 74% of all residents who shop at Chrisp St said the market is the main reason for them to visit
- 37% of 'shoppers' also told us the main reason for their visit on the day/time concerned was the market
- Shoppers' visit Chrisp St every c.2 days, whilst residents who shop mainly on Chrisp St, do so every c.3 days

- 'Shoppers' stay on Chrisp St for 65 mins (excluding any time relating to work), whilst residents who mainly shop on Chrisp St stay for 53 mins
- Residents who take public transport to Chrisp St will stay longer (56 mins) than those who walk or drive (45-46 mins)
- Chrisp St is primarily associated with fruit & vegetables, large supermarkets and the market
- Amongst residents, the highest non-food offering used is the Post Office (22%), and amongst 'shoppers' high usage is also the Post Office, alongside the library/Idea Store, and banks (each 8%). NB: all services
- 33% of residents said the Chrisp St shops/services were poor, including feedback that there was not a wide enough variety of stores/stalls (many are the same) and that they can't get everything they need
- Overall, a third of residents (40% who most often shop at Chrisp St and 24% who most often shop elsewhere) and a quarter (26%) of 'shoppers' said that fashion/clothing would encourage them to visit Chrisp St more often
- A significant number say that another large supermarket would bring them to Chrisp St more often
- Those who shop 'most often' at Chrisp St market, visit cultural clothing stalls more frequently (29% v 15-22% all other markets) and are more likely to be attracted to fruit & veg stalls (66% v 49-56%)

Summary of perceptions of the regeneration programme:

4.47 The key perceived impacts as stated through research undertaken is set out below:

Key Issues	Residents	Businesses
<ul style="list-style-type: none"> • Impact will be on rents and shop-owners and then staff, as without the business then the shops won't be here 	<ul style="list-style-type: none"> • It is unlikely that the type of people who buy £600,000 developments will be shopping at many of the independents here 	<ul style="list-style-type: none"> • The rent will be high and there will be more competition. So they need to set aside some small units for businesses like us.
<ul style="list-style-type: none"> • Parking access - parking is needed 	<ul style="list-style-type: none"> • Residents and Customers worried about the lack of car parking 	<ul style="list-style-type: none"> • Especially concerned during the redevelopment and that it will be more congested e.g. where they are taking away parking spaces
<ul style="list-style-type: none"> • It's great for Poplar finally getting recognised as a place in its own right. 	<ul style="list-style-type: none"> • Welcome the new development, but not at the cost of getting rid of the existing local community of people. 	<ul style="list-style-type: none"> • Creating an evening culture with a Cinema and restaurants is perfect for this area which has been overlooked for so long.
<ul style="list-style-type: none"> • Poplar HARCA is not keeping us informed about the development 	<ul style="list-style-type: none"> • They don't tell us the advantages and disadvantages of the development 	<ul style="list-style-type: none"> • Impressed by the scheme and happy that existing retailers are being catered for
<ul style="list-style-type: none"> • Currently the 	<ul style="list-style-type: none"> • Need to cater for those on limited incomes and those 	<ul style="list-style-type: none"> • It will be great to have an alternative place to

Key Issues	Residents	Businesses
atmosphere is friendly and multicultural and worried that this will soon disappear	new residents that have more disposable income.	socialise after work and at weekends without having to go to Canary Wharf or the west end.

- 4.48 The views of residents as expressed through the regeneration scheme's consultation exercise have been extracted and are set out in the table above. Clearly there are positive impacts which when brought together may outweigh the negative impacts. Nonetheless this EIA exercise is about addressing negative impacts, and these are highlighted accordingly.

Consultation issues raised at the Planning Committee

- 4.49 A key concern raised at the Strategic Development Committee in February 2018 was the view, from some local people, that the development of the scheme lacked appropriate levels of consultation.
- 4.50 Engagement with the local community began in 2009, following the initial scheme feasibility study work in 2008, with specific consultation events to inform the local community and affected stakeholders to secure their input into scheme proposals being held every year since. Consultation has therefore helped to shape the proposed scheme over the last 9 years, for details see appendix 9.
- 4.51 The Statement of Community Involvement that supported the planning application, describes the scope of engagement that has been undertaken between 2009 and 2016 and the main outputs from it. This evidences that HARCA/CSDL have engaged in dialogue with all stakeholders about the scheme proposals throughout its development. Moreover, the GLA's response to the planning consultation set out in their Strategic Planning Application Stage 1 Referral Report (12 Dec 2016) were strongly supportive of the principle of redevelopment of the Site and applauded the positive engagement from HARCA/CSDL.
- 4.52 Since these consultations in 2016, there has been a public exhibition in the Management Office at No 19 Market Square in Chrisp Street open to stakeholders to visit. Indeed, leaflets were distributed to over 100 residents and key stakeholders and the exhibition's hours extended to include evenings and a weekend. Update newsletters were distributed to traders and residents in November 2017. A presentation was made to local faith groups in September 2017; Lansbury Estate Board in November 2017; and South Poplar Round Table in November 2017, a stakeholder group including Tower Hamlets College; Canary Wharf; and SPLASH. Street Market Traders continue to attend regular bi-monthly meetings where updates on the project are provided.

- 4.53 Moreover, since February 2018 there has been additional consultation and engagement of local people, businesses and stakeholders. These are set out in appendix 8.
- 4.54 Whilst these consultations have been widespread they have also been accessible as exemplified by:
- HARCA/CSDL Accessibility standards
 - Translations
 - Interpretations signage
 - Alternative formats

Chrisp Street Regeneration offer booklets

- 4.55 Another central feature to the consultative approaches of HARCA/CSDL is the emergence of a number of booklets that provide information about the residential tenants offer, leasehold buyback and relocation offer, retail leasehold offer, market stalls offer and the lockup offer.
- 4.56 These documents explain HARCA/CSDL's offer for each of these groups, setting out the timescale for the development, frequently asked questions, choices for all parties and compensation payment (where applicable), How the developers will keep people up to date with the plans and how to contact someone who can help.
- 4.57 The details of the offers within these printed booklets have been set out in section 3 above. As a means of information sharing they are a positive contribution to engagement and need to be accessible to key equality groups within each of 5 cohorts of stakeholders being engaged. The design and feel of these booklets are positive although sourcing alternative print, translations and or audio version of the text may need to be addressed via the website links that the booklets are also hosted on.

5 Equality Impact Assessment

- 5.1 This section incorporates both data and analysis to assess the regeneration proposals and their associated decisions in the light of the ways in which they may affect residents, businesses and users of the Chrisp Street District Centre that fall under the protected characteristics.

Regeneration rationale

- 5.2 The Scheme will revitalise and rejuvenate the existing district centre and market by maintaining, enhancing and increasing the supply of town centre activity, including creation of circa 500 new jobs and an estimated additional annual spend of £10.2M. The Scheme will progress the Mayor's aims "To regenerate the existing centre based in and around Chrisp Street into a vibrant, thriving, and multi-purpose town centre, with a mix of uses including evening and night-time use and a market" (LBTH Core Strategy).
- 5.3 It is anticipated that construction of the Scheme will last approximately 8 years. The programme for the Scheme aims to maintain the sustainability of the district centre throughout and following on from the regeneration programme and to provide an extension of usage to 16 – 20 hours per day as opposed to the current 8 hours per day.
- 5.4 The proposed phasing of the Scheme has been designed to:
- Maximise the opportunity for internal decants from residents into the new affordable homes and provide the opportunity for leaseholders to acquire new properties within the redeveloped parts of the estate. This has positive benefits in that those people that wish to remain part of, or return to, the community will be able to do so, which in turn has a positive benefit on maintaining and building community cohesion;
 - Create new retail space in advance of existing spaces being removed to allow the relocation of existing businesses. Poplar HARCA and CSDL have provided a detailed Retail Management Strategy as part of the planning that details how the retail provision will be managed during the regeneration programme and proposed management arrangements for the future;
 - Minimise the number of property acquisitions required to deliver the early phases of development
 - Maintain a viable retail trading environment during the redevelopment;
 - Minimise disruption to residents in the demolition and build processes

Mapping Impacts

- 5.5 A central process within this EIA is to establish the planned activity set out in the scheme's proposals and to assess the likely impacts for residents, businesses and visitors in general. It also aims to highlight, where relevant, how these impacts can be assessed as having an equality component or at the very least where some protected characteristics may face a differential impact from others on the estate.
- 5.6 The table below sets out the key components of the regeneration programme as described in the Cabinet Report. It seeks to describe **generic impacts of the regeneration programme and to draw from that likely equality impacts**. The essence of this table will be drawn into the EIA assessment in section 5.

Regeneration activity, programme rationale, regeneration impacts and likely equality impacts.

Programme Rationale	Regeneration impacts	Likely Equality impacts (Positive and Negative)
Cabinet Report, December 2017		
This report seeks approval for delegated authority on a number of matters related to the East India and Lansbury Ward regeneration plans.	The Cabinet report makes it clear that the development must offer increased housing provision, improved employment opportunities and improvements to the economic, social and environmental well-being of the area.	The regeneration proposals for Chrisp Street will benefit the areas and the residents in and around the district centre, particularly from the improved retail and amenity provision on site. Additionally, the increased housing is likely to have a social housing and private housing value. The former should have a strong impact on securing housing for people currently on the borough's housing waiting list.
Reducing the number of those waiting on the borough's housing register		
Council-wide commitment to increase social housing	<ul style="list-style-type: none"> ▪ Increasing opportunities for those on the housing waiting list to access social housing in the borough ▪ The ethnic profile of those on the housing register is highly diverse with higher levels of Bangladeshi residents on the register. ▪ There are significant numbers of residents that are keen to see new property which is built to lifetime home standards, more energy efficient and with potentially less problems 	<p>The housing needs of people with a wider range of protected characteristics will be positively enhanced through the development of these new units</p> <ul style="list-style-type: none"> ▪ 643 more homes designed to lifetime homes standards and with disability access ▪ Improving the housing stock will provide homes to higher standards and hence improve the quality of accommodation for residents currently in the district centre

Programme Rationale	Regeneration impacts	Likely Equality impacts (Positive and Negative)
Demarcation of CPO area		
<p>The setting of a CPO is central to assemble the development site to commence construction</p>	<ul style="list-style-type: none"> ▪ Highlight which land interest are due included within the development red line area ▪ Confirm those land interests that due for demolition and re-build ▪ Demolition places a strain on residents within the development red line area, with the realisation of the 'clock ticking' before they need to leave their old homes 	<ul style="list-style-type: none"> ▪ Perception that some, particularly leaseholders are being 'forced' to have to sell and leave or stay and port their mortgage to a new property ▪ May have disproportionately negative impact on leaseholders who are less able to afford their new home thus 'forcing' them to sell and move off the estate ▪ General sense of stress, anxiety and disturbance for residents within the development red line area
Design		
<p>New energy efficient homes built to Lifetime homes standards</p>	<ul style="list-style-type: none"> ▪ Transferring tenants/leaseholders will have access to the specification and designs of their new homes ▪ Improved housing - better insulated, more energy efficient and removing current housing maintenance shortfalls 	<ul style="list-style-type: none"> ▪ The needs of older people and people with disabilities will be enhanced by the development of properties built to lifetime homes standards ▪ Families will have units that are in much better condition than currently
Planning		
<p>Planning applications to release the development process</p>	<p>The planning of the scheme sets out the project master plan, plan on physical design and compliance with local and national planning regulations</p>	<ul style="list-style-type: none"> ▪ The planning process itself should be equalities positive ▪ Users of the new district centre will have greater access both physically and better access to improved and sustainable facilities
Development programme		
<p>The construction programme itself Likely to be over an 8 year period</p>	<ul style="list-style-type: none"> ▪ Impact on residents within the development red line as well as those outside it ▪ Impact of development for properties outside the development red line but immediately adjacent to the regeneration itself include: <ul style="list-style-type: none"> - Disruption, noise, dust and 	<ul style="list-style-type: none"> ▪ Potential negative health impacts of the construction process including noise, dust, construction debris and environmental impacts negatively impacting on health, disability and pregnant mothers. ▪ This will be subject to who will remain on site during the development Households with children and older people

Programme Rationale	Regeneration impacts	Likely Equality impacts (Positive and Negative)
	<p>construction disturbance - Potential parking issues on site during the period of the regeneration</p>	<p>may find the regeneration process and construction harder to live with</p>
Decant		
<p>Decanting of those tenants in Phase 2 into new homes built in Phase 1</p> <p>Phasing for businesses is different as Businesses will move into new facilities once developed</p>	<ul style="list-style-type: none"> ▪ Aim for most people to have a single decant ▪ House move and settling into the new unit with its associated disturbance ▪ People may feel they do not know what's going to happen to them ▪ Residents may lose near neighbours in the transfer and some were concerned that they may be in a different location to their previous neighbours and fear the perceived need to have to start over again 	<ul style="list-style-type: none"> ▪ The decant process needs to address the equality needs of residents/businesses. Those who are most likely to be affected negatively are those who are older, disabled and or who have health conditions ▪ Wellbeing is a critical factor, as is the support network previously available pre-regeneration ▪ Some residents may lose immediate neighbours in the transfer to new accommodation which may have negative impacts on residents reliant on a local/neighbour care network ▪ This needs to be addressed to support households who need care support which disproportionately is more likely to impact on older people, disabled and those with health conditions
Tenant Relocation Offer		
<p>Relocation Offer set out the commitment of the Poplar HARCA to address the needs of tenants through the regeneration process</p>	<ul style="list-style-type: none"> ▪ The new home meets the tenants housing needs and if applicable will meet the design requirements of people with disability ▪ New homes will address unmet housing needs i.e. overcrowding, under occupation, health or social factors ▪ The social rents will be set in the same way as HARCA sets social rent. ▪ Compensation for having to move. A home loss payment will be paid plus reasonable disturbance costs 	<ul style="list-style-type: none"> ▪ Nonetheless whilst, these offers seem to be equality neutral, they may have slightly different impacts for people with different equality characteristics ▪ Many of the potential impacts will become visible once residents of all tenures are in detailed discussions with Poplar HARCA teams about their own personal circumstances including financial, physical and social as they explore the options available to them

Programme Rationale	Regeneration impacts	Likely Equality impacts (Positive and Negative)
Leaseholder Relocation Offer		
<p>Relocation Offer set out the commitment of the developer to address the needs of Leaseholders</p>	<ul style="list-style-type: none"> ▪ The CPO process forces leaseholders that have not entered into a voluntary agreement to have to sell but they have options to purchase an alternative unit or enter into a shared ownership/equity arrangement on the estate ▪ Cost impact for those retired ▪ Cost impact for those with low disposable incomes ▪ Home loss payments impact on those who have divorced or separated ▪ Focus on home modifications for people with disabilities ▪ Focus on language and understanding the deal and the negotiations associated with it 	<ul style="list-style-type: none"> ▪ Some leaseholders, due to their circumstances may experience different degrees of difficulty through the regeneration proposals, especially if they speak English as a second language ▪ The key equality implications relate to older people, particularly those who are no longer earning, this may place a burden of financial hardships on those needing to replace current or raise further mortgage

Programme Rationale	Regeneration impacts	Likely Equality impacts (Positive and Negative)
Business Relocation Offer		
Retail Strategy	<ul style="list-style-type: none"> ▪ CSDL and Poplar HARCA have confirmed as stated in the Retail Management Strategy that all retailers who had a right to renew their lease would be offered the option to stay within the scheme if they so wish. 	<ul style="list-style-type: none"> ▪ Alternatively, if any retailer wishes not to remain and surrender their lease to CSDL/HARCA will be compensated to surrender their current lease accordingly in line with the statutory CPO compensation code. ▪ This may have negative impacts on staff who would be unable to remain employed in Chrisp Street.
Phasing		
	<ul style="list-style-type: none"> ▪ The development process has identified clear first phases to allow residents of future phases to move only once into new homes where requested ▪ Creating opportunity to move (in a single move) residents to new properties to free up their previous unit/block to commence second and third phases of the development process ▪ Minimising the number of moves is part of the aims of the regeneration programme 	<ul style="list-style-type: none"> ▪ Until such time as the planning application has been resolved, then HARCA cannot address uncertainties in relation to phasing etc. that are arising ▪ Some residents may need to move more than once in the regeneration process. This needs to be mitigated where possible

6 Protected Characteristic Equality Impact analysis in summary

Chrisp Street District Centre

Equality impact analysis of each Protected characteristics and local equality characteristics assessing Impact in terms of: **positive**, **negative**, **positive** and **negative**, **none**, or **unknown**

Race: EIA Finding: **Positive**

Context:

- 6.1 LBTH is one of the most diverse local authority areas in the country. With 31% White British populations that means that 69% of the population are BAME communities. Of these 32% are Bangladeshi and 12% are White Other.

Race profile of the Regeneration Scheme

- 6.2 Based on the primary research carried out by Microfish in 2017 the Race Profile of the District centre shows that the BAME profile of respondents for the whole estate is 85.2%, whereas the BAME profile for respondents from within the development red line area is 82.7% and outside 88.0%. Clearly the non-white British population is significantly higher and hence the racial profile of the Chrisp Street shows significant levels of diversity.
- 6.3 The BAME profile of tenant respondents is 91.0%, leaseholders 70% and private tenants and temporary accommodation licensees was 96%. This shows that there is a higher proportion of leaseholders that are white British (30%), tenants (9.0%) and private tenants and temporary accommodation licensees (4%).

Ethnicity	Context	Live			Work		Visit
	LBTH	Tenants	Lease holders	Private Landlords	Retailers (Shops)	Retailers (Market traders)	Shoppers
White British	31%	9%	30%	4%	27%	9%	28%
BAME	69%	91%	70%	96%	73%	91%	72%
Bangladeshi	32%	80%	19%	19%	35%	58%	44%
Whiten Other	12%	0%	19%	68%	1%	9%	6%

Detailed breakdowns in Appendix 2,3 4, and 5

Assessment

- 6.4 The positive impacts for this group relate to the same impacts that secure a successful regeneration of the district centre. Houses, business premises and infrastructure will and should be available to all communities in the same way.
- 6.5 The diversity of the local community is significant. Nonetheless the critical factor is the need to enable those wanting to stay in Crisp Street to do so and to work to ensure that the relocation of residents is consistent and fair and not influenced by someone's ethnicity.
- 6.6 Moreover, it is critical to ensure that Tenants, Leaseholders, Private tenants, Retailers, Market Traders and shoppers have positive experiences from this regeneration proposal irrespective of their race. Clearly there may be some groups that will have a higher likelihood of negative impacts particularly those who are older, with lower socio-economic status and those with health conditions and disability. Nonetheless these as discrete protected characteristics may have a high racial component by dint of the large BAME profile of the area. However, these potential negative impacts are not because of these people's racial make-up.

- 6.7 From the evidence gathered there are no stated negative impacts from a race perspective, regeneration plans are therefore broadly positive from a race equality perspective. However, one area where there is a likely concern is the level of social rented housing that is populated by the Bangladeshi community. With the decanting of the residential units prior to redevelopment it is critical that the proportionality of Bangladeshi tenants is maintained. This should be the case given the high proportion of Bangladeshi residents on the Borough's housing register. It is however important that the residential make up of social/affordable tenants reflect the population profile of those on the housing register.
- 6.8 It should be noted that there will be other protected characteristics where negative impacts will be felt, which will be proportionally higher for BAME groups given the population profile of the BAME community in the area diversity.
- 6.9 The central characteristic of Chrisp Street is its diversity, and this will apply to the need to ensure that the BAME populations and particularly the Bangladeshi populations of retailers, market traders as well as residents are effectively engaged through the regeneration process once the scheme has secured planning approval and can be fully commenced. It is likely that the proportional benefits of the regeneration programme will be felt by these BAME populations and it is critical that where negative impacts are identified they are addressed. However, at this point there are no direct negative impacts from the regeneration proposals that are likely to impact on these BAME populations.

Points for consideration

- 6.10 Effective engagement and negotiation with Businesses, Leaseholders, and other land holding interests and ensuring that communications are effectively supported with translation and interpretation where needed and required by representatives of the community.
- 6.11 Ensure that the proportion of new social housing tenants moving onto Social Housing units in Chrisp Street are reflective of the Borough's Housing register
- 6.12 Ensure that the relocation offers to leaseholders to enable residents who want to remain in the area are open to all leaseholders and that their rights are not inhibited as a result of their ethnicity. Thus, ensuring that the information and access to information is equal, communications are understood and that those negotiating with leaseholders are effectively trained to enable the appropriate application of the borough and developers' commitment to equality and diversity.
- 6.13 The cultural needs of the BAME communities suggest the need for family housing on site and this has been a strong consideration of the regeneration proposals. Indeed the new development proposed a higher level of habitable rooms per unit and the scheme will be compliant with MDD.
- 6.14 The scheme will deliver a more sustainable Chrisp Street going forward that will have a strong mix of private development and social housing. The sales value gained from the private development will fund the outcomes and aims of the

regeneration of the district centre and the sustainability of the retail and business communities on site. This will sustain the employment outcomes for the community and particularly should reflect the BAME community that are predominant in the area.

Gender: EIA Finding: None

Context

6.15 Boroughwide the Tower Hamlet’s gender split is 48% female and 52% male. For Chrisp Street both men and women regularly use the district centre from a retail perspective. In terms of housing, women applying for housing are more likely to have dependent children and therefore require family-sized homes. However, there is a need for family units that reflect the cultural needs of the communities that reflect the locality. The gender split on the borough’s housing register shows a higher proportion of men on the housing register at 56% compared to women at 44%.

Gender profile of Chrisp Street

6.16 Gender profile of the Chrisp street residents: showed a 53% male population and a 47% female population. This is further broken down in the table below.

Gender	Context	Live			Work		Visit
	LBTH	Tenants	Lease holders	Private Tenants	Retailers (Shops)	Retailers (Market traders)	Shoppers
Female	48%	50%	57%	35%	24%	3%	55%
Male	52%	50%	43%	65%	76%	97%	54%

Assessment

6.17 There were instances through this analysis of gender where there are quite different profiles. The proportion of women on the housing register is higher 56% to 44%. Social tenants currently on-site show parity at 50% each, however for leaseholders there is a higher proportion of female leaseholders 57% to 43% male. However, in contrast for private tenants the data shows a higher proportion of men 65% to women 35%.

6.18 Whilst there are equal levels of women and men who are tenants, there are more women who are leaseholders. This may suggest a potential need for these women to keep their roots in the locality. The relocation offer to leaseholders is such that residents can stay in the locality should they prefer, and options and affordability options are available to support this process. This would include a leasehold swap,

shared ownership or shared equity options. This will need to be negotiated sensitively on a one to one basis with individual leaseholders when the time arises.

- 6.19 Nonetheless, there was strong sense that the improvement to housing stock and the provision of new homes would be a strong positive of the regeneration process. This will benefit both men and women and as such gender should not be a factor in the allocation of these social housing units going forward as the allocation policy should take over and hopefully secure equitable distribution of tenancies. The private development will however be market led and issues of security and safety as well as proximity of amenities and retail may be deciding factors for men and particularly women when deciding on purchasing these properties.
- 6.20 What is clear is that from a retail perspective there are many more shop owners who are male and from a Market traders' perspective there is a very low level of female pitch licenses. This is broadly consistent with similar district centres. However, there may be some focus to support women, to develop businesses in this centre and the developer may want to work with the Borough to seek to diversify the gender split of these retailers. To this end they may want to identify funding that may be available to support this economic development/supplier diversity commitment.
- 6.21 From the evidence gathered there are no stated negative impacts from a gender perspective and plans are broadly positive from a gender perspective.

Gender re-assignment: EIA Finding: None

Context:

6.22 Across all the data sets reviewed there is no gender re-assignment information either for residents, businesses, retailers and shoppers. Wider housing data is not available

Gender re-assignment profile of Chrisp Street

6.23 The primary research that was carried out by Microfish did not capture any data around transgender or gender reassignment of any respondents. This leaves this part of the EIA without any meaningful data to review. Nonetheless going forward when tenancies are allocated and when properties are purchased it would be helpful for the developer to capture this information if only to address the potential specific needs of this trans community and to establish a broad Gender Reassignment Profile for Chrisp street shows no respondents that have stated they have undergone or are undergoing a gender transition.

Assessment

6.24 There were no residents that were described as having undergone or are undergoing a gender transition/reassignment process.

6.25 From the evidence gathered there are no stated negative impacts from a gender re-assignment perspective.

Disability and Health: EIA Finding: Positive & Negative

Context:

6.26 From the 2014 ward profile 9% of residents in the Lansbury ward described themselves as having an illness or disability that limited their day to day activities a lot and 8% that stated that they had an illness or disability that limited their day to day activities a little. This compared to the borough response rate for the same questions of 8% and 7% respectively.

6.27 The survey carried out by Microfish questioned if any member of the household had a long-term physical or mental health condition or disability. Therefore, it is difficult to determine the nature of disabilities being reported.

Disability (long-term physical or mental health condition or disability)	Context	Live			Work		Visit
	All residents	Tenants	Lease holders	Private Tenants	Retailers (Shops)	Retailers (Market traders)	Shoppers
No	84%	83%	68%	94%	% Not available	% Not available	% Not available
Yes	16%	17%	32%	6%			

6.28 It is clear, that there is some level of residentially based disability data available to inform the EIA and to support the design of properties which will take into account the needs of disabled tenants. Moreover, there is evidence that in the draft Statement of Reasons and the initial design plans that are being developed there is a commitment to take account of disability for specific units and that all homes will be designed to lifetime homes standards.

Disability and Health profile Crisp Street Residents

6.29 From the information gathered, it is clear, that the profile of disability is broadly consistent with that in the Lansbury Ward. This is particularly the case for tenants on site. However, there is a much higher level of disability amongst the leaseholders currently residing on Crisp Street. This may be because of their age and it may be because they have purchased their property some time ago and as they have grown older they have increased their likelihood of illness and disability. The data however cannot distinguish between ill health and disability. Nonetheless it is likely that as a result of their limiting illness there are likely to experience greater detriment through this regeneration programme.

6.30 It is important to get a better grasp of this issue and it should be the responsibility of CSDL/HARCA to engage with Leaseholders and tenants to establish the specific nature of any disability or health condition that is being experienced in these households. Only in this way can a true assessment of disability/health impact of this scheme be addressed.

