

LB TOWER HAMLETS  
EQUALITY IMPACT  
ASSESSMENT  
CHRISP STREET  
REGENERATION PROGRAMME

December 2020



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**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**

**December 2020**

**Contents**

Equality Impact Assessment (EIA) Main Report

1	Executive Summary.....	3
2	Introduction and context .....	11
3	The Scheme and its proposals.....	16
4	Summary of equalities evidence .....	21
5	Equality Impact Assessment.....	44
6	Key Findings.....	68
7	Recommended Mitigation Actions .....	72
8	Action Plan .....	74

Equality Impact Assessment (EIA) Appendix

Appendix 1:	Key Definitions .....	79
Appendix 2:	Chrisp Street Residents .....	80
Appendix 3:	Profile of Businesses, Market Traders and Employees .....	123
Appendix 4:	Chrisp St Shopper and Resident Research: a report by Plus Four Market Research Limited March 2016 .....	133
Appendix 5:	Policy Backdrop.....	137

# **1 Executive Summary**

## **Introduction and context**

- 1.1 Regeneration and change, particularly in the physical environment of where people live, work and visit, may have significant impacts that are both positive and negative for different groups of people. In many cases, some people or groups are likely 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. It is in this context, that the proposals for the regeneration of the Crisp Street District Centre have undergone an Equality Impact Assessment (EIA).
- 1.2 This independently commissioned EIA has undertaken a review of the scheme itself and its policy backdrop. It has assessed the key data sources relevant to different groups sharing protected characteristics under the Equality Act 2010 (referred to hereafter as 'equality' groups). In so doing the EIA has sought to understand how this regeneration programme will impact on different equality groups. The EIA has also sought to distinguish between generic regeneration impacts and impacts that are specific to equality groups and protected characteristics.
- 1.3 This EIA has reviewed the equality impacts of:
- The regeneration proposals for the Crisp Street District Centre
  - The Compulsory Purchase Order (CPO)
  - Programme proposals and relocation offers for tenants, leaseholders, private landlords, businesses, retailers, market traders and other property interests in the CPO redline area
  - The impact of the retail relocation offer and its, impact upon 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 this EIA. 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. This EIA was

initially drafted in February 2018 and was subsequently been refreshed in June 2019 and again in June 2020.

### **The Scheme and its proposals**

- 1.5 Poplar HARCA and Chrisp Street Development Limited (CSDL) have secured planning permission for development proposals which aim to meet the requirements of the Council's Managing Development Document, Retail Strategy and Town Centres Strategy. These policies have since been superseded by the introduction of a new Local Plan but remain relevant as planning permission was granted under these, and many of the key themes addressed in the previous policies continue to be reflected in the new policy.<sup>1</sup>
- 1.6 The scheme comprises the redevelopment and improvement of Chrisp Street District Centre and its immediate environs by means of a comprehensive mixed-use redevelopment. The scheme is proposed to be affected through development in accordance with the aforementioned planning permission, which provides for 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:
- 18,234 sqm of retail and leisure space including a new multi-screen cinema, food and drink premises and a multi-use function/community centre, a new anchor food store at the northern end to promote activity and draw people to 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 children's play space
  - New public realm, landscaping works and lighting
  - Cycle parking spaces (including visitor cycle parking); and
  - Disabled car parking spaces.
- 1.7 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 £14.2M. 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).

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<sup>1</sup> The Council adopted its current Tower Hamlets Local Plan 2031 in January 2020. Similarly, to the former Core Strategy and Managing Development Document, the adopted Local Plan continues to designate Chrisp Street as a District Centre (Policy S.TC1).

- 1.8 The planning application for the scheme was approved and permission was granted in March 2019. The resolution to make a CPO to facilitate the delivery of scheme was approved by Cabinet in September 2018. This EIA has been refreshed to accompany the making of the CPO pursuant to delegated powers.

### **Equalities profile of Chrisp Street**

- 1.9 The headline analysis of this research shows a diverse population with 90% of residents (of all tenures) being from an ethnic minority<sup>2</sup>, including 67% from Black Asian and Minority Ethnic (BAME<sup>3</sup>) populations and 51% Bangladeshi as the largest ethnic population.
- 1.10 The racial profile of social housing tenants shows 91% are from ethnic minorities and 90% from the BAME community of which 80% are Bangladeshi. The racial profile of Leaseholders shows that 70% are from ethnic minorities and 43% from BAME communities. 30% are white British and 19% are Bangladeshi.
- 1.11 The racial profile of business owners who responded to surveys shows that 91% were ethnic minority, 82% BAME, and 58% Bangladeshi. In terms of business employees, of those that were recorded 77% are from ethnic minorities, 69% BAME and 40% Bangladeshi.
- 1.12 The gender profile of all residents were 53% male and 47% female. The gender profile of business owners was 66% male and 34% female. The gender profile of employees working in Chrisp Street showed that 50.4% were male and 49.6% female.
- 1.13 The age profile of residents showed 24% under 18, 66% 18 to 64 and 10% 65+. The disability profile of residents shows that 17% had a long term limiting physical or mental health impairment/illness or disability.
- 1.14 Further details of the available equalities profile of residents (tenants and leaseholders), businesses (shop keepers and market traders) and Chrisp Street's visitors (shoppers) is reported in this EIA and details of the primary research carried out to ascertain this data is attached in appendix 2, 3 and 4.

### **Covid-19**

- 1.15 The Authority has had regard to the impacts of the Covid-19 virus and its greater impacts upon Black Asian and minority ethnic (BAME) communities. However, whilst Covid-19 has had a potentially devastating impact on BAME communities from a health perspective, it is not considered that the CPO Process and the implementation of the Scheme would compound or exacerbate that impact. The Authority considers that the long-term benefits

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<sup>2</sup> Ethnic minority is defined as people who differ in race or colour or in national, religious, or cultural origin from the dominant group of the country in which they live. For the purposes of this EIA ethnic minority is used where people have not been defined as White British

<sup>3</sup> The acronym **BAME** stands for Black, Asian and Minority Ethnic and is **defined** as all ethnic groups except White ethnic groups

of the Scheme with respect to improved housing provision, employment creation and improved retail environment are particularly beneficial to BAME communities and to not progress this matter would be to their detriment.

### **Equalities Impact Assessment highlighted positive impacts**

- 1.16 The design of the regeneration programme seeks to deliver a range of **positive impacts**. A summary of these positive impacts, including in terms of advancing or supporting 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, to the benefit of older people and those with disabilities
- Improving the housing stock will provide more homes for more people, many of those on the housing register come from equality groups
- Improving the housing stock to higher standards and hence improve the quality of accommodation for residents currently on the estate, many of whom come from groups with protected characteristics
- 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, to the particular benefit of those in low socio-economic status groups.
- There will be an expansion of the housing offer (additional units) for those on the Council's housing waiting list, many of whom have protected characteristics.
- 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. If they do stay a strongly diverse workforce will be retained, and the employment of staff in these businesses will be secured.
- 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. This is likely to support business owners a large proportion of whom are from BAME populations.
- Community/ District Centre users are from widely diverse backgrounds and all protected characteristics. The new amenities and facilities provided through the development will benefit a wide range of protected characteristics making the

centre more accessible and retaining its ethnic and cultural diversity. New and improved facilities include:

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

### **EIA highlighted negative impacts**

1.17 A summary of potential negative impacts is 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. It is however important that leaseholders are treated consistently irrespective of their protected characteristic.
- Residential leaseholders have the options of taking their sale value and buying elsewhere (if possible), porting their mortgage and rebuying in the new build, or entering a shared ownership as per the relocation offer.
- The options for businesses are set out in the Retail Management Strategy
- 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 for leasehold households where their married status has changed since the property had 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 or 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 including by reason of (e.g.) age.
- 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, and those with disabilities and health and care needs, 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 who do not speak English as their first language may feel that their understanding of the impact of the regeneration scheme has suffered because of this. However, HARCA have engaged a Bengali speaker specifically to assist in support to these groups
- 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 needs of residents in particular those who are older, disabled and or who have health conditions, and who may experience more disruption, anxiety and or negative impact from the decant process.

### **Recommended Mitigation activity**

- 1.18 The points set out below list the core mitigation activity that is recommended to address the impacts highlighted in 1.17 above.

### **Generic mitigation activity**

- 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
- Enhance communications either by continuing to offer of translation for all residents who do not speak English as their main language in the home, providing easy read for people with learning difficulties and accessible correspondence for people with sight impairment and or providing verbal explanation for people with literacy problems.

### **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 Housing Register (61%).

### **Disability Mitigation activity**

- Operationally it would make sense to have early engagement with those residents that have a stated disability. Referrals when appropriate will be made to LBTH OT /



social worker to assess the disability needs of residents. This is particularly important for 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. Support with adaptations in new units, designed specifically to the disabled person's needs, should be a prerequisite
- If leaseholders are seeking to leave the estate, referrals on to other Health and 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.

## **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 enable them to come to terms with the transition to a new home (if a tenant or leaseholder staying on the estate) and for 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 the 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 condition/s

## **Socio-Economic Mitigation issues**

- The regeneration programme will have impacts on residents, tenants and leaseholders alike, who may 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 are being undertaken

### **Health Mitigation issues**

- Needs Assessments (Medical and OT) 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

## 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 (the Council's) Housing Regeneration team. The EIA seeks to address the equality impacts of:
- The regeneration proposals for the Chrisp Street District Centre
  - Programme proposals and relocation offers for tenants, leaseholders, private landlords, businesses, retailers, market traders and other property interests in the regeneration area.
  - The impact of the retail relocation proposals upon shoppers who use the District centre.
  - The Compulsory Purchase Order (CPO) being promoted to facilitate those proposals

### Brief Scheme Description

- 2.2 The Scheme consists of redevelopment of the Chrisp Street District Centre to provide a revitalised and rejuvenated district centre, new and improved retail floor space, new evening economy for Poplar, a multi-use function/community centre and new residential dwellings.
- 2.3 Poplar HARCA and CSDL submitted a planning application which was approved in March 2019 which aimed to meet the requirements of the Council's Managing Development Document and to provide a form of development pursuant to which the Scheme could be delivered. Implementation of the approved development would see 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:
- 18,234 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 children's play space
  - New public realm, landscaping works and lighting
  - Cycle parking spaces (including visitor cycle parking); and
  - Disabled car parking spaces.

- 2.4 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 550 new jobs and an estimated additional annual spend of £14.1M<sup>4</sup>. 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).
- 2.5 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 its usage to 16 – 20 hours per day as opposed to the current 8 hours per day.
- 2.6 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.
  - 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
- 2.7 These plans will be further reviewed within this EIA.

### **Legislative and policy context**

- 2.8 The context for this EIA is set by national legislation and local equality policy as set out below including:

#### **The Equality Act 2010**

- 2.9 The LB Tower Hamlets like all other public bodies has a duty through the Equality Act 2010 to have due regard to the need to:
- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act

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<sup>4</sup> Savills Economic Benefit of the Chrisp Street Regeneration May 2019

- (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 are:

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

### **Tower Hamlets Equality Policy**

- 2.10 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. In 2019 the Council published a strategic plan – Tower Hamlets Strategic Plan 2019-2022<sup>5</sup> 'Working together with the community for a fairer, cleaner and safer borough'. The plan has set three priorities:
- Priority 1: People are aspirational, independent and have equal access to opportunities
  - Priority 2: A borough that our residents are proud of and love to live in
  - Priority 3: A dynamic outcomes-based council using digital innovation and partnership working to respond to the changing needs of our borough.
- 2.11 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:
- 10<sup>th</sup> most deprives local authority in England
  - 4 in 10 households live below the poverty line
  - 21% of households have no adult in employment
  - At 32.5% Tower Hamlets has the highest child poverty rates in England
  - 28,500 or 23% of households rely on housing benefit to pay their rent
  - 20,455 on the housing waiting list – 3<sup>rd</sup> highest in London in May 2020
  - 35,110 additional homes are needed by 2029
  - 6<sup>th</sup> Lowest disability-free life expectancy rates in London (61.9 men and 62.3 women)

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<sup>5</sup> [https://www.towerhamlets.gov.uk/Documents/Strategy-and-performance/TH\\_Strategic\\_Plan.pdf](https://www.towerhamlets.gov.uk/Documents/Strategy-and-performance/TH_Strategic_Plan.pdf)

- Older population set to be the fastest growing age group 39% increase expected by 2028

## Equality Impact Assessments

- 2.12 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, discussed below.
- 2.13 This EIA adopts the borough's model for EIAs set by the borough's equalities Impact Analysis guidance. 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.



- 2.14 The EIA will cover the above protected characteristics in the context of the council's public sector equality duty and wider ambitions to have due regard to:
- eliminate discrimination
  - promote equality of opportunity
  - promote good relations between different people
  - address identified barriers
  - support employment opportunities
  - secure inclusive design.
- 2.15 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, thereby assessing proportional positive impacts and negative impacts and / or disproportional positive and negative impacts.

2.16 This process is critical to enabling the developer, landowner and council to assess what it will undertake to address the outcomes of these assessments, including identifying priorities.

### 3 The Scheme and its proposals

3.1 This regeneration scheme has been proposed by Chrisp Street Development Ltd (CSDL) and Poplar HARCA (CSDL/HARCA). As has been described the scheme is a redevelopment of the district centre which will involve a multi-faceted range of improvements including in relation to business and retail provision, housing development and leisure and amenity provision. There will be a number of groups that are likely to be affected by the proposals, including a number of potential beneficiaries.

3.2 The Scheme is proposed to involve 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
- c) Retention of Listed Festival Inn public house; and
- d) 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 and block M of the new development. 3 lock up food premises to be retained in market square.



3.3 One way to identify the scheme's impact is to compare what is currently being provided on site to what is being proposed. The table below seeks to do this and to identify the scope and range of the regeneration impacts:

Housing	Current	Proposed	Likely Regeneration Impacts
Social Housing Units	124	200 <sup>[1]</sup>	Increase in volume of social housing provision <sup>[2]</sup>
Private Units	45	443	Significant increase in new private tenures on site
Intermediate Units	0	37	Increase in new intermediate tenures on site
Retail	Current	Proposed	Likely Regeneration Impacts
Drink and food premises	16	32	Increase food and drink premises enhancing the range of offer and supporting the nighttime economy and employment opportunities
Cinema	0	1	Multi-screen cinema will enhance the areas in particular its nighttime economy and provide employment opportunities
Retail Units	66	Increased retail space	Increase retail offer for the local community See 3.4 below
Market Trader pitches	100	100	Neutral quantitative improvement but qualitative improvement in provision
Lock ups	31	23	23 are being created in block M and Cygnet House with a further 3 being re-provided in market square. Reduction in number but qualitative improvement in provision
Creating 550 equivalent full time new jobs, creating an estimated annual spend of £14.1m	420	970	Significant increase in job provision
Amenity	Current	Proposed	Likely Regeneration Impacts
Community Hub	1	1	Planned extension of the Idea Store at first floor level with affordable workspace
Significant public realm improvements which includes enhanced provision of play space	112sqm	691sqm	Upgraded landscaping, external lighting and enhancements to the existing market square, new public squares and spaces across the site

<sup>[1]</sup> Includes social rented, affordable rented and intermediate

<sup>[2]</sup> Scheme's mix in accordance with LBTH DPD MDD to meet known local needs

Housing	Current	Proposed	Likely Regeneration Impacts
A site wide estate management regime that will encompass the district centre	3.7ha	3.7ha	Upgraded 24 hour Closed Circuit TV (CCTV) onsite security presence 24/7 days a week, 365 days a year, improving safety and security for all residents and visitors
Additional support provision as a result of the development			
Regeneration jobs		100	Construction and administration jobs through redevelopment
Retention of heritage features	Heritage features retained	Heritage features refurbished	43 Festival of Britain homes; retail provision at ground floor level; listed public house; and the Clock Tower
New Sure Start Children's Centre	1	1	Relocated to adjacent Kerbey St site, the back office functions to continue to be run from retail space, maintaining existing provision
New and improved public routes through the site	?	?	New public spaces across the Scheme, enhancement of the public realm experience

- 3.4 In summary this accounts for: 13,363 sqm new leisure/business/community/retail floorspace across the Site including a new cinema (D2 Use Class), flexible affordable workspace/community space (B1/D1 Use Class); retail, financial and professional services and café/restaurant floorspace (A1-A3 Use Class), including a A1 food store; public house (A4 Use Class); hot food takeaway floorspace (A5 Use Class) which with retained commercial space of 6,055 sqm will lead to a total of 19,418 sqm, an increase of 1,244 sqm on existing provision of 18,174 sqm.

