

Draft Grahame Park Estate
Development Framework
Supplementary Planning
Document

Draft Equalities Impact
Assessment

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Contents

1. Introduction

- 1.1 Grahame Park Supplementary Planning Document
- 1.2 Grahame Park Masterplan Plan – Site context
- 1.3 Core design principles

2. Equalities Impact Assessment (EqIA) and target groups

- 2.1 Barnet policies
- 2.2 EqIA methodology

3. Baseline Summary

- 3.1 Introduction
- 3.2 Baseline findings

4. Conclusion – Assessment of Masterplan

- 4.1 Summary and key findings
- 4.2 Monitoring

Appendix

Assessment Matrix



SECTION 1 : Introduction

- 1.1 This report presents an Equalities Impact Assessment (EqIA) for Grahame Park Estate Development Framework Supplementary Planning Document (SPD) which will be adopted as part of the London Borough of Barnet's Local Plan.
- 1.2 **Site and surrounding area**

The site is generally bounded to the west by Lanacre Avenue, to the south by Grahame Park Way, to the east by Great Strand and Corner Mead and Field Mead to the north. The site lies within the 'London-Luton-Bedford' corridor, a nationally recognised growth area of city region importance that the Mayor considers will benefit from coordination of planning and investment. Colindale is expected to play an important role in this growth corridor, given its location between the strategic road network routes of the A5 and M1, as well as the Thameslink railway. The Brent Cross-Cricklewood Opportunity Area, to the south, and the Mill Hill East Intensification Area, to the east, are also both expected to undergo significant regeneration over the next 15-20 years.
- 1.3 The immediate site surroundings are mixed in character. To the north and west of Grahame Park Estate are low-density, predominantly 2-3storey residential estates, ranging from the 1970s to schemes currently under construction or recently completed, as well as the Blessed Dominic School. To the south of the Estate are Middlesex University student halls of residence, with blocks ranging between 3 and 4 storeys and the residential development known as Beaufort Park. Immediately to the east of the Estate are Colindale Police Station, St James' School and the RAF Museum.
- 1.4 Colindale Underground Station, on the Edgware branch of the Northern Line, serves the immediate area and is located some 400m from the southern edge of the Estate. The site is well served by the strategic road network, with good access to the A5 to the west and the A41/A1 to the east. The borough boundary with the London Borough of Brent runs along the A5, whilst the M1 and the Thameslink railway from the eastern boundary of the Colindale Area Action Plan area.
- 1.5 Grahame Park Estate and its immediate surroundings were developed in the 1960s on the former Hendon Aerodrome, which was one of the earliest aerodromes and aircraft factories in the country and played a key role in the early development of the British aircraft industry and the Royal Air Force. Some buildings from the aerodrome still remain in the area, including the listed former officers' mess and watchtower, whilst the RAF Museum ensures that an aeronautical presence is retained in Colindale.
- 1.6 Grahame Park Estate Development Framework SPD

Genesis Housing, in partnership with the Regional Enterprise Ltd and London Borough of Barnet has taken the decision to undertake a comprehensive review of the remainder of the Grahame Park Estate Masterplan that will guide development in the area for the next 10 – 15 years. This will be in the form of a Supplementary Planning Document (SPD).
- 1.7 The Grahame Park Estate was built by the Greater London Council in the 1960s and 70s, originally comprising 1,777 homes. It is located in Colindale, and is



based on Radburn principles of separating vehicles and pedestrians. This separation has helped to create unsafe and difficult circulation routes. These factors, coupled with poor accommodation, overcrowding and poorly integrated local facilities have resulted in the Estate becoming isolated from the rest of Colindale. In 2003 residents voted in favour of a full regeneration of the Estate and in 2004 a new Masterplan was submitted, with outline consent approved in 2007¹.

- 1.8 However, the Masterplan is out of date (10 years old) and with only a small proportion of the regeneration implemented it was decided that the comprehensive review of the remainder of the project will increase the impetus to drive the development. This is important given the significant amount of private development in the area and the loan of £56 million awarded to the scheme by central government which will support stage B of the project.
- 1.9 There is an urgent need to progress work on the SPD, to keep pace with the private work being implemented in Colindale. It is fundamental also that the regeneration of the Concourse (the central part of the estate containing shops and services) is expedited. The Concourse blights the rest of the estate and its timely redevelopment is contingent on government funding which in itself has associated time constraints. Genesis Housing Association intends to submit a planning application for the Concourse phase and during the process of developing the SPD it is important that the SPD is at an advanced stage to enable it to be a material consideration in the determination of that application.
- 1.10 The SPD will sit below Barnet's Local Plan Core Strategy and Development Management Policies documents, as well as the Colindale Area Action Plan (CAAP) (adopted 2010)². The site falls within the Colindale/Burnt Oak Opportunity Area as identified in the London Plan. The Opportunity Area (OA) totals 262 hectares and comprises a range of sites mainly for residential-led mixed use, which are at various stages in their development process. The London Plan identifies the OA as having capacity to deliver a minimum of 10,000 homes and 500 jobs, along with improvements to social and transport infrastructure.
- 1.11 The SPD will provide site specific guidance on the application of planning policy in relation to the Grahame Park Estate and will be a material consideration in the planning process for all applications affecting the Estate. SPDs are non-statutory planning documents produced by the Council which are subject to public consultation. The SPD is required to provide a framework for the consideration of detailed planning applications for a series of phases over a 10-15 year period, in order to drive forward the regeneration programme for Grahame Park and deliver necessary associated infrastructure and community facilities.