6.31 Nonetheless our assessment suggests that there are some equality impacts that are both negative and positive for people with disabilities. These include:

Potential negative disability impacts:

- The disturbance of moving (decant of moving away) may have a disproportionately greater impact on disabled residents
- Quality of life will be affected by the construction, particularly if their disability is accompanied with any breathing condition
- Sensory impairment will also be affected particularly those that are affected by loud noise or construction machinery
- New physical layout of the estates will be challenging to those with visual impairment
- It would be important to move people with a disability only once in the process if this is their choice and preferably into homes with readily set up adaptations
- People with learning difficulties, subject to the intensity of their condition, will also be affected by the construction process and may need separate forms of communication and engagement to enable their understanding of the reality of their situation

Potential Positive Disability Impacts

- All new homes will be built to lifetime homes standards

- Specific properties are being built for disabled people and will have relevant adaptations and equipment built in where recommended by assessment
- The relocation process will enable disabled residents to secure more appropriate housing that meets their current and future needs
- Access and egress from the new homes will be supported with lifts and dedicated disabled parking supported by secure design principles
- Greater choice to disabled people who cannot achieve independent living due to lack of suitable housing in the borough's housing stock
- Application of Considerate Contractor requirements to minimise negative impact during construction period

Negative Health impacts

- CSDL recognise that there are potential health impacts of living adjacent to the development areas. However, these impacts will be mitigated through planning requirements for noise and dust attenuation and through CSDL being a signatory to the Considerate Contractor Scheme. It should also be noted that those people most directly affected (those that are resident in the Festival of Britain Homes) will get direct benefit from the scheme through the provision of lifts to gain access to their premises.
- Impacts in the short-term associated with the disruption of moving home and uncertainty about the future stress, anxiety and depression are issues residents have stated that will impact negatively on their health
- Construction environment can exacerbate existing health conditions and may for some be the cause of new health conditions
- Relatively high levels of Limiting Long Term Illness and Long-term conditions present on the estate
- Health impacted because of the development environment through breathing and circulatory disease, asthma etc.

Positive Health impacts

- Longer term, positive impacts can be expected from providing much better-quality homes, reducing overcrowding, provision of private outdoor space and improved public realm
- Quality homes designed according to best practice in urban design, producing a high-quality home and urban environment and a safe and secure new neighbourhood, contributing positively to quality of life

- Application of Considerate Contractor requirements to minimise negative impact during construction period
- Lifetime home standards and modern-day building regulations will improve accessibility throughout the estate from homes to amenity space
- Improved sustainability will provide better insulated and warmer homes

Age: EIA Finding: Positive & Negative

Context:

6.32 Based on the 2016 mid-year estimates the age profile of all residents in Chrisp Street is relatively younger in comparison to the age profile of Tower Hamlets population. As a proportion of the all resident's population, 40% are aged under 25 (this age group make up 31% of Tower Hamlets population). As a proportion of the all resident's population, the majority are aged 25-34 (27%) similar to the age group in Tower Hamlets population (28%). 13% of the all resident population are aged 35-44 (17% in Tower Hamlets population) A smaller proportion of the all resident population are aged 45 and over (21%) over (this age group make up 22% of the Tower Hamlets population).

Age profile of the estate

6.33 The table below sets out the age profile by standard bandings for residents and businesses owners of Chrisp Street

Age group	Tower Hamlets Borough	All Residents	Social Housing Tenants	Leaseholders	Businesses (Shops)	Market Traders
	(%)	(%)	(%)	(%)	(%)	(%)
Under 18	22%	24%	31%	11%		
18-24	11%	16%	7%	15%		
25-34	28%	27%	22%	30%	8%	6%
35-44	17%	13%	13%	11%	39%	55%
45-54	9%	5%	5%	13%	33%	27%
55-64	6%	6%	8%	9%	16%	12%
65-74	3%	6%	9%	4%	5%	
75+	3%	4%	5%	6%		
Total	100%	100%	100%	100%	100%	100%

6.34 Across all these age profiles (total household age groups) it is clear that there are many younger and older people living in households. The profile of social household tenants and leaseholders shows a strong proportion of young and older residents. This suggests that these groups are well populated. Moreover, these age groups are most likely to have greater impact during periods of physical regeneration as described below. Moreover, effort should be made to address the safety of younger and older residents during the regeneration process and to thus mitigate any negative impacts of the regeneration programme.

Potential negative impacts:

- Older people particularly those with disabilities will have varying negative impacts potentially because of this regeneration programme.
- Older people have generally been living on Chrisp Street for a longer period than other residents, and will be more settled and would require support when moving.
- For people of all age's quality of life will be affected by the construction and decant process, particularly older people if they are on their own, frail and vulnerable.
- There is also likely to be disruption to school life particularly for young people trying to study at home during the construction and decant period itself.
- There may be an impact on child care arrangements particularly if there are informal arrangements with other residents who may be moving off the estate. Access to child care, nurseries, creches and schools will need to be reviewed to minimise any disruption.

Specific issues for older Leaseholders

- Older leaseholders may find it difficult to raise any additional mortgage on their new or lease swap properties. The shared ownership/equity option seeks to address this, but this still may cause older leaseholders to feel their aspirations of owning 100% their own home is being undermined although they will own an asset of the same value as that previously owned.
- All these aspects will cause leaseholders, particularly older leaseholders greater levels of anxiety, stress, even depression and possibly leading to ill health.

Potential Positive Impacts

- All new homes will be built to lifetime homes standards.
- Specific properties are being built for disabled people and will have relevant adaptations and equipment as per medical/OT assessment, many of these disabled people are also older people and this would benefit this community too.

- Improved sustainability will provide better insulated and warmer homes which will cost less to heat
- The supply of additional homes built to lifetime homes standards will benefit the older population of the borough.
- Relocation Offer provide options to maintain both tenants and residential leaseholders to relocate into new homes on the estate.
- Application of Considerate Contractor requirements to minimise negative impact during construction period.
- Quality and design of provision for future amenity space will be positive for young people providing a variety of play opportunities to a wider age range.

Sexual Orientation: EIA Finding: None

Context:

6.35 The research carried out by Microfish on residents has highlighted some sexual orientation information which is set out below. Guidance from the Equality and Human Rights Commission states to collect it where relevant and sexual orientation is not relevant to much of housing / regeneration services, with the exception of tackling harassment.

Sexual orientation profile of the Crisp Street:

Sexual Orientation group	Housing Register applicants (%)	All Residents (%)	Social Housing Tenants (%)	Leaseholders (n)
Heterosexual	86%	65%	59%	44
Bisexual	14%	1%	0%	0
Gay	0%	2%	0%	2
Lesbian	0%	0%	0%	0
Prefer not to say (unknown/not asked)	0%	33%	41%	7
Total	100%	100%	100%	53

Assessment:

- 6.36 There are no discernible negative impacts identified for LGBT groups. The Crisp Street District Centre will be secure by design and this should afford greater levels of safety. The design of the new homes and spaces will create a place that is secure by design and can be policed more easily. The public realm will offer a greater level of security to all which may be relevant to LGBT residents who are more likely to be subject to hate crime and harassment.
- 6.37 Through the course of the engagement interviews with householders on Crisp Street there were no raised concerns regarding sexual orientation and the regeneration process.

Religion and belief: EIA Finding: None

Context:

- 6.38 Data for religion in Tower Hamlet has been sourced from the 2011 Census and via the research carried out by Microfish. This shows that: 35% of the population are Muslim, 27% Christian, 19% have no religion and 15% prefer not to say. The other religions collectively make up a further 4% of the total.
- 6.39 85% of social housing tenants follow a religious faith - Muslim (60%) and Christian (23%) being the more commonly observed faiths.

Religion and belief profile of the estate:

Religion/Faith group	Tower Hamlets Borough	Housing Register	All Residents	Social Housing Tenants	Leaseholders	All Businesses (n-103)
	(%)	(%)	(%)	(%)	(%)	(%)
Christianity	27%	9%	23%	15%	40%	12%
Buddhist	1%	0%	0%	0%	0%	1%
Hindu	2%	0%	0%	0%	0%	3%
Jewish	1%	1%	0%	0%	0%	0%
Islam	35%	78%	60%	83%	32%	63%
Sikh	0%	0%	0%	0%	0%	4%
Other religion	0%	2%	0%	0%	0%	
No religion	19%	0%	8%	3%	11%	11%
Prefer not to Say (unknown)	15%	10%	7%	0%	17%	6%
Total	100%	100%	100%	100%	100%	100%

Assessment:

- 6.40 There were no discernible negative impacts, raised by residents in the engagement process, they believed was as a result of their religion and belief. Moreover, there are few aspects that would be negative unless residents were prevented from practicing their religion/faith.

Pregnancy and maternity: EIA Finding: Positive and negative

Context:

- 6.41 Pregnancy and maternity information for households was collected as part of the survey carried out by Microfish. The data support a better understanding of new family formation and the potential need to secure independent self-contained housing.

Pregnancy and maternity profile of the estate:

Household member expecting or had a baby in past 12-months	All Households (n-86)	Social Housing Tenants (n-51)	Temp Accommodation Clients (n-3)	Private Tenants (n-17)	Leaseholders (n-15)
	(%)	(%)	(%)	(%)	(%)
No	91%	86%	67%	100%	100%
Yes	6%	8%	33%	0%	0%
Unknown	3%	6%	0%	0%	0%
Total	100%	100%	100%	100%	100%

- 6.42 At the time of this survey there were only 5 of the 86 households identified by respondents as having a resident that was either pregnant or within their 12-month period of maternity/paternity leave.
- 6.43 There is potential for both negative and positive impacts for expectant mothers and those who are in their first 6 months of maternity. As can be seen there are likely to be greater positive impacts through the design that aim to mitigate any negative impacts.

Assessment:

Negative impacts

- There will be disruption during the construction period and the developer will provide access routes through the estate during this time. This may negatively impact on pregnant mothers or families with new born children.
- Efforts to address this disruption will be universal to the whole population of the estate.

Positive Impacts

- New housing will have greater accessibility and will support parents of new born babies or mothers in periods of pregnancy and maternity.
- The layout of the new homes will consider access, lift and stairs so that larger family homes are either accessible by lift or not above four storeys high without a lift.
- The design of the public realm will consider accessibility for people moving around the estate, pushing buggies etc. Any affected tenants who are pregnant at the time of re-housing may be entitled to a larger property as per the allocations policy.

- Application of Considerate Contractor requirements to minimise negative impact during construction period
- The range of property sizes may enable relocation into larger properties more suited to those with a growing family
- There is no specific **Mitigation activity** required

Marriage & Civil Partnership: EIA Finding: None

Context:

- 6.44 The council and developers recognise gay relationships and civil partnerships with respect to household composition. There are no known negative impacts on these groups.
- 6.45 None of the research undertaken collected information about the marriage or civil partnership status of residents on the Chrisp Street site.

Assessment

- 6.46 It is worth noting that in property and family law the legal status does have an impact when tenure and leaseholder status come into play. Moreover, some widowed people may have higher levels of vulnerability in a regeneration environment namely.
- 6.47 Support and advice may be required for tenants and leaseholders who have undergone either a divorce or bereavement to enable them to adequately understand the implication of the regeneration process on their housing ownership and tenure rights.
- 6.48 Nonetheless there are no discernible negative impacts for residents, leaseholders and or businesses in Chrisp Street as a result of people's married or civil partnership status.

Socio Economic Inequality: EIA Finding: Positive and negative

Context

- 6.49 Housing and the ability to respond to the pressures placed on people by regeneration schemes will in part be reliant on their levels of economic activity and capability to generate income to address the priorities being presented to them. To this end this EIA has reviewed the levels of economic activity and inactivity. In short people that are considered economically active are people that are in employment or unemployed. People that are considered economically inactive are people that are studying, looking after family, retired or long-term sick. These individuals are not part of the supply of labour but are important, as they are a potential labour supply in the future.
- 6.50 No data on economic activity was captured in any of the research undertaken in the lead up to this EIA. However, as a standard proxy source, data from the Lansbury

ward profile (2014)¹⁰ has been used which sets out the overall profile of economic activity. This can be applied as a crude measure for residents of Chrisp Street. This indicates a higher population of Lansbury ward residents had long-term health problem or disability limiting day to day activities a lot or a little compared to the overall Tower Hamlets population.

6.51 The table below shows the Lansbury ward profile of economic activity in comparison to the Tower Hamlets profile of economic activity.

- Overall there is a higher level of economic inactivity in the Lansbury ward (37%) compared to Tower Hamlets (30%). Economic inactivity is great in the following categories; looking after home or family, long-term sick or disabled and retired.
 - 10% of the Lansbury ward population look after the home or family, compared to 7% in Tower Hamlets
 - 7% of the Lansbury ward population are long-term sick or disabled, compared to 5% in Tower Hamlets
 - 6% of the Lansbury ward population are long-term sick or disabled, compared to 5% in Tower Hamlets
- Consequently, there are lower levels of economic activity in the Lansbury ward (47%), compared to Tower Hamlets (58%) with lower levels of employment and higher levels of unemployment.

Economically active:	Lansbury Ward	Tower Hamlets Borough
Employed	47.3%	57.6%
Unemployed	9.7%	6.7%
Student	5.6%	5.5%
Total Economically active	62.6%	69.8%

Economically inactive:	Lansbury Ward	Tower Hamlets Borough
Retired	5.5%	4.7%
Student	8.8%	9.9%
Looking after home/family	10.4%	7.0%
Long-term sick/disabled	7.0%	4.5%
Other	5.6%	4.0%
Total Economically inactive	37.3%	30.1%

¹⁰ Lansbury Ward Profile, Corporate Research Unit, London Borough of Tower Hamlets 2014
https://www.towerhamlets.gov.uk/Documents/Borough_statistics/Ward_profiles/Lansbury-FINAL-10062014.pdf

Assessment

6.52 The regeneration programme will have impacts on residents, tenants and leaseholders alike. Some of these impacts might generate greater costs and hence become a burden for some of those residents unable to afford them, for example there may be a consequential rise in the value of the new properties in terms of real value, ratable value and cost of living. Many of the regeneration scheme's direct costs are being addressed through compensation including legal costs, disturbance and moving costs. Nonetheless there may be some protected characteristics that may experience a disproportionately higher level of cost impact, where this arises specific mitigation actions will be explored by CSPL/HARCA. The points below highlight some of these potential negative impacts and how they might apply themselves.

Negative impacts

- Perception of increasing cost and affordability of living on the new development, particularly focusing on the cost impacts for older people
- Higher proportion of residents on means tested benefit
- Older people with less earning capability or fixed incomes
- Non-resident leaseholder residents are awarded market value plus 7.5%. Resident leaseholders are offered options within the Relocation offer to stay on the site in a shared ownership arrangement or choose to leave if they wish
- Some private tenants of non-resident leaseholders may be on benefits and some may be working, this will make a difference to their future housing options
- For resident leaseholders wishing to remain on the estate, it is recognised that the value of similar size new homes would be more than their current home and therefore it could be difficult for them to buy a new home on the estate outright, however shared ownership is offered
- It is recognised that there may be some leaseholders who may have re-mortgaged their homes, spent the money from equity release and may also be unemployed. In these circumstances, it may be difficult for leaseholders to remain on the estate. The Relocation offer caters for these circumstances, where the council will work with individuals to explore all available options.

Positive impacts

- The acute shortage of homes and rising population is adding extra pressure on the need to provide affordable and social rented homes in the Borough, which this regeneration programme seeks to achieve.
- Regeneration of the estate and increasing supply of affordable housing stock will benefit the increasing number of Tower

Hamlet's residents who cannot afford to buy or rent in the private sector.

- Improved energy efficiency of homes and use of sustainable technologies should lead to lower running costs.
- S106 obligations will provide employment and training opportunities.

Language: EIA Finding: None

Context:

6.53 The impact of the regeneration proposals on people who do not speak English as a primary language is critical as developers and the council may want to ensure that alternative formats of the proposals are available upon request (such as audible copies for blind people) as well as being made available in different languages. At every stage of the regeneration, CSDL/HARCA have sought to use plain English and avoid jargon.

6.54 Language profile of residents of Chrisp Street is based on the borough data for language, which shows that the most common languages spoken other than English are:

Most commonly used languages (other than English)	(%)
Russian	0.6%
Bengali	18.0%
Chinese ¹¹	1.7%
French	1.4%
Spanish	1.2%
Italian	1.1%
Somali	1.0%
Polish	0.9%
Portuguese	0.8%
German	0.7%
Russian	0.6%

Assessment

6.55 Language on its own is not likely to have any significant equality impacts from the regeneration programme itself other than the ability to communicate and understand the implications of the regeneration process as it applies to different households.

Possible Negative impacts

- Awareness of the proposals and language capability to negotiate the right outcome for tenants and leaseholders.
- Capacity and capability to understand is not always about language, it may also may be connected to issues of mental health, learning disability and age.

¹¹ Including Cantonese Mandarin and other Chinese languages

7 Human Rights Impacts

Context

7.1 Human rights are the basic rights and freedoms that belong to every person in the world, from birth until death. The Human Rights Act came into force on 2nd October 2000 and incorporates into UK law certain rights and freedoms set out in the European Convention on Human Rights. The articles of the Human Rights act are set out below:

- Article 1 States one must have the rights of the convention in their own jurisdiction. This includes: peaceful enjoyment of possession and general protection of property rights
- Article 2 Right to life
- Article 3 Freedom from torture and inhuman or degrading treatment
- Article 4 Freedom from slavery and forced labour
- Article 5 Right to liberty and security
- Article 6 Right to a fair trial
- Article 7 No punishment without law
- Article 8 Respect for your private and family life, home and correspondence
- Article 9 Freedom of thought, belief and religion
- Article 10 Freedom of expression
- Article 11 Freedom of assembly and association
- Article 12 Right to marry and start a family
- Article 13 Right to that access effective remedy if people's rights are violated
- Article 14 Protection from discrimination in respect of these rights and freedoms
- Protocol 1, Article 1 Right to peaceful enjoyment of your property
- Protocol 1, Article 2 Right to education
- Protocol 1, Article 3 Right to participate in free elections
- Protocol 13, Article 1 Abolition of the death penalty

7.2 There are four Human Rights Articles that are most applicable to social housing/regeneration. The Equality and Human Rights Commission in its Guidance for Social Housing states that these Articles are 1 (Protocol 1), 6, 8 and 14. We enclose some additional information about these four below:

Article 1: Peaceful enjoyment of possession and general protection of property rights.

7.3 This imposes an obligation on the State not to:

- Interfere with peaceful enjoyment of property;
- Deprive a person of their possessions; or
- Subject a person's possession to control.

7.4 However, there will be no violation of this right if such interference, deprivation or control is carried out lawfully and in the public interest.

Article 6: A Right to a Fair Trial - is an absolute right.

7.5 Article 6 is an absolute right. For example, a person who is subject to a decision-making process in relation to a possible eviction should have access to an interpreter, if necessary. Decisions should be given with reasons. Article 6 is likely to be particularly relevant in review or appeal proceedings, which would determine a tenant's rights.

Article 8: Which includes the right to respect for a home.

7.6 Does not normally give anyone a right to a home or to any particular form of accommodation; it contains a right to respect for a home that a person already has;

- Does not contain an absolute right. Even accommodation that has been a person's home for all of their life can be taken away in the circumstances provided for by the Article itself. The Article stipulates that the right to 'respect' can be qualified by lawful action taken by a public authority which is in pursuit of a prescribed legitimate aim, is necessary, and is proportionately taken, and;
- Only applies to something properly called a 'home'. That term may not embrace very short-term accommodation such as a hotel room or transient accommodation such as an unauthorised encampment onto which a traveller has recently moved.

Article 14: Prohibition of discrimination - is an absolute right.

7.7 For example, the Human Rights Act means that a gay couple has to be treated in the same ways as a heterosexual couple in relation to the right to succeed to a tenancy. A difference in treatment can only be justified if there is a good reason for the treatment and if it is proportionate in the light of that reason. Article 14 does not list the 'legitimate reasons' that would justify a difference in treatment.

7.8 The purpose of providing the Equality & Human Rights Guidance for this report is to recognise that the quality of social housing provision makes a huge impact on the well-being of its tenants and the housing communities that they are an integral part of. Human rights are about treating people with dignity and respect. These values should be basic standards for any public service. Human rights have special significance in relation to social housing.

7.9 Lisa Harker, in her book called '*Chance of a Lifetime*', written for Shelter in September 2006, on page 8 says:

"Taking human rights into account when designing and delivering your services is also good for business. It is likely to improve the quality of your service and improve your organisation's reputation. Making sure you comply with human rights can also improve your organisation's performance during inspection and regulation".

- 7.10 It is the view of this report that Poplar HARCA benefit enormously by complying with the Human Rights Act by:
- Minimising customer complaints;
 - Achieving best practice from the relevant regulator;
 - Minimising legal proceedings initiated by your customers and partners;
 - Being held up as a beacon employer by the Equality and Human Rights Commission.
- 7.11 We would also suggest that the 'specific guidance and recommendation' supplied by the Equality & Human Rights Commission in their Guidance for Social Housing Providers, is followed, see:

<https://www.equalityhumanrights.com/en/advice-and-guidance/guidance-social-housing-providers>

8 Key Findings

- 8.1 The regeneration of the Crisp Street District Centre is a major undertaking, which will have a range of impacts that will apply to all the people living within the development area, businesses and retailers operating from the area and a range of other property interests including the council, Poplar HARCA, community and voluntary organisations as well as those that shop in, visit and are users of the district centre. In several cases these regeneration impacts will have a potentially greater impact on specific equality groups. The protected characteristics of disability, age (particularly older and younger people), and this EIA's additional assessment focus of health, socio economic inequality and language have been highlighted throughout the report as having the greatest potential impact.
- 8.2 The developers CSDL/HARCA, and the council have been working to address these equality impacts and have sought to build in safeguards and mitigation activity in the regeneration programme they are designing, planning and consulting on.
- 8.3 Nonetheless in conclusion, the key equality findings which are important to note through this EIA are described below:

CPO process

- 8.4 Much of the engagement with residents (tenants and leaseholders) and businesses has been based on the planning and design process. This is now ready to the point of submitting the planning application. Any Cabinet report seeking approval to seek a CPO will explain the CPO process, which is set in law. To this end much of the proposed CPO activity is governed by the CPO legislation and guidance nationally. However, there are some impacts that are a direct and indirect result of the CPO process, which are identified below. Where feasible this EIA has sought to distinguish between generic regeneration impacts and equality specific impacts:

Generic Regeneration Impacts:

- The CPO process does have a direct impact on leaseholders and other land holding interests as their homes/businesses will be compulsorily purchased if it has not been possible to agree a voluntary settlement. This is universal to all leaseholders and is not in itself an equality impact.
- What residential leaseholders and businesses chose to do next will be their decision, as they have the options of taking their sale value and buying elsewhere (if possible), porting their mortgage and rebuying in the new estate, or entering a shared ownership as per the Relocation offer.
- The CPO process may have a disproportionately negative impact on non-resident leaseholders who have no option to stay, however resident leaseholders have options under the Relocation offer.

- For some, the Relocation offer of porting mortgages and entering shared ownerships may place financial burdens particularly for people with low earning capability.

Equality specific negative impacts:

- Some burden may arise from households where their marital status has changed since the property has been purchased and this may cause legal costs to clarify ownership and to agree the way forward for that household.
- The CPO process may have disproportionate impacts for leaseholders who are either older people and single parent families as their capacity to meet the increased values will impact against them. Similarly, this will have impacts on all leaseholders who find difficulty in meeting any possible increased cost of home ownership on the estate.

Regeneration programme (design, and construction)

8.5 The regeneration of any physical space creates its own impacts, not simply because of the development process itself but also the associated impacts that it has on people living in or close to the development site itself. Particularly this relates to:

Equality specific negative impacts:

- Potential negative health impacts of the construction process including noise, dust, construction debris and environmental impacts, often negatively impacting more disproportionately on people with poor health and disability
- Households with children and older people may find the regeneration process and construction harder to live with.

Resident engagement

8.6 Critical to any regeneration process is the need to ensure that the engagement with residents is maximised. There has been much engagement work delivered on Crisp Street and there is the establishment of some further productive work. However, the EIA suggests that:

Equality specific negative impacts:

- Language is potentially an issue for residents (leaseholders and tenants alike), businesses and market traders and in some cases residents who did not speak English as their first language may have felt that their understanding of the impact of the regeneration scheme had suffered because of this.
- Much of the interaction with residents will be through Poplar HARCA development team staff and those negotiating with leaseholders. In these cases, there is a real concern that the borough's equalities commitments are maintained in the negotiations process (training of staff to recognise equalities issues of those in negotiation).

Decant and housing allocations process

8.7 Elements of this EIA are focused on activity that will happen in time. This includes the phasing of the scheme, the decanting of residents and the rehousing/allocation of housing for the new estate. Findings of concerns raised by residents include:

Equality specific negative impacts:

- The decant process must address the equality needs of residents. These are most likely to be affecting those who are older, disabled and or who have health conditions.
- Wellbeing is a critical factor, as is the support network previously available pre-regeneration.
- The rehousing of the social tenanted properties should seek to retain the local feel for Crisp Street particularly the BAME profile to reflect the local community and to sustain community cohesion
- Sense of community particularly those of immediate neighbours will have negative impacts on residents reliant on a local/neighbour care network, this is most likely to impact on older people, disabled and those with health conditions.

Positive Impacts

8.8 There is a counter balance to these negative impacts as the regeneration programme has several positive impacts which many residents have bought into, these include:

Equality specific positive impacts:

- The housing needs of a wide range of protected characteristics will be positively enhanced through the development of these new units providing opportunities for housing. The housing waiting list in the borough has significantly more people from diverse communities when compared with the population profile of the borough.
- There will be more homes designed to lifetime homes standards and with disability access.
- The delivery of Private development will provide the investment needed to sustain the district centre
- Improving the housing stock will provide homes to higher standards and hence improve the quality of accommodation for residents currently on the estate, improving health, wellbeing and quality of life.
- The needs of older people and people with disabilities will be enhanced by the development of properties built to lifetime homes standards.
- Families will have units that are in much better condition than currently.
- The s106 agreement will provide economic benefits to the local community.
- The District Centre will generate circa 500 new jobs to the area

- The establishment of the businesses retailers and market traders is critical, and this regeneration proposal will give Crisp Street the sustainable injection of significant resources to enable it to survive and compete going forward
- Energy efficient design and improved sustainability should lead to lower running costs for new homes
- New amenity and services will provide residents and shoppers with the right ambiance for the district centre
- New cinema and restaurants will give the centre a much-needed boost to its night time economy providing greater safety to the community

9 Recommended Mitigation Actions

- 9.1 The points set out below list the core mitigation activity that is recommended to address the impacts highlighted through the EIA.