### S106 Obligations

- 3.5 Planning permission was granted 22/3/2019. At this time, a S106 agreement was made between CSDL and the Council as the local planning authority, which included the housing profile proposed. The table below sets out the housing profile for the site, broken down by unit size and affordable and market housing types:

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

<b>4 Bed</b>	22	22	13.5% <b>(+5.5%)</b>	15%	0	0	0%	0	0	
<b>Total</b>	643	163	100%	100%	37	100%	100%	443	100%	100%

The S106 includes a 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.

3.6 Whilst not part of the S.106, Poplar HARCA has also made the following commitments to its tenants at Chrisp Street:

- Secured decant priority status for tenants from the council
- 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

3.7 In addition to understanding the component elements of the regeneration proposals described above, 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, as now set out in the Statement Of Reasons.

### Retail Proposals

3.8 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.

3.9 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
- The existing One Stop Shop; and
- The Ideas Store

## **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. A fundamental aim in this EIA has been to gather and present equality data that describes the populations currently living and working in Chrisp Street by reference to each protected characteristic, where information is available. In this way we will set empirically, where possible, the equality and diversity count and profile of tenants, leaseholders, private tenants, businesses, shop keepers, market traders, and 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 equalities 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.

### **Borough Profile 2020<sup>6</sup>**

- 4.3 ONS estimated the borough's population in 2019 as 324,745. Tower Hamlets has experienced the fastest growing population nationally, with a 2.2% population increase in the past year (from 2018 to 2019). That is the fourth highest after the City of London (11.7%), Camden (3.0%) and Westminster (2.3%). This is an equivalent to 19 additional residents every day in the last year.
- 4.4 According to the Census 2011, Tower Hamlets has a significantly higher proportion of residents who are single (53.3%) compared to London and England, compared to 44.1% in London and 34.6% in England. The 2 largest ethnic groups in the borough are White British (31%) and Bangladeshi (32%). 4 in 10 residents were born outside of the UK. The borough has the highest number of Muslim residents in the country (38%), compared with 5% in England and 13% in London. The latest population estimates published by ONS show that Tower Hamlets continues to have one of the youngest populations in the country with a median age of 31.6. Along with Leicester, the borough has the equal fifth youngest median age after Oxford (28.9), Nottingham (29.7), Manchester (30.1) and Cambridge (30.3).
- 4.5 Tower Hamlets has a similar proportion of young people aged 0-19 to England and London. One in four (25%) of the borough's residents are in this age group. The largest age group

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<sup>6</sup> Borough Profile 2020 Chapter 1 population LB Tower Hamlets

is the 20-39 year olds. Approximately 46% of the population are aged 20-39. This is higher than London (33%) and England (26%).

- 4.6 The borough has around 14,000 more male residents than female residents. This is the 4<sup>th</sup> highest ratio of males to females in the country; this is higher than the ratio in both London and UK where there are more females than males.
- 4.7 The borough has 52.1% male residents and 47.9% female residents (*ONS Mid-Year Estimates 2019*).
- 4.8 The most recent data about the marital status of residents in the borough is from the 2011 Census. Tower Hamlets has significantly higher proportion of residents who are single compared to London and England. In 2011 55.3% of residents were single, compared to 44.1% in London and 34.6% in England.
- 4.9 A question was not included in the 2011 Census about sexual orientation but the Office for National Statistics are proposing to include a question on sexual orientation in 2021.
- 4.10 Experimental estimates published by ONS for 2017, show that nationally 2% of the UK population aged 16 and over identify as lesbian, gay, bisexual (LGB), regionally, people in London (2.6%) are more likely to identify as LGB.
- 4.11 Local authority level sexual identify experimental estimates published for 2013-15 estimate that 4.3% of the Tower Hamlets population identified as lesbian, gay or bisexual.
- 4.12 A question was not included in the 2011 Census about sexual orientation but the Office for National Statistics are proposing to include a question on sexual orientation in 2021.
- 4.13 Experimental estimates published by ONS for 2017, show that nationally 2% of the UK population aged 16 and over identify as LGB, regionally, people in London (2.6%) are more likely to identify as LGB.
- 4.14 Local authority level sexual identify experimental estimates published for 2013-15 estimate that 4.3% of the Tower Hamlets population identified as LGB.
- 4.15 The borough's two largest ethnic groups are the White British and the Bangladeshi populations, each accounting form one third of the population. Tower Hamlets has the largest Bangladeshi population in the country
- 4.16 The third largest group is the White Other population, who account for 12% of the borough's population. This group is diverse and includes residents from a mix of ethnic backgrounds, Europeans, Australians and Americans.
- 4.17 A significant proportion of the borough's population are Somalian. The 2011 Census identified 2,925 Somali-born residents, 1.2% of the population. The overall size of the Somali population in the borough, including subsequent and second generations, is considerably larger, between 6,000 and 9,000 or 2-3% of the population.
- 4.18 Tower Hamlets has the highest number of Muslim residents in the country. Around 38% of the residents are Muslim, compared with 5% in England and 13% in London. Conversely, the borough has the lowest number of Christian residents at 30%, compared with 59% in England and 49% in London.

## Demand for Housing

- 4.19 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). The population of Tower Hamlets is likely to increase by 26% by 2026, adding further pressure.
- 4.20 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.
- 4.21 Tower Hamlets has the highest housing target of all London Boroughs (3,473 homes a year<sup>7</sup>). This figure is derived from the Mayor of London's Publication London Plan (December 2020) and was set following a London-wide Strategic Housing Market Assessment (SHMA) and Strategic Housing Land Availability Assessment (SHLAA). The SHMA has identified need for 66,000 additional homes per year in London. The SHMA covers overall housing need as well as exploring specific requirements for purpose-built student accommodation and specialist older persons' accommodation within the overall figure.
- 4.22 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 SHMA (2017). The OAN provides an estimate of the borough's housing need, based on the latest population projections.
- 4.23 Key Housing data shows that:
- The private rented sector is now the fastest growing housing sector in the borough
  - There are close to 15,000 ex-council homes which have been bought under the right to buy. An estimated 6,000 of these are now being let, usually as Houses in Multiple Occupation, by private landlords.
  - The borough is growing by over 3,000 homes per year, making Tower Hamlets the quickest growing borough in London.
  - MHCLG8 data on dwelling stock records a figure of 121,539 private homes in the Borough for 2019. The MHCLG data breaks down the tenure types of these properties, 9% were identified as local authority stock, 26% identified as being private registered provider stock and 64% (78,040 homes) in the private sector (comprising both owner occupier and the private rental market).
  - There are 121,539 households in Tower Hamlets of which council and RP homes constitute 35%. The number of affordable homes in Tower Hamlets is 42,539
  - There are 20,455 households on the council's CHR as at July 2020 and of these 8,779 are overcrowded
  - The borough needs to deliver 1,965 affordable homes each year to meet housing need. This figure has been calculated from the council's Local Plan 2031 that sets out the borough's overall housing supply target of 58,965 new homes to be delivered between 2016 and 2031, of which 50% to be affordable.

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<sup>7</sup> Table 4.1 – 10-year targets for net housing completions 2019/20 – 2028/29

<sup>8</sup> <https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>

- The average level of affordable housing completions over the last 3 years (2017-2020) is 833, significantly less than half the above annual target.

#### 4.24 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 substantial percentage of those homes must be three bedrooms plus to meet demand from over-crowded households.

### **Housing Register**

4.25 This section describes the profile of Tower Hamlets' housing register applicants and from that a profile of households living in temporary accommodation, overcrowded and under occupied conditions. The data is based on a snapshot of the housing register on 22 July 2020. This information was provided by Tower Hamlets.

#### 4.26 Key information:

- 20,455 households on the waiting list for housing
- 1,966 households living in temporary accommodation



4.27 The borough's housing register holds some equality information, which is set out below.

<b>Applicants on the housing waiting list</b>	<ul style="list-style-type: none"> <li>Around 20,500 households were on the council's waiting list for housing.</li> </ul>
	<b>Age:</b> <ul style="list-style-type: none"> <li>The age of applicants on the housing register ranged from the youngest being aged 18 to the eldest aged 103.</li> <li>Most housing register applicants are in their thirties and forties (32% and 26% respectively).</li> <li>The age profile of the housing register applicants shows a higher proportion are in their forties compared the proportion of people in their forties in the population of Tower Hamlets (aged 18 and over) which represents 17%</li> <li>Those on the housing register aged under 30 account for 20% of all applicants, whilst this group represents 30% of the population of Tower Hamlets (aged 18 and over).</li> </ul>
	<b>Gender:</b> <ul style="list-style-type: none"> <li>There are more female (53%) than male (47%) applicants. This is broadly comparable to the gender profile of the population of Tower Hamlets (aged 18 and over)</li> </ul>
	<b>Disability:</b> <ul style="list-style-type: none"> <li>A disability was reported in 404 applicants on the waiting list, representing 2% of all applicants on the housing register</li> </ul>
	<b>Race:</b> <ul style="list-style-type: none"> <li>Eight out of ten (80%) of all applicants on the waiting list are from BAME groups, this group represent 55% of the Tower Hamlets population</li> <li>Within the BAME 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 61% (this group represents 32% of the Tower Hamlets population).</li> <li>There is an underrepresentation of applicants from White ethnic groups.</li> </ul>
	<b>Religion or belief:</b> <ul style="list-style-type: none"> <li>78% of applicants on the waiting list are Muslim (Islam is the religion for 35% of Tower Hamlets' population).</li> <li>9% are Christian (Christianity is the religion for 27% of the Tower Hamlets population).</li> </ul>
	<b>Sexual orientation:</b> <ul style="list-style-type: none"> <li>Most respondents to this question (59%) are heterosexual, 1% bisexual, 0.1% gay and 0.1% lesbian (N.B. this data was captured for 8% of applicants living in temporary accommodation and not those on the Housing register as a whole).</li> </ul>

	<b>Marriage and civil partnership:</b>
	<ul style="list-style-type: none"><li>• Most (56%) are married and 35% are single</li></ul>



### Equalities issues raised by applicants on the Housing Waiting List

- 4.28 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 may have some broadly positive impacts on diverse groups in the community as a proportion of those seeking private accommodation will come from diverse communities. The measure of this however will only be seen going forward. Moreover, it may be important for the developer and Poplar HARCA to monitor the profile of those residents in the newly developed private housing to assess this impact effectively; this will also enable the assessment of the furtherance of the borough commitment to community cohesion.

## Chrisp Street Population (Residents/Businesses/Visitors)

### Social Housing tenants

- 4.29 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). This data is principally based on the Micro Fish research carried out on site in April 2017, and it has not been subsequently updated. It has been supplemented by data from the Lansbury Ward Profile (2014) and other data, as necessary, as set out in the table.

NB in the following tables the base data from which the percentages are taken 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"><li>• In comparison to the age profile of Tower Hamlets there are proportionately more young and older residents.</li><li>• 31% are aged under 18 (this age group make up 22% of Tower Hamlets population).</li><li>• 14% are aged 65 and over, (this age group make up 7% of the Tower Hamlets population).</li></ul>

Chrisp Street	Equalities and diversity data
Gender (n=184)	<ul style="list-style-type: none"> <li>The proportion of male and female is equal (50%), in the Tower Hamlets population 52% are male and 48% female.</li> </ul>
Race (n=184)	<ul style="list-style-type: none"> <li>91% of social housing tenants are from Ethnic Minorities<sup>9</sup></li> <li>Nine out of 10 (90%) social housing tenants are from BAME<sup>10</sup> groups, this group represents 55% of Tower Hamlets population.</li> <li>The largest ethnic group is Bangladeshi (80%), whilst representing 32% of Tower Hamlets' population.</li> <li>Those from English/Welsh/Scottish/Northern Irish/British make up 9% of the social housing tenant population and represent 31% of Tower Hamlets population</li> </ul>
Health and disability (n=184)	<ul style="list-style-type: none"> <li>17% reported a long-term physical or mental health condition or disability.</li> <li>Data from the Lansbury ward profile (2014) 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)</li> </ul>
Religion or belief (n=184)	<ul style="list-style-type: none"> <li>Religion or belief is more prevalent than in the Tower Hamlets population, only 3% have no religion compared to 19% across Tower Hamlets.</li> <li>83% of are Muslim (Islam is the religion for 35% of Tower Hamlets population)</li> <li>15% Christian (Christianity is the religion for 27% of Tower Hamlets population).</li> </ul>
Gender reassignment	<ul style="list-style-type: none"> <li>No data was captured on gender reassignment.</li> </ul>
Sexual orientation (n=184)	<ul style="list-style-type: none"> <li>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%).</li> <li>59% of tenants are heterosexual.</li> </ul>
Pregnancy and maternity (n=51)	<ul style="list-style-type: none"> <li>8% of households are either expecting a baby or have had a baby in the past 12 months.</li> </ul>
Marriage & civil partnership	<ul style="list-style-type: none"> <li>No data was captured on marriage or civil partnership.</li> </ul>
Health and disability (n=184)	<ul style="list-style-type: none"> <li>17% reported a long-term physical or mental health condition or disability.</li> </ul>

<sup>9</sup> Ethnic minority is defined as people who differ in race or colour or in national, religious, or cultural origin from the dominant group of the country in which they live. For the purposes of this EIA ethnic minority is used where people have not been defined as White British

<sup>10</sup> The acronym **BAME** stands for Black, Asian and Minority Ethnic and is **defined** as all ethnic groups except White ethnic groups

Chrisp Street	Equalities and diversity data
Socio Economic	<ul style="list-style-type: none"> <li>No data on economic activity was captured.</li> <li>The most recent available data from the Lansbury ward profile (2014) indicates that overall, there is a higher level of economic inactivity in the Lansbury ward (37%) compared to Tower Hamlets (30%).</li> <li>Economic inactivity is greater in the following categories, looking after home or family, long-term sick or disabled and retired.</li> <li>Tower Hamlets had a median household income of £30,760 in 2019. Median incomes in Tower Hamlets are below the median for inner London and very similar to the median for London as a whole. However almost 50,000 households (38% of all households) had an income below £25k per year and almost 19,000 households (14% of households) had an income below £15k per year.</li> <li>Lansbury ward had the lowest median income of any ward in Tower Hamlets, with the average household income being below £23k and 25% of all households in the ward had an income below £15k<sup>11</sup>.</li> <li>Lansbury ward was the 5th most deprived in London based on Income rank (within the most deprived 1% of wards) and the 12th most deprived based on Employment rank (within the most deprived 2% of wards). Lansbury was the most deprived ward in Tower Hamlets based on both Income and Employment<sup>12</sup>.</li> <li>The Claimant Count (Job Seeker Allowance) in Lansbury ward rose sharply from March 2020 onwards as the impact of the Covid-</li> <li>19 pandemic took effect. Of the 1450 claimants in June 2020, 19% were aged 16-24 (compared with 18% of the working age population coming from this group (ONS mid-year 2018 estimate).</li> </ul>
Housing benefit claimants	<ul style="list-style-type: none"> <li>No data was captured on housing benefit claimants.</li> </ul>
Household composition (n=51)	<ul style="list-style-type: none"> <li>The number of people per household varied from 1 person to 8 people.</li> <li>Most households are made up of two people (27%) or four people (20%).</li> </ul>
Length of time (n=51)	<ul style="list-style-type: none"> <li>Around three quarters (73%) have been living in their property for 10 or more years.</li> <li>18% have been living in their property between 5-10 years.</li> </ul>
Main languages spoken	<ul style="list-style-type: none"> <li>No data was captured on main languages spoken.</li> <li>34% of the population of Tower Hamlets most commonly speak a language other than English (Census 2011).</li> <li>After English, Bengali is the most commonly spoken language for 18% of the population (Census 2011)</li> </ul>

<sup>11</sup> 2019 Indices of Multiple Deprivation

<sup>12</sup> 2019 Indices of Multiple Deprivation

## Summary of equalities data captured for Social Housing Tenants.

- 4.30 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%.
- 4.31 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 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.
- 4.32 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.

## Leaseholders

- 4.33 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). This data is based on the Micro Fish research carried out on site in April-2017, it has not been subsequently updated. It has been supplemented by data from the Lansbury Ward Profile (2014) and other data, as necessary, as set out in the table.