¹ Grahame Park Estate Development Framework SPD: Consultation Strategy December 2014

² Colindale Area Action Plan <https://www.barnet.gov.uk/citizen-home/planning-conservation-and-building-control/planning-policies-and-further-information/colindale-aap/colindale-area-action-plan.html>



1.12. Core Design principles

The Neighbourhood Concept Plan is the approach being undertaken and it aims to create three Character Areas, the qualities of which relate contextually to the provision of mixed uses (Northern, Central and Southern Character Areas), landscape and open space, movement routes, the relationship to the surrounding street network and buildings, heights and building form and articulation.

1.13 The Masterplan approach to design comprises of the following elements:

- To knit the site into surrounding neighbourhoods by connecting routes, locating convenient community services and enhancing green spaces
- To reduce the concept of the ‘Estate’ by establishing three areas of distinct character in tune with their surroundings, with localised centres and public amenities
- To improve public facilities with community hubs located across the site to serve the southern, central and northern areas and wider neighbourhoods.
- To improve public open space, by enhancing green assets and mature tree to create useable, attractive, safe and active routes and parks, well positioned for the immediate and wider community.
- To improve accessibility with a familiar, legible network of traditional streets and safe, attractive walking routes.
- To develop new quality homes that are well planned, sustainable and adaptable for current and future generations

1.14 LAND USE MIX

1.15 Housing

This SPD has been prepared on the basis of 2,161 homes for the area of Stage B. This number is illustrative of the type of quantum to be delivered on site, but should be regarded as indicative as it can be affected by shifts in the housing mix or variations in the assumed density as the design is developed

Unit Mix

The Unit Mix Table (Table 1) sets out the mix of units that would be expected to come forward per plot in each Character Area.

Table 1

	1 bed	2 bed	3 & 4 beds
Southern Area (High Density)	15- 30%	20-40%	30-50%
Central Area (Medium/mix Density)	10-25%	20-40%	40-65%
Northern Area (Low density)	0-25%	15-30%	50-80%



Housing density

Density will be calculated in accordance with guidance set out in the London Plan and Mayor’s Housing SPD on a net site area basis for each character area on assessment of each planning application.

Residential Typology

The building typologies graduate from Mansion Blocks in the South, to more traditional Terraced Housing in the north. The central portion of the site presents a combination of the two, defined by contextual relationships to public open spaces, the community hub, nearby schools and adjacent developments

1.16 Non-residential use

The SPD proposes a mix of non-residential uses including retail and other community uses. Across the whole of Grahame Park (stages A and B), a minimum of 1,770 sqm of retail uses should be provided and 3,800sq m of community floorspace.

1.17 Open Space and play provision

The Masterplan aims to create a safe and accessible network of open spaces, integrated with play areas, connected by attractive walking and cycling routes.

Open Spaces

Table 2

	Space	Description
Southern Character Area	<ul style="list-style-type: none"> - Southern Woodland Walk - Wooded Park - Pocket park 	<ul style="list-style-type: none"> - Linear space with mature trees, wild planting, paths and seating - Established open green space with cluster of mature trees - Small open green space with cluster of mature trees
Central Character Area	<ul style="list-style-type: none"> - Neighbourhood Park - Corner Mead Landscape - Pocket Park - Rooftop Play 	<ul style="list-style-type: none"> - Large open space service wider area, to be improved with new landscape design and outdoor sports facilities - Soft and hard landscape with mature trees - Sports facility or youth space inhabiting the Energy Centre rooftop

Northern Character Area	<ul style="list-style-type: none"> - Village Green - Northern Woodland Walk - Pocket Parks 	<ul style="list-style-type: none"> - Useable open Public Amenity - Linear Route with mature trees and wild planting, paths and seating - Small green space with planting
St. Augustine's Church Site	<ul style="list-style-type: none"> - Public realm (Large area of high quality) 	

Play provision approach

Play provision for different age groups is prioritised for different open spaces, both on site and within the surrounding network of existing green spaces. For example, under 5s should be provided for in all local opportunities on site due to the close walking distances, whereas the over 12s can travel further so can be provided for with spaces that are larger and slightly further afield. Areas for play need to be provided in line with The London Plan³.

1.18 Tree Strategy and Rear Gardens

Enhancing green assets has been a core principle, drawing on the existing prevalence of mature tree lines and clusters through the site, to improve public open space and routes.