Generic mitigation activity

- Identification of appropriate actions to mitigate identified impacts (See Action Plan)
- An EIA review programme to be adopted alongside predicted key milestones in the project's eight-year timetable
- Equality training/briefings for staff undertaking one to one negotiations with residents
- Continue the offer of translation for all residents who do not speak English as their main language in the home
- Poplar HARCA to secure access to the services of a dedicated social support worker/ occupational therapist via the Council's rehousing service to enable appropriate assessments for residents on Chrisp Street

Disability Mitigation activity

- Operationally it would make sense to have early engagement with those residents that have a stated disability. This is particularly important with the households who identified sensory impairments within their families, and when considering the challenges associated with moving disabled families only once. Consulting then engaging with disabled residents before, during and after change to check effects, outcomes and results is a legal requirement under the Equality Act 2010.
- In terms of formal adaptations for disability some engaged have felt that they have previously sought OT assessment for adaptations and equipment.
- Recruitment of dedicated regeneration-based OT / social worker to assess the disability needs of residents. (See reference to Poplar HARCA above)
- If leaseholders are seeking to leave the estate, referrals onto other Social Care Services should be made to mitigate any possible negative impact that disabled people may experience.
- Support with adaptations in new units, designed specifically to the disabled person's needs should be a prerequisite.

Age Mitigation activity

Older People

- Ensure that tenants, particularly older tenants, only move once into their new homes, if this is their choice
- Support for and recognition of the financial constraints that many older people will experience to support them to come to terms with the transition to a new home (if a tenant or leaseholder staying on the estate) and to support older people (tenants and leaseholders) who are moving away from the estate
- To support older leaseholders to access the right options for them and to ensure that their support is maintained through to the conclusion of the CPO process and the allocation of new homes
- Social services support for any adaptations to new homes for older people particularly those with a disability / health condition

Socio-Economic Mitigation issues

- Resident homeowners would be compensated by offering the market value plus 10% for home loss of their current home. Non-resident homeowners will receive a basic loss payment of 7.5%. Disturbance costs including reasonable legal and valuation costs will also be paid.
- The regeneration programme will have impacts on residents, tenants and leaseholders alike, which might incur greater costs and hence become a burden for those residents unable to afford the associated costs. To this end CSDL/HARCA will need to monitor the potential for a consequential rise in the costs of the new properties both in term of property values and in terms of living costs.
- CSDL/HARCA and the Council will need carefully to monitor how the proposals affect older leaseholders or leaseholders with reduced financial capacity.

Language Mitigation

- Ensure the availability of translation and interpretation services for residents (tenants and leaseholders) businesses and Market traders, when specific engagement and negotiation is being undertaken

Health Mitigation issues

- Needs Assessments will be carried out where required and dedicated rehousing support provided by the CSDL/ HARCA including access to mental health support where required.
- Serious conditions should be prioritised, but progressive conditions may need to be addressed
- Medical and OT assessment may need to be established to mitigate negative impacts

10 Action Plan

10.1 The key mitigation activity set out in section 10 below detailing when and by whom actions should be undertaken to mitigate any highlighted negative impacts of the regeneration scheme.

Mitigation Issue	Actions	Outcome	Stage	Responsibility
Generic Mitigation				
Ensure all frontline staff and contractors are briefed on the findings of the EIA and where appropriate undertake equality training	Run EIA briefing sessions Review training needs Establish training where appropriate	All frontline staff able to address and identify the priorities to equality as set out in the EIA		
Ensure staff liaising with residents understand the equality impacts of the scheme	Equality training / briefing / workshops for housing regeneration liaising teams	Recognition and understanding of equality impacts and issues as highlighted in this EIA.		
Demonstrable need for a dedicated Social Support Worker/ Occupational Health practitioner	Ensure effective linkage with LBTH Social Services and OT Team and CSDL/HARCA and ensure specialisms in including sensory impairments where appropriate	Older people and people with disabilities supported through the engagement of health and social care.		
Disability Mitigation Activity				
Detailed Housing Needs assessment to be implemented	Undertake detailed Housing Need Assessment of all tenants, resident leaseholders, non-resident leaseholders and their tenants to identify any specific health or disability needs	Fully identifies all people with specific needs so that individual plans can be developed for an appropriate support package		
Early engagement with people with a disability on the estate between the decant team and specialist staff (See above)	Arrange relevant Occupational Therapy/Social Services assessments for residents where identified	Reasonable adjustments identified in new and future properties		
Ensure disability needs are picked up for residents that may opt to leave the estate under the	Liaison with social care teams in other authorities where residents are seeking to move to	Disabled residents leaving the estate are supported and are flagged to the relevant		

Mitigation Issue	Actions	Outcome	Stage	Responsibility
Residential Leasehold Buyback Offer		authorities		
Ensure that all disability needs are picked up where reasonable adjustments are identified.	Support with adaptations in new units on the new estate Commission handyman service to support additional fixtures and fittings	Disability issues built into home designs on the new estate		
Age Mitigation Activity				
Address age impacts of regeneration as they are likely to apply to young people	Engage young people in the impact of the future facilities on Crisp Street by assessing their strengths and weaknesses and their hopes and fears.	CSDL/ HARCA to work with sure start/local primary schools to access children and YP's views and aspirations		
Need to address age impacts of regeneration as they apply to older people	Provide opportunity for independent financial advice for any resident needing it.	Residents enabled to make informed financial decisions		
Need to support older people through their move and settling into their new home	Commission handyman service to support additional fixtures and fittings	Older residents given support in settling into their new homes		
Need to support older leaseholders through the regeneration process	Support older leaseholders to access the right options	Direct engagement with older leaseholders		
Need for social support services for any adaptation to new homes for older people and those with a disability / health conditions	Employ dedicated Social Support Worker/Occupational Health practitioners to work with Regeneration team	Older people and people with disabilities supported through the engagement of health and social care.		
Address older home owners concern about the ability to leave property to their children.	Ensure that the shared ownership option for older people will allow them to transfer the equity from their property, should they die, to their relatives/spouse.	Future leases ensure appropriate transfer of equity value		
Socio-economic Mitigation Activity				
Recognise and understand the cost impacts for individual households within the regeneration	The Developer will engage with resident leaseholders in order to assess their future housing wishes	Robust estimates of future costs and values for new and existing properties provided to		

Mitigation Issue	Actions	Outcome	Stage	Responsibility
programme.	and to review affordability issues arising thereof.	enable informed decision making.		
Assess the potential impacts on Private tenants living in properties which is due for development	Poplar HARCA will provide assistance and support in enabling these tenants to explore options for alternative accommodation.	Consideration of options for private tenants		
Recognise and understand the cost impacts for individual households within the regeneration programme.	The Council to monitor how the proposals affect older leaseholders or leaseholders with reduced financial capacity. Facilitate access to Independent Financial Advisors for all residents.	Robust estimates of future costs and values for new and existing properties provided allowing informed discussions about financial options under the Residential Leasehold Buyback Offer with each homeowner.		
Language Mitigation Activity				
Ensure residents have adequate translation provision as part of the negotiation phase of the regeneration programme.	Make translation and interpretation provision available when specific tenant engagement and leaseholder negotiation is being undertaken	Translation and interpretation identified and readily available		
Health Mitigation Activity				
Address the presented health needs of residents transferring from their property to any other as part of the Regeneration	Undertake health and medical assessment or OT assessments where required	Implement recommendations of assessments and prioritisation of serious / progressive conditions		

EVIDENCE BASE and APPENDICES

LB TOWER HAMLETS EQUALITY IMPACT ASSESSMENT

CRISP STREET DISTRICT REGENERATION PROGRAMME

December 2017



www.ottawaystrategic.co.uk

11 Appendix 1: Key Definitions

Key Definitions

11.1 **Diversity** equals difference:

The concept of diversity encompasses acceptance and respect. This means understanding that every person, family and group in the Tower Hamlet Estates Regeneration project is unique and has specific needs. The skill when offering services to individuals and groups is to take account of these characteristics sensitively and positively throughout this project.

11.2 **Equality** is the concept of knowing when to 'treat people the same' in this regeneration project and when to 'treat them differently'.

Often, we have policies, guarantees and standards which guide us to treat people the 'same' so that they receive their entitlements. But regularly in 2017 we are also faced with challenges to deliver individualised and tailored housing services to individuals, families and groups. The skill is to know when 'sameness or difference' applies and having a rationale to explain your actions.

11.3 **Inclusion** has been described as a sense of belonging.

A feeling of being respected, valued for who you are; feeling a level of support and commitment from others who consult and negotiate with you over important matters, so that your voice is heard as a tenant, leaseholder or owner of a property and you can then help, shape and make important decisions.

11.4 **Human Rights** are the basic rights and freedoms that belong to all of us from birth until death. Our right to live, eat, be clothed and to be respected for private and family life.

The act protects ordinary people's freedom, safety and dignity and helps us hold authorities to account when things go wrong. In Britain, these important international rights are protected by the Human Rights Act of 1998, which is now enshrined as part of UK domestic laws.

12 Appendix 2: Data Sets Held by LB Tower Hamlet reviewed

Housing Register

12.1 This section describes the profile of Tower Hamlets housing register applicants and from that a profile of applicants living in temporary accommodation, overcrowded and under occupied conditions. The data is based on a snapshot of the housing register on 9 November 2017. This information relates to the household applicant and has been provided by Tower Hamlets.

12.2 Key information:

- 18,788 households on the waiting list for housing
- 1,932 households living in temporary accommodation
- 7,127 households living in overcrowded conditions
- 962 households living in under occupied conditions

Households on the housing waiting list

12.3 This section relates to all applicants on the housing register. Around 19,000 households were on the council's waiting list for housing.

Age

12.4 The table below shows the age profile of applicants on the waiting list in comparison to the age profile of the Tower Hamlets population aged 18 and over.¹²

12.5 Key information:

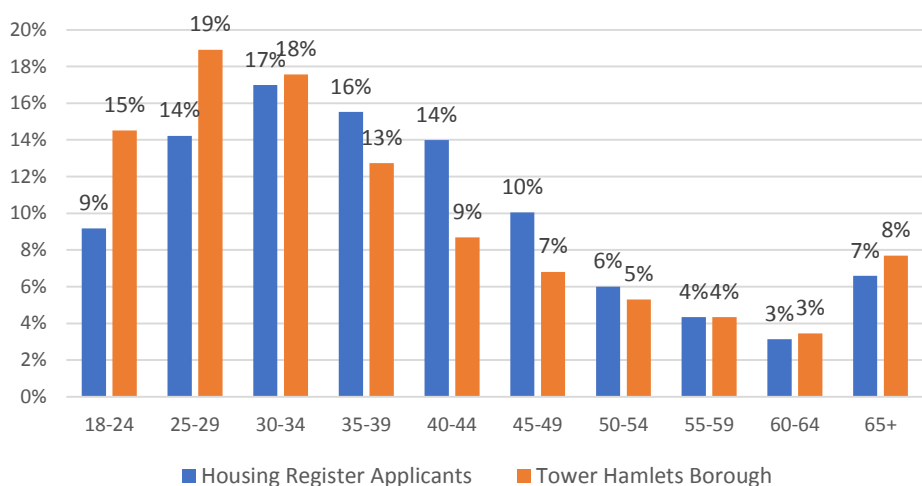
- In comparison to the age profile of the Tower Hamlets population, the age profile of applicants on the waiting list shows a higher proportion aged between 35-54 (50%)
- Half (50%) of applicants on the waiting list are aged 35-54, this age group represents 34% of the Tower Hamlets population.
- The proportion of applicants in the under 34 age group are lower in comparison to these age groups in the Tower Hamlets population.
- The proportion of applicants aged 50 and over are broadly comparable to the Tower Hamlets population in that age group.

Age profile	Housing Register Applicants		Tower Hamlets Borough
	(n)	(%)	(%)
18-24	1723	9%	15%
25-29	2671	14%	19%
30-34	3191	17%	18%
35-39	2916	16%	13%
40-44	2629	14%	9%
45-49	1887	10%	7%
50-54	1128	6%	5%

¹² 2016 mid-year population estimates, all persons aged 18 and over ONS (accessed November 2017)

Age profile	Housing Register Applicants		Tower Hamlets Borough
	(n)	(%)	(%)
55-59	816	4%	4%
60-64	590	3%	3%
65+	1237	7%	8%
Grand Total	18788	100%	100%

12.6 The housing register waiting list population and the Tower Hamlets population profiles by age are set out in the charts below.



Disability

12.7 A disability was reported in 420 applicants on the waiting list, representing 2% of all households on the housing register.¹³

Gender

12.8 The table below shows the gender profile of applicants on the waiting list in comparison to the gender profile of the Tower Hamlets population aged 16 and over.¹⁴

12.9 Key information

- The gender breakdown of applicants shows more female (54%) than male (46%) applicants.

Gender	Housing Register Applicants		Tower Hamlets Borough
	(n)	(%)	(%)
Male	8646	46%	52%
Female	10139	54%	48%
Other gender identity	1	0%	0%
Unknown	2	0%	0%
Total	18788	100%	100%

¹³ Based on 18,025 records of disability (98% of all households on the waiting list)

¹⁴ 2016 mid-year population estimates, males and females aged 16 and over ONS (accessed November 2017)

Race

12.10 The table below shows the ethnicity profile of applicants on the waiting list¹⁵ in comparison to the ethnic profile of the Tower Hamlets population.¹⁶

12.11 Key information:

- Over three quarters (79%) of all applicants on the waiting list are from BME groups, this group represent 55% of the Tower Hamlets population
- Within the BME groups, applicants on the waiting list from Asian or Asian British and Black or Black British groups are overrepresented. Applicants from the Bangladeshi ethnic group are the most overrepresented representing 59% (this group represents 32% of the Tower Hamlets population).
- There is an underrepresentation of applicants from mixed and White English/Welsh/Scottish/Northern Irish/British groups.

Ethnicity profile	Housing Register Applicants		Tower Hamlets Borough
	(n)	(%)	(%)
English/Welsh/Scottish/Northern Irish/British	2439	14%	31%
Irish	111	1%	2%
Gypsy or Irish Traveller	4	0%	0%
Other White	1196	7%	12%
Indian	126	1%	3%
Pakistani	158	1%	1%
Bangladeshi	10496	59%	32%
Chinese	109	1%	3%
Other Asian	387	2%	2%
African	1360	8%	4%
Caribbean	494	3%	2%
Other Black	188	1%	1%
White and Black Caribbean	186	1%	1%
White and Black African	64	0%	1%
White and Asian	37	0%	1%
Other Mixed	100	1%	1%
Arab	0	0%	1%
Any other ethnic group	289	2%	1%
Total	17744	100%	100%

¹⁵ Based on 17,744 records of ethnicity (94% of all households on the waiting list)

¹⁶ Ethnicity, 2011 Census (KS201EW) NOMIS ONS

Religion or belief

12.12 The table below shows the religious profile of applicants on the waiting list¹⁷ in comparison to the religious profile of Tower Hamlets.¹⁸

12.13 Key information:

- Around eight out of 10 (78%) applicants on the waiting list are Muslim (Islam is the religion for 35% of Tower Hamlets population)
- 9% are Christian (Christianity is the religion for 27% of the Tower Hamlets population)

Religion or belief	Housing Register		Tower Hamlets Borough
	(n)	(%)	(%)
Christianity	190	9%	27%
Buddhist	3	0%	1%
Hindu	3	0%	2%
Jewish	11	1%	1%
Islam	1639	78%	35%
Sikh	2	0%	0%
Other religion	42	2%	0%
No religion	0	0%	19%
Prefer not to Say (unknown)	211	10%	15%
Total	2101	100%	100%

Gender reassignment

12.14 No data was captured on gender reassignment.

Sexual orientation

12.15 The table below shows the sexual orientation profile of applicants on the waiting list. this data relates to 8% of all applicants on the waiting list.¹⁹

12.16 Key information:

- 40% refused to answer the question about their sexual orientation.
- Most (59%) are heterosexual, 1% bisexual, 0.2% gay and 0.1% lesbian.

Sexual orientation	Housing Register Applicants	
	(n)	(%)
Heterosexual	924	58.7%
Bisexual	16	1.0%
Gay	3	0.2%
Lesbian	1	0.1%
Prefer not to say (unknown/not asked)	629	40%
Total	1573	100%

¹⁷ Based on 2,101 records of religion (11% of households on the waiting list)

¹⁸ Religion, 2011 Census (KS209EW) NOMIS ONS

¹⁹ Based on 1,573 records of sexual orientation (11% of all households on the waiting list)

Pregnancy and maternity

12.17 No data was captured on gender reassignment.

Marriage and civil partnership

12.18 The table below shows the marriage and civil partnership profile of applicants on the waiting list. This data relates to 13% of all applicants on the waiting list.²⁰

12.19 Key information:

- Most (58%) are married
- 32% are single

Marriage and civil partnership	Housing Register Applicants	
	(n)	(%)
Civil partnership	1	0%
Married	1457	58%
Divorced	28	1%
Separated	104	4%
Widowed	18	1%
Cohabiting	38	2%
Single	806	32%
Refused to say	45	2%
Total	2497	100%

²⁰ Based on 16,291 records of marriage and civil partnership (13% of all households on the waiting list)

13 Appendix 3: Crisp Street Residents

Introduction

- 13.1 This section sets out the equalities profile of the residents of Crisp Street. Where available, protected characteristics (age, gender, disability, ethnicity, religion, sexual orientation, marriage and civil partnership, pregnancy and maternity and gender reassignment). Where equalities information relating directly to residents of Crisp Street has been available other datasets have been sourced to provide a proxy measure, including the Lansbury ward profile. Comparisons have been made to the overall Tower Hamlets population
- 13.2 The data used to produce the equalities profile of the residents is based on the raw data findings of the survey undertaken by Micro Fish in April 2017, findings from that survey have been modified to exclude those residents that by November 2017 have vacated.
- 13.3 The analysis is set out for all residents and from the all resident population data has been analysed for individuals by tenure type; social housing tenants, social housing tenants in temporary accommodation, private tenants and leaseholder. The analysis is based primarily on the number of individuals and in some cases household numbers. The percentages are rounded and therefore in some tables may total to 99 or 101%.
- 13.4 The difference in the resident population count between April and November 2017 is eight less households. By tenure type this shows:

Count of Respondents	Apr 2017	Nov 2017	Change
Social housing tenants	54	51	-3
Social housing tenants in temporary accommodation	5	3	-2
Private tenants	19	17	-2
Leaseholder	54	53	-1
All residents	94	86	-8

- 13.5 As the difference in the count is small, a comparison of the resident population between April and November 2017 by tenure type will not result in a significant difference.

All Residents

13.6 The Chrisp Street estate comprises of 334 individual residents who form part of the 86 households of all type of tenure.

Age

13.7 The table below shows the age profile of all residents in comparison to the age profile of Tower Hamlets population.²¹

13.8 Key information:

- The age profile of all residents is relatively younger in comparison to the age profile of Tower Hamlets population.
- As a proportion of the all resident's population, 40% are aged under 25 (this age group make up 31% of Tower Hamlets population).
- As a proportion of the all resident's population, the majority are aged 25-34 (27%) similar to the age group in Tower Hamlets population (28%).
- 13% of the all resident population are aged 35-44 (17% in Tower Hamlets population)
- A smaller proportion of the all resident population are aged 45 and over (21%) over (this age group make up 22% of the Tower Hamlets population.

Age group	All Residents		Tower Hamlets Borough
	(n)	(%)	(%)
Under 18	79	24%	22%
18-24	54	16%	11%
25-34	90	27%	28%
35-44	42	13%	17%
45-44	18	5%	9%
55-64	19	6%	6%
65-74	19	6%	3%
75+	13	4%	3%
Total	334	100%	100%

Race

13.9 The table below shows the ethnicity profile of all residents in comparison to the ethnicity profile of Tower Hamlets.²²

13.10 Key information:

- A higher proportion of all residents are from BAME groups (67%). Including residents from Irish, Gypsy or Irish Traveller and other White backgrounds this increases to 90% (in Tower Hamlets the non-white ethnic groups make

²¹ 2016 mid-year population estimates, all persons aged 16 and over ONS (accessed July 2017)

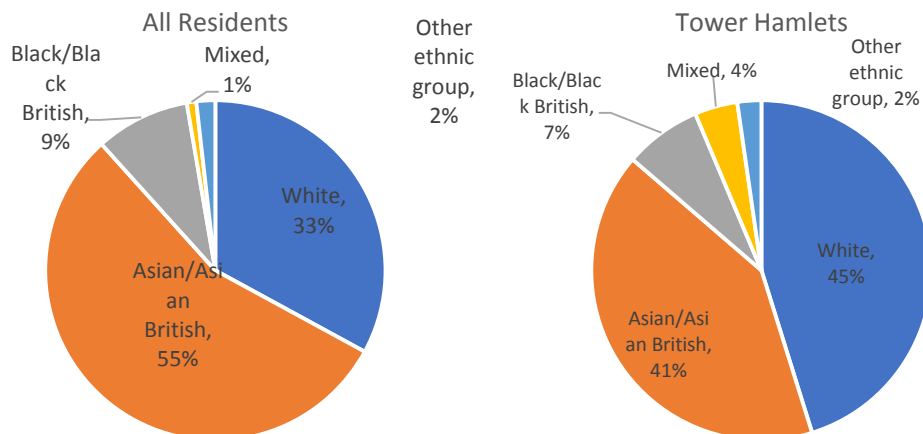
²² Ethnicity, 2011 Census (KS201EW) NOMIS ONS

up 55% and including Irish, Gypsy or Irish Traveller and other White backgrounds make up 67%).

- The largest ethnic group in the all resident population is Bangladeshi (51%), in Tower Hamlets population this ethnic group represent 32%.
- All residents from English/Welsh/Scottish/Northern Irish/British account 10% and underrepresented in comparison to the ethnic profile of Tower Hamlets population (31%).

Ethnicity Profile	Chrip Street All Residents		Tower Hamlets Borough
	(n)	(%)	(%)
English/Welsh/Scottish/Northern Irish/British	35	10%	31%
Irish	7	2%	2%
Gypsy or Irish Traveller	0	0%	0%
other White background	68	20%	12%
Indian	0	0%	3%
Pakistani	13	4%	1%
Bangladeshi	172	51%	32%
Chinese	0	0%	3%
other Asian background	0	0%	2%
Caribbean	12	4%	4%
African	16	5%	2%
other Black background	2	1%	1%
White and Asian	1	0%	1%
White and Black Caribbean	0	0%	1%
White and Black African	0	0%	1%
other mixed background	2	1%	1%
Arab	0	0%	1%
Other ethnic group	6	2%	1%
Prefer not to say	0	0%	0%
Total	334	100%	100%

13.11 The all resident Chrip Street population and Tower Hamlets population profiles by ethnicity are set out in the charts below. Using the broad categories of the 2011 Census it highlights the differences in the ethnic composition of the two populations.



Main language spoken

- 13.12 No data was captured on main language spoken.
- 13.13 In Tower Hamlets English is not the most common language spoken by 34% of the population.²³ The table below shows the top ten most common languages, other than English, spoken by residents

Most commonly used languages (other than English)	(%)
Russian	0.6%
Bengali	18.0%
Chinese ²⁴	1.7%
French	1.4%
Spanish	1.2%
Italian	1.1%
Somali	1.0%
Polish	0.9%
Portuguese	0.8%
German	0.7%
Russian	0.6%

Religion or belief

- 13.14 The table below shows the religious profile of all residents in comparison to the religious profile of Tower Hamlets.²⁵

- 13.15 Key information:

- Religion or belief is more prevalent in the all resident population than in Tower Hamlets population, only 8% of residents have no religion compared to 19% across Tower Hamlets.
- 60% of all residents are Muslim (Islam is the religion for 35% of Tower Hamlets population)
- 23% of all residents are Christian (Christianity is the religion for 27% of the Tower Hamlets population)

Religion or belief	All Residents		Tower Hamlets Borough
	(n)	(%)	(%)
Christianity	77	23%	27%
Buddhist	0	0%	1%
Hindu	1	0%	2%
Jewish	0	0%	1%
Islam	202	60%	35%
Sikh	1	0%	0%

²³ Main language, 2011 Census (QS204EW) <https://www.nomisweb.co.uk/census/2011/qs204ew>

²⁴ Including Cantonese Mandarin and other Chinese languages

²⁵ Religion, 2011 Census (KS209EW) NOMIS ONS

Religion or belief	All Residents		Tower Hamlets Borough
	(n)	(%)	(%)
Other religion	1	0%	0%
No religion	28	8%	19%
Prefer not to Say (unknown) ²⁶	25	7%	15%
Total	334	100%	100%

Gender

13.16 The table below shows the gender profile of all residents in comparison to the gender profile of Tower Hamlets.²⁷

13.17 Key information:

- There are more male residents (53%) than female residents (47%). The gender profile In Tower Hamlets population is 52% male and 48% female%.

Gender	All Residents		Tower Hamlets Borough
	(n)	(%)	(%)
Female	157	47%	48%
Male	177	53%	52%
Total	334	100%	100%

Gender reassignment

13.18 No data was captured on gender reassignment.

Sexual orientation

13.19 The table below shows the sexual orientation profile of all residents²⁸ There is no robust data held by Tower Hamlets to illustrate a borough profile of sexual orientation.

13.20 Key information:

- A significant proportion of all residents did not provide an answer to this question or were not asked if the question related to a household member aged under 18 (33%).
- 65% of all residents are heterosexual, 1% bisexual, 2% gay and 0% lesbian.

Sexual orientation	All Residents	
	(n)	(%)
Heterosexual	216	65%

²⁶ This includes 'don't know' where the person answering the survey did not know the answer on behalf of all members of the household

²⁷ 2016 mid-year population estimates, all person, all ages ONS (accessed November 2017)

²⁸ This includes 'don't know' where person answering the survey did not know the answer on behalf of all household members or was not asked where the household members was aged under 18

Sexual orientation	All Residents	
	(n)	(%)
Bisexual	3	1%
Gay	6	2%
Lesbian	0	0%
Prefer not to say (unknown/not asked)	109	33%
Total	334	100%

Pregnancy and maternity

13.21 The table below is based on the count of all households (n=86).

13.22 Key information:

- 6% of households are either expecting a baby or have had a baby in the past 12 months.

Household member expecting or had a baby in past 12-months	All Residents	
	(n)	(%)
No	78	91%
Yes	5	6%
Unknown	3	3%
Total	86	100%

Marriage and civil partnership

13.23 No data was captured on gender reassignment.

Health and Disability

13.24 They survey questioned if any member of the household had a long-term physical or mental health condition or disability. Therefore, it is difficult to determine the nature of disabilities being reported.

13.25 Key information:

- 16% of all residents reported a long-term physical or mental health condition or disability.