Chrisp Street	Equalities and diversity data
Age (n=53)	<ul style="list-style-type: none"> <li>The age profile of the leaseholder population is relatively young.</li> <li>50% are aged under 18, this age group represent 22% of Tower Hamlets population.</li> <li>Proportionately more leaseholder aged 18-24 (17%) and 35-44 (22%) compared to Tower Hamlets population (11% and 18% respectively)</li> </ul>
Gender (n=53)	<ul style="list-style-type: none"> <li>There are more female (57%) than male (43%). The gender profile In Tower Hamlets population is 52% male and 48% female%.</li> </ul>
Race (n=53)	<ul style="list-style-type: none"> <li>Most leaseholder residents are from White ethnic groups (58%), this ethnic group represents 45% of Tower Hamlets population.</li> <li>30% are from White English/Welsh/Scottish/Northern Irish/British, similar to the Tower Hamlet population (31%).</li> <li>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.</li> </ul>

Chrisp Street	Equalities and diversity data
Health and disability (n=53)	<ul style="list-style-type: none"> <li>32% reported a long-term physical or mental health condition or disability.</li> <li>Data from the Lansbury ward profile (2014) 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)</li> </ul>
Religion or belief (n=53)	<ul style="list-style-type: none"> <li>Religion or belief is more prevalent than in Tower Hamlets population, 11% of have no religion compared to 19% across Tower Hamlets.</li> <li>32% are Muslim (Islam is the religion for 35% of Tower Hamlets population)</li> <li>40% are Christian (Christianity is the religion for 27% of Tower Hamlets population)</li> </ul>
Gender reassignment	<ul style="list-style-type: none"> <li>No data was captured on gender reassignment.</li> </ul>
Sexual orientation (n=53)	<ul style="list-style-type: none"> <li>83% of leaseholders are heterosexual and the remaining 4% gay.</li> <li>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.</li> </ul>
Pregnancy and maternity (n=15)	<ul style="list-style-type: none"> <li>0% of households are either expecting a baby or have had a baby in the past 12 months.</li> </ul>
Marriage & civil partnership	<ul style="list-style-type: none"> <li>No data was captured on marriage or civil partnership.</li> </ul>
Health and disability (n=53)	<ul style="list-style-type: none"> <li>32% of all residents reported a long-term physical or mental health condition or disability.</li> </ul>

Chrisp Street	Equalities and diversity data
Socio Economic	<ul style="list-style-type: none"> <li>No data on economic activity was captured.</li> <li>The most recent available data from the Lansbury ward profile (2014) indicates that overall, there is a higher level of economic inactivity in the Lansbury ward (37%) compared to Tower Hamlets (30%).</li> <li>Economic inactivity is greater in the following categories, looking after home or family, long-term sick or disabled and retired.</li> <li>Tower Hamlets had a median household income of £30,760 in 2019. Median incomes in Tower Hamlets are below the median for inner London and very similar to the median for London as a whole. However almost 50,000 households (38% of all households) had an income below £25k per year and almost 19,000 households (14% of households) had an income below £15k per year.</li> <li>Lansbury ward had the lowest median income of any ward in Tower Hamlets, with the average household income being below £23k and 25% of all households in the ward had an income below £15k<sup>13</sup>.</li> <li>Lansbury ward was the 5th most deprived in London based on Income rank (within the most deprived 1% of wards) and the 12th most deprived based on Employment rank (within the most deprived 2% of wards). Lansbury was the most deprived ward in Tower Hamlets based on both Income and Employment<sup>14</sup>.</li> </ul>
Housing benefit claimants	<ul style="list-style-type: none"> <li>No data was captured on housing benefit claimants.</li> </ul>
Household composition (n=15)	<ul style="list-style-type: none"> <li>The number of people per household varied from 1 person to ten people.</li> <li>Most households are made up of two people (27%) and one-person households (20%).</li> </ul>
Length of time (n=15)	<ul style="list-style-type: none"> <li>Most (87%) have been living in their property for 10 years or longer.</li> </ul>
Main languages spoken	<ul style="list-style-type: none"> <li>No data was captured on main languages spoken.</li> <li>34% of the population of Tower Hamlets most commonly speak a language other than English (Census 2011).</li> <li>After English, Bengali is the most commonly spoken language for 18% of the population (Census 2011)</li> </ul>

### Summary of equalities data captured for Leaseholders.

- 4.34 Leaseholders are a critical component to any mixed tenure development. 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 has been developed through negotiations with the

<sup>13</sup> 2019 Indices of Multiple Deprivation

<sup>14</sup> 2019 Indices of Multiple Deprivation

developer. Options to support affordability have been proposed by the developer however these will need to be examined by each leaseholder individually.

- 4.35 The equalities profile shows existing 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.
- 4.36 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.

## Private Tenants

- 4.37 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). This data is based on the Micro Fish research carried out on site in April 2017, it has not been subsequently updated. It has been supplemented by data from the Lansbury Ward Profile (2014) and other data, as necessary, as set out in the table.

Chrisp Street	Equalities and diversity data
Age (n=79)	<ul style="list-style-type: none"> <li>The age profile is relatively young, with the majority aged between 18 and 44 (89%) (this age group represents 55% of Tower Hamlets population).</li> <li>9% are aged under 18 (22% of the Tower Hamlets population).</li> <li>A small proportion (3%) are aged 44-45 (cf. 22% of the Tower Hamlets population).</li> </ul>
Gender (n=79)	<ul style="list-style-type: none"> <li>There are less females (35%) than male (65%). The gender profile In Tower Hamlets population is 52% male and 48% female.</li> </ul>
Race (n=79)	<ul style="list-style-type: none"> <li>Over two thirds (68%) are from other White ethnic groups, this group represents 12% of Tower Hamlets' population</li> <li>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.</li> <li>The second largest ethnic group in the private tenant population is Bangladeshi (19%).</li> </ul>
Health and disability (n=79)	<ul style="list-style-type: none"> <li>6% reported a long-term physical or mental health condition or disability.</li> <li>Data from the Lansbury ward profile (2014) 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)</li> </ul>



Chrisp Street	Equalities and diversity data
Religion or belief (n=79)	<ul style="list-style-type: none"> <li>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.</li> <li>Religion or belief is more prevalent than in Tower Hamlets population, 11% of have no religion compared to 19% across Tower Hamlets.</li> <li>25% are Muslim (Islam is the religion for 35% of Tower Hamlets population)</li> <li>33% are Christian (Christianity is the religion for 27% of Tower Hamlets population)</li> </ul>
Gender reassignment	<ul style="list-style-type: none"> <li>No data was captured on gender reassignment.</li> </ul>
Sexual orientation (n=79)	<ul style="list-style-type: none"> <li>73% of all residents are heterosexual, 4% bisexual, 24% gay and 0% lesbian.</li> <li>19% did not provide an answer to this question or were not asked if the question related to a household member aged under 18.</li> </ul>
Pregnancy and maternity (n=17)	<ul style="list-style-type: none"> <li>0% of households are either expecting a baby or have had a baby in the past 12 months.</li> </ul>
Marriage & civil partnership	<ul style="list-style-type: none"> <li>No data was captured on marriage or civil partnership.</li> </ul>
Socio Economic	<ul style="list-style-type: none"> <li>No data on economic activity was captured.</li> <li>The most recent available data from the Lansbury ward profile (2014) indicates that overall, there is a higher level of economic inactivity in the Lansbury ward (37%) compared to Tower Hamlets (30%).</li> <li>Economic inactivity is greater in the following categories, looking after home or family, long-term sick or disabled and retired.</li> <li>Tower Hamlets had a median household income of £30,760 in 2019. Median incomes in Tower Hamlets are below the median for inner London and very similar to the median for London as a whole. However almost 50,000 households (38% of all households) had an income below £25k per year and almost 19,000 households (14% of households) had an income below £15k per year.</li> <li>Lansbury ward had the lowest median income of any ward in Tower Hamlets, with the average household income being below £23k and 25% of all households in the ward had an income below £15k<sup>15</sup>.</li> <li>Lansbury ward was the 5th most deprived in London based on Income rank (within the most deprived 1% of wards) and the 12th most deprived based on Employment rank (within the most deprived 2% of wards). Lansbury was the most deprived ward in Tower Hamlets based on both Income and Employment<sup>16</sup>.</li> <li>The Claimant Count in Lansbury ward rose sharply from March 2020 onwards as the impact of the Covid 19 pandemic took effect. Of the 1450 claimants in June 2020, 19% were aged 16-24 (compared with 18% of the working age population coming from this group (ONS mid-year 2018 estimate).</li> </ul>

<sup>15</sup> 2019 Indices of Multiple Deprivation

<sup>16</sup> 2019 Indices of Multiple Deprivation

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

### Summary of equalities data captured for Private Tenants.

- 4.38 Currently there are 17 private tenant households on the Chrisp Street Site. All of these are renting from non-resident lease holding landlords.
- 4.39 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.
- 4.40 The households of these private tenants are predominantly aged between 18-44, and 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.
- 4.41 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.
- 4.42 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.

### Shop Owners

- 4.43 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. This data is based on the Micro Fish research carried out on site in April-2017, it has not been

subsequently updated. It has been supplemented by other data, as necessary, as set out in the table.

Age	Equalities and diversity data
Age (n=71)	<ul style="list-style-type: none"> <li>35% of shops are owned by those aged 35-44 and 32% by those 45-54</li> </ul>
Gender (n=71)	<ul style="list-style-type: none"> <li>66% of shop owners are men and 34% are women</li> </ul>
Race (n=71)	<ul style="list-style-type: none"> <li>72% of shop owners are from BAME communities; 35% of shop owners are from the Bangladeshi community and 27% are white British</li> </ul>
Disability (n=71)	<ul style="list-style-type: none"> <li>Only 3 owners identified as having a disability</li> </ul>
Religion or belief (n=71)	<ul style="list-style-type: none"> <li>56% of shop owners practice the Islam faith; 15% are Christians; 14% have no religion</li> </ul>
Gender reassignment	<ul style="list-style-type: none"> <li>No data was captured</li> </ul>
Sexual orientation (n=71)	<ul style="list-style-type: none"> <li>80% reported being heterosexual; no shop owners reported being gay or lesbian</li> </ul>
Pregnancy and maternity (n=71)	<ul style="list-style-type: none"> <li>No data was captured</li> </ul>
Marriage & civil partnership (n=71)	<ul style="list-style-type: none"> <li>No data was captured</li> </ul>
Socio Economic	<ul style="list-style-type: none"> <li>No data captured</li> </ul>
Main languages spoken	<ul style="list-style-type: none"> <li>No data was captured on main languages spoken.</li> <li>34% of the population of Tower Hamlets most commonly speak a language other than English (Census 2011).</li> <li>After English, Bengali is the most commonly spoken language for 18% of the population (Census 2011)</li> </ul>

### Summary of equalities data captured for Shop Owners.

- 4.44 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%.

- 4.45 The profile of show owners shows a low proportion of people with a disability (4%). The majority of Shop owners are Muslim (57%), and 80% described themselves and being heterosexual.
- 4.46 Whilst not a protected characteristic and based on borough data a significant proportion do not speak English as their first language. It is therefore critical that the regeneration proposals are effectively communicated to all businesses. Moreover, businesses need to effectively engage in the redevelopment process as in many cases these businesses will be returning to this centre.

## Market Traders

- 4.47 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. It has been supplemented by other data, as necessary, as set out in the table.
- 4.48 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.

Age	Equalities and diversity data
Age (n=33)	<ul style="list-style-type: none"> <li>54% are aged 35-44; 27% are aged 45-54</li> </ul>
Gender (n=33)	<ul style="list-style-type: none"> <li>97% of market traders are male</li> </ul>
Race (n=33)	<ul style="list-style-type: none"> <li>91% of market traders are from Ethnic minorities of which 82% are from BAME communities. 58% of market traders are Asian Bangladeshi; 9% are White British and 9% White other</li> </ul>
Disability (n=33)	<ul style="list-style-type: none"> <li>No data was captured</li> </ul>
Religion or belief (n=33)	<ul style="list-style-type: none"> <li>79% of market traders are Islamic</li> </ul>
Gender reassignment	<ul style="list-style-type: none"> <li>No data was captured</li> </ul>
Sexual orientation	<ul style="list-style-type: none"> <li>No data was captured</li> </ul>
Pregnancy and maternity	<ul style="list-style-type: none"> <li>No data was captured</li> </ul>
Marriage & civil partnership	<ul style="list-style-type: none"> <li>No data was captured</li> </ul>
Socio Economic	<ul style="list-style-type: none"> <li>No data was captured</li> </ul>

Age	Equalities and diversity data
Main languages spoken	<ul style="list-style-type: none"> <li>No data was captured on main languages spoken.</li> <li>34% of the population of Tower Hamlets most commonly speak a language other than English (Census 2011).</li> <li>After English, Bengali is the most commonly spoken language for 18% of the population (Census 2011)</li> </ul>

### Summary of equalities data captured for Market Traders.

4.49 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.

4.50 Market traders are a central feature of Chrisp Street. They are critical to the draw to the area and co-exist to the mutual benefit of the shop based retailers in the district centre. Many Market traders have been coming to Chrisp Street for many years and CSDL/HARCA have included them in the consultation.

### Employees

4.51 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. This data is based on the Micro Fish research carried out on site in April-2017, it has not been subsequently updated. It has been supplemented by other data, as necessary, as set out in the table.

Age	Equalities and diversity data
Age (n=265)	<ul style="list-style-type: none"> <li>98% of employees are aged 18-64</li> </ul>
Gender(n=265)	<ul style="list-style-type: none"> <li>50.4% of employees are male</li> </ul>
Race (n=265)	<ul style="list-style-type: none"> <li>40% are Bangladeshi; 23% are White British</li> </ul>
Disability	<ul style="list-style-type: none"> <li>No data captured</li> </ul>
Religion or belief (n=265)	<ul style="list-style-type: none"> <li>45% of employee religions are not known; 30% are Islamic;12% are Christian</li> </ul>
Gender reassignment	<ul style="list-style-type: none"> <li>No data was captured</li> </ul>
Sexual orientation	<ul style="list-style-type: none"> <li>No data was captured</li> </ul>
Pregnancy and maternity	<ul style="list-style-type: none"> <li>No data was captured</li> </ul>
Marriage & civil partnership	<ul style="list-style-type: none"> <li>No data was captured</li> </ul>

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

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

#### Number of business employees:

	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				

4.53 In all cases the scheme is offering existing businesses the ability to remain on site. As such, the impact on businesses is likely to be reduced or avoided. 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.

- 4.54 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.
- 4.55 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.

## Shoppers

- 4.56 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. It has been supplemented by other data, as necessary, as set out in the table.

Age	Equalities and diversity data
Age	<ul style="list-style-type: none"> <li>21% aged 25-44; 20% aged 45-54; 20% aged 55-64</li> </ul>
Gender	<ul style="list-style-type: none"> <li>45% male and 55% female</li> </ul>
Race	<ul style="list-style-type: none"> <li>72% of shoppers are from ethnic minorities of which 58% are from BAME communities and 44% are Bangladeshi</li> </ul>
Disability	<ul style="list-style-type: none"> <li>No data was captured</li> </ul>
Religion or belief	<ul style="list-style-type: none"> <li>No data was captured</li> </ul>
Gender reassignment	<ul style="list-style-type: none"> <li>No data was captured</li> </ul>
Sexual orientation	<ul style="list-style-type: none"> <li>No data was captured</li> </ul>
Pregnancy and maternity	<ul style="list-style-type: none"> <li>No data was captured</li> </ul>
Marriage & civil partnership	<ul style="list-style-type: none"> <li>No data was captured</li> </ul>
Socio Economic	<ul style="list-style-type: none"> <li>No data was captured</li> </ul>
Main languages spoken	<ul style="list-style-type: none"> <li>No data was captured on main languages spoken.</li> <li>34% of the population of Tower Hamlets most commonly speak a language other than English (Census 2011).</li> <li>After English, Bengali is the most commonly spoken language for 18% of the population (Census 2011)</li> </ul>

Source: Plus Four March 2016

### **Summary of equalities data captured for Shoppers.**

- 4.57 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.
- 4.58 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 stated 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%)



### **Economic Benefits of the Chrisp Street Regeneration Scheme.**

4.59 In May 2019 Savills completed an economic benefit report on the impact of the Chrisp Street Regeneration Scheme. In Chapter 4 it reviewed the unemployment amongst those groups bearing protected characteristics. To this end the report stated:

“It is anticipated that the opportunities created by the proposed development would benefit more men than women as the level of economic activity among the female population is relatively low. There is a greater likelihood that the jobs will be accessed by those aged 50+ as proportion of jobseekers in this age group in East India and Lansbury Ward is larger than in London and nationally. Ethnic minorities, which are over-represented among jobseekers in Tower Hamlets, are likely to disproportionately benefit from the job opportunities created by the proposed development.”

