

Equality Impact Assessment	
Date	1 February 2016
Title of Project, business area, policy/strategy	Proposed changes to the lease held by the Coin Street Community Builders relating to land on the South Bank
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London Borough of Lambeth Equality Impact Assessment		Please enter responses below in the right hand columns.
1.0 Introduction		
1.1 Business activity aims and intentions	The Council granted planning permission, subject to conditions, for the proposed Garden Bridge, in December 2014. The Bridge is to be located between Waterloo Bridge to the west and Blackfriars Bridge to the east and will span the River Thames between Victoria Embankment and the South Bank.	

A number of planning conditions require the submission of further details to the Council for formal approval in writing. This process is currently on-going.

The Council's Planning Applications Committee required that the S106 agreement cannot be signed until the GBT has a legal interest in the land. The Council is the freeholder.

Therefore in 2014, the Garden Bridge Trust, (GBT), approached the Council and CSCB Ltd with a view to acquiring an interest in part of the South Bank to erect a landing building, (the South Landing Building), for the proposed Garden Bridge on land adjacent to Queens Walk. This single-storey landing building will incorporate maintenance, management and welfare facilities for GBT's operational purposes, provision of public toilets and up to 410sqm of A1,A3 and or D1 flexible floor space with additional ancillary services and plant.

The report presented at the Council's Planning Applications Committee in November 2014 identified that a number of strategic benefits would derive from the Bridge and landing building, including contributing towards the Waterloo Opportunity Area's development potential, creation of new employment and training opportunities, economic benefits for existing businesses both on the south and north banks, improvements to London's cross-river pedestrian network, reduced pedestrian journey times between Temple Underground and South Bank, and provision of a new public park space in London.

The long leaseholder is CSCB who have a lease, (dated 9 April 1992), with an unexpired term of approximately 75 years, but with a right for CSCB to renew on the same terms for a further period of 99 years. The passing rent is a peppercorn.

The identified site and area required by GBT is within the area which is subject to the CSCB lease. A variation is required to enable the completion of the S106 legal agreement and the construction of the South Landing Building to proceed.

GBT completed an EqIA¹ as part of the planning application for the Garden Bridge. Due regard to equality considerations has been fully assessed as part of the planning application and

¹ https://www.london.gov.uk/sites/default/files/gla_migrate_files_destination/MD1355%20Appendix%20D%20-%20GB%20EqIA_0.pdf

appropriate conditions have been put in place. It is therefore not considered necessary to evidence further baseline conditions or impacts as part of this EqIA. The evidence below is drawn from the EqIA, submitted by the Garden Bridge Trust.

2.0 Analysing your equalities evidence

2.1 Evidence

The GBT EqIA identified protected characteristics that articulate the strands identified in the Equality Act 2010 appropriate to the proposed development and form the basis of this EqIA. These are:

- Women;
- black and minority ethnic people;
- young people and children;
- older people;
- disabled people;
- lesbians;
- gay men;
- bisexuals;
- transgendered and transsexual people; and
- people from different faith groups

Wider groups identified for the purposes of the EqIA for the Garden Bridge include:

- homeless people;
- people on low income; and
- people seeking employment.

A separate Health Impact Assessment (HIA) was undertaken and identified the following likely impacts:

- physical accessibility barriers or impacts;
- any changes to access to community facilities, public open space, recreational facilities, mainstream or specialist services for protected characteristics;
- impacts for community cohesion, social networks, relations between protected characteristics;
- safety and security impacts;
- equality, discrimination, harassment and community relations impacts for protected characteristics of location and management of

construction compounds and construction workforce;

- equality impacts of changes in employment opportunities (i.e. job creation, opportunities for up skilling); and
- equality impacts of area-based regeneration and economic investment.

The baseline data has been coordinated with other work streams such as the Health Impact Assessment and the Sustainability Statement. It has drawn from existing data stores and secondary evidence. The baseline highlights the following EqIA considerations for the neighbourhood assessment area;

- comparatively low percentage of people aged 0-15 years;
- moderate proportion of the population aged 65 years and over;
- a greater proportion of men than women, contrasting to trends in the local assessment area and London;
- comparatively higher proportion of the population who are Chinese;
- higher proportion of the population who were born outside of the UK, particularly from Europe and the Middle East and Asia;
- high proportion of residents arriving from outside the UK from 2007 to 2009 and 2010 to 2011;
- lower proportions of Christian, Jewish and Islamic residents, but a higher comparative proportion of Buddhist residents;
- a significantly higher proportion of DLA claimants;
- about two fifths of all of England's rough sleepers are to be found in the five boroughs covered by the local assessment area;
- a low unemployed population and a high proportion of full time students who were not in or seeking work;
- construction as a low proportion of industry of employment for the working population;
- greater than average resident income levels at the Borough level
- including 21-40% of the most deprived LSOAs in England for overall deprivation;
- notable levels of crime, in particular other theft, anti-social behaviour and theft from the person; and
- some small areas of open space and a larger concentration of open space deficiency to the south of the neighbourhood assessment area.