Disability (long-term physical or mental health condition or disability)	All Residents	
	(n)	(%)
No	281	84%
Yes	53	16%
Total	334	100%

13.26 Data from the Lansbury ward profile (2014)²⁹ sets out the overall profile of limiting illness or disability. This can be applied as a crude measure for residents of Crisp

²⁹ Lansbury Ward Profile, Corporate Research Unit, London Borough of Tower Hamlets 2014
https://www.towerhamlets.gov.uk/Documents/Borough_statistics/Ward_profiles/Lansbury-FINAL-10062014.pdf

Street. This indicates a higher population of Lansbury ward residents had long-term health problem or disability limiting day to day activities a lot or a little compared to the overall Tower Hamlets population.

Limiting illness and disability	Lansbury ward	Tower Hamlets borough
Day to day activities limited a lot	9%	7%
Day to day activities limited a little	8%	7%
Day to day activities not limited	83%	87%

Economic activity

13.27 People that are considered economically active are people that are in employment or unemployed. People that are considered economically inactive are people that are studying, looking after family, retired or long-term sick. These individuals are not part of the supply of labour but are important, as they are a potential labour supply in the future.

13.28 No data on economic activity was captured. Data from the Lansbury ward profile (2014)³⁰ sets out the overall profile of economic activity. This can be applied as a crude measure for residents of Chrisp Street. This indicates a higher population of Lansbury ward residents had long-term health problem or disability limiting day to day activities a lot or a little compared to the overall Tower Hamlets population.

13.29 The table below shows the Lansbury ward profile of economic activity in comparison to the Tower Hamlets profile of economic activity.

13.30 Key information:

- Overall there is a higher level of economic inactivity in the Lansbury ward (37%) compared to Tower Hamlets (30%). Economic inactivity is great in the following categories; looking after home or family, long-term sick or disabled and retired.
 - 10% of the Lansbury ward population look after the home or family, compared to 7% in Tower Hamlets
 - 7% of the Lansbury ward population are long-term sick or disabled, compared to 5% in Tower Hamlets
 - 6% of the Lansbury ward population are long-term sick or disabled, compared to 5% in Tower Hamlets
- Consequently, there are lower levels of economic activity in the Lansbury ward (47%), compared to Tower Hamlets (58%) with lower levels of employment and higher levels of unemployment.

³⁰ Lansbury Ward Profile, Corporate Research Unit, London Borough of Tower Hamlets 2014
https://www.towerhamlets.gov.uk/Documents/Borough_statistics/Ward_profiles/Lansbury-FINAL-10062014.pdf

Economically active:	Lansbury Ward	Tower Hamlets Borough
Employed	47.3%	57.6%
Unemployed	9.7%	6.7%
Student	5.6%	5.5%
Total Economically active	62.6%	69.8%

Economically inactive:	Lansbury Ward	Tower Hamlets Borough
Retired	5.5%	4.7%
Student	8.8%	9.9%
Looking after home/family	10.4%	7.0%
Long-term sick/disabled	7.0%	4.5%
Other	5.6%	4.0%
Total Economically inactive	37.3%	30.1%

Household composition

13.31 The table below shows the household composition of all households (n=86).

13.32 Key information:

- The number of people per household varies from 1 person to ten.
- Most households are made up of two or four people and represent 16% (each) of the all households.
- The second most common household composition is three and five people households, representing 15% (each) of all households

Number of people in household	All Households	
	(n)	(%)
1 person	10	12%
2 people	16	19%
3 people	13	15%
4 people	16	19%
5 people	13	15%
6 people	8	9%
7 people	7	8%
8 people	2	2%
9 people	0	0%
10 people	1	1%
Total	86	100%

Length of time at the property

13.33 The table below shows the length of time all households have been living at their property (n=86).

13.34 Key information:

- Over half (58%) have been living in their property for 10 years or longer.

Length of time at the property	All Households	
	(n)	(%)
<12 months	13	15%
1-2 years	3	3%
2-5 years	7	8%
5-10 years	13	15%
>10 years	50	58%
Total	86	100%

Social housing tenants

13.35 The Crisp Street estate comprises of 184 individuals who form part of the 53 households with social housing tenancy tenure.

Age

13.36 The table below shows the age profile of social housing tenants in comparison to the age profile of Tower Hamlets population.³¹

13.37 Key information:

- The social housing tenant population is made up of all age groups, in comparison to the age profile of Tower Hamlets there are proportionately more young people (aged under 18) and older people (aged 65 and over).
- As a proportion of the social housing tenant's population, the majority (31%) are aged under 18 (this age group make up 22% of Tower Hamlets population).
- 14% of the profile of social housing tenant population is aged 65 and over, (this age group make up 6% of the Tower Hamlets population).
- There are less social housing tenants aged between 25 and 44 in comparison to this age group in Tower Hamlets population.

Age group	Social Housing Tenants		Tower Hamlets Borough
	(n)	(%)	(%)
Under 18	57	31%	22%
18-24	12	7%	11%
25-34	41	22%	28%
35-44	24	13%	17%
45-44	9	5%	9%
55-64	14	8%	6%

³¹ 2016 mid-year population estimates, all persons aged 16 and over ONS (accessed July 2017)

Age group	Social Housing Tenants		Tower Hamlets Borough
	(n)	(%)	(%)
65-74	17	9%	3%
75+	10	5%	3%
Total	184	100%	100%

Race

13.38 The table below shows the ethnicity profile of social housing tenants in comparison to the ethnic profile of Tower Hamlets population based on the 2011 Census.³²

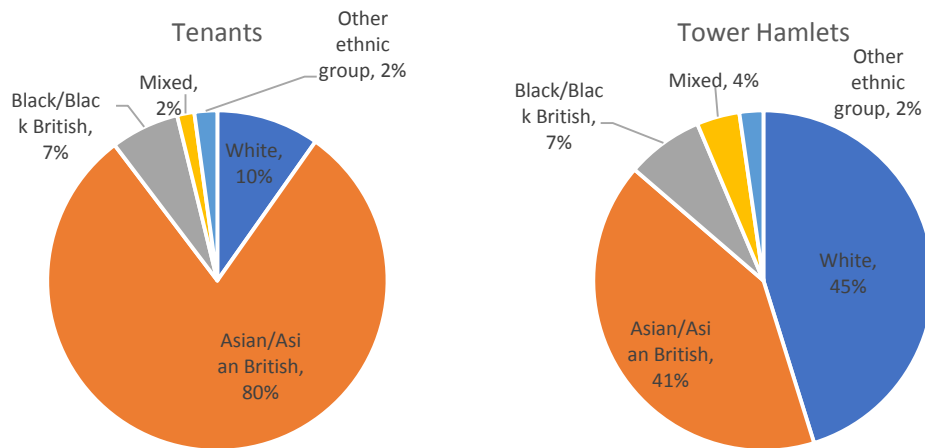
13.39 Key information:

- Nine out of 10 (80%) of social housing tenants are from BME ethnic groups, this group represents 55% of Tower Hamlets population.
- The largest ethnic group in the social housing tenant population is Bangladeshi (80%), whilst representing 32% of Tower Hamlets population.
- Social housing tenants from all White ethnic groups are underrepresented in comparison to the ethnic profile of Tower Hamlets population. Those from English/Welsh/Scottish/Northern Irish/British make up 9% of the tenant resident population and represent 31% of Tower Hamlets population

Ethnicity	Social Housing Tenants		Tower Hamlets Borough
	(n)	(%)	(%)
English/Welsh/Scottish/Northern Irish/British	16	9%	31%
Irish	2	1%	2%
Gypsy or Irish Traveller	0	0%	0%
other White background	0	0%	12%
Indian	0	0%	3%
Pakistani	0	0%	1%
Bangladeshi	147	80%	32%
Chinese	0	0%	3%
other Asian background	0	0%	2%
Caribbean	7	4%	4%
African	3	2%	2%
other Black background	2	1%	1%
White and Asian	1	1%	1%
White and Black Caribbean	0	0%	1%
White and Black African	0	0%	1%
other mixed background	2	1%	1%
Arab	0	0%	1%
Other ethnic group	4	2%	1%
Prefer not to say	0	0%	0%
Total	184	100%	100%

³² Ethnicity, 2011 Census (KS201EW) NOMIS ONS

13.40 The tenant resident population and Tower Hamlets population profiles by ethnicity are set out in the charts below. Using the broad categories of the 2011 Census it highlights the differences in the ethnic composition of the two populations.



Main language spoken

13.41 No data was captured on main language spoken.

13.42 In Tower Hamlets English is not the most common language spoken by 34% of the population.³³ The table below shows the top ten most common languages, other than English, spoken by residents

Most commonly used languages (other than English)	(%)
Russian	0.6%
Bengali	18.0%
Chinese ³⁴	1.7%
French	1.4%
Spanish	1.2%
Italian	1.1%
Somali	1.0%
Polish	0.9%
Portuguese	0.8%
German	0.7%
Russian	0.6%

³³ Main language, 2011 Census (QS204EW) <https://www.nomisweb.co.uk/census/2011/qs204ew>

³⁴ Including Cantonese Mandarin and other Chinese languages

Religion or belief

13.43 The table below shows the religious profile of social housing tenants in comparison to the religious profile of Tower Hamlets.³⁵

13.44 Key information:

- Religion or belief is more prevalent in the social housing tenant population than in the Tower Hamlets population, only 3% of social housing tenants have no religion compared to 19% across Tower Hamlets.
- 83% of social housing tenants are Muslim (Islam is the religion for 35% of Tower Hamlets population)
- 15% of social housing tenants are Christian (Christianity is the religion for 27% of the Tower Hamlets population)

Religion or belief	Social Housing Tenants		Tower Hamlets Borough
	(n)	(%)	(%)
Christianity	27	15%	27%
Buddhist	0	0%	1%
Hindu	0	0%	2%
Jewish	0	0%	1%
Islam	152	83%	35%
Sikh	0	0%	0%
Other religion	0	0%	0%
No religion	5	3%	19%
Prefer not to Say (unknown) ³⁶	0	0%	15%
Total	184	100%	100%

Gender

13.45 The table below shows the gender profile of social housing tenants in comparison to the gender profile of Tower Hamlets.³⁷

13.46 Key information:

- The proportion of male and female is equal (50%).
- In the Tower Hamlets population 52% are male and 48% female.

Gender	Social Housing Tenants		Toer Hamlets Borough
	(n)	(%)	(%)
Female	92	50%	48%
Male	92	50%	52%
Total	184	100%	100%

³⁵ Religion, 2011 Census (KS209EW) NOMIS ONS

³⁶ This includes 'don't know' where the person answering the survey did not know the answer on behalf of all members of the household

³⁷ 2016 mid-year population estimates, males and females aged 16 and over ONS (accessed July 2017)

Gender reassignment

13.47 No data was captured on gender reassignment.

Sexual orientation

13.48 The table below shows the sexual orientation profile of social housing tenants.³⁸ There is no robust data held by Tower Hamlets to illustrate a borough profile of sexual orientation.

13.49 Key information:

- A significant proportion of social housing tenants did not provide an answer to this question or were not asked if the question related to a household member aged under 18 (41%).
- The remaining 59% of social housing tenants are heterosexual.

Sexual orientation	Social Housing Tenants	
	(n)	(%)
Heterosexual	108	59%
Bisexual	0	0%
Gay	0	0%
Lesbian	0	0%
Prefer not to say (unknown/not asked)	76	41%
Total	184	100%

Pregnancy and maternity

13.50 The table below is based on the count of all social housing tenant households (n=51).

13.51 Key information:

- 8% of households are either expecting a baby or have had a baby in the past 12 months.

Household member expecting or had a baby in past 12-months	Social Housing Tenants	
	(n)	(%)
No	44	86%
Yes	4	8%
Unknown	3	6%
Total	51	100%

³⁸ This includes 'don't know' where person answering the survey did not know the answer on behalf of all household members or was not asked where the household members was aged under 18

Marriage and civil partnership

13.52 No data was captured on marriage or civil partnership.

Health and Disability

13.53 They survey questioned if any member of the household had a long-term physical or mental health condition or disability. Therefore, it is difficult to determine the nature of disabilities being reported.

13.54 Key information:

- 17% reported a long-term physical or mental health condition or disability.

Disability (long-term physical or mental health condition or disability)	Social Housing Tenants	
	(n)	(%)
No	153	83%
Yes	31	17%
Total	184	100%

13.55 Data from the Lansbury ward profile (2014)³⁹ sets out the overall profile of limiting illness or disability. This can be applied as a crude measure for residents of Chrisp Street. This indicates a higher proportion of the Lansbury ward population had long-term health problem or disability limiting day to day activities a lot or a little compared to the overall Tower Hamlets population.

13.56

Limiting illness and disability	Lansbury ward	Tower Hamlets borough
Day to day activities limited a lot	9%	7%
Day to day activities limited a little	8%	7%
Day to day activities not limited	83%	87%

Economic activity

13.57 People that are considered economically active are people that are in employment or unemployed. People that are considered economically inactive are people that are studying, looking after family, retired or long-term sick. These individuals are not part of the supply of labour but are important, as they are a potential labour supply in the future.

13.58 No data on economic activity was captured. Data from the Lansbury ward profile (2014)⁴⁰ sets out the overall profile of economic activity. This can be applied as a crude measure for residents of Chrisp Street. This indicates a higher population of

³⁹ Lansbury Ward Profile, Corporate Research Unit, London Borough of Tower Hamlets 2014
https://www.towerhamlets.gov.uk/Documents/Borough_statistics/Ward_profiles/Lansbury-FINAL-10062014.pdf

⁴⁰ Lansbury Ward Profile, Corporate Research Unit, London Borough of Tower Hamlets 2014
https://www.towerhamlets.gov.uk/Documents/Borough_statistics/Ward_profiles/Lansbury-FINAL-10062014.pdf

Lansbury ward residents had long-term health problem or disability limiting day to day activities a lot or a little compared to the overall Tower Hamlets population.

13.59 The table below shows the Lansbury ward profile of economic activity in comparison to the Tower Hamlets profile of economic activity.

13.60 Key information:

- Overall there is a higher level of economic inactivity in the Lansbury ward (37%) compared to Tower Hamlets (30%). Economic inactivity is great in the following categories; looking after home or family, long-term sick or disabled and retired.
 - 10% of the Lansbury ward population look after the home or family, compared to 7% in Tower Hamlets
 - 7% of the Lansbury ward population are long-term sick or disabled, compared to 5% in Tower Hamlets
 - 6% of the Lansbury ward population are long-term sick or disabled, compared to 5% in Tower Hamlets
- Consequently, there are lower levels of economic activity in the Lansbury ward (47%), compared to Tower Hamlets (58%) with lower levels of employment and higher levels of unemployment.⁵¹⁾

Economically active:	Lansbury Ward	Tower Hamlets Borough
Employed	47.3%	57.6%
Unemployed	9.7%	6.7%
Student	5.6%	5.5%
Total Economically active	62.6%	69.8%

Economically inactive:	Lansbury Ward	Tower Hamlets Borough
Retired	5.5%	4.7%
Student	8.8%	9.9%
Looking after home/family	10.4%	7.0%
Long-term sick/disabled	7.0%	4.5%
Other	5.6%	4.0%
Total Economically inactive	37.3%	30.1%

Household composition

13.61 The table below shows the household composition of social housing tenant households (n=51)

13.62 Key information:

- The number of people per household varied from 1 person to ten.

- Most households are made up of two people, representing 27% of the social housing tenant households.
- The second most common household composition is one-person households, representing 20% of all social housing tenant households.

Number of people in household	Social Housing Tenants Households	
	(n)	(%)
1 person	7	14%
2 people	10	20%
3 people	8	16%
4 people	10	20%
5 people	9	18%
6 people	2	4%
7 people	4	8%
8 people	1	2%
9 people	0	0%
10 people	0	0%
Total	51	100%

Length of time at the property

13.63 The table below shows the length of time all social housing tenant households have been living at their property (n=51).

13.64 Key information:

- Around three quarters (73%) have been living in their property for 10 or more years.
- 18% have been living in their property between 5-10 years.

Length of time at the property	Social Housing Tenants Households	
	(n)	(%)
<12 months	0	0%
1-2 years	1	2%
2-5 years	4	8%
5-10 years	9	18%
>10 years	37	73%
Total	51	100%

Social housing licensees living in temporary accommodation

13.65 The Crisp Street estate comprises of 18 individuals who form part of the 3 households with social housing in temporary accommodation (TA) tenure.

Age

13.66 The table below shows the age profile of social housing tenants in TA in comparison to the age profile of Tower Hamlets population.⁴¹

13.67 Key information:

- The age profile of all tenants in TA is young, all are aged under 45.
- Half (50%) aged under 18 (this age group represent 22% of Tower Hamlets population)

Age group	Social Housing Tenants in TA		Tower Hamlets Borough
	(n)	(%)	(%)
Under 18	9	50%	22%
18-24	3	17%	11%
25-34	2	11%	28%
35-44	4	22%	17%
45-44	0	0%	9%
55-64	0	0%	6%
65-74	0	0%	3%
75+	0	0%	3%
Total	18	100%	100%

Race

13.68 The table below shows the ethnicity profile of individual residents (n=18) who form part of the tenant households in temporary accommodation (TA) (n=3) in comparison to the ethnic profile of Tower Hamlets population based on the 2011 Census.⁴²

13.69 Key information:

- Tenant residents in TA are mostly from the Black African ethnic group (44%), Asian Pakistani (33%) and other White ethnic groups (22%). All groups are overrepresented in comparison to the ethnic profile of Tower Hamlets population.

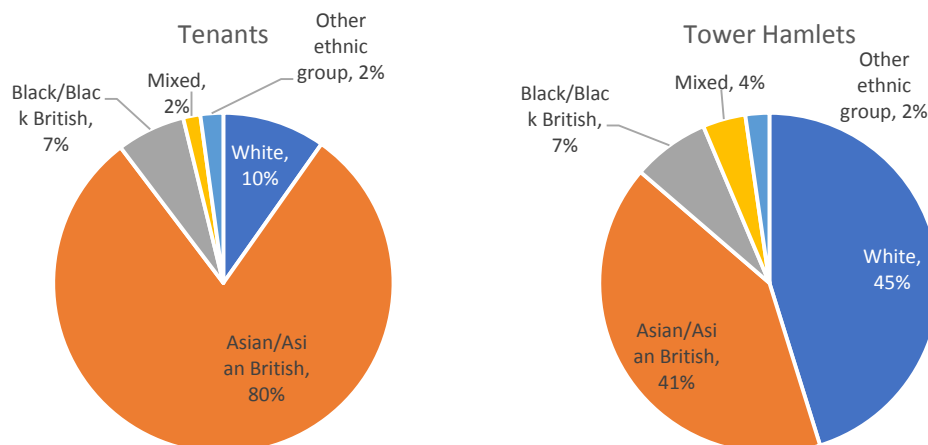
Ethnicity	Social Housing Tenants in TA		Tower Hamlets Borough
	(n)	(%)	(%)
English/Welsh/Scottish/Northern Irish/British	0	0%	31%
Irish	0	0%	2%
Gypsy or Irish Traveller	0	0%	0%
other White background	4	22%	12%
Indian	0	0%	3%
Pakistani	6	33%	1%

⁴¹ 2016 mid-year population estimates, all persons aged 16 and over ONS (accessed July 2017)

⁴² Ethnicity, 2011 Census (KS201EW) NOMIS ONS

Ethnicity	Social Housing Tenants in TA		Tower Hamlets Borough
	(n)	(%)	(%)
Bangladeshi	0	0%	32%
Chinese	0	0%	3%
other Asian background	0	0%	2%
Caribbean	0	0%	4%
African	8	44%	2%
other Black background	0	0%	1%
White and Asian	0	0%	1%
White and Black Caribbean	0	0%	1%
White and Black African	0	0%	1%
other mixed background	0	0%	1%
Arab	0	0%	1%
Other ethnic group	0	0%	1%
Prefer not to say	0	0%	0%
Total	18	100%	100%

13.70 The tenant in TA population and Tower Hamlets population profiles by ethnicity are set out in the charts below. Using the broad categories of the 2011 Census it highlights the differences in the ethnic composition of the two populations.



Main language spoken

13.71 No data was captured on main language spoken.

13.72 In Tower Hamlets English is not the most common language spoken by 34% of the population.⁴³ The table below shows the top ten most common languages, other than English, spoken by residents

Most commonly used languages (other than English)	(%)
Russian	0.6%
Bengali	18.0%

⁴³ Main language, 2011 Census (QS204EW) <https://www.nomisweb.co.uk/census/2011/qs204ew>

Most commonly used languages (other than English)	(%)
Chinese ⁴⁴	1.7%
French	1.4%
Spanish	1.2%
Italian	1.1%
Somali	1.0%
Polish	0.9%
Portuguese	0.8%
German	0.7%
Russian	0.6%

Religion or belief

13.73 The table below shows the religious profile of tenants in TA in comparison to the religious profile of Tower Hamlets.⁴⁵

13.74 Key information:

- Religion or belief is more prevalent in the tenant in TA population than in Tower Hamlets population, 6% of leaseholders have no religion compared to 19% across Tower Hamlets.
- 17% of private tenants are Muslim (Islam is the religion for 35% of Tower Hamlets population)
- 78% of all residents are Christian (Christianity is the religion for 27% of the Tower Hamlets population)

Religion or belief	Social Housing Tenants in TA		Tower Hamlets Borough
	(n)	(%)	(%)
Christianity	3	17%	27%
Buddhist	0	0%	1%
Hindu	0	0%	2%
Jewish	1	1%	1%
Islam	14	78%	35%
Sikh	0	0%	0%
Other religion	0	0%	0%
No religion	1	6%	19%
Prefer not to Say (unknown) ⁴⁶	0	0%	15%
Total	18	100%	100%

⁴⁴ Including Cantonese Mandarin and other Chinese languages

⁴⁵ Religion, 2011 Census (KS209EW) NOMIS ONS

⁴⁶ This includes 'don't know' where the person answering the survey did not know the answer on behalf of all members of the household

Gender

13.75 The table below shows the gender profile of tenants in TA in comparison to the gender profile of Tower Hamlets.⁴⁷

13.76 Key information:

- There are more female residents (56%) than male residents (44%).
- Proportionately more males in the private tenant population compared to Tower Hamlets population.
- The gender profile In Tower Hamlets population is 52% male and 48% female%.

Gender	Social Housing Tenants in TA		Toer Hamlets Borough
	(n)	(%)	(%)
Female	10	56%	48%
Male	8	44%	52%
Total	18	100%	100%

Gender reassignment

13.77 No data was captured on gender reassignment.

Sexual orientation

13.78 The table below shows the sexual orientation profile of social housing tenants in TA.⁴⁸ There is no robust data held by Tower Hamlets to illustrate a borough profile of sexual orientation.

13.79 Key information:

- A significant proportion of private tenants did not provide an answer to this question or were not asked if the question related to a household member aged under 18 (67%).
- The remaining 33% of social housing tenants in TA are heterosexual.

Sexual orientation	Private Tenants	
	(n)	(%)
Heterosexual	6	33%
Bisexual	0	0%
Gay	0	0%
Lesbian	0	0%
Prefer not to say (unknown/not asked)	12	67%
Total	18	100%

⁴⁷ 2016 mid-year population estimates, males and females aged 16 and over ONS (accessed July 2017)

⁴⁸ This includes 'don't know' where person answering the survey did not know the answer on behalf of all household members or was not asked where the household members was aged under 18

Pregnancy and maternity

13.80 The table below is based on the count of all private tenant households (n=3).

13.81 Key information:

- 33% of households are either expecting a baby or have had a baby in the past 12 months.

Household member expecting or had a baby in past 12-months	Private Tenants	
	(n)	(%)
No	2	67%
Yes	1	33%
Unknown	0	0%
Total	3	100%

Marriage and civil partnership

13.82 No data was captured on gender reassignment.

Health and Disability

13.83 They survey questioned if any member of the household had a long-term physical or mental health condition or disability. Therefore, it is difficult to determine the nature of disabilities being reported.

13.84 Key information:

- 0% of all residents reported a long-term physical or mental health condition or disability.

Disability (long-term physical or mental health condition or disability)	Social Housing Tenants in TA	
	(n)	(%)
No	18	100%
Yes	0	0%
Total	18	100%

13.85 Data from the Lansbury ward profile (2014)⁴⁹ sets out the overall profile of limiting illness or disability. This can be applied as a crude measure for residents of Crisp Street. This indicates a higher population of Lansbury ward residents had long-term health problem or disability limiting day to day activities a lot or a little compared to the overall Tower Hamlets population.

Limiting illness and disability	Lansbury ward	Tower Hamlets borough
Day to day activities limited a lot	9%	7%
Day to day activities limited a little	8%	7%
Day to day activities not limited	83%	87%

⁴⁹ Lansbury Ward Profile, Corporate Research Unit, London Borough of Tower Hamlets 2014
https://www.towerhamlets.gov.uk/Documents/Borough_statistics/Ward_profiles/Lansbury-FINAL-10062014.pdf

Economic activity

13.86 People that are considered economically active are people that are in employment or unemployed. People that are considered economically inactive are people that are studying, looking after family, retired or long-term sick. These individuals are not part of the supply of labour but are important, as they are a potential labour supply in the future.

13.87 No data on economic activity was captured. Data from the Lansbury ward profile (2014)⁵⁰ sets out the overall profile of economic activity. This can be applied as a crude measure for residents of Chrisp Street. This indicates a higher population of Lansbury ward residents had long-term health problem or disability limiting day to day activities a lot or a little compared to the overall Tower Hamlets population.

13.88 The table below shows the Lansbury ward profile of economic activity in comparison to the Tower Hamlets profile of economic activity.

13.89 Key information:

- Overall there is a higher level of economic inactivity in the Lansbury ward (37%) compared to Tower Hamlets (30%). Economic inactivity is great in the following categories; looking after home or family, long-term sick or disabled and retired.
 - 10% of the Lansbury ward population look after the home or family, compared to 7% in Tower Hamlets
 - 7% of the Lansbury ward population are long-term sick or disabled, compared to 5% in Tower Hamlets
 - 6% of the Lansbury ward population are long-term sick or disabled, compared to 5% in Tower Hamlets
- Consequently, there are lower levels of economic activity in the Lansbury ward (47%), compared to Tower Hamlets (58%) with lower levels of employment and higher levels of unemployment.