4.60 The economic benefit report drew on the findings of a previous version of this EIA and compared the population profiles with the job opportunities created by the redeveloped district centre. This is to assess the possible match between the job opportunities and local equality groups which might be in position to benefit from the regeneration proposals.

4.61 The construction phase of the scheme will create some 130 construction related jobs. The operational phase of the development estimated 420 to 550 FTE jobs will be created. Savills, to gain an insight into unemployment among equality groups, examined the protected characteristics of gender, age and ethnicity among the local jobseekers.

4.62 They substantiated that:

- There are more male jobseekers (63%) than female claimants (37%) which may be an indication of a low economic activity among women in East India and Lansbury ward
- The proportion of those unemployed aged 50+ for both the ward and borough (43%) is higher than the London average (40%).
- Data about ethnicity of jobseekers is not available at the ward level. Claimant data (JSA) is held at borough levels but is only broken down by higher level ethnic classifications i.e., white, mixed, black, Asian and other. However, on a borough level there was a higher proportion of Asian or Asian British on the job seekers register (44%), as compared to the borough population at 41%.

### **Summary of perceptions of the regeneration programme:**

Key Issues	Residents	Businesses
<ul style="list-style-type: none"><li>• Impact will be on rents and shop-owners and then staff, as without the</li></ul>	<ul style="list-style-type: none"><li>• It is unlikely that the type of people who buy £600,000 developments will be shopping at many of the independents here</li></ul>	<ul style="list-style-type: none"><li>• The rent will be high and there will be more competition so they need to set aside some</li></ul>

Key Issues	Residents	Businesses
business then the shops won't be here		small units for businesses like us.
<ul style="list-style-type: none"> <li>Parking access - parking is needed</li> </ul>	<ul style="list-style-type: none"> <li>Residents and Customers worried about the lack of car parking</li> </ul>	<ul style="list-style-type: none"> <li>Especially concerned during the redevelopment and that it will be more congested e.g., where they are taking away parking spaces</li> </ul>
<ul style="list-style-type: none"> <li>It's great for Poplar, finally getting recognised as a place in its own right.</li> </ul>	<ul style="list-style-type: none"> <li>Welcome the new development, but not at the cost of getting rid of the existing local community of people.</li> </ul>	<ul style="list-style-type: none"> <li>Creating an evening culture with a Cinema and restaurants is perfect for this area which has been overlooked for so long.</li> </ul>
<ul style="list-style-type: none"> <li>Poplar HARCA is not keeping us informed about the development</li> </ul>	<ul style="list-style-type: none"> <li>They don't tell us the advantages and disadvantages of the development</li> </ul>	<ul style="list-style-type: none"> <li>Impressed by the scheme and happy that existing retailers are being catered for</li> </ul>
<ul style="list-style-type: none"> <li>Currently the atmosphere is friendly and multicultural and worried that this will soon disappear</li> </ul>	<ul style="list-style-type: none"> <li>Need to cater for those on limited incomes and those new residents that have more disposable income.</li> </ul>	<ul style="list-style-type: none"> <li>It will be great to have an alternative place to socialise after work and at weekends without having to go to Canary Wharf or the west end.</li> </ul>

4.63 The views of residents and business as expressed through the regeneration scheme's research exercise<sup>17</sup>, 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**

4.64 A key concern raised at the Strategic Development Committee in February 2018 was the view, from some local people, that there had been inadequate levels of consultation about the development of the scheme.

4.65 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

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<sup>17</sup> Microfish 2017

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.

- 4.66 The Statement of Community Involvement that supported the planning application, describes the scope of engagement that was undertaken between 2009 and 2016 and the main outputs from it. This evidences that HARCA/CSDL 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.
- 4.67 Since the consultations in 2016, there has been a public exhibition in the Management Office at No 19 Market Square in Chriss 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.
- 4.68 Moreover, since February 2018 there has been additional consultation and engagement of local people, businesses and stakeholders.
- 4.69 Whilst these consultations have been widespread, they have also been accessible as exemplified by:
- HARCA/CSDL Accessibility standards
  - Translations
  - Interpretations signage
  - Alternative formats

### **Chriss Street Regeneration offer booklets**

- 4.70 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.
- 4.71 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.
- 4.72 The details of the offers within these printed booklets were referred to in section 3 above and are described in the Statement of Reasons. 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.

## 5 Equality Impact Assessment

- 5.1 This section incorporates both data and analysis to assess the regeneration proposals and associated decisions in the light of the ways in which they may affect residents, businesses and users of the Chrisp Street District Centre with protected characteristics. It should be noted that impacts upon health, socio-economic and language have been also been considered for the sake of completeness.

### 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 £14.1M. 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 in 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 review the planned activity within the scheme's proposals and to assess the likely impacts for residents, businesses and visitors of Chrisp Street. This section aims to highlight, how these impacts may manifest themselves and how some protected characteristics may experience these impacts more than others.
- 5.6 Many of these impacts arising from different elements of the scheme will depend on how the proposals are implemented. Some of the headings below describe concepts behind the scheme, some describe elements of the regeneration process and some describe aspects of the operational and construction process.

### **The commitment to increasing social housing**

- 5.7 The new residential units will provide a further 76 properties that are either Social rented, affordable rented and or intermediate units. This growth in social housing provision is likely to benefit those on the borough's housing waiting list, the majority of whom are from the BAME community (80%) and a slightly higher proportion of whom are women (53%).

### **Plans to develop new energy efficient homes built to lifetime homes standards**

- 5.8 All 634 new units (social and private) will be built to lifetime homes standards. This will support disabled people, older people and people with some health needs both in terms of access but also in terms of the quality of their lives.
- 5.9 The energy efficiency component to these units will have significant impact from a socio economic perspective, supporting lower energy costs, and supporting more sustainable benefits for all in the community. Indeed, families will have access to homes that are in much better condition than currently. This will be to the benefit of all, including those with protected characteristics.

### **The construction programme itself is likely to be over an 8-year period**

- 5.10 The impact of the construction process both in the site and in the properties adjacent to the site will be substantial in terms of:
- Disruption, noise, dust and construction disturbance
  - Parking issues on site during the period of the regeneration
- 5.11 Whilst this negative construction impact is likely to be felt by all in proximity to the site irrespective of their protected characteristic, it is likely to have a far greater impact on those who are older, disabled, those with health conditions (respiratory, neurological, and those sensitive to noise, dust and vibrations). This is also likely to impact negatively on pregnant women and new mothers with babies, particularly where a baby's sleep may be disturbed. Moreover, some households with children and older people may find the regeneration process and construction harder to live with particularly when moving through

the site to and from their premises and or going to the shops and or other amenities in the area. Mitigation of construction-related impacts is therefore particularly important, as will be recommended further below.

### **Phasing of the development**

- 5.12 The current aim for most people is to have a single decant. Indeed, the decant process needs to address the equality needs of residents/businesses alike. Those who are most likely to be affected negatively are those who are young (in school), older, disabled and or those who have health conditions. It is important that the planning of any decant takes account of the differing needs of residents.
- 5.13 Some, residents may lose near neighbours in the decant process and some may be concerned that they may be in a different location to their previous neighbours, fearing that they will have to start over again, this is a typical concern of many who have experienced housing regeneration schemes. Their concerns might also be with a reliant on a local/neighbour care network.
- 5.14 Indeed, health and wellbeing during the different phases of the development is a critical factor, as are the support networks that people had available prior to regeneration. These concerns are genuinely felt by residents and efforts should be made to keep people updated with regards to the scheme once it is in its construction phase.

### **The relocation offer for residents**

- 5.15 Addressing and recognising the needs of individual residents is all critical. The new homes should meet the tenant's housing needs and if applicable will meet the design requirements of people with disability. Moreover, new homes will address unmet housing needs i.e., overcrowding, under occupation, health or social factors. Additionally, residents will be paid compensation for having to move. A home loss payment will be paid plus reasonable disturbance costs
- 5.16 Whilst these offers seem to be equality neutral, how they are implemented is critical to ensuring that they are in practice. This is because they are otherwise likely to have slightly different impacts for people with different equality characteristics. Mostly however these impact will be quite individual and personal to each resident/family/household. Many of the potential impacts will become evident once tenants are in detailed discussions with Poplar HARCA about their own personal circumstances including financial, physical, health, economic, domestic and social as they explore the options available to them. This process

is critical and will need to take account of the resident's specific equality characteristics as well as where appropriate addressing their language needs.

### **The relocation offer for leaseholders**

- 5.17 The CPO process forces leaseholders to sell their properties if they have not previously entered into a voluntary agreement, but the offer also provides options to purchase an alternative unit or enter a shared ownership/equity arrangement on the site. However, this may have a cost impact for those retired and or on low incomes. Moreover, home loss payments (and securing finance generally) may become more complicated for those who have divorced or separated.
- 5.18 Some leaseholders, due to their circumstances may experience different degrees of difficulty through the regeneration proposals, this is likely to be even greater if English is not their first language particularly given the range of correspondence, they are likely to have with either Poplar HARCA or CSDL.
- 5.19 Another key equality implication relates to older leaseholders, 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
- 5.20 The issues raised above give a flavour of some of the specific impacts that will be reviewed in the next part of this section, which systematically reviews the implications for each protected characteristic.

## **Protected Characteristic Equality Impact Analysis**

**Equality impact analysis of each protected characteristics and additional characteristics assessing impact in terms of positive negative positive and negative none, or unknown**

**Race: EIA Finding: Positive**

### **Context:**

- 5.21 LBTH is one of the most diverse local authority areas in the country. With 31% White British population, that means that 69% of the population are ethnic minorities<sup>18</sup>, with

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<sup>18</sup> Ethnic minority is defined as people who differ in race or colour or in national, religious, or cultural origin from the dominant group of the country in which they live. For the purposes of this EIA ethnic minority is used where people have not been defined as White British

55% being from BAME<sup>19</sup> communities. Aside from the White British population the largest racial groups include 32% Bangladeshi and 12% White Other. 80% of those on the Housing Waiting List are from BAME communities and 61% are Bangladeshi. Any new social housing should support the racial diversity of those on this waiting list.

### Race profile of the Regeneration Scheme

- 5.22 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 site was 85.2%.in comparison the BAME population locally is significantly higher than the rest of the borough, and hence the racial profile of the Chrisp Street shows substantial levels of diversity.
- 5.23 The ethnic minority profile of tenant respondents was 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%), with white British persons making up a far lower proportion of social tenants (9.0%) and private tenants and temporary accommodation licensees (4%). The BAME profile of tenant respondents are 90.0%, leaseholders 43% and private tenants and temporary accommodation licensees was 28%. This suggests that the profile of the racial population of the new development, with increased private units will in all likelihood shift with proportionately less BAME residents in ownership of new properties, with social housing tenants likely to remain at the same proportions given the profile of the Borough Housing waiting list.

	Context	Live			Work		Visit
Ethnicity	LBTH	Social Tenants	Lease holders	Private Landlords/TA	Retailers (Shops)	Retailers (Market traders)	Shoppers
White British	31%	9%	30%	4%	27%	9%	28%
Ethnic Minority	69%	91%	70%	96%	74%	91%	72%
BAME	55%	90%	43%	28%	72%	82%	58%
Bangladeshi	32%	80%	19%	19%	35%	58%	44%
White Other	12%	0%	19%	68%	1%	9%	6%

Detailed breakdowns are available in Appendices 2, 3, and 4

### Assessment

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<sup>19</sup> The acronym **BAME** stands for Black, Asian and Minority Ethnic and is **defined** as all ethnic groups except White ethnic groups



- 5.24 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.
- 5.25 The diversity of the local community is significant. A critical factor is the need to enable those wanting to stay in Chrisp 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.
- 5.26 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. There are clearly high proportions of BAME people living and working in Chrisp Street. 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. It's likely that many of these groups will also be people from BAME communities. There is therefore a risk of indirect negative impacts on BAME populations.
- 5.27 The growth of employment both through the 130 construction jobs per year during construction and the additional 550 operational phase jobs estimated by Savills in 2019 would, if it reflects the high proportion of ethnic minorities on the Job Seekers register, provide proportionately higher employment opportunities for Ethnic minorities<sup>20</sup>.
- 5.28 From the evidence gathered there are no direct negative impacts from a race perspective, and the regeneration plans are therefore broadly positive from a race equality perspective. However, one area where there is a potential 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. Nonetheless, it is important that the residential make up of social/affordable tenants reflect the population profile of those on the housing register.
- 5.29 The central characteristic of Chrisp Street is its diversity, and it is important to ensure that the BAME residents and businesses, particularly the Bangladeshi population are effectively engaged through the regeneration process.
- 5.30 It is likely that the proportional benefits of the regeneration programme will be felt by these BAME populations. It is equally critical that where negative impacts are identified for other protected characteristics, these are addressed, thereby mitigating any indirect negative impacts felt by BAME populations.
- 5.31 However, at this point there are no direct negative impacts from the regeneration proposals that are likely to impact on these BAME populations, indeed, if the scheme progresses as planned and with the mitigation addressed in this EqIA then the outcomes should be positive.

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<sup>20</sup> Savills May 2019

### Points for consideration

- 5.32 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.
- 5.33 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, itself with high levels of BAME applicants.
- 5.34 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.
- 5.35 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 proposes a higher level of habitable rooms per unit and the scheme will be broadly compliant with local planning policy.
- 5.36 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 employment of the BAME communities that are predominant in the area.

## Gender: EIA Finding: Positive

### Context

- 5.37 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 women on the housing register at 53% compared to men at 47%.

### Gender profile of Chrisp Street

- 5.38 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.

	Context	Live	Work	Visit
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Gender	LBTH <sup>21</sup>	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%	45%

## Assessment

- 5.39 There were instances through this analysis of gender where there are quite different profiles. The proportion of women on the housing register is higher 53% to 47%. 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%.
- 5.40 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.
- 5.41 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 should 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 nonetheless issues of security and safety as well as proximity of amenities and retail may be deciding factors for both men and women when deciding on purchasing these properties.
- 5.42 From an employment perspective Savills have reflected the potential jobs available with the numbers and types of people on the Job seekers register. Their findings suggest that as women were in the minority on the Job seekers register, they are likely to be in the minority in employment in the future development. This may or may not be the case. It is clear, however, that of the 265 employees researched 50.4% were men and 49.6% were women, thus suggesting broad parity in terms of current employment. Going forward it is important to ensure that gender equality is maximised in both this operational employment and in the employment generated by the construction phase.
- 5.43 What is clear is that from a retail perspective, many more shop owners are male and from a Market traders' perspective there is a very low level of female pitch licensees. This is broadly consistent with similar district centres and market trading environments in the borough. 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

<sup>21</sup> ONS 2019 mid-year estimates

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.

- 5.44 From the evidence gathered there are no stated negative impacts from a gender perspective and plans are broadly positive from a gender perspective.

**Context:**

- 5.45 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**

- 5.46 The primary research carried out by Microfish did not capture any data around transgender or gender reassignment. 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 specific needs of any trans people/communities and to establish a broad Gender Reassignment Profile for Chrisp street.

**Assessment**

- 5.47 There were no residents that were described as having undergone or are undergoing a gender transition/reassignment process.
- 5.48 From the evidence gathered there are no stated negative impacts from a gender re-assignment perspective.

## Disability and Health: EIA Finding: Positive & Negative

### Context:

- 5.49 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.
- 5.50 The survey carried out by Microfish in April 2017 questioned if any member of the household had a long-term physical or mental health condition or disability. This is a slightly different way to measure disability, nonetheless the details of this research question are set out below.

	Context	Live			Work		Visit
Disability (long-term physical or mental health condition or disability)	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%			

- 5.51 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 Statement of Reasons and the initial design plans which are being developed there is a commitment to take account of disability for specific units and that all homes will be designed to lifetime or equivalent homes standards.