In the scoping exercise, there were three ways in which a protected characteristic could have been scoped:

- **Differential impact assessment** (reflecting where different groups experience the scheme differently)
- **Disproportionate impact assessment** (reflecting where a group is disproportionately beneficially or adversely impacted by the scheme because they are disproportionately represented amongst affected residents or users)
- **Safety and security assessment** (reflecting the fact that most people who have one or more protected characteristics are, or perceive themselves to be, more vulnerable than the average in public space. It follows therefore that safety and security is an equalities issue).

The summary of the equality impacts of the Garden Bridge, as well as mitigation and enhancement for identified adverse impacts, is provided in the following tables.

Differential impact assessment	Impacts		Mitigation and enhancement	
	Construction	Operation	Construction	Operation
Pregnancy and maternity	Not significant	Not significant	Timely communication and consultation of changes to access and diversion routes with the community.	None required
Young people and children	Not significant	Not significant		Reducing trip hazards and managing watering regimes. Promotion of community engagement and educational activities
Disabled people	Not significant	Not significant		None required
Homeless people	Not significant	Not significant		Consideration of the balance of needs of all protected characteristics in the development of management policies. Implementation of a positive management strategy so that protected characteristics are not unnecessarily moved on.
People on low income and people seeking employment	Not significant	Not significant		Provision of measures to enhance local ability to compete for employment opportunities.

Disproportionate impact assessment	Impacts		Mitigation and enhancement	
	Construction	Operation	Construction	Operation
Black and minority ethnic people	Not significant	Not significant	None required	None required
Disabled people	Not significant	Not significant	None required	None required
Homeless people	Not significant	Not significant	None required	Consideration of the balance of needs of all protected characteristics in the development of management policies. Implementation of a positive management strategy so that protected characteristics are not unnecessarily moved on.

Safety and security assessment	Impacts		Mitigation and enhancement	
	Construction	Operation	Construction	Operation
All protected characteristics except people on low income and people seeking employment	Not significant	Not significant	None required	Promotion of natural surveillance and welcoming visitors to the Garden Bridge.

3.0 Consultation, Involvement and Coproduction

3.1 Coproduction, involvement and consultation

GBT have advised that extensive stakeholder consultation and engagement occurred throughout the project with proposals developed in response to comments made and concerns expressed. A wide range of stakeholders were engaged during the design process, including, but not limited to, the following:

- Westminster City Council;
- London Borough of Lambeth;
- Port of London Authority;
- The Mayor's Design Advisory Group;
- Commission for Architecture and the Built Environment;
- Coin Street Community Builders;

	<ul style="list-style-type: none"> • ITV; • Metropolitan Police Service; • British Transport Police; and • Royal National Institute for the Blind. <p>The feedback from the public consultation contributed to the EqIA, particularly where access and safety issues had been raised by respondents. A summary of issues raised is provided in Appendix 2 of the original EqIA. Overall there were minimal comments from the consultation relevant to the EqIA. Those raised included:</p> <ul style="list-style-type: none"> • the importance of ensuring accessibility for disabled people with some support for ramps rather than lifts; • concerns over personal safety and risk of crime associated with lighting, foliage, policing, rough sleepers, hawkers and opening hours; • concerns around the use of CCTV; and • support for the notion that the bridge should promote inclusivity by being free to access.
3.2 Gaps in coproduction, consultation and involvement	<p>The literature review and baseline data used in the original EqIA, though expansive, was based upon readily available public and published sources. The information contained within the Environmental Statement, Transport Assessment, Health Impact Assessment and Sustainability Statement was heavily relied on to characterise the study area and identify equality impacts. The approach to the assessment of equality impacts was generally qualitative and based on engagement with the design, consultation and application processes.</p>
4.0 Conclusions, justification and action	
4.1 Conclusions and justification	<p>A number of positive outcomes of the development have been identified for the beneficial impact they would have on promoting equality:</p> <ul style="list-style-type: none"> • Promoting social cohesions between communities of the north and south banks; • The creation of a new active open space; • The creation of a new inclusive access across the River Thames with the potential to link communities; • The promotion of comparable experiences for all users of the Garden Bridge;

	<ul style="list-style-type: none"> • The proposal for gardening staff to include volunteers as well as full time staff; and • The provision of grouped seating and associated potential for community interaction social cohesion. <p>Loss of open space is considered to be the key negative impact. This matter was carefully assessed by the Council in the consideration of the planning application by Planning Applications Committee in November 2014. It was recognised that the protection and maintenance of open spaces and their function is a key planning policy aspiration. In this instance the Council determined that the loss of open space on the South Bank and the removal of a number of mature trees was outweighed by the significant amount of new planting and urban greening on the new bridge structure.</p>
5.0 Publishing your results	
EIA publishing date	The original EqIA was submitted with the planning application for the Garden Bridge and has since been published at https://www.london.gov.uk/sites/default/files/gla_migrate_files_destination/MD1355%20Appendix%20D%20-%20GB%20EqIA_0.pdf
EIA review date	
Assessment sign off (name/job title):	Jackie Belton, Strategic Dorectr Corporate Resources

All completed and signed-off EIAs must be submitted to equalities@lambeth.gov.uk for publication on Lambeth’s website. Where possible, please anonymise your EIAs prior to submission (i.e. please remove any references to an officers’ name, email and phone number).