Economically active:	Lansbury Ward	Tower Hamlets Borough
Employed	47.3%	57.6%
Unemployed	9.7%	6.7%
Student	5.6%	5.5%
Total Economically active	62.6%	69.8%

Economically inactive:	Lansbury Ward	Tower Hamlets Borough
Retired	5.5%	4.7%
Student	8.8%	9.9%

⁵⁰ Lansbury Ward Profile, Corporate Research Unit, London Borough of Tower Hamlets 2014
https://www.towerhamlets.gov.uk/Documents/Borough_statistics/Ward_profiles/Lansbury-FINAL-10062014.pdf

Economically active:	Lansbury Ward	Tower Hamlets Borough
Looking after home/family	10.4%	7.0%
Long-term sick/disabled	7.0%	4.5%
Other	5.6%	4.0%
Total Economically inactive	37.3%	30.1%

Household composition

13.90 The table below shows the household composition of social housing tenants in TA households (n=3).

13.91 Key information:

- All social housing tenants in TA are evenly distributed between four, six and eight person households (33% each).

Number of people in household	Social Housing Tenants in TA Households	
	(n)	(%)
1 person	0	0%
2 people	0	0%
3 people	0	0%
4 people	1	33%
5 people	0	0%
6 people	1	33%
7 people	0	0%
8 people	1	33%
9 people	0	0%
10 people	0	0%
Total	3	100%

Length of time at the property

13.92 The table below shows the length of time all social housing tenants in TA households have been living at their property (n=3).

13.93 Key information:

- All have been living in their property for less than 12 months.

Length of time at the property	Social Housing Tenants in TA Households	
	(n)	(%)
<12 months	3	100%
1-2 years	0	0%

Length of time at the property	Social Housing Tenants in TA Households	
	(n)	(%)
2-5 years	0	0%
5-10 years	0	0%
>10 years	0	0%
Total	3	100%

Private Tenants

13.94 The Crisp Street estate comprises of 79 individual residents who form part of the 17 households with private tenant tenure.

Age

13.95 The table below shows the age profile of private tenants in comparison to the age profile of Tower Hamlets population.⁵¹

13.96 Key information:

- The age profile of the private tenants is relatively young, all are aged under 54.
- As a proportion of the private resident's population, the majority are aged between 18 and 44 (89%) (this age group represents 56% of Tower Hamlets population).
- As a proportion of the private tenant's population, 9% are aged under 18 (this age group make up 22% of the Tower Hamlets population).
- A very small proportion (3%) are aged 45 and over (this age group make up 22% of the Tower Hamlets population).

Age group	Private Tenants		Tower Hamlets Borough
	(n)	(%)	(%)
Under 18	7	9%	22%
18-24	31	39%	11%
25-34	31	39%	28%
35-44	8	10%	17%
45-54	2	3%	9%
55-64	0	0%	6%
65-74	0	0%	3%
75+	0	0%	3%
Total	79	100%	100%

⁵¹ 2016 mid-year population estimates, all persons aged 16 and over ONS (accessed July 2017)

Race

13.97 The table below shows the ethnicity profile of private tenants in comparison to the ethnic profile of Tower Hamlets population based on the 2011 Census.⁵²

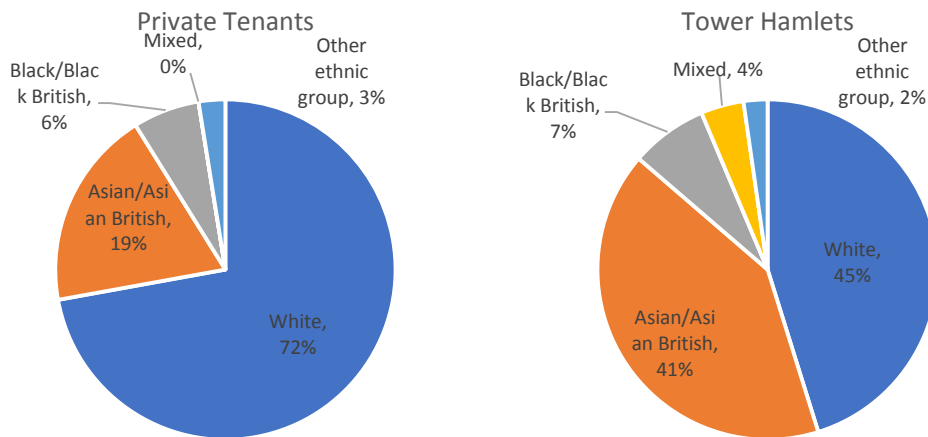
13.98 Key information:

- Over two thirds (68%) of private tenant residents are from other White ethnic groups, this group represents 12% of Tower Hamlets population (12%)
- Private tenants from English/Welsh/Scottish/Northern Irish/British and across all other ethnic groups are underrepresented in comparison to the ethnic profile of Tower Hamlets population.
- The second largest ethnic group in the private tenant population is Bangladeshi (19%).

Ethnicity Profile	Chrip Street Private Tenants		Tower Hamlets Borough
	(n)	(%)	(%)
English/Welsh/Scottish/Northern Irish/British	3	4%	31%
Irish	0	0%	2%
Gypsy or Irish Traveller	0	0%	0%
other White background	54	68%	12%
Indian	0	0%	3%
Pakistani	0	0%	1%
Bangladeshi	15	19%	32%
Chinese	0	0%	3%
other Asian background	0	0%	2%
Caribbean	0	0%	4%
African	5	6%	2%
other Black background	0	0%	1%
White and Asian	0	0%	1%
White and Black Caribbean	0	0%	1%
White and Black African	0	0%	1%
other mixed background	0	0%	1%
Arab	0	0%	1%
Other ethnic group	2	3%	1%
Prefer not to say	0	0%	0%
Total	79	100%	100%

⁵² Ethnicity, 2011 Census (KS201EW) NOMIS ONS

13.99 The private tenant population and Tower Hamlets population profiles by ethnicity are set out in the charts below. Using the broad categories of the 2011 Census it highlights the differences in the ethnic composition of the two populations.



Main language spoken

13.100 No data was captured on main language spoken.

13.101 In Tower Hamlets English is not the most common language spoken by 34% of the population.⁵³ The table below shows the top ten most common languages, other than English, spoken by residents

Most commonly used languages (other than English)	(%)
Russian	0.6%
Bengali	18.0%
Chinese ⁵⁴	1.7%
French	1.4%
Spanish	1.2%
Italian	1.1%
Somali	1.0%
Polish	0.9%
Portuguese	0.8%
German	0.7%
Russian	0.6%

⁵³ Main language, 2011 Census (QS204EW) <https://www.nomisweb.co.uk/census/2011/qs204ew>

⁵⁴ Including Cantonese Mandarin and other Chinese languages

Religion or belief

13.102 The table below shows the religious profile of private tenants in comparison to the religious profile of Tower Hamlets.⁵⁵

13.103 Key information:

- Religion or belief is comparable in the private tenant population to Tower Hamlets population, 20% of residents have no religion compared to 19% across Tower Hamlets.
- 25% are Muslim (Islam is the religion for 35% of Tower Hamlets population)
- 33% are Christian (Christianity is the religion for 27% of the Tower Hamlets population)

Religion or belief	Private tenants		Tower Hamlets Borough
	(n)	(%)	(%)
Christianity	26	33%	27%
Buddhist	0	0%	1%
Hindu	1	1%	2%
Jewish	0	0%	1%
Islam	20	25%	35%
Sikh	1	1%	0%
Other religion	3	4%	0%
No religion	16	20%	19%
Prefer not to Say (unknown) ⁵⁶	13	16%	15%
Total	79	100%	100%

Gender

13.104 The table below shows the gender profile of private tenants in comparison to the gender profile of Tower Hamlets.⁵⁷

13.105 Key information:

- There are more male leaseholders (65%) than female (35%).
- Proportionately more males in the private tenant population compared to Tower Hamlets population.
- The gender profile In Tower Hamlets population is 52% male and 48% female%.

	Private Tenants	Toer Hamlets
--	-----------------	--------------

⁵⁵ Religion, 2011 Census (KS209EW) NOMIS ONS

⁵⁶ This includes 'don't know' where the person answering the survey did not know the answer on behalf of all members of the household

⁵⁷ 2016 mid-year population estimates, males and females aged 16 and over ONS (accessed July 2017)

Gender			Borough
	(n)	(%)	(%)
Female	28	35%	48%
Male	51	65%	52%
Total	79	100%	100%

Gender reassignment

13.106 No data was captured on gender reassignment.

Sexual orientation

13.107 The table below shows the sexual orientation profile of private tenants.⁵⁸ There is no robust data held by Tower Hamlets to illustrate a borough profile of sexual orientation.

13.108 Key information:

- 19% of private tenants did not provide an answer to this question or were not asked if the question related to a household member aged under 18.
- 73% of all residents are heterosexual, 4% bisexual, 24% gay and 0% lesbian.

Sexual orientation	Private Tenants	
	(n)	(%)
Heterosexual	58	73%
Bisexual	3	4%
Gay	3	4%
Lesbian	0	0%
Prefer not to say (unknown/not asked)	15	19%
Total	79	100%

Pregnancy and maternity

13.109 The table below is based on the count of all private tenant households (n=17).

13.110 Key information:

- 0% of households are either expecting a baby or have had a baby in the past 12 months.

Household member expecting or had a baby in past 12-months	Private Tenants	
	(n)	(%)
No	17	100%
Yes	0	0%

⁵⁸ This includes 'don't know' where person answering the survey did not know the answer on behalf of all household members or was not asked where the household members was aged under 18

Unknown	0	0%
Total	17	100%

Marriage and civil partnership

13.111 No data was captured on gender reassignment.

Health and Disability

13.112 They survey questioned if any member of the household had a long-term physical or mental health condition or disability. Therefore, it is difficult to determine the nature of disabilities being reported.

13.113 Key information:

- 6% residents reported a long-term physical or mental health condition or disability.

Disability (long-term physical or mental health condition or disability)	Private Tenants	
	(n)	(%)
No	74	94%
Yes	5	6%
Total	79	100%

13.114 Data from the Lansbury ward profile (2014)⁵⁹ sets out the overall profile of limiting illness or disability. This can be applied as a crude measure for residents of Chrisp Street. This indicates a higher population of Lansbury ward residents had long-term health problem or disability limiting day to day activities a lot or a little compared to the overall Tower Hamlets population.

Limiting illness and disability	Lansbury ward	Tower Hamlets borough
Day to day activities limited a lot	9%	7%
Day to day activities limited a little	8%	7%
Day to day activities not limited	83%	87%

Economic activity

13.115 People that are considered economically active are people that are in employment or unemployed. People that are considered economically inactive are people that are studying, looking after family, retired or long-term sick. These individuals are not part of the supply of labour but are important, as they are a potential labour supply in the future.

⁵⁹ Lansbury Ward Profile, Corporate Research Unit, London Borough of Tower Hamlets 2014
https://www.towerhamlets.gov.uk/Documents/Borough_statistics/Ward_profiles/Lansbury-FINAL-10062014.pdf

13.116 No data on economic activity was captured. Data from the Lansbury ward profile (2014)⁶⁰ sets out the overall profile of economic activity. This can be applied as a crude measure for residents of Crisp Street. This indicates a higher population of Lansbury ward residents had long-term health problem or disability limiting day to day activities a lot or a little compared to the overall Tower Hamlets population.

13.117 The table below shows the Lansbury ward profile of economic activity in comparison to the Tower Hamlets profile of economic activity.

13.118 Key information:

- Overall there is a higher level of economic inactivity in the Lansbury ward (37%) compared to Tower Hamlets (30%). Economic inactivity is great in the following categories; looking after home or family, long-term sick or disabled and retired.
 - 10% of the Lansbury ward population look after the home or family, compared to 7% in Tower Hamlets
 - 7% of the Lansbury ward population are long-term sick or disabled, compared to 5% in Tower Hamlets
 - 6% of the Lansbury ward population are long-term sick or disabled, compared to 5% in Tower Hamlets
- Consequently, there are lower levels of economic activity in the Lansbury ward (47%), compared to Tower Hamlets (58%) with lower levels of employment and higher levels of unemployment.

Economically active:	Lansbury Ward	Tower Hamlets Borough
Employed	47.3%	57.6%
Unemployed	9.7%	6.7%
Student	5.6%	5.5%
Total Economically active	62.6%	69.8%

Economically inactive:	Lansbury Ward	Tower Hamlets Borough
Retired	5.5%	4.7%
Student	8.8%	9.9%
Looking after home/family	10.4%	7.0%
Long-term sick/disabled	7.0%	4.5%
Other	5.6%	4.0%
Total Economically inactive	37.3%	30.1%

⁶⁰ Lansbury Ward Profile, Corporate Research Unit, London Borough of Tower Hamlets 2014
https://www.towerhamlets.gov.uk/Documents/Borough_statistics/Ward_profiles/Lansbury-FINAL-10062014.pdf

Household composition

13.119 The table below shows the household composition of private tenant households (n=17).

13.120 Key information:

- The number of people per household varies from 2 people to seven.
- Most households are made up of three, four and five people, representing 18% (each) of all private tenant households.
- There are no one person private tenant households.

Number of people in household	Private Tenant Households	
	(n)	(%)
1 person	0	0%
2 people	2	12%
3 people	3	18%
4 people	3	18%
5 people	3	18%
6 people	4	24%
7 people	2	12%
8 people	0	0%
9 people	0	0%
10 people	0	0%
Total	17	100%

Length of time at the property

13.121 The table below shows the length of time all private tenant households have been living at their property (n=17).

13.122 Key information:

- Over half (53%) have been living in their property for less than 12 months.
- Around one quarter (24%) have been living in their property between 5-10 years.

Length of time at the property	Private Tenant Households	
	(n)	(%)
<12 months	9	53%
1-2 years	1	6%
2-5 years	3	18%
5-10 years	4	24%
>10 years	0	0%
Total	17	100%

Leaseholders

13.123 The Crisp Street estate comprises of 53 individual residents who form part of the 15 households with leaseholder tenure.

Age

13.124 The table below shows the age profile of leaseholders in comparison to the age profile of Tower Hamlets population.⁶¹

13.125 Key information:

- The age profile of the leaseholder population is slightly older.
- 11% are aged under 18, this age group represent 22% of Tower Hamlets population.
- Proportionately more leaseholder aged 18-24 (15%) and 25-34 (30%) compared to Tower Hamlets population (11% and 28% respectively)
- However in the older age bandings the profile of leaseholders is above that of the borough.

Age group	Leaseholders		Tower Hamlets Borough
	(n)	(%)	(%)
Under 18	6	11%	22%
18-24	8	15%	11%
25-34	16	30%	28%
35-44	6	11%	17%
45-54	7	13%	9%
55-64	5	9%	6%
65-74	2	4%	3%
75+	3	6%	3%
Total	53	100%	100%

Race

13.126 The table below shows the ethnicity profile of leaseholders in comparison to the ethnic profile of Tower Hamlets population based on the 2011 Census.⁶²

13.127 Key information:

- Most leaseholder residents are from White ethnic groups (58%), this ethnic group represents 45% of Tower Hamlets population.
- Leaseholder residents from White English/Welsh/Scottish/Northern Irish/British represent 30%, similar to the percentage in Tower Hamlet population (31%). Leaseholders from Irish and other White ethnic groups are

⁶¹ 2016 mid-year population estimates, all persons aged 16 and over ONS (accessed July 2017)

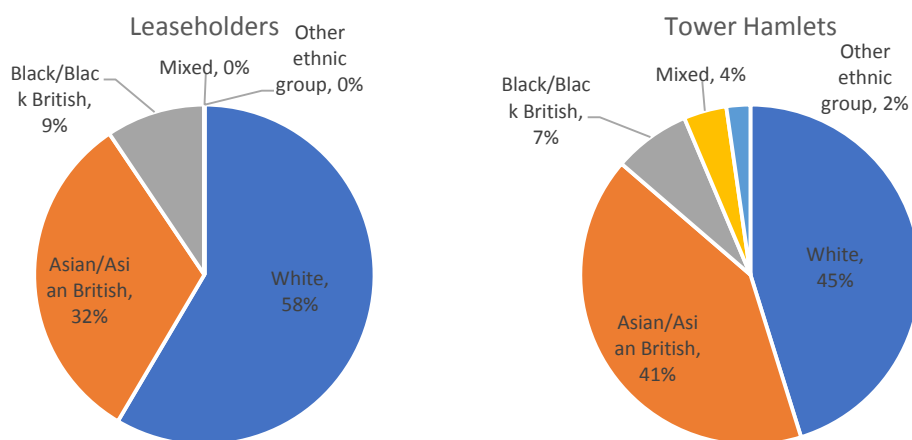
⁶² Ethnicity, 2011 Census (KS201EW) NOMIS ONS

overrepresented in comparison to the ethnic profile of Tower Hamlets population.

- In other ethnic groups, leaseholder residents from the Bangladeshi ethnic group are underrepresented, accounting for 19%, whilst representing 32% of the Tower Hamlets population.

Ethnicity	Leaseholders		Tower Hamlets Borough
	(n)	(%)	(%)
English/Welsh/Scottish/Northern Irish/British	16	30%	31%
Irish	5	9%	2%
Gypsy or Irish Traveller	0	0%	0%
other White background	10	19%	12%
Indian	0	0%	3%
Pakistani	7	13%	1%
Bangladeshi	10	19%	32%
Chinese	0	0%	3%
other Asian background	0	0%	2%
Caribbean	5	9%	4%
African	0	0%	2%
other Black background	0	0%	1%
White and Asian	0	0%	1%
White and Black Caribbean	0	0%	1%
White and Black African	0	0%	1%
other mixed background	0	0%	1%
Arab	0	0%	1%
Other ethnic group	0	0%	1%
Prefer not to say	0	0%	0%
Total	53	100%	100%

13.128 The leaseholder population and Tower Hamlets population profiles by ethnicity are set out in the charts below. Using the broad categories of the 2011 Census it highlights the differences in the ethnic composition of the two populations.



Main language spoken

13.129 No data was captured on main language spoken.

13.130 In Tower Hamlets English is not the most common language spoken by 34% of the population.⁶³ The table below shows the top ten most common languages, other than English, spoken by residents.

Most commonly used languages (other than English)	(%)
Russian	0.6%
Bengali	18.0%
Chinese ⁶⁴	1.7%
French	1.4%
Spanish	1.2%
Italian	1.1%
Somali	1.0%
Polish	0.9%
Portuguese	0.8%
German	0.7%
Russian	0.6%

Religion or belief

13.131 The table below shows the religious profile of leaseholders in comparison to the religious profile of Tower Hamlets.⁶⁵

13.132 Key information:

- Religion or belief is more prevalent in the leaseholder population than in Tower Hamlets population, 11% of leaseholders have no religion compared to 19% across Tower Hamlets.
- 32% are Muslim (Islam is the religion for 35% of Tower Hamlets population)
- 40% are Christian (Christianity is the religion for 27% of the Tower Hamlets population)

Religion or belief	Leaseholders		Tower Hamlets Borough
	(n)	(%)	(%)
Christianity	21	40%	27%
Buddhist	0	0%	1%
Hindu	0	0%	2%
Jewish	0	0%	1%
Islam	17	32%	35%
Sikh	0	0%	0%

⁶³ Main language, 2011 Census (QS204EW) <https://www.nomisweb.co.uk/census/2011/qs204ew>

⁶⁴ Including Cantonese Mandarin and other Chinese languages

⁶⁵ Religion, 2011 Census (KS209EW) NOMIS ONS

Religion or belief	Leaseholders		Tower Hamlets Borough
	(n)	(%)	(%)
Other religion	0	0%	0%
No religion	6	11%	19%
Prefer not to Say (unknown) ⁶⁶	9	17%	15%
Total	53	100%	100%

Gender

13.133 The table below shows the gender profile of leaseholders in comparison to the gender profile of Tower Hamlets.⁶⁷

13.134 Key information:

- There are more female leaseholders (57%) than male leaseholders (43%). The gender profile In Tower Hamlets population is 52% male and 48% female%.

Gender	Leaseholders		Toer Hamlets Borough
	(n)	(%)	(%)
Female	30	57%	48%
Male	23	43%	52%
Total	53	100%	100%

Gender reassignment

13.135 No data was captured on gender reassignment.

Sexual orientation

13.136 The table below shows the sexual orientation profile of leaseholders.⁶⁸ There is no robust data held by Tower Hamlets to illustrate a borough profile of sexual orientation.

13.137 Key information:

- 13% of leaseholders did not provide an answer to this question or were not asked if the question related to a household member aged under 18.
- 83% of leaseholders are heterosexual and the remaining 4% gay.

⁶⁶ This includes 'don't know' where the person answering the survey did not know the answer on behalf of all members of the household

⁶⁷ 2016 mid-year population estimates, males and females aged 16 and over ONS (accessed July 2017)

⁶⁸ This includes 'don't know' where person answering the survey did not know the answer on behalf of all household members or was not asked where the household members was aged under 18

Sexual orientation	Leaseholders	
	(n)	(%)
Heterosexual	44	83%
Bisexual	0	0%
Gay	2	4%
Lesbian	0	0%
Prefer not to say (unknown/not asked)	7	13%
Total	53	100%

Pregnancy and maternity

13.138 The table below is based on the count of all leasehold households (n=15).

13.139 Key information:

- 0% of households are either expecting a baby or have had a baby in the past 12 months.

Household member expecting or had a baby in past 12-months	Leaseholders	
	(n)	(%)
No	15	100%
Yes	0	0%
Unknown	0	0%
Total	15	100%

Marriage and civil partnership

13.140 No data was captured on gender reassignment.

Health and Disability

13.141 They survey questioned if any member of the household had a long-term physical or mental health condition or disability. Therefore, it is difficult to determine the nature of disabilities being reported.

13.142 Key information:

- 32% of all residents reported a long-term physical or mental health condition or disability.

Disability (long-term physical or mental health condition or disability)	Leaseholders	
	(n)	(%)
No	36	68%
Yes	17	32%
Total	53	100%

13.143 Data from the Lansbury ward profile (2014)⁶⁹ sets out the overall profile of limiting illness or disability. This can be applied as a crude measure for residents of Chrisp Street. This indicates a higher population of Lansbury ward residents had long-term health problem or disability limiting day to day activities a lot or a little compared to the overall Tower Hamlets population.

Limiting illness and disability	Lansbury ward	Tower Hamlets borough
Day to day activities limited a lot	9%	7%
Day to day activities limited a little	8%	7%
Day to day activities not limited	83%	87%

Economic activity

13.144 People that are considered economically active are people that are in employment or unemployed. People that are considered economically inactive are people that are studying, looking after family, retired or long-term sick. These individuals are not part of the supply of labour but are important, as they are a potential labour supply in the future.

13.145 No data on economic activity was captured. Data from the Lansbury ward profile (2014)⁷⁰ sets out the overall profile of economic activity. This can be applied as a crude measure for residents of Chrisp Street. This indicates a higher population of Lansbury ward residents had long-term health problem or disability limiting day to day activities a lot or a little compared to the overall Tower Hamlets population.

13.146 The table below shows the Lansbury ward profile of economic activity in comparison to the Tower Hamlets profile of economic activity.

13.147 Key information:

- Overall there is a higher level of economic inactivity in the Lansbury ward (37%) compared to Tower Hamlets (30%). Economic inactivity is great in the following categories; looking after home or family, long-term sick or disabled and retired.
 - 10% of the Lansbury ward population look after the home or family, compared to 7% in Tower Hamlets
 - 7% of the Lansbury ward population are long-term sick or disabled, compared to 5% in Tower Hamlets
 - 6% of the Lansbury ward population are long-term sick or disabled, compared to 5% in Tower Hamlets

⁶⁹ Lansbury Ward Profile, Corporate Research Unit, London Borough of Tower Hamlets 2014
https://www.towerhamlets.gov.uk/Documents/Borough_statistics/Ward_profiles/Lansbury-FINAL-10062014.pdf

⁷⁰ Lansbury Ward Profile, Corporate Research Unit, London Borough of Tower Hamlets 2014
https://www.towerhamlets.gov.uk/Documents/Borough_statistics/Ward_profiles/Lansbury-FINAL-10062014.pdf

- Consequently, there are lower levels of economic activity in the Lansbury ward (47%), compared to Tower Hamlets (58%) with lower levels of employment and higher levels of unemployment.

Economically active:	Lansbury Ward	Tower Hamlets Borough
Employed	47.3%	57.6%
Unemployed	9.7%	6.7%
Student	5.6%	5.5%
Total Economically active	62.6%	69.8%

Economically inactive:	Lansbury Ward	Tower Hamlets Borough
Retired	5.5%	4.7%
Student	8.8%	9.9%
Looking after home/family	10.4%	7.0%
Long-term sick/disabled	7.0%	4.5%
Other	5.6%	4.0%
Total Economically inactive	37.3%	30.1%

Household composition

13.148 The table below shows the household composition of leaseholder households (n=15)

13.149 Key information:

- The number of people per household varies from 1 person to ten.
- Most households are made up of two people, representing 27% of the all leaseholder households.
- The second most common household composition is one person households, representing 20% of all households.

Number of people in household	Leaseholder Households	
	(n)	(%)
1 person	3	20%
2 people	4	27%
3 people	2	13%
4 people	2	13%
5 people	1	7%
6 people	1	7%
7 people	1	7%
8 people	0	0%
9 people	0	0%
10 people	1	7%
Total	15	100%

Length of time at the property

13.150 The table below shows the length of time all leaseholder households have been living at their property (n=15).

13.151 Key information:

- Most (87%) have been living in their property for 10 years or longer.