### Disability and Health profile Chrisp Street Residents

- 5.52 From the information gathered, it is clear that there is a much higher level of disability amongst the leaseholders currently residing on Chrisp Street (32%) than in Lansbury Ward (16.9%<sup>22</sup>), albeit noting these are measured against slightly different disability definitions. The data, however, cannot distinguish between ill health and or disability and is not aligned to a person's age. Nonetheless it is likely that as a result of their limiting illness leaseholders are likely to experience greater detriment through this regeneration programme. There are, however, also positive impacts of the Scheme which will benefit people with disabilities, as described below.
- 5.53 It is important to get a better grasp of this issue. It should be the responsibility of CSDL/HARCA to engage with leaseholders and tenants to establish the specific nature of

<sup>22</sup> [https://www.towerhamlets.gov.uk/Documents/Borough\\_statistics/Ward\\_profiles/Lansbury-FINAL-10062014.pdf](https://www.towerhamlets.gov.uk/Documents/Borough_statistics/Ward_profiles/Lansbury-FINAL-10062014.pdf)

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.

5.54 The negative and positive impacts 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 may be affected by the construction, particularly if their disability is accompanied with any hearing, neurological or respiratory condition
- Sensory impairment may also be affected particularly those that are affected by loud noise or construction machinery
- New physical layout of the site 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 that have been or can readily be adapted
- 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, modifications, 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.
- There are relatively high levels of Limiting Long Term Illness and Long-term conditions present on the estate, people with these condition may suffer from the impact of the regeneration process, air quality, noise and stress.

### **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.
- The site will be designed to best practice in secure by design standards, a safe and secure new neighbourhood, contributing positively to quality of life
- 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



**Context:**

- 5.55 Based on the 2019 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 resident's population, 40% are aged under 25 (this age group make up 33% of Tower Hamlets population). As a proportion of the resident population, the majority are aged 25-34 (27%) similar to the age group in Tower Hamlets population (26%). 13% of the resident population are aged 35-44 (18% in Tower Hamlets population). A smaller proportion of the resident population are aged 45 and over (21%) over (this age group make up 23% of the Tower Hamlets population).

**Age profile of the residents on the site**

- 5.56 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	26%	27%	22%	30%	8%	6%
35-44	18%	13%	13%	11%	39%	55%
45-54	10%	5%	5%	13%	33%	27%
55-64	7%	6%	8%	9%	16%	12%
65-74	4%	6%	9%	4%	5%	
75+	3%	4%	5%	6%		
Total	100%	100%	100%	100%	100%	100%

- 5.57 Across all these age profiles (total household age groups) it is clear that there are many younger and fewer older people living in households. The profile of social household tenants and leaseholders shows a strong proportion of young and a smaller proportion of older residents. Nonetheless this suggests that both younger and older groups are present on site. Indeed, these age groups are most likely to experience greater impact during periods of physical regeneration as described below. Moreover, effort should be made to address the safety of children 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 ages, 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 childcare arrangements particularly if there are informal arrangements with other residents who may be moving off the estate. Access to childcare, 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.
- The negative impact aspects set out above may 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
- Relocation Offer provide options to maintain both tenants and residential leaseholders to relocate into new homes on the estate.
- 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.

**Context:**

- 5.58 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 that the information should be collected 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 Chrisp Street:**

Sexual Orientation group	Housing Register applicants	All Residents	Social Housing Tenants	Leaseholders
	(%)	(%)	(%)	(n)
Heterosexual	58%	65%	59%	44
Bisexual	1%	1%	0%	0
Gay	0.1%	2%	0%	2
Lesbian	0.1%	0%	0%	0
Prefer not to say (unknown/not asked)	40.8%	32%	41%	7
<b>Total</b>	100%	100%	100%	53

**Assessment:**

- 5.59 There are no discernible negative impacts identified for LGBT groups. The Chrisp 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.
- 5.60 Through the course of the engagement interviews with householders on Chrisp Street no one volunteered any concerns regarding sexual orientation and the regeneration process.

## Religion and belief: EIA Finding: **None**

### Context:

- 5.61 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 borough 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.
- 5.62 84.4% of the residents in Chrisp Street follow a religious faith - Muslim (60.5%) and Christian (23.1%) being the more commonly observed faiths.

### Religion and belief profile of the estate:

Religion/Faith group	Tower Hamlets Borough <sup>23</sup>	Housing Register <sup>24</sup>	All Residents	Social Housing Tenants	Leaseholders	All Businesses (n-103)
	(%)	(%)	(%)	(%)	(%)	(%)
Christianity	27%	8.9%	23.1%	14.7%	40%	12%
Buddhist	1%	0.1%	0.0%	0.0%	0%	1%
Hindu	2%	0.2%	0.3%	0.0%	0%	3%
Jewish	1%	0.4%	0.0%	0.0%	0%	0%
Islam	35%	77.7%	60.5%	82.6%	32%	63%
Sikh	0%	0.0%	0.3%	0.0%	0%	4%
Other religion	0%	0.1%	0.3%	0.0%	0%	
No religion	19%	2.0%	8.4%	2.7%	11%	11%
Prefer not to Say (unknown)	15%	10.5%	7.5%	0.0%	17%	6%
<b>Total</b>	100%	100%	100.0%	100.0%	100%	100%

### Assessment:

- 5.63 There were no discernible negative impacts, raised by residents in the engagement process, that they believed would arise as a result of their religion and belief. The only real negativity would be if the regeneration Scheme either discriminated against people from different religions or prevented residents from practicing their religion/faith, which the Scheme does not do.

<sup>23</sup> 2011 Census Sources August 2020

<sup>24</sup> Hamlets housing register applicants July 2020

## Pregnancy and maternity: EIA Finding: **Positive** and **negative**

### Context:

- 5.64 Pregnancy and maternity information for households was collected as part of the survey carried out by Microfish. The data supports 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 <sup>25</sup>	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%

- 5.65 At the time of this survey (April 2017) 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.
- 5.66 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 from the assessment below, there are likely to be greater positive impacts through the design of Chrisp Street that aims 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 newborn 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 newborn 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.

<sup>25</sup> Microfish June 2017

- 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.
- The range of property sizes may enable relocation into larger properties more suited to those with a growing family.

**Context:**

- 5.67 The council and developers recognise single sex and civil partnerships with respect to household composition.
- 5.68 None of the research undertaken collected information about the marriage or civil partnership status of residents on the Chrisp Street site.

**Assessment**

- 5.69 It is worth noting that in law marital status does have an impact, particularly, with regard to property tenure, ownership rights and access to finance/lending/pensions. This could apply in a number of ways:
- Tenancy rights for parties who are resident but who are not the named as either the head of household and or not named on the tenancy agreement but who are either separated or divorced from that person
  - Unmarried couples and those who are not named on property deeds
  - Financial problems with couples who have separated, (reduction in joint earnings etc)
  - Financial difficulties in raising loans and or mortgages
  - Splitting statutory loss payments
  - In Business where business partners may be marital partners and one of the party does not want to sign sales documents or revised lease agreements
- 5.70 Indeed, the stress and anxiety of regeneration schemes can be accentuated for people where their marital status has changed and or if a partners has left or died. For example, some widowed people may experience higher levels of vulnerability in a regeneration environment particularly if they were not married.
- 5.71 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, tenure rights and accessibility to obtaining a mortgage.
- 5.72 The scheme does not present direct negative impact on the grounds of marriage or civil partnership, it may however have some indirect negative impacts for people where their marriage or civil partnership status affects their tenancy agreement, ownership of property, and or business ownership. In these cases, support and advice may be required to secure the necessary agreement on which to progress the transfers, transaction and to mitigate any negative impacts of the scheme. These complexities are relevant in many regeneration schemes and will need to be addressed as they arise.

### Context

- 5.73 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.
- 5.74 To this end this EIA has reviewed the levels of economic activity and inactivity. It has also reviewed the key findings of the Economic Benefits Assessment carried out by Savills in May 2019.
- 5.75 People that are considered economically active are people that are in employment or unemployed but able to work. 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 some of these groups are a potential labour supply in the future.
- 5.76 The Economic Activity profile for Lansbury Ward indicates a higher population of Lansbury ward residents (7%) had long-term health problems or disability limiting day to day activities a lot or a little compared to the overall Tower Hamlets population (4.5%).
- 5.77 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 greater 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
  - 5.5% of the Lansbury ward population are retired, compared to 4.7% in Tower Hamlets
  - Consequently, there are lower levels of economic activity in the Lansbury ward (62.6%), compared to Tower Hamlets (69.8%) 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%

- 5.78 The executive summary of the Savills report 2020 updated previous estimates of employment impacts included in the socio-economic chapter of the Environmental Statement (ES) carried out in June 2016 and the ES Addendum Regulation 22 Submission from August 2017. This report summarises estimates of the economic impacts of the proposed development.

### **Economic Benefits**

- 5.79 Savills have estimated that the number of jobs created, local spend and value generated to the economy which could be captured from the proposed development. They have compared this economic benefit impact against the base case which is the site in its existing use.
- 5.80 They state: 'Compared to existing conditions at the site the proposed scheme is expected to generate 1,360 sqm gross internal area (GIA) of additional floorspace. The scheme is estimated to generate an average of 130 construction jobs per year during the construction period. It is estimated to accommodate an additional 550 full time equivalent (FTE) jobs during operation; £21 million in gross value added (GVA) per annum to the economy; and additional expenditure of £14.1 million per year. Consequentially the proposed scheme is considered beneficial for the local economy.'

### **Assessment**

- 5.81 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, rateable 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 who may experience a disproportionately higher level of cost impact, where this arises specific mitigation actions will be explored by CSDL/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
- 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 may be difficult for them to buy a new home on the estate outright, however shared ownership and equity options are 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 of the Scheme

- 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 deliver.
- 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.
- The findings from the Savills report on the positive economic benefits are set out below.

## Summary of Economic Benefits Outcome

Outcome	Amount
Additional employment floorspace (sqm GIA)	1,360
Additional residential units	474
Total average construction jobs per year during construction	130
Total additional operational phase jobs* (FTE)	550
Total additional GVA per annum	£21 million
Additional expenditure per annum	£14.1 million

Source: Savills, 2020

\*The estimated number of additional on and off-site jobs created by the proposed development

**Context:**

- 5.82 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.
- 5.83 The 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)	(%)
Bengali	18.0%
Chinese <sup>26</sup>	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**

- 5.84 Language on its own is not likely to be exposed to any significant equality impacts as a result of the Scheme, other than on 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 be connected to issues of mental health, learning disability and age.

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<sup>26</sup> Including Cantonese Mandarin and other Chinese languages

## 6 Key Findings

- 6.1 The regeneration of the Chrisp Street District Centre is a major undertaking. It 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 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.
- 6.2 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.
- 6.3 Nonetheless in conclusion, the key equality findings which are important to note through this EIA are described below:

### CPO process

- 6.4 Much of the engagement with residents (tenants and leaseholders) and businesses has been based on the planning and design process. The Planning Application and CPO were agreed in March 2019 and September 2018, respectively. To this end the 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.
- Residential leaseholders have the options of taking their sale value and buying elsewhere, porting their mortgage and rebuying in the new estate, or entering a shared ownership/equity option 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. This is a tenure-based issue and applies to all irrespective of their protected characteristics.
- 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 or 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)**

- 6.5 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 disabled people, children and older people may find the regeneration process and construction harder to live with.

**Resident and business engagement**

- 6.6 Critical to any regeneration process is the need to ensure that the engagement with residents and businesses is maximised. There has been much engagement work delivered on Chrisp 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**

- 6.7 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. Indeed, the sense of community particularly amongst immediate neighbours and those residents reliant on a local/neighbour care network, may be adversely affected by the relocation process; this is most likely to impact on older people, disabled and those with health conditions.
- The rehousing of the social housing tenants should seek to retain the local feel for Chrisp Street particularly the BAME profile to reflect the local community and to sustain community cohesion

## **Covid-19**

- 6.8 The Authority has had regard to the impacts of the Covid-19 virus and its greater impacts upon Black Asian and minority ethnic (BAME) communities. However, whilst Covid-19 has had a potentially devastating impact on BAME communities from a health perspective, it is not considered that the CPO Process and the implementation of the Scheme would compound or exacerbate that impact. The Authority considers that the long-term benefits of the Scheme with respect to improved housing provision, employment creation and improved retail environment are particularly beneficial to BAME communities and to not progress this matter would be to their detriment.

## **Positive Impacts**

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

### **Regeneration based positive impacts:**

- There will 471 additional residential units
- There will be 1,360 sqm additional employment floorspace
- Gross Value Added of £21M per annum
- Additional expenditure of £14.1M per annum
- The delivery of Private development will provide the investment needed to sustain the district centre
- The s106 agreement will provide economic benefits to the local community.
- The District Centre will generate circa 550 new jobs to the area and will generate 130 construction related jobs a year for 8 years.

- The establishment of the businesses retailers and market traders is critical, and this regeneration proposal will give Chrisp 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

### **Equality Specific positive impacts**

- The housing needs of a wide range of persons with protected characteristics will be positively enhanced through the development of these units providing new 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.
- Improving the housing stock will provide homes to higher standards and hence improve the quality of accommodation for residents currently on the site, 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 at present.

## **7 Recommended Mitigation Actions**

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

### **Generic mitigation activity**

- 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
- Enhance communications either by continuing to offer of translation for all residents who do not speak English as their main language in the home, providing easy read for people with learning difficulties and accessible correspondence for people with sight impairment and or providing verbal explanation for people with literacy problems.

### **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 Housing Register (61%).

### **Disability Mitigation activity**

- Operationally it would make sense to have early engagement with those residents that have a stated disability. Referrals when appropriate will be made to LBTH OT / social worker to assess the disability needs of residents. This is particularly important for 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. Support with adaptations in new units, designed specifically to the disabled person's needs, should be a prerequisite
- If leaseholders are seeking to leave the estate, referrals on to other Health and 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.



## **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 enable them to come to terms with the transition to a new home (if a tenant or leaseholder staying on the estate) and for 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 the 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 condition/s

## **Socio-Economic Mitigation issues**

- The regeneration programme will have impacts on residents, tenants and leaseholders alike, who may 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 are being undertaken

## **Health Mitigation issues**

- Needs Assessments (Medical and OT) 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

## 8 Action Plan

8.1 The key mitigation activity set out in action plan below. This details when actions should be undertaken to mitigate any highlighted negative impacts of the regeneration scheme and who should be responsible for these actions.

Mitigation Issue	Actions	Outcome	Stage	Responsibility
<b>Generic Mitigation</b>				
Maintain an ongoing review of the Scheme through its development Phase to ensure that the Scheme delivers on its Equality commitments.	Undertake an on-going EIA programme through the course of the 8-year development programme.	Regular review and assessment of the Scheme's equality impacts.		
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 all scheme communications are accessible	Make available Translations on request Easy read version on request Accessible formats and Speech receptive E-Versions for sight impairment Provide verbal information for those with literacy needs	Improve and be responsive to a wide range of communications and engagement needs.		
<b>Ethnic Mitigation Activity</b>				
Support the Scheme's commitment to community cohesion	Review the allocation policy and practice to seek to ensure that the residents of the social housing on the site reflect the profile of the local population and to reflect the profile of those on the borough's housing register.	Balance with the race equality profile of the borough housing register.		

Mitigation Issue	Actions	Outcome	Stage	Responsibility
<b>Disability Mitigation Activity</b>				
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	Full identification of 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 site between the decant team and specialist staff (See above)	Assess and ensure that the adaptations to properties fit the needs of residents with a disability. Support with adaptations in new units on the new development Commission handyman service to support additional fixtures and fittings	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 Residential Leasehold Buyback Offer	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 authorities		
Through the development process to ensure that all disability needs are picked up where reasonable adjustments are identified.	Apply the Considerate Contractor requirements to minimise negative impact during construction period	Minimisation of the negative impacts of the regeneration process including noise, dust and development traffic.		
<b>Age Mitigation Activity</b>				
Minimise the negative impacts of the regeneration process for older people	Ensure that tenants, particularly older tenants, only move once into their new homes, if this is their choice	Minimisation of disruption on the site particularly for older residents		

Mitigation Issue	Actions	Outcome	Stage	Responsibility
	Application of Considerate Contractor requirements to minimise negative impact during construction period			
Recognition of the financial constraints that older people may experience by providing support. and advice.	Provide opportunity for independent financial advice for any resident needing it.	Residents enabled to make informed financial decisions		
Support older people through their move and in settling them 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 by directing them to independent financial advice.	Direct engagement with older leaseholders		
Ensure social support services for any adaptation to new homes for older people and those with a disability / health conditions	Enable 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.		
<b>Socio-economic Mitigation Activity</b>				
Recognise and understand the cost impacts for individual households within the regeneration programme.	The Developer will engage with resident leaseholders in order to assess their future housing wishes and to review affordability issues arising thereof. Poplar HARCA will provide assistance and support in enabling private tenants to explore options for alternative accommodation	Robust estimates of future costs and values for new and existing properties provided to enable informed decision making.		
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.	Robust estimates of future costs and values for new and existing properties are provided allowing informed discussions about		

Mitigation Issue	Actions	Outcome	Stage	Responsibility
	Facilitate access to Independent Financial Advisors for all residents.	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		

NB. 'in undertaking this EQIA we have been advised that the matters raised in the Action Plan are being addressed by Poplar HARCA and regularly monitored by the LB Tower Hamlets to ensure appropriate mitigation actions are being delivered'.

EVIDENCE BASE and APPENDICES

LB TOWER HAMLETS  
EQUALITY IMPACT ASSESSMENT  
CHRISP STREET DISTRICT  
REGENERATION PROGRAMME

## Appendix 1: Key Definitions

### Key Definitions

**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.

**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.

**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.

**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.

**Ethnic minority** is defined as people who differ in race or colour or in national, religious, or cultural origin from the dominant group of the country in which they live. For the purposes of this EIA ethnic minority is used where people have not been defined as White British.

**BAME:** The acronym BAME stands for Black, Asian and Minority Ethnic and is defined as all ethnic groups except White ethnic groups

## Appendix 2: Chrisp Street Residents

### Introduction

This section sets out the equalities profile of the residents of Chrisp Street where available, by 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 Chrisp 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

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 this survey have been modified to exclude those residents that by November 2017 have vacated.

The analysis is set out for all residents and from the 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%.

The difference in the resident population count between April 2017 and August 2020 is 15 additional households. By tenure type this shows:

Count of Respondents	Apr 2017	Aug 2020	Change
Social housing tenants	56	15	-41
Social housing tenants in temporary accommodation	5	3	-2
Private tenants (incl. Short life)	19	76	+57
Leaseholder	16	16	0
All residents	96	111	+15

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

The Chrisp Street estate comprises of 334 individual residents who form part of the 88 households of all type of tenure.

### Age

The table below shows the age profile of all residents in comparison to the age profile of Tower Hamlets population.<sup>27</sup>

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 resident's population, 40% are aged under 25 (this age group make up 31% of Tower Hamlets population).
- As a proportion of the resident's population, the majority are aged 25-34 (27%) similar to the age group in Tower Hamlets population (28%).
- 13% of the resident population are aged 35-44 (17% in Tower Hamlets population)
- A smaller proportion of the 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	<b>79</b>	<b>24%</b>	<b>22%</b>
18-24	<b>54</b>	<b>16%</b>	<b>11%</b>
25-34	<b>90</b>	<b>27%</b>	<b>28%</b>
35-44	<b>42</b>	<b>13%</b>	<b>17%</b>
45-44	<b>18</b>	<b>5%</b>	<b>9%</b>
55-64	<b>19</b>	<b>6%</b>	<b>6%</b>
65-74	<b>19</b>	<b>6%</b>	<b>3%</b>
75+	<b>13</b>	<b>4%</b>	<b>3%</b>
Total	<b>334</b>	<b>100%</b>	<b>100%</b>

<sup>27</sup> 2019 mid-year population estimates, all persons aged 16 and over ONS (accessed August 2020)

## Race

The table below shows the ethnic profile of all Chrisp Street residents in comparison to the ethnic profile of Tower Hamlets.<sup>28</sup>

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 up 55% and including Irish, Gypsy or Irish Traveller and other White backgrounds makes up 67% of the population).
- The largest ethnic group among Chrisp Street residents are is Bangladeshi (51%), in the Tower Hamlets population this ethnic group represents 32%.
- All residents from English/Welsh/Scottish/Northern Irish/British account for 10% of Chrisp Street residents who are under-represented in comparison to the ethnic profile of Tower Hamlets population (31%).

Ethnicity Profile	Chrisp 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%
<b>Total</b>	<b>334</b>	<b>100%</b>	<b>100%</b>

<sup>28</sup> Ethnicity, 2011 Census Accessed August 2020 (KS201EW) NOMIS ONS

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

### Main language spoken

No data was captured on the main language spoken. In Tower Hamlets English is the most common language spoken by 65.98% of the population.<sup>29</sup> The table below shows the top ten most common languages, other than English, spoken by residents

Most commonly spoken main languages in Tower Hamlets (other than English)	(%)
Bengali	18.0%
Chinese <sup>30</sup>	1.7%
African Languages <sup>31</sup>	1.6%
French	1.4%
Spanish	1.2%
Italian	1.1%
Somali	1.0%
Polish	0.9%
Portuguese	0.8%
German	0.7%
Russian	0.6%
Arabic	0.6%
Turkish	0.4%
Greek	0.4%

### Religion or belief

The table below shows the religious profile of all residents in comparison to the religious profile of Tower Hamlets residents.<sup>32</sup>

Key information:

- Religion or belief is more prevalent in the resident population of Chrisp Street than in the overall Tower Hamlets population, only 8% of residents have no religion compared to 19% across Tower Hamlets.

<sup>29</sup> Main language, 2011 Census (QS204EW) <https://www.nomisweb.co.uk/census/2011/qs204ew>

<sup>30</sup> Including Cantonese, Mandarin and other Chinese languages

<sup>31</sup> Including: Amharic, Tigrinya, Somali, Krio, Akan, Yoruba, Igbo, Swahili, Luganda, Lingala, Shone, Afrikaans, Other Nigerian Languages, Other African Languages,

<sup>32</sup> Religion, 2011 Census (KS209EW) NOMIS ONS

- 60% of all Chrisp Street 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	23.1%	27%
Buddhist	0	0.0%	1%
Hindu	1	0.3%	2%
Jewish	0	0.0%	1%
Islam	202	60.5%	35%
Sikh	1	0.3%	0%
Other religion	1	0.3%	0%
No religion	28	8.4%	19%
Prefer not to Say (unknown) <sup>33</sup>	25	7.5%	15%
<b>Total</b>	<b>334</b>	<b>100.0%</b>	<b>100%</b>

## Gender

The table below shows the gender profile of all Chrisp Street residents in comparison to the gender profile of Tower Hamlets residents.<sup>34</sup>

Key information:

- There are more male residents (53%) than female residents (47%) in Chrisp Street. 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%
<b>Total</b>	<b>334</b>	<b>100%</b>	<b>100%</b>

## Gender reassignment

No data was captured on gender reassignment.

<sup>33</sup> This includes 'don't know' where the person answering the survey did not know the answer on behalf of all members of the household

<sup>34</sup> 2016 mid-year population estimates, all person, all ages ONS (accessed November 2017)

## Sexual orientation

The table below shows the sexual orientation profile of all Chrisp Street residents.<sup>35</sup> There is no robust data held by Tower Hamlets to illustrate a borough profile of sexual orientation by which to make a comparison. Moreover, there is a deficit in the data held on the sexual orientation of residents within the Borough and residents are often reluctant to disclose this information. Residents can choose if they wish to disclose this information.

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%
Bisexual	3	1%
Gay	6	2%
Lesbian	0	0%
Prefer not to say (unknown/not asked)	109	33%
<b>Total</b>	<b>334</b>	<b>100%</b>

## Pregnancy and maternity

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

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%
<b>Total</b>	<b>86</b>	<b>100%</b>

<sup>35</sup> 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

No data was captured on marriage and civil partnerships.

## Health and Disability

The survey of Chrisp Street residents 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.

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%
<b>Total</b>	<b>334</b>	<b>100%</b>

Data from the Lansbury ward profile (2014)<sup>36</sup> 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 Lansbury ward residents had long-term health problems or disabilities that limit their day to day activities – either 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

People that are considered economically active are people who 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 part of the workforce in the future.

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<sup>36</sup> 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](https://www.towerhamlets.gov.uk/Documents/Borough_statistics/Ward_profiles/Lansbury-FINAL-10062014.pdf)

No data on economic activity was captured through the Micro Fish research. Data from the Lansbury ward profile (2014)<sup>37</sup> sets out the overall profile of economic activity. This can be applied as a crude measure for residents of Chrisp Street. It indicates that a higher proportion of Lansbury ward residents had long-term health problems or disabilities that limit their day to day activities either a lot or a little compared to the overall Tower Hamlets population.

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

**Key information:**

- Overall, there is a higher level of economic inactivity among residents in the Lansbury ward (37%) compared to the overall population of Tower Hamlets (30%). Economic inactivity is greater 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 among the residents of the Lansbury ward (47%), compared to the overall population of Tower Hamlets (58%) with lower levels of employment and higher levels of unemployment.

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

<b>Economically inactive:</b>	<b>Lansbury Ward</b>	<b>Tower Hamlets Borough</b>
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%

<sup>37</sup> 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](https://www.towerhamlets.gov.uk/Documents/Borough_statistics/Ward_profiles/Lansbury-FINAL-10062014.pdf)

## Household composition

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

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 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%
6people	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

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

Key information:

- Over half (58%) have been living at 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

The Chrisp Street estate comprises of 184 individuals who form part of 53 households with social housing tenancies.

### Age

The table below shows the household age profile of social housing tenants in comparison to the age profile of Tower Hamlets population.<sup>38</sup>

Key information:

- Social Housing Tenants in Chrisp Street are represented across 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 household population, the majority (31%) are aged under 18 (this age group make up 22% of Tower Hamlets population).
- 14% of social housing household population in Chrisp Street are aged 65 and over, (in comparison, the percentage of Tower Hamlets residents aged 65 and over with social housing tenancies is 6%). There are fewer social housing households with residents aged between 25 and 44 among Chrisp Street residents when comparison to this age group in the Tower Hamlets population.

	Social Housing Tenants		Tower Hamlets Borough
Age group	(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%
65-74	17	9%	3%
75+	10	5%	3%
<b>Total</b>	<b>184</b>	<b>100%</b>	100%

<sup>38</sup> 2019 mid-year population estimates, all persons aged 16 and over ONS (accessed August 2020)

## Race

The table below shows the ethnic profile of social housing households in Chrisp Street in comparison to the ethnic profile of Tower Hamlets population based on the 2011 Census. <sup>39</sup>

Key information:

- Nine out of 10 (80%) of social housing tenants in Chrisp Street are from BME ethnic groups, in comparison to 55% of Tower Hamlets population.
- The largest represented ethnic group among social housing tenants in Chrisp Street is Bangladeshi (80%), whilst residents identifying as Bangladeshi make up 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 social housing tenants in Chrisp Street in comparison to 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%
<b>Total</b>	<b>184</b>	<b>100%</b>	<b>100%</b>

<sup>39</sup> Ethnicity, 2011 Census Accessed August 2020 (KS201EW) NOMIS ONS accessed Aug 2020

The ethnic profiles of social housing households in Chrisp Street and those of the social housing tenants overall in Tower Hamlets are set out in the charts below. Using the broad categories of the 2011 Census they highlight the differences in the ethnic composition of the two populations.

### Main language spoken

No data was captured on main language spoken. In Tower Hamlets English is the most common language spoken by 65.98% of the population.<sup>40</sup> The table below shows the top ten most common languages, other than English, spoken by residents in Tower Hamlets

Most commonly spoken main languages (other than English) in Tower Hamlets	(%)
Bengali	18.0%
Chinese <sup>41</sup>	1.7%
African Languages <sup>42</sup>	1.6%
French	1.4%
Spanish	1.2%
Italian	1.1%
Somali	1.0%
Polish	0.9%
Portuguese	0.8%
German	0.7%
Russian	0.6%
Arabic	0.6%
Turkish	0.4%
Greek	0.4%

<sup>40</sup> Main language, 2011 Census access Aug 2020 (QS204EW)

<https://www.nomisweb.co.uk/census/2011/qs204ew>

<sup>41</sup> Including Cantonese, Mandarin and other Chinese languages

<sup>42</sup> Including: Amharic, Tigrinya, Somali, Krio, Akan, Yoruba, Igbo, Swahili, Luganda, Lingala, Shone, Afrikaans, Other Nigerian Languages, Other African Languages,

## Religion or belief

The table below shows the religious profile of social housing households in Chrisp Street in comparison to the religious profile of Tower Hamlets.<sup>43</sup>

Key information:

- Religion or belief is more prevalent in the social housing tenant population of Chrisp Street than in the Tower Hamlets population, only 3% of social housing tenants in Chrisp Street have no religion or belief in comparison to 19% across all Tower Hamlets.
- 83% of social housing households in Chrisp Street are Muslim (Islam is the religion for 35% of Tower Hamlets population)
- 15% of social housing tenants in Chrisp Street 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	14.7%	27%
Buddhist	0	0.0%	1%
Hindu	0	0.0%	2%
Jewish	0	0.0%	1%
Islam	152	82.6%	35%
Sikh	0	0.0%	0%
Other religion	0	0.0%	0%
No religion	5	2.7%	19%
Prefer not to Say (unknown) <sup>44</sup>	0	0.0%	15%
<b>Total</b>	<b>184</b>	<b>100.0%</b>	<b>100%</b>

## Gender

The table below shows the gender profile of social housing tenants in comparison to the gender profile of Tower Hamlets.<sup>45</sup>

Key information:

- The proportion of male and female social housing tenants is equal (50%) in Chrisp Street.

<sup>43</sup> Religion, 2011 Census (KS209EW) NOMIS ONS

<sup>44</sup> This includes 'don't know' where the person answering the survey did not know the answer on behalf of all members of the household

<sup>45</sup> 2016 mid-year population estimates, males and females aged 16 and over ONS (accessed July 2017)

- 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%
<b>Total</b>	184	100%	<b>100%</b>

### Gender reassignment

No data was captured on gender reassignment.

### Sexual orientation

The table below shows the sexual orientation profile of social housing tenants in Chrisp Street.<sup>46</sup> There is no robust data held by Tower Hamlets to illustrate a borough profile of sexual orientation.

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 identified as 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%
<b>Total</b>	184	100%

<sup>46</sup> 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

The table below is based on the count of all social housing tenant households (n=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%

## Marriage and civil partnership

No data was captured on marriage or civil partnership.

## Health and Disability

The 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.

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%
<b>Total</b>	184	100%

Data from the Lansbury ward profile (2014)<sup>47</sup> 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 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.

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<sup>47</sup> 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](https://www.towerhamlets.gov.uk/Documents/Borough_statistics/Ward_profiles/Lansbury-FINAL-10062014.pdf)

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

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 could be part of the workforce in the future.

No data on economic activity was captured. Data from the Lansbury ward profile (2014)<sup>48</sup> 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.

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

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%), in comparison to Tower Hamlets (58%).

<sup>48</sup> 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](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%
<b>Total Economically active</b>	<b>62.6%</b>	<b>69.8%</b>

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%
<b>Total Economically inactive</b>	<b>37.3%</b>	<b>30.1%</b>

## Household composition

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

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%
<b>Total</b>	<b>51</b>	<b>100%</b>



### Length of time at the property

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

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%
<b>Total</b>	<b>51</b>	<b>100%</b>

## Social housing licensees living in temporary accommodation

The Chrisp Street estate comprises of 18 individuals who form 3 households who live in temporary.

### Age

The table below shows the age profile of social housing tenants in temporary accommodation in Chrisp Street in comparison to the age profile of Tower Hamlets overall within the borough who reside in temporary accommodation. <sup>49</sup>

Key information:

- The age profile of all households living in temporary accommodation in Chrisp Street is young, all of these residents are aged under 45.
- Half (50%) of these residents in temporary accommodation are aged under 18 in Chrisp Street (this age group represent 22% of Tower Hamlets population)

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

### Race

The table below shows the ethnic profile of individual residents in Chrisp Street (n=18) who form part of the households in temporary accommodation (TA) (n=3) in comparison to the ethnic profile of Tower Hamlets population based on the 2011 Census. <sup>50</sup>

Key information:

- Chrisp Street residents in temporary accommodation are mostly from the Black African ethnic group (44%), Asian Pakistani (33%) and other White

<sup>49</sup> 2019 mid-year population estimates, all persons aged 16 and over ONS (accessed August 2020)

<sup>50</sup> Ethnicity, 2011 Census Accessed August 2020 (KS201EW) NOMIS ONS

ethnic groups (22%). All of these groups are over-represented 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%
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%
<b>Total</b>	<b>18</b>	<b>100%</b>	<b>100%</b>

The ethnic profile of residents living in temporary accommodation in Chrisp Street and the ethnic profile of all Tower Hamlets residents is set out in the charts below. Using the broad categories of the 2011 Census they highlight the differences in the ethnic composition of the two populations.