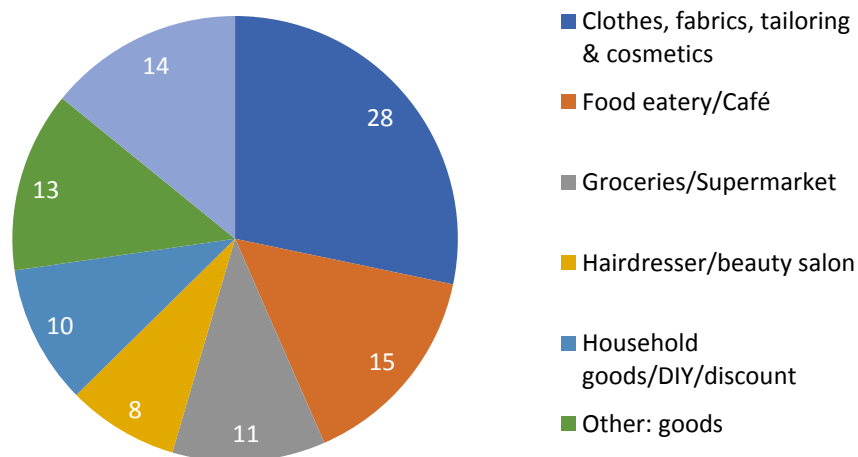
Length of time at the property	Leaseholder Households	
	(n)	(%)
<12 months	1	7%
1-2 years	1	7%
2-5 years	0	0%
5-10 years	0	0%
>10 years	13	87%
Total	15	100%

14 Appendix 4: Introduction to profile of Businesses, Market Traders and Employees

- 14.1 This section sets out the profile of businesses in the Chrisp Street regeneration district. Where available, protected characteristics (age, gender, disability, ethnicity, religion, sexual orientation, marriage and civil partnership, pregnancy and maternity and gender reassignment) are set out.
- 14.2 The analysis is set out for all businesses, market traders and employees and from the all the business survey data that has been analysed for all business types.
- 14.3 The analysis in this section is based on the raw findings of the survey undertaken by Microfish in June 2017, findings from that survey have been modified to exclude those businesses that by November 2017 have ceased trading.
- 14.4 The percentages are rounded and therefore in some tables may total to 99 or 101%. Of the 79 retail business units, we were unable to contact the owners of 8 businesses (in other words 71 owners were contacted), giving a response rate of 90%. Because 4 declined to take part in the survey, 67 were interviewed, giving a participation rate of 85%. The same logic applies to the calculation of the response rates and participation rates for the market traders. Thus, we were unable to contact 12 out of the 46 traders (74% response rate), two were unwilling to participate and 32 were interviewed (70% participation rate).

All Businesses

- 14.5 The Chrisp Street District Centre Regeneration includes 99 businesses including shops, market traders and lock ups.



Age

- 14.6 The table below shows the age profile of business owners including shop owners (independents) and market traders:

Age of business owners	All		Shops		Traders	
	(n)	(%)	(n)	(%)	(n)	(%)
18-24	0	0	0	0	0	0
25-34	7	6.8	5	7.0	2	6.1
35-44	42	41.7	25	35.2	18	54.5
45-54	30	30.1	21	32.4	9	27.3
55-64	15	15.5	10	16.9	4	12.1
65-74	3	2.9	3	4.2	0	0.0
Prefer not to say	1	1.0	1	1.4	0	0.0
Not given	2	1.9	2	2.8	0	0.0
		100		100		100

- 14.7 Key information: 90% of businesses owned by those 35-64

Race

- 14.8 The table below shows the ethnicity profile of all business owners including shop owners (independents) and market traders:

	All	%	Shops*	%	Traders*	%
White British	22	21.4	19	26.8	3	9.1
White Other	4	3.9	1	1.4	3	9.1
Asian or Asian British: Bangladeshi	43	41.7	25	35.2	19	57.6
Asian or Asian British: Indian	8	7.8	4	5.6	4	12.1
Asian or Asian British: Pakistani	7	6.8	4	5.6	3	9.1
Asian or Asian British: Other	6	5.8	5	7.0	1	3.0
Black or Black British: African	8	7.8	8	11.3	0	0.0
Black or Black British: Caribbean	2	1.9	2	2.8	0	0.0
Chinese	2	1.9	2	2.8	0	0.0
Prefer not to say	1	1.0	1	1.4	0	0.0
Total	103	100.0	71	100.0	33	100.0

*One owner owns both a shop and a market stall and has been included in each subtotal

- 14.9 Key information: The majority of owners (74%) of businesses are from a BAME background. This varies from 71% amongst independent stores to 92% among market traders.

Main language spoken

- 14.10 No data was captured on main language spoken.
- 14.11 In Tower Hamlets English is not the most common language spoken by 34% of the population.⁷¹ The table below shows the top ten most common languages, other than English, spoken by residents

Most commonly used languages (other than English)	(%)
Russian	0.6%
Bengali	18.0%
Chinese	1.7%
French	1.4%
Spanish	1.2%
Italian	1.1%
Somali	1.0%
Polish	0.9%
Portuguese	0.8%
German	0.7%
Russian	0.6%

Religion or belief

- 14.12 The table below shows the religious profile of all business owners including shop owners (independents) and market traders:

	Count	%	Shops*	%	Traders*	%
Christianity	12	11.7	11	15.5	1	3.0
Islam	65	63.1	40	56.3	26	78.8
Hindu	3	2.9	3	4.2	0	0.0
Buddhism	1	1.0	1	1.4	0	0.0
Sikhism	4	3.9	0	0.0	4	12.1
No Religion	11	10.7	10	14.1	1	3.0
Not Given	4	3.9	4	5.6	0	0.0
Prefer not to say	3	2.9	2	2.8	1	3.0
Total	103	100.0	71	100.0	33	100.0

*One owner owns both a shop and a market stall and has been included in each subtotal

- 14.13 Key information: Across all owners, 82% of identify with a faith group. This ranges from 78% amongst owners of independent stores to 94% amongst market traders.

⁷¹ Main language, 2011 Census (QS204EW) <https://www.nomisweb.co.uk/census/2011/qs204ew>

Gender

14.14 The table below shows the gender profile of all business owners including shop owners (independents) and market traders:

	All Owners	%	Shops	%	Traders	%
Male	78	75.7	47	66.2	32	97.0
Female	25	24.3	24	33.8	1	3.0
Total	103	100.0	71	100.0	33	100.0

14.15 Key information: The gender split amongst all owners is 76% male and 24% female. For independent stores, the split is 66% male and 34% female. Notably, amongst market traders, 91% of owners are male and 9% are female.

Gender reassignment

14.16 No data was captured on gender reassignment.

Sexual orientation

14.17 The table below shows the sexual orientation profile of all business owners including shop owners (independents) and market traders:

	Business Owners	%
Heterosexual	82	79.6
Prefer not to say	11	10.7
Not given	10	9.7
Total	103	100.0

14.18 Key information: Overall, 80% of owners are heterosexual. No owners reported being lesbian, gay or bisexual. The remaining owners either preferred not to say or the respondent did not know the sexuality of the other owners.

Pregnancy and maternity

14.19 No data was captured on pregnancy and maternity.

Marriage and civil partnership

14.20 No data was captured on marriage and civil partnership.

Health and Disability

- 14.21 They survey questioned if any member of the household had a long-term physical or mental health condition or disability. Therefore, it is difficult to determine the nature of disabilities being reported.
- 14.22 Only three businesses reported an owner with a disability

Number of business employing:

	All	Multiple/Not-for-profits	Independent shops	Market traders
No employees*	36	0	12	24
1 employee	18	0	14	4
2 employees	14	0	12	2
3 employees	12	0	11	1
4 employees	1	0	1	0
5 employees	6	2	3	1
6 employees	5	2	3	0
7 employees	0	0	0	0
8 employees	2	0	2	0
9 employees	2	2	0	0
10 employees	1	1	0	0
25 employees	1	1	0	0
50 employees	1	1	0	0
Total	99	9	58	32
*The owner(s) do not employ any staff				

Total number of employees in businesses employing:

	All	Multiple/Not-for-profits	Independent shops	Market traders
1 employee	18	0	14	4
2 employees	28	0	24	4
3 employees	36	0	33	3
4 employees	4	0	4	0
5 employees	30	10	15	5
6 employees	30	12	18	0
7 employees	0	0	0	0
8 employees	16	0	16	0
9 employees	18	18	0	0
10 employees	10	10	0	0
25 employees	25	25	0	0
50 employees	50	50	0	0
Total employees	265	125	124	16

Total number of employees by FT and PT by business:

	All Businesses	%	Multiples	%	Independents	%	Traders	%
Full-time	96	36.2	34	27.2	52	41.9	10	62.5
Part-time	169	63.8	91	72.8	72	58.1	6	37.5
Total	265	100.0	125	100.0	124	100.0	16	100.0

Age

14.23 The table below shows the age profile of employees:

	Employees	%
Under 18	3	1.1
18-64	260	98.1
65+	2	0.8
Total	265	100.0

Race

14.24 The table below shows the ethnicity profile of all employees:

	All	%	Multiple	%	Independent shops	%
White British	61	23.0	30	24	31	25.0
White Other	23	8.7	13	10.4	10	8.1
Bangladeshi	105	39.6	47	37.6	42	33.9
Indian	17	6.4	10	8	7	5.6
Pakistani	9	3.4	7	5.6	2	1.6
Other Asian	4	1.5	2	1.6	2	1.6
Mixed	3	1.1	0	0	3	2.4
Black Caribbean	9	3.4	3	2.4	6	4.8
Black African	13	4.9	9	7.2	4	3.2
Chinese	5	1.9	2	1.6	3	2.4
Other	1	0.4	0	0	1	0.8
Arab	3	1.1	0	0	3	2.4
Prefer not to say	10	3.8	0	0	10	8.1
Don't know	2	0.8	2	1.6	0	0.0
Total	265	100.0	125	100	124	100.0
*All employees of market stalls are Bangladeshi						

Main language spoken

14.25 No data was captured on main language spoken.

Religion or belief

14.26 The table below shows the religious profile of all employees:

	All*	%	Multiple	%	Independent Shops	%
Islam	80	30.2	15	12.0	49	39.5
Christianity	33	12.5	17	13.6	16	12.9
Hinduism	10	3.8	3	2.4	7	5.6
Sikhism	1	0.4	0	0.0	1	0.8
Buddhism	1	0.4	0	0.0	1	0.8
Rastafari	1	0.4	0	0.0	1	0.8
African religion	1	0.4	0	0.0	1	0.8
No religion	6	2.3	0	0.0	6	4.8
Prefer not to say	12	4.5	0	0.0	12	9.7
Don't know	120	45.3	90	72.0	30	24.2
Total	265	100.0	125	100.0	124	100.0

*All 16 employees of market stalls are Muslim

Gender

14.27 The table below shows the gender profile of employees:

	All Businesses	%	Multiples/	%	Independents	%	Traders	%
Male	132	50.4	60	48.0	57	46.0	15	93.8
Female	130	49.6	65	52.0	67	54.0	1	6.3
Total	262	100.0	132	100.0	114	100.0	16	100.0

Gender reassignment

14.28 No data was captured on gender reassignment.

Sexual orientation

14.29 No data was captured on gender reassignment.

Pregnancy and maternity

14.30 No data was captured on marriage and civil partnership.

Marriage and civil partnership

14.31 No data was captured on marriage and civil partnership.

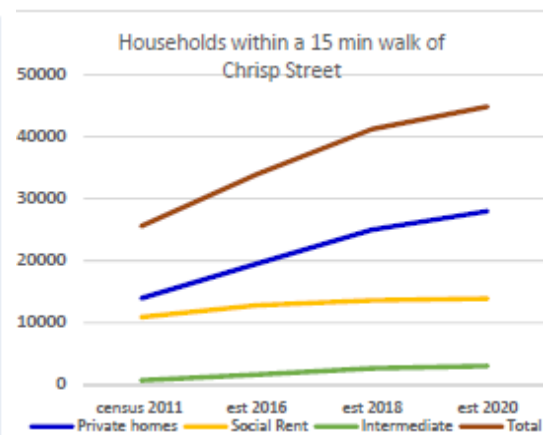
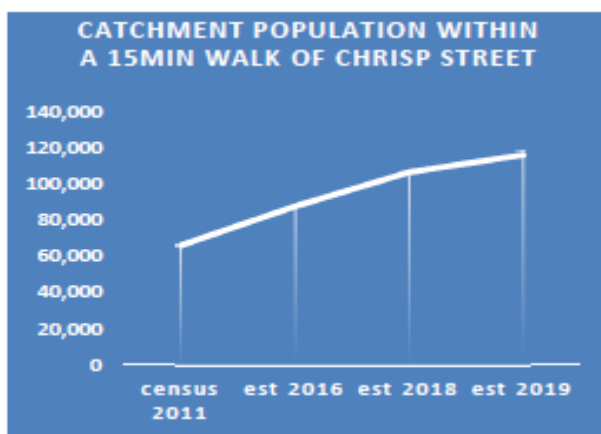
Health and Disability

14.32 Only three businesses reported an owner or employee with a disability

Shoppers

14.33 Residential Catchment Population to Crisp Street (Source: AMM September 2015). This data is a combination of household and population data from the 2011 Census combined with the Molior Residential Development Activity Database to extrapolate residential numbers for the catchment around Crisp Street.

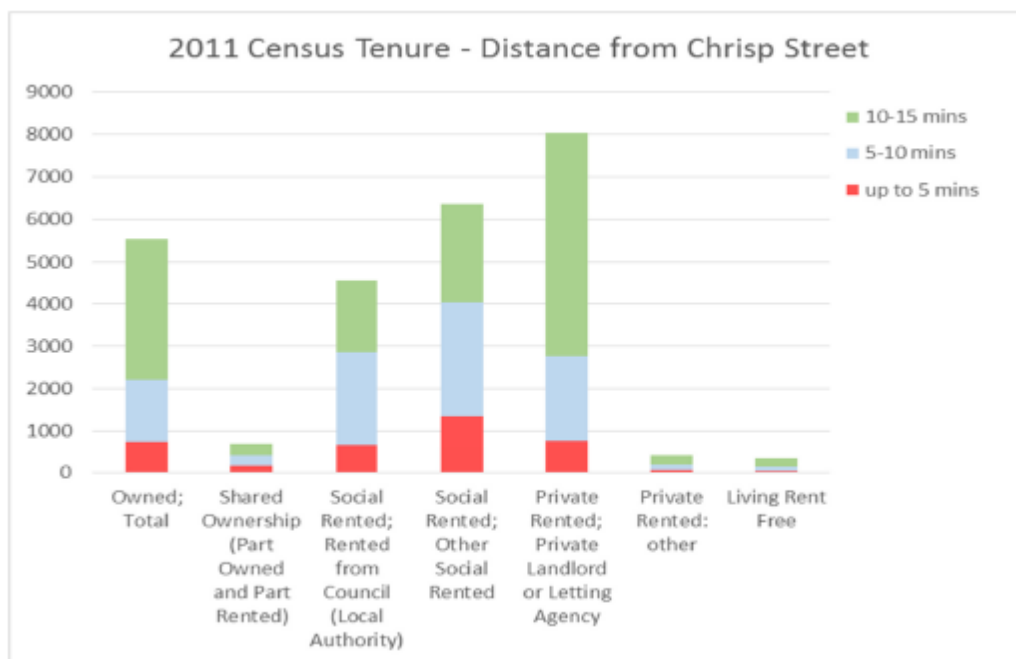
			No. of residents	All households	Private homes	Social rent	Intermediate
March 2011	Census		Data				
		Up to 5 minutes		3771	1550	2031	154
		5-10 minutes		8834	3597	4891	248
		10-15 minutes		13286	8810	3994	296
		2011	66,696	41551	13957	10916	698
Completed and sold since March 2011 (Molior)				4226	2791	908	527
In construction or unsold				4146	2767	968	411
	Sub total	2016	88263	34263	19515	12792	1636
Permissions				7288	5462	818	1008
	Estimated total	2018	107037	41551	24977	13610	2644
						est	est
Permissions and applications 09/15				3725	3003	13900	3000
	Estimated total	2020	116632	45276	27980	27510	5644
Average no. of occupants per h/h			2.58				
Applying the per census occupants		h/h factor		116632	72078	35060	6811

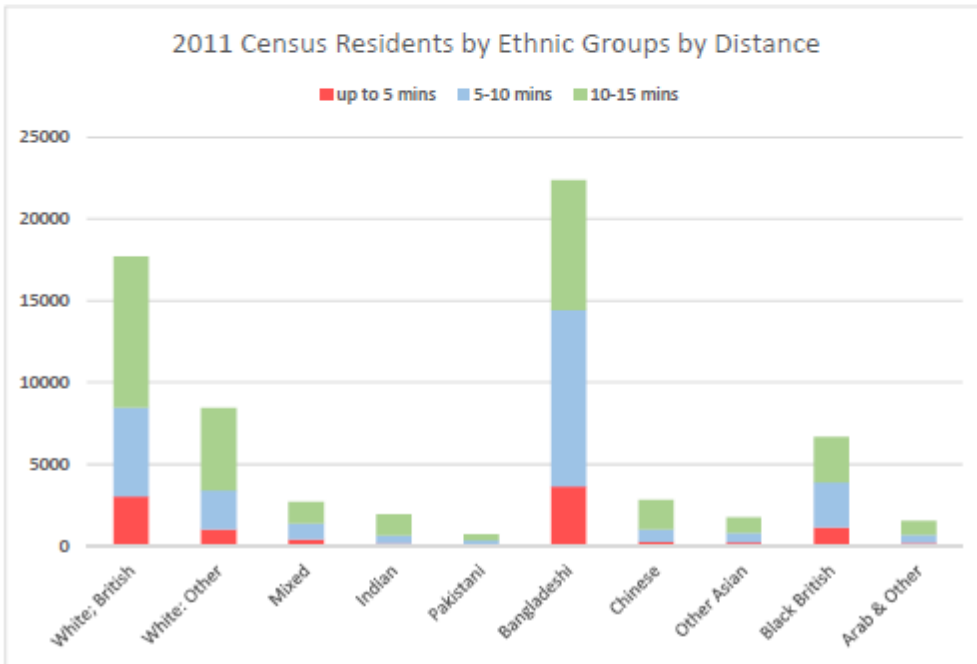
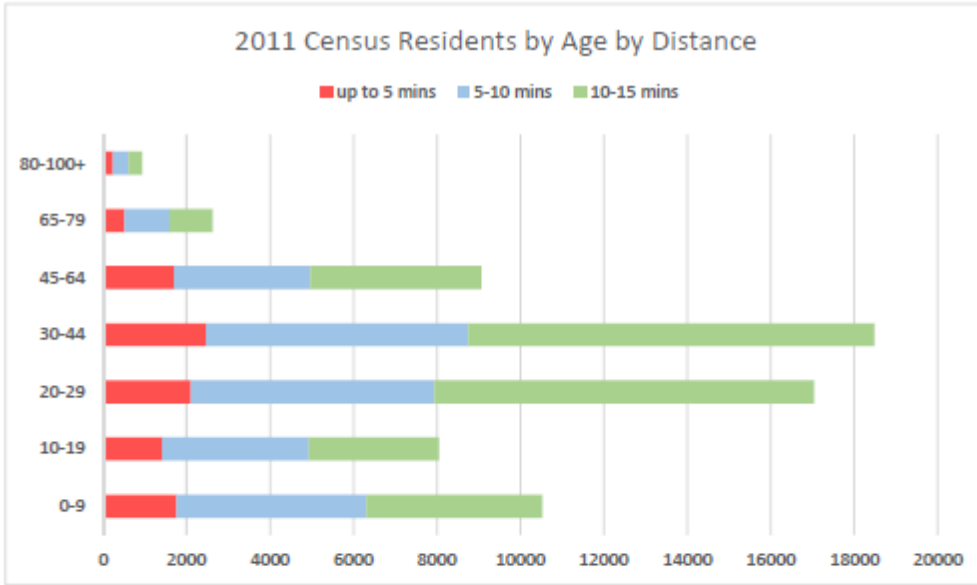


From the 2011 Census data

Walking time boundaries minutes				up to 5 mins	5-10 mins	10-15 mins	Total	
All Usual Residents	Count	Persons	Mar-11	10187	24894	31615	66696	
Males	Count	Persons	Mar-11	5153	12462	16673	34288	51.4%
Females	Count	Persons	Mar-11	5034	12432	14942	32408	48.6%
Verification				10187				
2011 Density (number of persons per hect)	Rate	Persons	Mar-11	234.4	1401.5	1841.5		
All Households	Count	Households	Mar-11	3771	8834	13286	25891	
People per household	Calc			2.7			2.58	

				up to 5 mins	5-10 mins	10-15 mins		
All Households	Count	Households	Mar-11	3771	8834	13286	25891	100.0%
Owned; Total	Count	Households	Mar-11	749	1455	3326	5530	21.4%
Shared Ownership (Part Owned and Part	Count	Households	Mar-11	154	248	296	698	2.7%
Social Rented; Rented from Council (Local	Count	Households	Mar-11	667	2209	1686	4562	17.6%
Social Rented; Other Social Rented	Count	Households	Mar-11	1364	2682	2308	6354	24.5%
Private Rented; Private Landlord or Letting	Count	Households	Mar-11	755	2018	5264	8037	31.0%
Private Rented: other	Calc			46	124	220	390	1.5%
Living Rent Free	Count	Households	Mar-11	36	98	186	320	1.2%





15 Appendix 5: Chrisp St Shopper and Resident Research: a report by Plus Four Market Research Limited March 2016

Research Objectives

- 15.1 To gather data related to the use of cars at Chrisp Street to enable Chrisp Street Developments to manage:
- the concerns of commercial tenants about the potential/actual loss of trade
 - resident feedback about any additional pressure regarding on-street parking
 - the planning application, to be made in early 2016
 - By understanding:
 - How those currently shopping in Chrisp Street travelled there and if by car, where they parked, how long was spent in Chrisp St, the types of retailers they have visited, and their total spend on that occasion in Chrisp Street
 - Where those in the catchment area usually shop and their mode of travel
 - Those in the catchment area who shop in Chrisp Street infrequently or who have never shopped in Chrisp Street...their barriers to visiting/shopping in Chrisp Street
- 15.2 Two surveys were undertaken:
- A Shopper Survey, with 'Shoppers' at Chrisp Street (213)
 - A Resident Survey with residents in the area of Chrisp Street (505)
- 15.3 In recognition of the cultural mix of the area a significant proportion of the interviewing resource were Bangladeshi/spoke Bengali
- 15.4 By design, there is a good split of residents living within 5-10 minutes or 10-15 minutes of Chrisp St

Transport and Parking

- 15.5 When looking at transport to Chrisp St, we excluded those who work locally from the 'shopper' data below...
- 70% of residents who mainly shop at Chrisp St, and half of the 'shoppers', walk to Chrisp St. Those who live closer than 10 mins are most likely to have walked
 - Even amongst those who mainly shop elsewhere, when they visit Chrisp St, half of them walk
 - Just over a third of residents, and more than a quarter of all 'shoppers' own a car. But despite this, just 6% of residents who mainly shop at Chrisp St, and 8% of 'shoppers', drive to Chrisp St

- Amongst those who mainly shop elsewhere, when they visit Chrisp St, a fifth of them drive
- Amongst those who 'ever' shop at Chrisp St, those more likely to have driven to Chrisp St mainly shop elsewhere, and/or live more than 10 minutes away and/or own a car
- Amongst 'shoppers', 10% drive and park (including 2% who are given a lift) at Chrisp St. This is just 17 people. More than half of these park at The Co-operative. Just 2 people would not visit Chrisp St if they could not park at The Co-operative, equating to 1% of 'shoppers'
- Residents were asked – out of every 10 visits to Chrisp St - how many visits were made by car, and the average was 1.6 out of 10 visits; even amongst car owners this only rose to 2.9
- In line with the Shopper Survey, more than half of those who 'ever' travel by car (>1 out of 10 visits by car) park at The Co-operative. Just 4 people would not visit Chrisp St if they could not park at The Co-operative, equating to 1% of all residents who ever shop at Chrisp St

Summary of Shopping

15.6 52% of residents most often shop at Chrisp St for their everyday shopping essentials. The main reason to visit is the market, which further boosts business for the other shops, services and eateries on Chrisp St

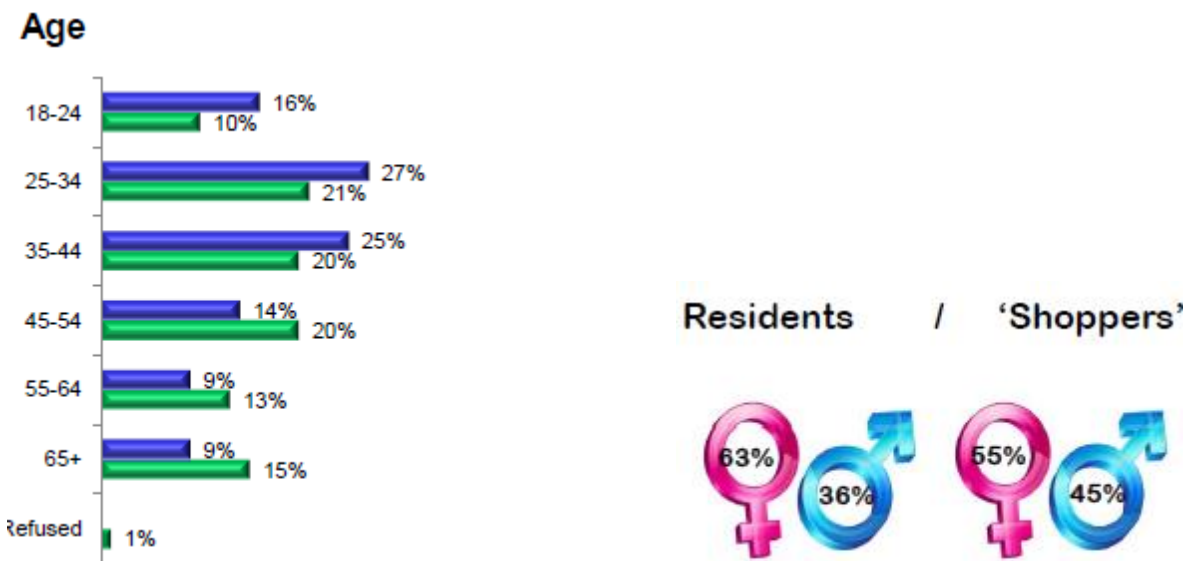
- Around a third of residents who do not visit Chrisp St, or who do not visit often (primarily shop in E14, E3 and Canary Wharf), say that they prefer the shops/services elsewhere and/or that Chrisp St has poor shops/services. A quarter say that it is simply more convenient to shop/use services elsewhere. Just 1 person said they did not visit because they could not park easily
- 'Shoppers' and those residents who mainly shop on Chrisp St, visit every 2-3 days. Those who live closer than 10 mins visit more frequently. 'Shoppers' who walk to Chrisp St, visit twice as frequently as those who travel by car (caution: small base of those travelling by car, and taken from Shopper Survey only i.e. not also evidenced in Resident Survey)
- 'Shoppers' and those residents who mainly shop on Chrisp St, stay for around an hour. Those who visit more frequently stay longer, as do those who travel by public transport (rather than driving or walking)
- 'Shoppers' estimated their average spend on the day they were interviewed to be £21 (a net 29% indicated they'd usually spend more). Those who stay longer, spend more. This is a lower spend than those who mainly shop elsewhere (estimated £36)
- Chrisp St is primarily associated with fruit & vegetables, large supermarkets and the market. The highest non-food association is the Post Office. Almost half of the 'shoppers' had visited or planned to visit a large supermarket on the day of their interview
- Despite already being associated with (a) large supermarket(s), a significant number say a large supermarket would encourage them to visit

Chrisp St more often. A third of residents and a quarter of 'shoppers' said (more) fashion/clothing retailers would encourage them

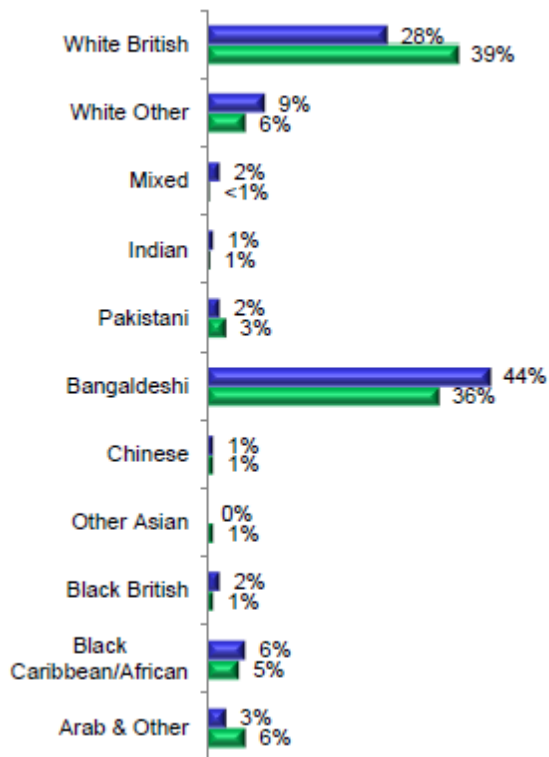
- 90% of residents shop at markets. 80% have shopped at Chrisp St market (77% most often). Half have shopped at Whitechapel market (9% most often). The most frequently visited and/or most attractive stalls at markets are fruit & vegetables, raw meat & fish, cultural clothing and women's fashion. Compared to other markets, Whitechapel has a wider variety of stalls to offer interest

15.7 In the Resident Survey, the person responsible for household shopping was sought. A minimum 60/40 gender profile was sought and achieved in the Shopper Survey. The gender balance between the two surveys is therefore somewhat different: more females in the Resident Survey

- A lower percentage of older people participated in the Resident Survey, though in the main the spread of ages on both surveys is good and the average age was 40 and 46 respectively
- The Bangladeshi and White British communities are both well-represented in both surveys



Ethnicity



Main Findings

- 70% of Residents who mainly shop at Chrisp St walk there and more than 50% of shoppers walk there
- 6% of residents who mainly shop at Chrisp St drive there, as do 8% of the 'shoppers' (data excludes those who work there)
- Less than 1 in 10 of those who mainly shop at Chrisp St drive (&/or park).
- 52% of residents go most often to Chrisp St for their everyday shopping essentials
- Three-quarters (74%) of all residents who shop at Chrisp St said the market is the main reason for them to visit, even more so amongst those who said Chrisp St is their main shopping location for everyday essentials (81%)
- More than a third (37%) of 'shoppers' also told us the main reason for their visit on the day/time concerned was the market
- Whilst those who shop at Chrisp St tell us their main reason is to go to the market, looking at secondary purposes, the numbers doing other shopping, accessing services or eating/drinking while they are there, are boosted
- Shoppers' visit Chrisp St every c.2 days, whilst residents who shop mainly on Chrisp St, do so every c.3 days
- 'Shoppers' stay on Chrisp St for 65 mins (excluding any time relating to work), whilst residents who mainly shop on Chrisp St stay for 53 mins
- Residents who take public transport to Chrisp St will stay longer (56 mins) than those who walk or drive (45-46 mins)

- Chrisp St is primarily associated with fruit & vegetables, large supermarkets and the market
- Amongst residents, the highest non-food offering is the Post Office (22%), and amongst 'shoppers' it is also the Post Office, alongside the library/Idea Store, and banks (each 8%). NB: all services
- Almost half of the 'shoppers' had visited/ planned to visit a large supermarket on the day of their visit.
- 33% of residents said the Chrisp St shops/services were poor, including feedback that there was not a wide enough variety of stores/stalls (many are the same) and that they can't get everything they need
- Overall, a third of residents (40% who most often shop at Chrisp St and 24% who most often shop elsewhere) and a quarter (26%) of 'shoppers' said that fashion/clothing would encourage them to visit Chrisp St more often
- A significant number say that another (?) large supermarket would bring them to Chrisp St more often
- Those who shop 'most often' at Chrisp St market, visit cultural clothing stalls more frequently (29% v 15-22% all other markets) and are more likely to be attracted to fruit & veg stalls (66% v 49-56%)

16 Appendix 6: Policy Backdrop.

- 16.1 This appendix of the EIA sets the legislative and policy context of the Equalities Impact Assessments for London Borough of Tower Hamlet's Chrisp Street Regeneration Programme. Of central importance is the Equality Act 2010, which sets out the duty of the public sector, reproduced fully below.
- 16.2 The section looks at legislation and policy directly relevant to housing regeneration and the following is a summary of desk research setting the context for the Equality Impact Assessments:
- Equality Act 2010
 - Statutory homelessness
 - Localism Act 2011
 - Homelessness Reduction Act 2017 and its implications for Tower Hamlet
 - Temporary accommodation
 - National Estate Regeneration strategy and Good Practice
 - Housing and Planning Act 2016
 - Tower Hamlets Housing Strategy 2016-2021
 - Tower Hamlets Strategic Housing Market Assessment
 - Tower Hamlets Common Housing Register Allocations Scheme
 - Chrisp Street Poplar Town Centre Report Viability issues – Chase and Partners (March 2017)
 - Chrisp Street Retail Management Strategy -Poplar HARCA and Telford Homes – June 2016
 - Town Centre Strategy Executive Summary 2017-2022 (March 2017)

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 characteristic and persons who do not share it;

(c) foster good relations between persons who share a relevant protected characteristic 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 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.

(4) The steps involved in meeting the needs of disabled persons that are different from the needs of persons who are not disabled include, in particular, steps to take account of disabled persons' disabilities.

(5) Having due regard to the need to foster good relations 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) tackle prejudice, and

(b) promote understanding.

(6) Compliance with the duties in this section may involve treating some persons more favorably than others; but that is not to be taken as permitting conduct that would otherwise be prohibited by or under this Act.

(7) The relevant protected characteristics are: age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation.

(8) A reference to conduct that is prohibited by or under this Act includes a reference to:

(a) a breach of an equality clause or rule;

(b) a breach of a non-discrimination rule.

(9) Schedule 18 (exceptions) has effect.

Homelessness

- 16.3 homelessness duty (predominantly families with dependent children) and those who are not (predominantly single people, including couples without dependent children).
- 16.4 Each local housing authority is required to consider housing needs within its area, including the needs of homeless households, to whom local authorities have a statutory duty to provide assistance.
- 16.5 The Housing (Homeless Persons) Act 1977, Housing Act 1996, and the Homelessness Act 2002, placed statutory duties on local housing authorities to ensure that advice and assistance to households who are homeless or threatened with homelessness is available free of charge. All households that apply for assistance under the Housing and Homelessness Acts are referred to as 'decisions'. However, these do not include households found to be ineligible for assistance (some persons from abroad are ineligible for assistance).
- 16.6 A 'main homelessness duty' is owed where the authority is satisfied that the applicant is eligible for assistance, unintentionally homeless and falls within a specified priority need group. Such statutorily homeless households are referred to as 'acceptances'.
- 16.7 The 'priority need groups' include households with dependent children or a pregnant woman and people who are vulnerable in some way e.g. because of mental illness or physical disability. In 2002 an Order made under the 1996 Act extended the priority need categories to include applicants:
- aged 16 or 17
 - aged 18 to 20 who were previously in care
 - vulnerable as a result of time spent in care, in custody, or in HM Forces
 - vulnerable as a result of having to flee their home because of violence or the threat of violence
- 16.8 Where a main duty is owed, the authority must ensure that suitable accommodation is available for the applicant and his or her household. The duty continues until a settled housing solution becomes available for them, or some other circumstance brings the duty to an end. Where households are found to be intentionally homeless, or not in priority need, the authority must assess their housing needs and provide advice and assistance to help them find accommodation for themselves.
- 16.9 Figures are collected on the number of households in 'temporary accommodation' on the last day of each quarter, as arranged by local housing authorities. In most cases, the authority is discharging a main homelessness duty to secure suitable accommodation until a settled home becomes available for the applicant household.
- 16.10 However, the numbers also include households provided with accommodation pending a decision on their homelessness application, households pending a review or appeal to the county court of the decision on their case, or possible referral to another local authority, and households found to be intentionally homeless and in

priority need who were being accommodated for such period as would give them a reasonable opportunity to find accommodation for themselves.⁷²

- 16.11 The Localism Act 2011 gives powers to local authorities to end their full housing duties under Section 193 of the Housing Act 1996, with a Private Rented Sector Offer. The impact of welfare reform has placed boroughs under pressure to place families outside of area in order to meet the financial constraints imposed on families. This is highlighted when boroughs need to balance the expectations of homeless applicants and at the same time recognise that issues around the affordability of accommodation is now influencing decision-making.⁷³
- 16.12 The recent *Nzolameso v Westminster* judgment at the Supreme Court, following the refusal of the Nzolameso family to accept an offer of accommodation in Milton Keynes represents an important decision for boroughs. This case has led to an increase in the level of detail that boroughs are required to give homeless applicants. For example, ensuring that school places are available before accommodation can be offered. Recent decisions by the Supreme Court are challenging aspects of current homelessness legislation.
- 16.13 Homelessness Reduction Act 2017 - aim is to refocus English local authorities on efforts to prevent homeless. The Act amends Part 7 of the *Housing Act 1996*. Its measures include:
- An extension of the period during which an authority should treat someone as threatened with homelessness from 28 to 56 days.
 - Clarification of the action an authority should take when someone applies for assistance having been served with a section 8 or section 21 notice of intention to seek possession from an assured shorthold tenancy.
 - A new duty to prevent homelessness for all eligible applicants threatened with homelessness.
 - A new duty to relieve homelessness for all eligible homeless applicants.
 - A new duty on public services to notify a local authority if they encounter someone they think may be homeless or at risk of becoming homeless.

⁷² <https://www.gov.uk/guidance/homelessness-data-notes-and-definitions>

⁷³ Temporary Accommodation in London: Local Authorities under Pressure February 2016 A report prepared for London Councils Julie Rugg February 2016

Temporary Accommodation

- 16.14 Demand for Temporary Accommodation (TA) in London constitutes a major proportion of TA overall in England. Traditionally, TA subsidy has operated through the housing benefit system but London boroughs are now reporting substantial shortfalls between the subsidy provided and the actual cost of meeting TA need.
- 16.15 A raft of changes to welfare provision, implemented from 2013, has reduced the degree of support available to households reliant on housing benefit to pay some or all the rent. Changes that have had a substantive impact on TA included the benefit cap, which restricts the overall rent a household can receive; and a restriction in benefit uprating, which has substantially affected the value of the Local Housing Allowance (LHA) compared with local market rents. Funding for Discretionary Housing Payments (DHPs) has increased.
- 16.16 In London, there was a 77 percent increase in homelessness acceptances between 2010 and 2014, reversing a decline that had been evident since 2005. The ending of an assured short-hold tenancy has become the principal reason for homelessness presentations. Anecdotally, TA officers report that landlords are ending tenancies in order to re-let at higher rents.

Housing and Regeneration

- 16.17 In December 2016, the DCLG published its Estate Regeneration National Strategy⁷⁴ setting out three key principles that underpin successful estate regeneration:
- Community engaged as partners
 - Support and leadership of the local authority
 - Willingness to work with the private sector to access commercial skills and lever in investment.

The national strategy comprises:

⁷⁴ Estate Regeneration National Strategy DCLG Dec 2016

- 16.18 Resident engagement and protection: sets out government expectations for ensuring that residents are at the centre of re-shaping their estates, in partnership with authorities and developers, and are protected during the lifetime of an estate regeneration scheme.
- 16.19 Role of the local authority: sets out the importance of wider place making, strategic use of public sector land, design and effective use of the planning system.
- 16.20 Financing and delivering estate regeneration: provides options for building a sound financial base, including setting out the key challenges, advice on aspects and demystifying the processes and terminology.
- 16.21 Good practice guide: steers schemes through all the key stages, from developing the initial idea through to build out and delivery; includes checklists on process design and quality to ensure important issues or stages are not overlooked; provides a framework for overall sequencing.
- 16.22 Better social outcomes: reports on Government's work with four estates on mapping public spending in estates, in the broader context of looking at how estate regeneration schemes can be part of a place based approach to tackling poor life chances.
- 16.23 Alternative approaches: provides advice on community-led housing development as an effective means of putting the community at the heart of housing delivery.
- 16.24 Case studies: illustrate and highlight particularly positive elements from a range of schemes, including design and quality, community engagement and strategic and innovative financing.
- 16.25 The Greater London Authority published 'Homes for Londoners- A Draft Good Practice Guide to Estate Regeneration' December 2016 and a further revised version for consultation in February 2018.⁷⁵ It defines estate regeneration as the process of physical renewal of social housing estates through various combinations of refurbishment, investment, intensification, demolition and rebuilding.
- 16.26 The Mayor believes that for estate regeneration to be a success, there must be resident support for proposals, based on full and transparent consultation. These proposals should offer full rights to return for displaced tenants and a fair deal for leaseholders, and demolition should only be followed where it does not result in a loss of social housing, or where all other options have been exhausted.

Housing and Planning Act 2016

- 16.27 The extension of voluntary Right to Buy (RTB) for housing associations has been delayed until at least April 2018, with no definite date. The housing minister has stated that the previous housing association RTB pilots were too small and additional pilots are planned.
- 16.28 The intention is that the RTB discount is paid for by forcing local authorities to sell off 'expensive' council housing when it becomes void. This has also been delayed,

⁷⁵ Homes for Londoners- A Draft Good Practice Guide to Estate Regeneration December 2016 GLA

and the government has confirmed that it will not require payment before 2018-19 at the earliest, and possibly later. How any annual stipend would be calculated is still not known

Tower Hamlet Policy Context

CHRISP STREET POPLAR TOWN CENTRE REPORT FOR LONDON BOROUGH OF TOWER HAMLETS BY CHASE & PARTNERS LLP ON VIABILITY ISSUES ON THE COMMERCIAL ELEMENT (March 2017)

- 16.29 This report was to review the retail strategy, commercial floor space assessment and associated documents surrounding the proposed redevelopment of Chrisp Street Market, London. This included a review to assess if the retail/commercial assumptions underpinning the submission documents are robust and accurate; whether the overall commercial floor space mix as well as the individual unit sizes/fit-outs/rents are commercially viable/affordable; whether the assumptions provided to existing commercial owners/tenants are reasonable (including relocating inside and outside scheme/compensation) and; working with the council's appointed viability consultants to establish whether the agreed position is reflected in the submitted viability report.
- 16.30 The letting strategy comprises five areas as follows:
1. The anchor store provision.
 2. The leisure facilities including a multiplex cinema and restaurants.
 3. The retention of existing local traders.
 4. The relocation of the market and its ongoing position as an anchor store.
 5. Relocation of multiple traders and letting to new retailers and appropriate service providers.
- 16.31 The letting strategy in all areas was found to be satisfactory apart from the anchor store trader where there remains uncertainty and a lack of provision. The alternative options are a mainline food retailer to replace the existing large Co-op food superstore, a smaller but appropriate discount retailer reflecting current market activity and requirements and finally an alternative non-food anchor.
- 16.32 In the opinion provided, given the nature and profile of the existing Chrisp Street District Centre (CSDC), coupled with the regeneration proposals, the best anchor option (given the consumer goods profile of the CSDC rather than comparison goods sales), will be for either a mainline food store retailer or a discount food store retailer. Given current market activity the most likely option will be the discount food retailer.
- 16.33 The provision of a multiplex cinema will act as a strong anchor for the CSDC, will encourage family type restaurants and other users to consider the location for representation and will act as an additional anchor to the development. The Chrisp Street Market continues to be an important aspect of the CSDC's shopping offer and

profile. The status of the retail and leisure facilities will be as a “district centre” on completion which we are satisfied is appropriate given market conditions and the positioning of Poplar town centre in the surrounding retail hierarchy and having regard to the competition. Savills’ conservative assessment of the potential expenditure from the immediate population the resultant position should be sufficient to support the type of retailers and rental levels that the developer is promoting for the commercial element of the scheme.

- 16.34 It has been confirmed that the resulting retail leisure and restaurant profile of the new development will not compete with Canary Wharf or central London but will remain a functional district centre. What is not clear is what its catchment will be on completion.

Chrisp Street Retail Management Strategy -Poplar HARCA and Telford Homes – June 2016

- 16.35 In 2006 Poplar HARCA became the owner of Chrisp Street as part of the stock transfer from Tower Hamlets. The Council's core strategy sets the vision for the regeneration of Chrisp Street. Chrisp Street is defined as a District Centre by the Council's Core Strategy Policy SP01, which seeks to enhance existing centres, and ensure that the scale and type of uses are consistent with the hierarchy, scale and role of each centre. Policy SP01 further seeks to maintain, focus and increase the supply of town centre activity and retail floorspace within district centres.
- 16.36 In addition, the Council's Core Strategy Policy SO25 seeks to deliver successful placemaking for Poplar, aiming to regenerate the area into a place for families set around Chrisp Street. Core Strategy Policy 'LAP 7&8' seeks to regenerate Chrisp Street Market into a vibrant, thriving, and multi-purpose town centre, with a mix of uses including evening and night-time uses and an upgraded market. Site Allocation 09 within the Tower Hamlets Managing Development Document seeks the regeneration of the district town centre to improve Chrisp Street's vitality and viability, through the provision of new commercial floorspace as well as new homes. The project team have run a programme of consultation events over the years. These have taken the form of drop in events or a stall during the many festivals that are held in the market square.
- 16.37 The feedback over the last seven years from the public enabled the project team to influence the designs and plans for the regeneration. As part of the consultation a series of surveys were conducted to ascertain how people used the district centre.
- 16.38 Chrisp Street Market is owned by Tower Hamlets Council. Via an agent, Poplar HARCA manage the physical aspects of the market on behalf of Tower Hamlets. Ownership of the market will always remain with Tower Hamlets Council as will the licensing and statutory responsibilities for the market traders. The management of the market subject to further agreement with the Council will continue through the managing agent who will be appointed by Telford Homes.
- 16.39 There are 71 properties with commercial leases in Chrisp Street. With the exception of the Iceland and the Co-op stores, all of the existing shops are owned by Poplar HARCA. All of the shops that are in the Festival of Britain buildings and those underneath the Ideas Store will remain, the rest will be redeveloped and will ultimately be owned by the development partner.
- 16.40 The project team have had discussions with all of the retailers in the district centre to establish their requirements for the future. They have made the following commitment to the retailers:
- To provide new shop fronts, signage and new public realm works at no cost.
 - Independents and Independent Chains - where Poplar HARCA is the landlord and they want to stay they will seek to agree to accommodate them within the scheme or in close proximity.
 - To provide business support if requested.
 - All outstanding rent reviews prior to 2015 will be settled at nil increase.

- Rent reviews from 2015 will be at market rates. The comparable rents used to agree the rent at review will be from within the scheme
- Any rent reviews which become due during the period of the construction works to the phase in which their premises is located will not be undertaken until, or effective from, 12 months following completion of that phase of works.
- Lease renewals will be granted at market rates but will not be retrospectively applied. All new leases will have a landlord break clause allowing for relocation and works to facilitate the redevelopment.
- If existing leaseholders do not want to stay they can surrender their lease and can negotiate a settlement based upon individual circumstances.
- Those that need to be relocated will be offered a new lease for a shop of a similar size or smaller if required.
- The rent value of the new shop will be at the market rate at the time of the agreement to lease. However, the rent payable for the new shop will be no more than that of the old shop, up to the date of the first review.

16.41 Traders in the lock up units on the market are viewed as three categories:

1. The three food outlets will be provided with a new purpose-built kiosk in the market square;
2. There will be a number of new starter units within the new development that may be offered to existing lock-up licensees. Starter units will be offered to licensees on a business needs basis;
3. For the remainder we will seek to relocate the trader to a stall working with the Council.

Logistical support will be provided for the transition period.

16.42 The developers are working with LBTH to ensure all market stall traders will be accommodated in the refurbished market. There will be an increased number of market pitches provided with access to power and wash down facilities. The market will need to be temporarily relocated within the scheme while the public realm works are completed.

16.43 The project team made a commitment to provide business support to the existing retailers to help them transition from the existing scheme to the new. This support took the following forms:

- Creation of Chrisp Street Exchange co-working space & enterprise hub; most affordable workspace in East London (flexi desks @ £99 per month + free business support on site)
- Twelve free monthly workshops delivering specialist and general business advice
- Pop Up Business School funded by Telford Homes
- Startup programme (7-day course, 45 attendees so far)
- 1-2-1 business support (12 existing businesses in Chrisp Street to focus on getting them online and marketing).
- Poplar & Bow Enterprise Network:
 - Quarterly networking and learning events

- Mentoring programme (one Chrisp Street business mentored by Broadgate Estates Retail specialist—through ELBA)
- Small loans to start ups = £50,000 allocated, approximately £20,000 distributed including to two businesses who are starting up in Chrisp Street
- Healthy Start Voucher programme:
 - Partnership with LBTH public health
 - Getting local parents to shop at Chrisp Street fruit and vegetable traders
 - Two traders taking part and increasing sales

16.44 Continuity of trade is paramount in our planning for the implementation of the regeneration. The project team have carried out comprehensive logistical planning to ensure that a minimum of disruption is caused to the businesses operating in the Chrisp Street. As the design progresses the detail of our sequencing plan will expand and each business that is affected will have a specific action plan. The action plan will have dates for the agreed implementation scheduled and the retailers will be kept up to date of construction progress.

Tower Hamlets Strategic Housing Market Assessment

16.45 The Tower Hamlets Housing Strategy 2016-2021 outlines the following key concerns:

- Major concern over the shortage of affordable housing and concern that future rents set by the council and housing associations will force people out of the borough
 - Lack of housing choices for young people brought up, living and working in the borough meaning many on average incomes will be forced to stay at home, move out or pay high rents in poor quality private rented housing
 - Support for the development of 'living rent' homes for this group at sub market rent levels in new build developments and on council estates
 - Concern over population growth, impact on the environment and green spaces and whether vital infrastructure including schools, health centres and transport links will be developed to match the needs of the population
 - General support for the council's approach to meeting housing need and homelessness through priority and advice.
-
- More than 9,000 people in substantial housing need
 - 44% of households in income poverty
 - Population of Tower Hamlets to increase by 26% by 2026
 - The average cost of a property in LBTH is more than 14 times (£450,000) what a typical essential worker could earn in wages (£35,000).

Tower Hamlets Strategic Housing Needs Assessment (SHNA)

16.46 Tower Hamlets has an annual housing target of 3,931 set up the Greater London authority and is expected to accommodate an additional 39,310 homes by 2025.

Housing Tenure Data

16.47 Across the borough there has been a shift in housing tenure since 2001. This is reflected by a significant decrease in council owned (rented) housing (xx% in 2001 to xx% in 2017) and an increase of people in private rented sector housing (xx% in 2001 to xx% in 2017).

Housing Stock

- The housing stock in Tower Hamlets has increased by 27% since 2003; there are now almost 124,000 homes in the borough
- In 1986 around 82% of all homes in Tower Hamlets were Council/GLC owned, today only 10.9% of the stock is council owned and for the first time in the borough's history, less than half the housing stock is social housing
- The private rented sector is now the fastest growing housing sector in the borough; it has risen from 18.3% of the stock in 2003 to around 39% of the stock in 2014
- There are close to 9,000 ex-right to buy leasehold properties managed by Tower Hamlets Homes in the borough. Overall, there are more than 15,000 leasehold properties formerly owned by the council
- There are an estimated 2,800 intermediate housing units in the borough
- The borough is growing by over 3,000 homes per year, making Tower Hamlets the quickest growing borough in London. Consequently, the borough qualifies for the highest level of New Homes Bonus in the country
- Tower Hamlets over the 2012-15 period has delivered the most affordable homes in an English local authority area with 2,560 affordable homes, higher than any other borough in London and 25% more than England's second city, Birmingham which delivered 1,920 affordable homes.

Private Sector Stock

- As of 2011, Tower Hamlets had approximately 67,209 homes in the private sector, of which 62% are in the private rented sector
- Private rented is now the largest tenure in the borough with 39% of the housing stock. The London average is 25%
- Borough median rents per week in 2016 were as follows: Studio - £290; 1 bedroom - £334; 2 bedroom - £420; 3 bedroom -£522; 4 bedroom - £667
- Around 16% of properties are overcrowded while 39% are under occupying
- Approximately half the leasehold stock sold under right to buy is now privately rented
- Approximately 37% of the private stock was built post 1990
- 19% of the borough's stock failed the decent homes standard in 2011 compared with 35.8% nationally

- Approximately 350 Houses in Multiple Occupation in the borough are large enough to require mandatory licensing; all but around 65 of these have a current license
- 30% of all category one hazards are in HMOs.

LBTH Housing Tenure Breakdown

Tenure	2003	%	2011	%	2017	%
Private	44821	51%	56947	56%	73522	61%
Council owned (Rented)	24200	28%	12500	12%	11700	10%
Registered social landlord (Rented)	17828	20%	30108	30%	31208	26%
Shared ownership	500	1%	2000	2%	3601	3%
Total	87349		101555		120301	

Lettings by property bed size.	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17
Bedsit	189	158	174	100	170	167	168	88	106	88	78	92	57
1 Bed	823	870	737	544	820	1019	816	854	840	652	722	729	599
2 Bed	888	801	733	673	733	883	799	1013	843	699	662	814	557
3 Bed	227	263	264	248	346	442	361	545	432	361	313	432	295
4 Bed	50	105	53	47	61	161	88	132	155	80	73	132	75
5 Bed	6	10	16	3	9	5	13	66	56	27	21	8	19
6 Bed	10	4	3	12	3	6	6	5	2	0	3	0	0
7 Bed	2	3	0	0	0	0	1	0	1	0	-	0	0
8 Bed	0	0	1	0	0	0	0	0	0	0	-	0	0
TOTAL	2,195	2,214	1,981	1,627	2,142	2,683	2,252	2,703	2,435	1,907	1,872	2,207	1602

Demographics and housing need

- 16.48 Ethnic minority households in the borough are disproportionately affected by homelessness. In 2015/16 80% of households accepted as homeless were from ethnic minority groups. However, ethnic minority groups account for 69% of the borough's population. Ethnic minority households account for over 70% of households on the Housing List, and the majority of those that are overcrowded. Ethnic minority households are, on average, larger and more likely to be overcrowded.
- 16.49 Bangladeshi households are, more likely to be homeless than any other ethnic group in the borough. Though only accounting for 30% of the population, 59% of households accepted as homeless in 2015/16 are Bangladeshi. Black households in the borough are also disproportionately affected by homelessness when compared to the population as a whole. Black households make up 16% of households accepted as homeless, but represent 7% of the borough's population.
- 16.50 The largest age groups accepted as homeless are the 16-24 and 25-44 age groups (with the latter being the largest), though the numbers of acceptances from these groups have dropped significantly – again a reflection of overall reductions in homeless acceptances. Acceptances for the 25-44 age group have seen a steady decrease. Homeless acceptances for this age group went from 454 in 2008/9 to 349 in 2015/16, a 33% reduction. The number of homelessness acceptances made as a result of a member of the household having a physical or mental disability has decreased dramatically between 2008/9 from 97 households to 18 households in 2015/6. The percentage of acceptances as a result of vulnerability due to a disability is 3.4%. However, this is the third largest priority need group, behind those with dependent children and pregnant women. The percentage of residents 65 and over in the borough is 6% compared to London's 11%.