### Main language spoken

No data was captured on the main language spoken by residents in temporary accommodation in Chrisp Street. In Tower Hamlets English is the most common language spoken by 65.98% of the population.<sup>51</sup> The table below shows the top ten most common languages, other than English, spoken by residents

<sup>51</sup> Main language, 2011 Census (QS204EW) <https://www.nomisweb.co.uk/census/2011/qs204ew>

Most commonly spoken main languages (other than English)	(%)
Bengali	18.0%
Chinese <sup>52</sup>	1.7%
African Languages <sup>53</sup>	1.6%
French	1.4%
Spanish	1.2%
Italian	1.1%
Somali	1.0%
Polish	0.9%
Portuguese	0.8%
German	0.7%
Russian	0.6%
Arabic	0.6%
Turkish	0.4%
Greek	0.4%

## Religion or belief

The table below shows the religious profile of those living in temporary accommodation in Chrisp Street in comparison to the religious profile of Tower Hamlets.<sup>54</sup>

Key information:

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

<sup>52</sup> Including Cantonese, Mandarin and other Chinese languages

<sup>53</sup> Including: Amharic, Tigrinya, Somali, Krio, Akan, Yoruba, Igbo, Swahili, Luganda, Lingala, Shone, Afrikaans, Other Nigerian Languages, Other African Languages,

<sup>54</sup> Religion, 2011 Census (KS209EW) NOMIS ONS

Religion or belief	Social Housing Tenants in TA		Tower Hamlets Borough
	(n)	(%)	(%)
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) <sup>55</sup>	0	0%	15%
<b>Total</b>	<b>18</b>	<b>100%</b>	<b>100%</b>

## Gender

The table below shows the gender profile of Chrisp Street residents living in temporary accommodation in Chrisp Street in comparison to the gender profile of Tower Hamlets.<sup>56</sup>

Key information:

- There are more female residents (56%) than male residents (44%).
- 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%
<b>Total</b>	<b>18</b>	<b>100%</b>	<b>100%</b>

## Gender reassignment

No data was captured on gender reassignment.

<sup>55</sup> This includes 'don't know' where the person answering the survey did not know the answer on behalf of all members of the household

<sup>56</sup> 2016 mid-year population estimates, males and females aged 16 and over ONS (accessed July 2017)

## Sexual orientation

The table below shows the sexual orientation profile of that residents placed in temporary accommodation in Chrisp Street identify with.<sup>57</sup> There is no robust data held by Tower Hamlets to illustrate a borough profile of sexual orientation.

Key information:

- A significant proportion of residents in Temporary accommodation that reside in Chrisp Street 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 residents placed in temporary accommodation identified as heterosexual.

Sexual orientation	Social Housing Tenants in TA	
	(n)	(%)
Heterosexual	6	33%
Bisexual	0	0%
Gay	0	0%
Lesbian	0	0%
Prefer not to say (unknown/not asked)	12	67%
<b>Total</b>	<b>18</b>	<b>100%</b>

## Pregnancy and maternity

The table below is based on the count of all Temporary Accommodation households in Chrisp Street (n=3).

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	Social Housing Tenants in TA	
	(n)	(%)
No	2	67%
Yes	1	33%
Unknown	0	0%
<b>Total</b>	<b>3</b>	<b>100%</b>

## Marriage and civil partnership

No data was captured on gender reassignment.

<sup>57</sup> 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

## Health and Disability

The survey asked 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.

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%
<b>Total</b>	18	100%

Data from the Lansbury ward profile (2014)<sup>58</sup> sets out the overall profile of those with a 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

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.

No data on economic activity was captured. Data from the Lansbury ward profile (2014)<sup>59</sup> 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.

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<sup>58</sup> 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](https://www.towerhamlets.gov.uk/Documents/Borough_statistics/Ward_profiles/Lansbury-FINAL-10062014.pdf)

<sup>59</sup> 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](https://www.towerhamlets.gov.uk/Documents/Borough_statistics/Ward_profiles/Lansbury-FINAL-10062014.pdf)

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

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.

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

<b>Economically inactive:</b>	<b>Lansbury Ward</b>	<b>Tower Hamlets Borough</b>
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

The table below shows the household composition of Chrisp Street residents living in temporary accommodation (n=3).

Key information:

- All Chrisp Street residents living in temporary accommodation 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%
<b>Total</b>	<b>3</b>	<b>100%</b>

### Length of time at the property

The table below shows the length of time that the Chrisp Street households living in temporary accommodation have been living in their property (n=3).

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%
2-5 years	0	0%
5-10 years	0	0%
>10 years	0	0%
<b>Total</b>	<b>3</b>	<b>100%</b>

## Private Tenants

The Chrisp Street estate comprises of 79 individual residents who form part of the 17 households with private tenant tenure. These are people rent from non-resident leaseholders.

### Age

The table below shows the age profile of private tenant households in comparison to the age profile of Tower Hamlets population.<sup>60</sup>

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).

	Private Tenants		Tower Hamlets Borough
Age group	(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%
<b>Total</b>	<b>79</b>	<b>100%</b>	100%

### Race

The table below shows the ethnic profile of private tenants in comparison to the ethnic profile of Tower Hamlets population based on the 2011 Census.<sup>61</sup>

Key information:

<sup>60</sup> 2019 mid-year population estimates, all persons aged 16 and over ONS (accessed August 2020)

<sup>61</sup> Ethnicity, 2011 Census Accessed August 2020 (KS201EW) NOMIS ONS

- Over two thirds (68%) of private tenant residents are from other White ethnic groups, in comparison this group represents 12% of Tower Hamlets population (12%)
- Private tenants who identify as 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 of Chrisp Street residents identified as Bangladeshi (19%).

Ethnicity Profile	Chrisp 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%
<b>Total</b>	<b>79</b>	<b>100%</b>	<b>100%</b>

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

No data was captured on the main language spoken. In Tower Hamlets English is the most common language spoken by 65.98% of the population.<sup>62</sup> The table below shows the top ten most common languages, other than English, spoken by residents

Most commonly spoken main languages (other than English)	(%)
Bengali	18.0%
Chinese <sup>63</sup>	1.7%
African Languages <sup>64</sup>	1.6%
French	1.4%
Spanish	1.2%
Italian	1.1%
Somali	1.0%
Polish	0.9%
Portuguese	0.8%
German	0.7%
Russian	0.6%
Arabic	0.6%
Turkish	0.4%
Greek	0.4%

## Religion or belief

The table below shows the religion or belief that private tenants in Chrisp Street identify with in comparison to the religious or belief profile across Tower Hamlets.<sup>65</sup>

Key information:

- Religion or belief is comparable in the private tenant population of Chrisp Street to that of the Tower Hamlets population, 20% of residents stated they did not identify with any belief system in comparison to 19% of residents across Tower Hamlets.
- 25% identified as Muslim (Islam is the religion for 35% of Tower Hamlets population)
- 33% identified as Christian (Christianity is the religion that 27% of the Tower Hamlets population identified with).

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<sup>62</sup> Main language, 2011 Census (QS204EW) <https://www.nomisweb.co.uk/census/2011/qs204ew>

<sup>63</sup> Including Cantonese, Mandarin and other Chinese languages

<sup>64</sup> Including: Amharic, Tigrinya, Somali, Krio, Akan, Yoruba, Igbo, Swahili, Luganda, Lingala, Shona, Afrikaans, Other Nigerian Languages, Other African Languages,

<sup>65</sup> Religion, 2011 Census (KS209EW) NOMIS ONS

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) <sup>66</sup>	13	16%	15%
<b>Total</b>	<b>79</b>	<b>100%</b>	<b>100%</b>

## Gender

The table below shows the gender profile of private tenants in Chrisp Street in comparison to the gender profile of Tower Hamlets.<sup>67</sup>

Key information:

- There are more male private tenants (65%) than female (35%).
- Proportionately there are more males in the private tenant population of Chrisp Street in comparison to the Tower Hamlets population.
- The gender profile among the Tower Hamlets population is 52% male and 48% female%.

Gender	Private Tenants		Toer Hamlets Borough
	(n)	(%)	(%)
Female	28	35%	48%
Male	51	65%	52%
<b>Total</b>	<b>79</b>	<b>100%</b>	<b>100%</b>

## Gender reassignment

No data was captured on gender reassignment.

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

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

## Sexual orientation

The table below shows the sexual orientation profile of private tenants in Chrisp Street <sup>68</sup>  
There is no robust data held by Tower Hamlets to illustrate an accurate picture of how borough residents identify in terms of sexual orientation.

Key information:

- 19% of private tenants in Chrisp Street 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%
<b>Total</b>	<b>79</b>	<b>100%</b>

## Pregnancy and maternity

The table below is based on the count of all private tenant households in Chrisp Street surveyed (n=17).

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%
Unknown	0	0%
<b>Total</b>	<b>17</b>	<b>100%</b>

<sup>68</sup> 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

No data was captured on gender reassignment.

## Health and Disability

The survey asked respondents 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.

Key information:

- 6% residents living in the private sector in Chrisp Street 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%
<b>Total</b>	<b>79</b>	<b>100%</b>

Data from the Lansbury ward profile (2014)<sup>69</sup> sets out the overall profile those residents who identified as having a 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

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 may become part of the workforce in the future.

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<sup>69</sup> 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](https://www.towerhamlets.gov.uk/Documents/Borough_statistics/Ward_profiles/Lansbury-FINAL-10062014.pdf)

No data on economic activity was captured among private tenants in Chrisp Street. Data from the Lansbury ward profile (2014)<sup>70</sup> 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 disabilities which limit their day to day activities, either a lot or a little in comparison to the overall Tower Hamlets population.

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

**Key information:**

- Overall, there is a higher level of economic inactivity in the Lansbury ward (37%) in comparison to Tower Hamlets (30%). Economic inactivity is greater 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%), in comparison to Tower Hamlets (58%) with lower levels of employment and higher levels of unemployment.

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

<b>Economically inactive:</b>	<b>Lansbury Ward</b>	<b>Tower Hamlets Borough</b>
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%

<sup>70</sup> 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](https://www.towerhamlets.gov.uk/Documents/Borough_statistics/Ward_profiles/Lansbury-FINAL-10062014.pdf)



## Household composition

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

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 single 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%
<b>Total</b>	<b>17</b>	<b>100%</b>

## Length of time at the property

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

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%
<b>Total</b>	<b>17</b>	<b>100%</b>

## Leaseholders

The Chrisp Street estate comprises of 53 individual residents who form 15 households with a leaseholder tenure. The profiles below relate to the whole population in these households and not the Leaseholder themselves.

### Age

The table below shows the age profile of leaseholders in Chrisp Street in comparison to the age profile of Tower Hamlets population.<sup>71</sup>

Key information:

- The age profile of the leaseholder household population in Chrisp Street 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.

	Leaseholders		Tower Hamlets Borough
Age group	(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%
<b>Total</b>	<b>53</b>	<b>100%</b>	100%

### Race

The table below shows the ethnic profile of leaseholders in Chrisp Street in comparison to the ethnic profile of Tower Hamlets population. This is based on data from the 2011 Census.<sup>72</sup>

<sup>71</sup> 2019 mid-year population estimates, all persons aged 16 and over ONS (accessed August 2020)

<sup>72</sup> Ethnicity, 2011 Census Accessed August 2020 (KS201EW) NOMIS ONS

Key information:

- Most leaseholder residents in Chrisp Street identify as White ethnic groups (58%), in comparison with 45% of the Tower Hamlets population.
- Leaseholder residents in Chrisp Street who identify as 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 over-represented in Chrisp Street 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%, of leaseholders in Chrisp Street whilst among the Tower Hamlets population, other ethnic groups represent 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%
<b>Total</b>	<b>53</b>	<b>100%</b>	100%

The leaseholder population in Chrisp Street and Tower Hamlets population ethnic profiles are set out in the charts below. Using the broad categories of the 2011 Census they highlight the differences in the ethnic composition of the two populations.

## Main language spoken

No data was captured on the main language spoken among Chrisp Street residents. In Tower Hamlets English is the most commonly spoken language spoken among 65.98% of the population.<sup>73</sup> The table below shows the top ten most common languages, other than English, spoken by residents in the borough.

Most commonly spoken main languages (other than English)	(%)
Bengali	18.0%
Chinese <sup>74</sup>	1.7%
African Languages <sup>75</sup>	1.6%
French	1.4%
Spanish	1.2%
Italian	1.1%
Somali	1.0%
Polish	0.9%
Portuguese	0.8%
German	0.7%
Russian	0.6%
Arabic	0.6%
Turkish	0.4%
Greek	0.4%

## Religion or belief

The table below shows the religious profile of leaseholders in comparison to the religious profile of Tower Hamlets.<sup>76</sup>

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%

<sup>73</sup> Main language, 2011 Census (QS204EW) <https://www.nomisweb.co.uk/census/2011/qs204ew>

<sup>74</sup> Including Cantonese, Mandarin and other Chinese languages

<sup>75</sup> Including: Amharic, Tigrinya, Somali, Krio, Akan, Yoruba, Igbo, Swahili, Luganda, Lingala, Shone, Afrikaans, Other Nigerian Languages, Other African Languages,

<sup>76</sup> Religion, 2011 Census (KS209EW) NOMIS ONS

Religion or belief	Leaseholders		Tower Hamlets Borough
	(n)	(%)	(%)
Buddhist	0	0%	1%
Hindu	0	0%	2%
Jewish	0	0%	1%
Islam	17	32%	35%
Sikh	0	0%	0%
Other religion	0	0%	0%
No religion	6	11%	19%
Prefer not to Say (unknown) <sup>77</sup>	9	17%	15%
<b>Total</b>	<b>53</b>	<b>100%</b>	<b>100%</b>

## Gender

The table below shows the gender profile of leaseholders in Chrisp Street in comparison to the gender profile of Tower Hamlets.<sup>78</sup>

Key information:

- There are more female leaseholders (57%) than male leaseholders (43%) among the residents of Chrisp Street. The gender profile in comparison among the Tower Hamlets population is 52% male and 48% female%.

Gender	Leaseholders		Tower Hamlets Borough
	(n)	(%)	(%)
Female	30	57%	48%
Male	23	43%	52%
<b>Total</b>	<b>53</b>	<b>100%</b>	<b>100%</b>

## Gender reassignment

No data was captured on gender reassignment.

<sup>77</sup> This includes 'don't know' where the person answering the survey did not know the answer on behalf of all members of the household

<sup>78</sup> 2016 mid-year population estimates, males and females aged 16 and over ONS (accessed July 2017)

## Sexual orientation

The table below shows the sexual orientation profile of leaseholders in Chrisp Street.<sup>79</sup> There is no robust data held by Tower Hamlets to illustrate a borough profile of sexual orientation.

Key information:

- 13% of leaseholders in Chrisp Street did not provide an answer to this question and were not asked if the question related to a household member aged under 18.
- 83% of these leaseholders identified as heterosexual and 4% identified as gay.

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%
<b>Total</b>	<b>53</b>	<b>100%</b>

## Pregnancy and maternity

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

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%
<b>Total</b>	<b>15</b>	<b>100%</b>

## Marriage and civil partnership

No data was captured on gender reassignment.

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<sup>79</sup> 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

## Health and Disability

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

Key information:

- 32% of all residents leaseholders from Chrisp Street identified 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%
<b>Total</b>	53	100%

Data from the Lansbury ward profile (2014)<sup>80</sup> sets out the overall profile of those who identified as having a limiting illness or disability. This can be applied as a crude measure for residents of Chrisp Street. This indicates that higher population of Lansbury ward residents had long-term health problems or disabilities that limit their day to day activities either a lot or a little in comparison to the overall population of Tower Hamlets.

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

People that are considered economically active are people who are in employment or unemployed. People who are considered economically inactive are people who could be studying, looking after family, retired or long-term sick. These individuals are not part of the workforce but are important, as they are potential members of the workforce in the future.