Tower Hamlets Strategic Housing Needs Assessment (SHNA)

- 16.51 In 2014, ORS undertook the London Borough of Tower Hamlets Strategic Housing Market Assessment 2014. The overall size and tenure mix from the Tower Hamlets SHMA 2014 is shown in Figure x

	Market	Intermediate	Social	TOTAL
1 bedroom	1,800	1,400	11,500	14,700
2 Bedrooms	5,400	300	9,900	15,600
3 Bedrooms	8,500	400	11,400	20,300
4 Bedrooms	3,700	500	3,400	7,600
Total	19,400	2,500	36,300	58,300

Full Objectively Assessed Need for Housing across Tower Hamlets 2016-31

HOUSEHOLDS	HOUSEHOLDS	DWELLINGS
Demographic starting point CLG household projections 2016-36	50,717	(53,162)
Baseline household projections GLA 2015-interim 'Central Variant' 2016-31	36,934	(38,715)
DWELLINGS		
Allowance for transactional vacancies and second homes Based on dwellings without a usually resident household		1,780
Housing need based on Household projections		38,715
Adjustment for suppressed household formation rates	1,418	1,462
Baseline housing need based on demographic projections		40,177
In response to market signals Dwellings needed (in addition to the adjustment for concealed families and homeless households to deliver the overall 20% uplift proposed)		20% of 38,715 = 7,743 7,743 – 1,462= 6,281
Full Objectively Assessed Need for Housing 2016-31		46,458
Annual Need for housing 2016-31		3,097

16.52 The following conclusions have been made within the LBTH Housing Evidence Base 2016 with regard to housing need across the borough:

- Tower Hamlets remains a borough of high housing need;
- There is a sustained increase of net migration into the borough;
- While the borough has a good average income, a significant percentage of the population has incomes of less than £15,000 per year, which has impacted upon the housing market;
- The borough needs to deliver a significant number of affordable homes each year to meet housing need; and
- A significant percentage of those homes must be three bedrooms plus to meet demand from over-crowded households.

16.53 The following statistics, drawn from the housing waiting list as at 1st April 2017:

- a) There are nearly 19,000 households on the housing register;
- b) Of those 55% are in priority category 1 and 2 (e.g. Emergencies, Medical, Decants, Homeless and over-crowded);
- c) Around 7000 of these households are over-crowded; and
- d) There are just under 2000 households in temporary accommodation placed by the Council.

Tower Hamlets Common Housing Register Allocations Scheme

Introduction

- 16.54 Many people in Tower Hamlets apply for the limited supply of social housing available each year. Tower Hamlets Council and its Registered Social Landlord partners have jointly created a Common Housing Register for everyone who applies for housing and is eligible and qualifying to go onto the Register. All available housing is offered to people on the Housing Register.
- 16.55 Although the Council and its partners work to provide as many homes as possible, there are many more people on the Housing Register than there are homes available. Many who apply will have little or no chance of being offered a home. Even those who apply and do have a chance may have to wait a long time. People have many important reasons for wanting to move, such as being overcrowded, not having a secure place of their own, wanting to be nearer family, a friend, to work or wanting to move to another area.
- 16.56 However, some people must be rehoused because their homes are being demolished as part of plans to regenerate the Borough and to improve the quality of life for all residents. Other people live in homes that are larger than they need and therefore by moving to smaller homes their larger home can be offered to a family on the Housing Register.
- 16.57 Some people also need to be rehoused because where they live is very unsuitable. This may be because it is too small, is bad for someone with serious health or disability problems or needs such major repairs that it is not possible for them to live there whilst the repairs are being done. Other people are threatened with homelessness and apply for help. All these competing demands have to be considered and difficult decisions made about who should be offered the limited number of homes available each year. As required by law, the Council and its Common Housing Register partners have developed this Allocations Scheme in order to decide how to give priority for housing. This was after consultation with applicants on the Housing Register, Tower Hamlets residents and other stakeholder organisations and partners.
- 16.58 Not having a good home is hard to bear for many people. An important aim of the Allocations Scheme is to make it clear how decisions are made so that people who are not offered a home can understand how priority for housing is decided and have trust and confidence in how decisions are made. Some people have very little chance of being offered a home and it is important this is made clear so that they know where they stand and can consider any other options they may have.

Equalities statement

16.59 TH are committed to delivering quality services to all, responding positively to the needs and expectations of all users of the service. We are committed to eliminating discrimination on any grounds including race, gender, disability, age, sexuality, religion or belief. This commitment derives from our respect for every individual. This allocations scheme applies equally to everyone who applies to or is on the Housing Register.

Key links

16.60 This Allocations Scheme has been developed by having regard to the "Allocation of Accommodation –Guidance for Local Authorities in England", published in June 2012 by Department for Communities and Local Government. In developing this scheme the Council has also had regard to the Homelessness Strategy, Tenancy Strategy and Overcrowding Reduction Strategy. These documents are available on the Council's website.

Appendix 1 - How decisions are made to place you in a Band

Band 1 Group A Emergencies

The decision to award an emergency priority can be made by a senior manager or the Housing Management Panel based on the individual circumstances of the household. It will usually consist of a combination of exceptional social/welfare/ safety/ medical and urgency factors affecting an applicant or their household that cannot be adequately dealt with within the normal rules of the Allocations Scheme.

Decants

The decision to decant a block can only be made by councillors (for Council properties) and Management Boards (for partner landlord properties)

Ground Floor Priority/Category A or B Wheelchair Home

The decision to award priority for ground floor on medical or disability grounds is made following a medical assessment and recommendation by a health advisor.

Under occupiers or downsizing

If you are an existing social housing tenant applying for a home with at least 1 bedroom less than you currently have

Band 1 Group B

Priority Medical Award

This award is given following a health assessment and recommendation by a Health Advisor.

Priority Social Award

The decision to make this award is made by a Panel including a senior officer in circumstances as set out in this policy.

Priority Target groups

The decision to make this award is made by a Lettings Officer if evidence is provided to verify that an applicant meets the criteria for the relevant target group.
Priority Target group - Single homeless in priority need due to vulnerability
The Council's Housing Options Service makes this decision following an assessment
Band 2

Homeless applicants with children and in priority need
The Council's Housing Options Service makes the decision on homeless applications whether the Council accepts a full statutory duty following investigation and an assessment.
Overcrowded applicants

This will be based upon an assessment and verification of your circumstances as stated on your housing application.
Band 3

Applicants who are not overcrowded
This will be based upon an assessment and verification of your circumstances as stated on your housing application. This will include applicants who are tenants of Common Housing Register partner landlords who are not overcrowded but wish to move to the same size property.

Town Centre Strategy Executive Summary 2017-2022 (March 2017)

16.61 The borough's Town Centre Strategy starts to set out a vision for Town Centres in the borough. The emerging vision for the management of town centres is as follows:

- "By 2022 Tower Hamlets will have coordinated, targeted and robust approach to improve the competitiveness and vitality of our town centres as places at the heart of the community, which celebrates our East End heritage, supports local economic growth and enhance the health and well-being of people who live in, work near and visit our borough".

- 16.62 The focus of the Strategy is to attract investment into the borough, to exploit the success of the borough's street markets, supporting enterprise, managing the night time economy, reducing vacant units and impacting on the make-up of the Town Centre in order to improve competitiveness and create healthy, vibrant and sustainable places.
- 16.63 It has been developed by bringing different directorates within the Council together with local residents and businesses to create tailored and focused action plans for each Town Centre that speaks to them and articulates the unique characteristics and qualities of each area. It has been aligned with the work already underway within the Council to develop the new Local Plan (and particularly the work undertaken in the Retail Capacity Study), the emerging Growth Strategy (building on the Enterprise and Employment Strategies), as well as the Health and Well-being Strategy. There is a particular need to ensure that there is a good balance of retail space and to safeguard business space in town centres.
- 16.64 There are major changes underway in Town Centres including comparison shopping leading to changing shopping habits, with more people doing their shopping on-line, which are impacting on the high street. Various reports, including the Portas Review and the Grimsey Review have picked up and made recommendations to support town centres as the heart of local communities and identifying investment aimed at creating vibrant and dynamic places. We have the opportunity to design spaces that are attractive to shoppers as well as health promoting.
- 16.65 The other key change impacting on our high streets is the growing and changing demographics in the borough and the potential for local businesses to diversify to meet these new market needs. Vacancy rates in some town centres are currently at a rate that is lower than the national average, however, attracting new businesses in to fill any empty units will help to improve local economies.

2016–21 HOUSING STRATEGY

- 16.66 In setting a vision for housing, we need to ensure it sits within a broader vision for the borough's residents and the many stakeholders we work with. These stakeholders include public and private employers, housing associations, advisory agencies, services providers and people who work in the borough but who don't live here. This broader vision is set out in the Tower Hamlets Partnership Community Plan 2015. The Community Plan themes focus on making the borough:
- 16.67 A great place to live; A fair and prosperous community; A safe and cohesive community; A healthy and supportive community

Key concerns:

- Major concern over the shortage of affordable housing and concern that future rents set by the council and housing associations will force people out of the borough

- Lack of housing choices for young people brought up, living and working in the borough meaning many on average incomes will be forced to stay at home, move out or pay high rents in poor quality private rented housing
- Support for the development of 'living rent' homes for this group at sub market rent levels in new build developments and on council estates
- Concern over population growth, impact on the environment and green spaces and whether vital infrastructure including schools, health centres and transport links will be developed to match the needs of the population
- General support for the council's approach to meeting housing need and homelessness through priority and advice.

A snapshot of the housing evidence base

HEADLINES

- More than 19,000 households on the housing register
- More than 9,000 people in substantial housing need
- 44% of households in income poverty
- Population of Tower Hamlets to increase by 26% by 2026
- The average cost of a property in LBTH is more than 14 times (£450,000) what a typical essential worker could earn in wages (£35,000).

HOUSING REGISTER

- 53.75% of households are in priority categories 1 and 2
- 7,078 of these households are overcrowded
- 52.3% of all households on the register are Bangladeshi families
- 506 residents on the register are under occupying by two rooms or more
- There are over 232 households with a need for wheelchair adapted property in category 1a and 1b.

HOMELESSNESS

- There are nearly 2,000 households in temporary accommodation of which over 1,000 are housed outside the borough
- In 2015/16 the Housing Options Team made 656 homeless decisions, this is 15% down on decisions made in 2014/15. Of the 656 homeless decisions made, 522 were accepted as homeless
- In 2015/16, 78 households were intentionally homeless and in priority need, for the same period that 522 households were unintentionally homeless and in priority need – this is a reduction of 27% compared to 2008/09
- During 2014/15 the Housing Options Team prevented over 672 households becoming homeless
- Recorded rough sleeping has increased from 4 in 2013; 6 in 2014; and 12 in 2015.

LETTINGS

- Nearly 8,500 homes have been let in Tower Hamlets over the past four years
- 58% of all homes let through choice during 2015-16 were let to an over-crowded household.

HOUSING STOCK

- The housing stock in Tower Hamlets has increased by 27% since 2003; there are now almost 124,000 homes in the borough

- In 1986 around 82% of all homes in Tower Hamlets were Council/GLC owned, today only 10.9% of the stock is council owned and for the first time in the borough's history, less than half the housing stock is social housing
- The private rented sector is now the fastest growing housing sector in the borough; it has risen from 18.3% of the stock in 2003 to around 39% of the stock in 2014
- There are close to 9,000 ex-right to buy leasehold properties managed by Tower Hamlets Homes in the borough. Overall, there are more than 15,000 leasehold properties formerly owned by the council
- There are an estimated 2,800 intermediate housing units in the borough
- The borough is growing by over 3,000 homes per year, making Tower Hamlets the quickest growing borough in London. Consequently, the borough qualifies for the highest level of New Homes Bonus in the country
- Tower Hamlets over the 2012-15 period has delivered the most affordable homes in an English local authority area with 2,560 affordable homes, higher than any other borough in London and 25% more than England's second city, Birmingham which delivered 1,920 affordable homes.

PRIVATE SECTOR STOCK

- As of 2011, Tower Hamlets had approximately 67,209 homes in the private sector, of which 62% are in the private rented sector
- Private rented is now the largest tenure in the borough with 39% of the housing stock. The London average is 25%
- Borough median rents per week in 2016 were as follows: Studio - £290; 1 bedroom - £334; 2 bedroom - £420; 3 bedroom - £522; 4 bedroom - £667
- Around 16% of properties are overcrowded while 39% are under occupying
- Approximately half the leasehold stock sold under right to buy is now privately rented
- Approximately 37% of the private stock was built post 1990
- 19% of the borough's stock failed the decent homes standard in 2011 compared with 35.8% nationally
- Approximately 350 Houses in Multiple Occupation in the borough are large enough to require mandatory licensing; all but around 65 of these have a current license
- 30% of all category one hazards are in HMOs.

FUTURE HOUSING DELIVERY

Tower Hamlets has an annual housing target of 3,931 set up the Greater London authority and is expected to accommodate an additional 39,310 homes by 2025.

17 Appendix 7: Phasing and Housing Position as of 29th May 2018

Table 1 - Crisp St Regeneration Phasing

Phase	Start	Complete
Enabling Phase		
Sure Start Children's Centre	2018	2019
Phase 1 (North Side)		
(a) Vacant Possession of Aurora and Clarissa Houses; Poplar Boys & Girls Club	2019	

(b) Demolition of Aurora and Cordelia Houses; Kerbey St Garages; Site Welfare Established	2019	2020
(c) Development of Blocks D & E (including 31 no Social Rent homes)	2020	2023
(d) Demolition of Poplar Boys & Girls Club; Supermarket	2019	2019
(e) Development of Blocks A, B and C (including 37 no Shared Ownership homes)	2020	2022
(f) Street Market and Public Realm	2020	2023
(g) Development of Block M (81 no Social Rent homes)	2020	2022
Phase 2 (South Side)		
(a) Vacant Possession of Nos 2-30 Kerbey St; Fitzgerald House; Nos 35-59 Market Square (Part)	2023	
(b) Demolition of Nos 2-30 Kerbey St; Fitzgerald House; Nos 35-59 Market Square (Part); Post Office; Bank; Poplar HARCA Housing Office.	2023	2023
(c) Development of Blocks J, K and L (including 19 no Social Rent homes) and Community Hub Building	2023	2026
(d) Vacant Possession of Ennis House & Kilmore House; Nos 35-59 Market Square (Part)	2023	
(e) Development of Blocks F, G & H.	2024	2026
Scheme Completed	2027	

Table 2 – Homes to be demolished

Block	No of Homes
Nos 1-8 Aurora House	8
Nos 1-16 Clarissa House	16
Nos 1-73 Fitzgerald House	73
Nos 1-16 Ennis House	16
Nos 20-30 (Even) Kerbey Street	15
Nos 1-16 Kilmore House	16
Nos 35-59 (Odd) Market Square	25
Total	169

Table 3 – Homes to be retained

Block	No of Homes
Nos 40-70 (Even) Kerbey St	16
Nos 72-84 (Even) Kerbey St	7
Nos 26-50 (Even) Market Square	13
Nos 1-7 Market Way	7
Total	43

Table 4 – State of play on occupancy of homes to be demolished

Block	Total No of Homes	L'hold Resi	L'hold Investor	Tenant	S'life	Voids	Occupancy Level exc. S/Life & Void)
Phase 1 – Aurora	8	1	0	0	0	7	13%
Phase 1 – Clarissa	16	1	2	0	0	13	19%
Phase 2 – Ennis	16	0	3	6	6	1	56%
Phase 2 - Fitzgerald	73	4	3	11	45	10	25%
Phase 2 - Kerbey - Nos 2-30	15	0	0	0	15	0	0%
Phase 2 – Kilmore	16	2	3	7	2	2	75%
Phase 2 - Market Square - Nos 35-59	25	4	5	2	12	2	44%
	169	12	16	26	80	35	32%

Table 5 – Occupiers on leasehold arrangements

Phase	Category	Terms to be agreed	Heads of Terms Agreed	Legal Documents in Prep'n	Legal Documents Exchanged	Total
Phase 1	Relocations	1	5	9	1	16
Phase 2	Relocations	9	1	4	1	15
Phase 1	No Relocations	4	2	6	5	17
Phase 2	No Relocations	1	1	1	0	3
Total		15	9	20	7	51

Table 6 – Tenure and bedroom mix of homes to be demolished

	Bedsit	1 BR	2 BR	3BR	4BR	5BR	Total
Social Rent Affordable	4	35	20	38	27	0	124
Private	8	2	6	25	3	1	45
Total	12	37	26	63	30	1	169

Table 7 - Tenure mix by number of existing homes and habitable rooms

	No of Homes	% of Homes	No of Habitable Rooms	% of Habitable Rooms
Social Rent Affordable	124	73%	421	74%
Private	45	27%	151	26%

Table 8 – Tenure mix by number of new homes

	1BR	2BR	3BR	4BR	Total
--	-----	-----	-----	-----	-------

GLA Affordable / Social Rent	41	33	40	22	136
Intermediate Affordable S/O	18	11	8	0	37
Tower Hamlets Living Rent	17	7	3	0	27
Market	221	128	94	0	443
Total	297	179	145	22	643

Table 9 - Tenure mix by number of new homes and habitable rooms

	No of Homes	% of Homes	No of Habitable Rooms	% of Habitable Rooms
Social Rent Affordable	131	20%	417	25%
Intermediate Affordable (S/O)*	37	6%	101	6%
Tower Hamlets Living Rent	38	6%	98	6%
Private	443	68%	1,057	63%
Total	649	100%	1,673	100%

Table 10 – Negotiation position on commercial occupiers

Phase	Category	Terms to be agreed	Heads of Terms Agreed	Legal Documents in Prep'n	Legal Documents Exchanged	Total
Phase 1	Relocations	1	1	11	3	16
Phase 2	Relocations	5	1	6	3	15
Phase 1	No Relocations	4	1	4	8	17
Phase 2	No Relocations	0	1	1	1	3
Total		10	4	22	14	51

Table 11 – Occupiers on short term rent and lease arrangements

Phase	Category	Short Term	Poplar HARCA	Total
Phase 1	Relocations	3	3	6
Phase 2	Relocations	4	2	6
Phase 1	No Relocations	0	2	2
Phase 2	No Relocations	1	0	1
Totals		8	7	15

Table 12 – Acquisitions by Phase and property interest still to be acquired

	Phase 1	Phase 2
Residential properties acquired	6	9
Residential properties - terms agreed	3	0
Residential properties – terms not agreed	1	24
Residential tenants to be rehoused	0	26
Commercial Units terms agreed	28	13
Commercial Units terms not agreed	5	5

18 Appendix 8 Crisp Street Consultation since Feb 2018

Date	Consultation Methodology	Stakeholders / Attending	Output
March/April 2018	Outreach to all traders providing post-deferral, provide information and identify any concerns.	Shops, Lock-ups, Stall Holders	Bespoke Traders FAQ Booklet produced responding to all concerns raised. Distributed to all traders in May 2018
April/May/June 2018	Community Door Knock Outreach providing information on Crisp Street scheme and gathering feedback. 800 face to face conversations to date	Residents - Lansbury South, Lansbury South, Lansbury West	Bespoke Community FAQ Booklet produced and distributed to every home. Community feedback to inform scheme development. 1244 distribute to date.
May 2018	Traders Open Meeting	Shops, Lock-Ups, Stall Holders – 40 attended Poplar HARCA CEO & Director of Neighbourhoods & Communities	Minutes distributed to all traders. Follow up meeting arranged with LBTH cleaning services
May 2018	Meeting with petitioners to discuss all petition concerns	Lead trader petitioners Poplar HARCA CEO & Director of Neighbourhoods & Communities	Written response on all petition points sent to petitioners 7 days. Follow up meeting offered.
May/June	Youth Outreach providing information on Crisp Street scheme and gathering feedback.	Young People – Schools, 6 x Spotlight Centres	Young People feedback to be included in July Newsletter and feed into scheme development
May/June/July	Sterling Ackroyd - 121 consultation meetings with traders	All traders	Traders empowered to make informed decisions and consider all options.
May/June	Estate Boards – Information on scheme, invite to Information Events	Residents	
June	Flyer Promoting 23/23 Information Events – inc. map of proposed improvements.	All Traders, Residents.	.
June	SAY IT! – information on Crisp Street, invite to Information Events		

Date	Consultation Methodology	Stakeholders / Attending	Output
Scheduled			
June 2018 (15 June)	Newletter – Update on planning committee date/details, response to cleaning enquiries, promote Traders meeting on 28 June.	Shops, Lock-Ups, Stall Holders	
June/July 2018	Community Door Knock Outreach providing information on Chrisp Street scheme and gathering feedback.	Residents – Brownfield, Teviot, Aberfeldy Estates.	
June 2018 (23/24 June)	2 x Information Events providing range of interactive information and fun activities for children/families. Gather feedback.	All Traders, Residents	Feedback from events to be included in July Newsletter. Inform development of scheme.
June 2018 (28 June)	Traders Meeting – follow up to May meeting addressing traders concerns regarding market cleaning	Shops, Lock-Ups, Stall Holders Veolia/LBTH Poplar HARCA CEO & Director of Neighbourhoods & Communities	
June 2018	Offer Doc / Steves covering Letter	Shops, Lock-Ups, Stall Holders	
June 2018 (28 June)	Petitioners Meeting, follow up to previous meeting.	Lead trader petitioners Poplar HARCA CEO & Director of Neighbourhoods & Communities	
July 2018	Newsletter – inc. feedback from Info Events, Youth Consultation, Traders meeting.		
Continuous Consultation			
Chrisp Street Shop	Chrisp Street Information Shop – open everyday.	Traders, Residents	Collect information, used to inform scheme development.
Poplar HARCA Website	Bespoke information on Chrisp Street, box to ask any questions.	Traders, Residents	Resident to enquires, questions inform feedback through consultations methodologies.
WhatsApp	Traders WhatsApp Group – information exchange, promote events activities.	Traders	

19 Appendix 9 Crisp Street Consultation with Businesses

Date	Notification	Activity
September 2013	Summer festival event and redevelopment consultation All commercial tenants made aware by Accents / Capital Properties	A gazebo in the middle of the market Square in the middle of the festival showing plans. Obtaining feedback
September 2014	Summer festival event and redevelopment consultation. All commercial tenants made aware by Accents / Capital Properties	Similar to the previous year. Crisp Street Post cards used to collect comments
June 2015	Introductory Leaflet News Update	Provides contact detail, visuals and advises of future contact
June 2015	Poplar HARCA letter introducing Debbie Loveday and Rob Lantsbury (SC leave of absence). The relevant version was hand delivered to all shops, lock ups, market traders and where possible the letter was signed for.	To introduce and make aware that they will be arranging meetings with all the tenants re the redevelopment proposals
June – October 2015	Arranged individual meetings with every tenant	Discuss the proposals, and complete a questionnaire: 3 pages: you and your aspirations, your customers, your operation
September 2015	Summer festival event and redevelopment consultation. All commercial tenants made aware by Accents	
Friday 30 th October Thursday 5 th November Wednesday 11 th November Tuesday 17 th November Saturday 21 th November Monday 30 th November	Drop in invitation leaflets to shop keepers and market traders. Distributed around all the shops by hand. Big poster in the management office on Market Square. Including the day before a 'TOMORROW' call to action poster. Combined with LBTH market team who attended some days and Susan Lewis galvanising the traders to attend. Posters in English and Bengali. Every day covered in full to ensure contact with casual market traders.	Present the proposals. Register their comments Invite suggestions. No plans handed out as the scheme was not frozen. Their comments fed back to the architects to ensure their business needs met.
November 2015	Business Support leaflet	Advising all of business support 6-month programme
December 2015	Letter requesting Agreement to sharing of information	The questionnaire and aspirations point suggested assistance from the London Small Business School through PH Accents. DL provided a business summary.
December 2015 to	Letter to tenants. Hand delivered. Signed for by some.	Summarise their comments, where given, from the

Date	Notification	Activity
January 2016		questionnaire. Set up the next individual meeting
January to June 2016	One to One meetings with tenants. Priority given to order in which the redevelopment proposals will directly impact shops and businesses, against the proposed construction timetable. i.e. May Way and Market Square (north) relocations first.	Met to discuss proposals, impact on their business premises, putting their leases in order, options of units that meet their requirements, how the leasing policy will work for them.
May 2016	Invite to the exhibition opened in 11 MW	Have your say post card response Final plans now close to frozen
June 2016	Hand delivered a 24-page bound dossier summarising the planning application with full plans (basement to 3 rd floor), visuals, key research findings, planning application and Council contact details, what happens next	Handed to all PH traders. The basis of the tenant association meeting
October 2016	All traders notified that LBTH had validated the application	
	Regular updates through the trader association meetings held every 6 weeks until April 2017, when the retirement of the existing chair and the appointment of Shirazul Khan (Rose – 4 Market way) as the new chair, reduced the meeting frequency to every 2 months. Timing of the meetings was also varied to see if we could generate a higher attendance by shop keepers and traders. Attendance is usually circa 3-4 people with a good turnout being 10-12 attendees. These are usually in response to agenda items such as service charge budget, parking research presentation, presentation of the planning submission.	
April 2017	Planning Reg 22 amends consultation leaflet	Inviting comments on the plans and their amends
May 2017	Planning Reg 22 plans handed out to every tenant	Confirmed plan to update the plan within the bound dossier
November 2017	Leaflet distributed to every trader in Chrisp Street	Advised the planning application would be considered in January 2018