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<sup>80</sup> 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](https://www.towerhamlets.gov.uk/Documents/Borough_statistics/Ward_profiles/Lansbury-FINAL-10062014.pdf)

No data on economic activity was captured. Data from the Lansbury ward profile (2014)<sup>81</sup> 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 disabilities which limit the day to day activities either a lot or a little in comparison to the overall population of Tower Hamlets. The table below shows the Lansbury ward profile of economic activity in comparison to the Tower Hamlets profile of economic activity.

Key information:

- Overall, there is a higher level of economic inactivity in the Lansbury ward (37%) in comparison to Tower Hamlets as a whole (30%). Economic inactivity is greater in the following categories: looking after home or family, long-term sick or disabled or 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 Lansbury ward (47%), in comparison to Tower Hamlets (58%), with lower levels of employment and higher levels of unemployment.

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

<b>Economically inactive:</b>	<b>Lansbury Ward</b>	<b>Tower Hamlets Borough</b>
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%

<sup>81</sup> 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](https://www.towerhamlets.gov.uk/Documents/Borough_statistics/Ward_profiles/Lansbury-FINAL-10062014.pdf)



## Household composition

The table below shows the household composition of leaseholder households in Chrisp Street. (n=15)

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 leaseholder households.
- The second most common household composition among leaseholders in Chrisp Street is that of single persons 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%
<b>Total</b>	<b>15</b>	<b>100%</b>

### Length of time at the property

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

Key information:

- Most (87%) of leaseholders in Chrisp Street have resided in their property for 10 years or more.

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%

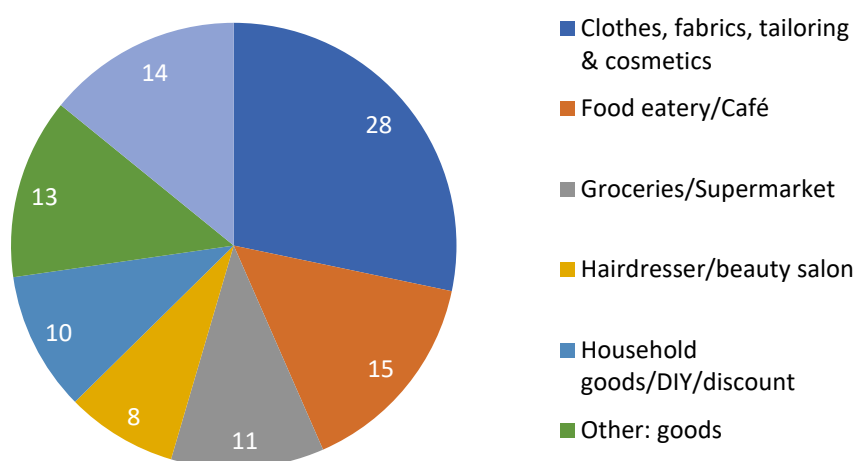
### Appendix 3: Profile of Businesses, Market Traders and Employees

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.

The analysis captures data for all businesses, market traders and employees and has been analysed across all business types.

The analysis in this section is based on the raw findings of the survey undertaken by Microfish in June 2017. These findings have been modified to exclude those businesses that by November 2017 had ceased trading.

The percentages have been rounded and therefore in some tables may total to 99 or 101%. Of the 79 retail business units within the Chrisp Street regeneration district, we were unable to contact the owners of 8 businesses (in other words 71 owners were contacted), giving a response rate of 90%. Four businesses declined to take part in the survey and therefore only 67 businesses were interviewed, giving a participation rate of 85%. A similar scenario applies to the calculation of the response rates and participation rates for the market traders. We were unable to contact 12 out of the 46 traders (74% response rate), two were unwilling to participate resulting in only 32 of the traders being interviewed (a 70% participation rate).



#### All Businesses

The Chrisp Street District Centre Regeneration comprises of 99 businesses including shops, market traders and lock ups. The graph below illustrates the nature of these businesses

## Age

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

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

## Race

The table below shows the ethnic 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						

Key information: The majority of business owners (74.7%) are from a BAME background. This varies from 71.8% amongst independent stores to 81.8% among market traders.

## Main language spoken

No data was captured on the main language spoken.

In Tower Hamlets English is not the most commonly spoken language among 34% of the population.<sup>82</sup> The table below shows the top ten most commonly spoken languages, other than English, spoken by residents

Most commonly used languages (other than English) in Tower Hamlets	(%)
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

The table below shows the religious profile or belief which business owners including shop owners (independents) and market traders identified with:

	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						

Key information: Across all owners, 82% identified with a religion or belief. This ranges from 78% among owners of independent stores to 94% among market traders.

<sup>82</sup> Main language, 2011 Census (QS204EW) <https://www.nomisweb.co.uk/census/2011/qs204ew>

## Gender

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

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

## Gender reassignment

No data was captured on gender reassignment.

## Sexual orientation

The table below shows the sexual orientation which business owners including shop owners (independents) and market traders identified with:

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

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

## Pregnancy and maternity

No data was captured on pregnancy and maternity.

## Marriage and civil partnership

No data was captured on marriage and civil partnership.

## Health and Disability

The asked if the business owner identified as having had a long-term physical or mental health condition or disability. Therefore, it is difficult to determine the nature of disabilities being reported.

Only three businessowner's identified themselves as having 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

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

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

No data was captured on main language spoken.



## Religion or belief

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

The table below shows the gender profile of employees across the businesses surveyed:

	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

No data was captured on gender reassignment.

## Sexual orientation

No data was captured on gender reassignment.

## Pregnancy and maternity

No data was captured on marriage and civil partnership.

## Marriage and civil partnership

No data was captured on marriage and civil partnership.

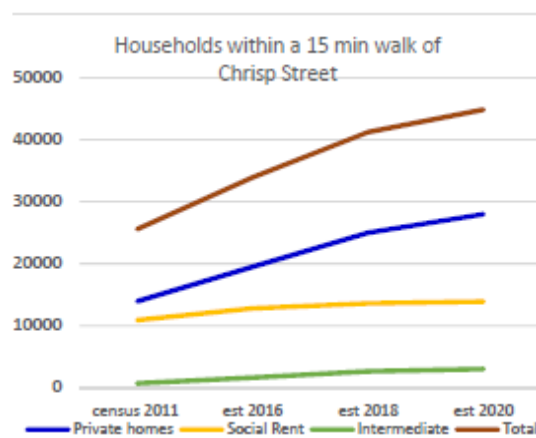
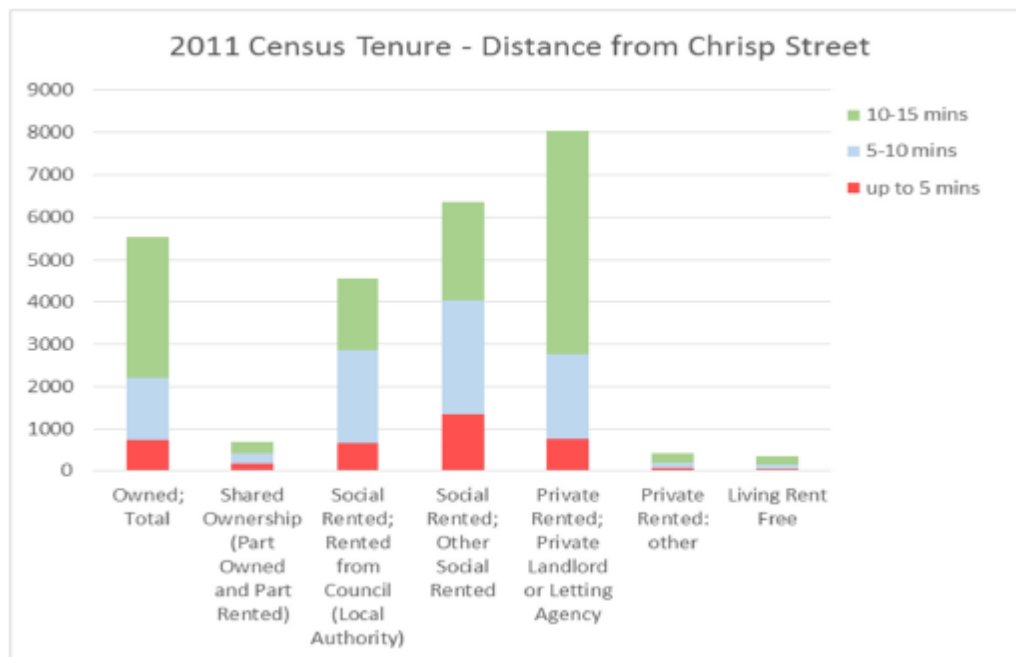
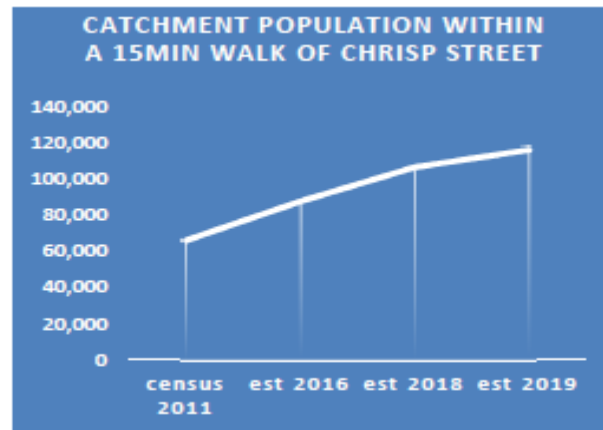
## Health and Disability

Only three businesses reported an owner or employee with a disability

### Shoppers

Residential Catchment Population to Chrisp Street (Source: AMM September 2015). This data is a combination of household and population data from the 2011 Census and information from the Molior Residential Development Activity Database and has been used to extrapolate residential numbers for the catchment around Chrisp 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
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%

## **Appendix 4: Chrisp St Shopper and Resident Research: a report by Plus Four Market Research Limited March 2016**

### **Research Objectives**

The objective of this research was to gather data related to the use of cars at Chrisp Street with a view to enabling 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

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)

In recognition of the cultural mix of the area a significant proportion of the interviewing resource were Bangladeshi/spoke Bengali

By design, there is a good split of residents living within 5-10 minutes or 10-15 minutes of Chrisp Street

### **Transport and Parking**

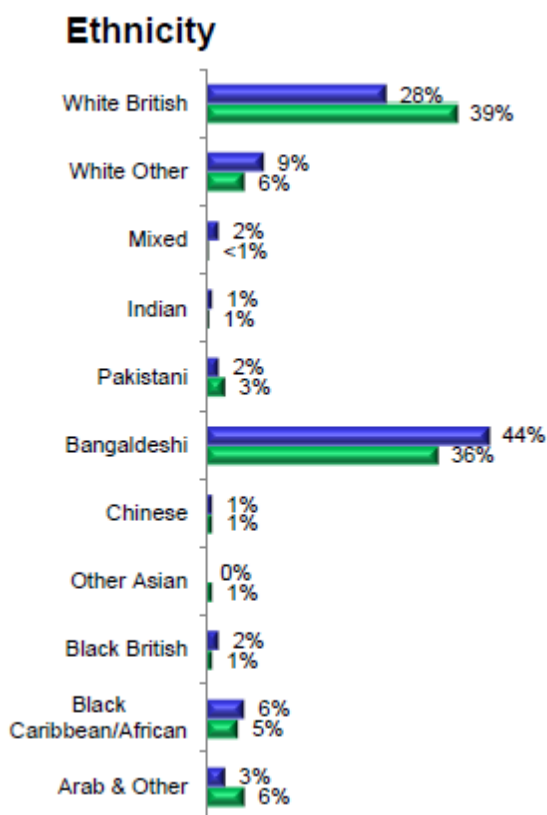
When looking at transport to Chrisp St, we excluded those who work locally from the 'shopper' data below...

- 70% of residents who mainly shop at Chrisp Street, and half of the 'shoppers', walk to Chrisp Street. Those who live closer than 10 mins are most likely to have walked
- Even amongst those who mainly shop elsewhere, when they visit Chrisp Street, 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 Street, and 8% of 'shoppers', drive to Chrisp Street

- Amongst those who mainly shop elsewhere, when they visit Chrisp Street, a fifth of them drive
- Amongst those who 'ever' shop at Chrisp Street, those more likely to have driven to Chrisp Street 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 Street. This is just 17 people. More than half of these park at The Co-operative. Just 2 people would not visit Chrisp Street if they could not park at The Co-operative, equating to 1% of 'shoppers'
- Residents were asked – out of every 10 visits to Chrisp Street - 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 Street if they could not park at The Co-operative, equating to 1% of all residents who ever shop at Chrisp Street

### Summary of Shopping

52% of residents most often shop at Chrisp Street 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 Street



- Around a third of residents who do not visit Chrisp Street, 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 Street 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

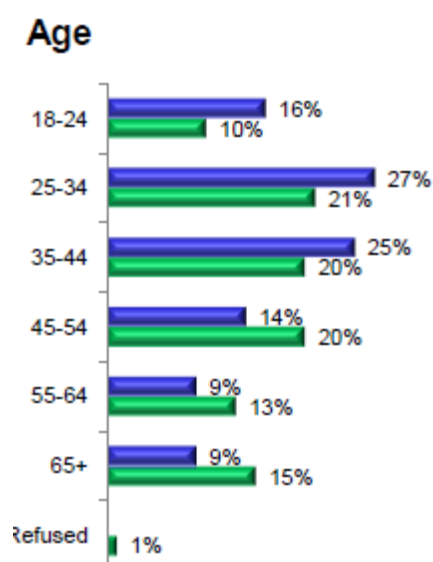
- 'Shoppers' and those residents who mainly shop on Chrisp Street, visit every 2-3 days. Those who live closer than 10 mins visit more frequently. 'Shoppers' who walk to Chrisp Street, visit twice as frequently as those who travel by car (caution: small base of those travelling by car, and taken from Shopper Survey only i.e., not also evidenced in Resident Survey)

- 'Shoppers' and those residents who mainly shop on Chrisp Street, 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 Street 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 Street 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 Street 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



In the Resident Survey, the person responsible for household shopping was questioned. A minimum 60/40 female/male 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

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

**Residents / 'Shoppers'**



## Main Findings

- 70% of residents who mainly shop at Chrisp Street walk there and more than 50% of shoppers walk there
- 6% of residents who mainly shop at Chrisp Street drive there, as do 8% of the 'shoppers' (this data excludes those who work there)
- Less than 1 in 10 of those who mainly shop at Chrisp Street drive there (&/or park there).
- 52% of residents go most often to Chrisp Street for their everyday shopping essentials
- Three-quarters (74%) of all residents who shop at Chrisp Street said the market is the main reason for them to visit, even more so amongst those who said Chrisp Street 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
- While those who shop at Chrisp Street 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 Street every two days, whilst residents who shop mainly on Chrisp Street, do so every three days
- 'Shoppers' stay on Chrisp Street for 65 minutes (excluding any time relating to work), whilst residents who mainly shop on Chrisp Street stay for 53 mins
- Residents who take public transport to Chrisp Street will stay longer (56 minutes) than those who walk or drive (45-46 mins)
- Chrisp Street is primarily associated with fruit and vegetables, large supermarkets and the market
- Among residents, the highest non-food offering is the Post Office (22%), and among '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 Street 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 Street and 24% who most often shop elsewhere) and a quarter (26%) of 'shoppers' said that fashion/clothing would encourage them to visit Chrisp Street more often
- A significant number say that another large supermarket would bring them to Chrisp Street more often
- Those who shop 'most often' at Chrisp Street market, visit cultural clothing stalls more frequently (29% as opposed to 15-22% all other markets) and are more likely to be attracted to fruit and vegetable stalls (66% compared to 49-56%)



## **Appendix 5: Policy Backdrop.**

This appendix of the EIA lists 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 public sector equality duty.

The legislation and policy documents that have informed this assessment have included:

- The Equality Act (2010)
- The Homelessness Reduction Act 2017 and previous overarching homeless legislation
- The London Plan - both the current version published 2016 and 'and Publication London Plan (December 2020)
- Tower Hamlets Local Plan 2031 Adopted January 2020
- Equal Life Chances for All, the Mayor's equality strategy revised in June 2014
- Inclusive London the Mayor's Equality, Diversity and Inclusion Strategy
- Estate Regeneration National Strategy DCLG December 2017
- 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
- Tower Hamlets Housing Strategy 2016-2021
- Mayor of London: The London Strategic Housing Market Assessment (SHMA) 2017.
- Tower Hamlets Common Housing Register Allocations Scheme (2016)
- Town Centre Strategy Executive Summary 2017-2022 (March 2017)