1.19 Rear Gardens

The Masterplan incorporates three garden types:-

- Podiums, which use the majority of the rear space in the sub-plot to create a communal garden above a covered parking area beneath
- Rear Courts, which create private raised terraces, projecting a limited distance over the open parking area beneath
- Private Rear Gardens, which depict ground-based, private gardens in traditional terraced arrangement

1.20 Street Hierarchy

As part of the Masterplan pedestrians are prioritised with accessible, legible and safe routes, linking new streets with existing to knit the development into the surrounding area.

1.21 Car Parking

The preference is for On-Street car parking to be exercised across the whole site.

³ <http://www.london.gov.uk/priorities/planning/london-plan>



1.22 Building Density and Design

As a principle, the scale and density of buildings reduce from south to north, in line with the proposed character areas and the neighbouring context.

SECTION 2: Equalities Impact Assessment and Target Groups

2.1 The purpose of this Equality Impact Assessment is to ensure that the proposed SPD guidance for Grahame Park Estate integrates the best possible outcome for those affected by spatial development and mitigates any potential negative impacts, in respect of the protected characteristics defined by the Equality Act 2010 i.e.

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

2.2 **Barnet Corporate Plan 2015 - 2020⁴ (April 2015)**

The Corporate Plan sets out our strategic equalities objective (SEO): 'citizens will be treated equally, with understanding and respect, and will have equal access to quality services which provide value to the tax payer'.

The Corporate Plan describes how the consideration of equalities is embodied into decision making is fully integrated into the council's business planning process. Policies, functions and activities are analysed for their equalities impacts and risks. These considerations will provide factual and specific information and assess their impact on different groups of people within the equalities strands groups.

2.3 **Barnet Equalities Policy 2014⁵**

The current policy seeks to ensure that decision making includes issues regarding equality as a material consideration and that there is an awareness of any disproportionate impact on any particular group.

⁴ Corporate Plan 2015 – 2020 <https://www.barnet.gov.uk/citizen-home/council-and-democracy/policy-and-performance/corporate-plan-and-performance.html>

⁵ <https://www.barnet.gov.uk/citizen-home/council-and-democracy/policy-and-performance/equality-and-diversity.html>

- 2.4 The EqIA assessment has been carried out in consultation with the LB Barnet, the Greater London Authority (GLA) and representatives from the key equalities target groups. It is in keeping with the Barnet's Equalities Policy 2014⁶ and the GLA's guidance on equality and diversity: Equal Life Chances for All 2014.⁷

The step-by-step methodology is as follows:

- Information gathering regarding evidence on needs and priorities
- EqIA
- Consultation
- Final Assessment

2.5 EqIA methodology

The methodology undertaken for the assessment is based on guidance published by the Greater London Authority (GLA) and has been carried out in consultation with representatives from the London Borough of Barnet's Equalities Team. Equalities Impact Assessment fulfils the Local Authorities' public sector duty to have due regard to the need to:

- eliminate discrimination
- advance equality of opportunity between different groups and;
- foster community cohesion

- 2.6 The assessment considers the impact various elements of the proposed spatial development have on each of the equalities groups. The EqIA is aimed at target groups which are considered to be at particular risk of discrimination and inequality of opportunity. The protected characteristics as embodied by the Equality Act 2010.

The Equalities Impact Assessment (EqIA) also considers the impact on unemployed people, people from areas of high deprivation.

- 2.7 The purpose of this assessment is to:
- a) Identify whether and to what extent this potential could produce disadvantage or enhance opportunity for any groups with the protected characteristic defined in the Equality Act 2010;
 - b) Establish whether the potential disadvantage is significant enough to require measures to reduce or remove the disadvantage;
 - c) Identify and set out the measures that will be taken to remove or reduce the disadvantage;
 - d) Where mitigation measures are not possible, to set out and explain why;
 - e) To ensure that Members are fully aware of the implications the proposal may have from the prospective of equalities in decision making.

- 2.8 Equality and Diversity issues are a mandatory consideration in decision making in the Council pursuant to the Equality Act 2010. This means the Council and all other organisations acting on its behalf must have due regard to the

⁶ <https://www.barnet.gov.uk/citizen-home/search.html?keywords=Barnet+Equalities+Strategy>

⁷ <https://www.barnet.gov.uk/citizen-home/council-and-democracy/policy-and-performance/equality-and-diversity.html>



equality duties when exercising a public function. The broad purpose of this duty is to integrate considerations of equality and good relations into day to day business, requiring equality considerations to be reflected into the design of policies and the delivery of services and for these to be kept under review.

- 2.9 The specific duty set out in s149 of the Equality Act is to have due regard to:
- Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 2.10 The EqIA uses a range of sources to inform the analysis, including information from Barnet Homes about the demographic make-up of the tenants living in Grahame Park, GLA Statistics, Crime Statistics (Metropolitan Police) and feedback as part of the consultation process.

SECTION 3: Baseline summary⁸

3.1 At an early stage in the SPD process a baseline socio-economic assessment of Grahame Park (Colindale) was undertaken. The assessment compared various socio-economic measures at ward level (Colindale ward), borough level (Barnet), regional (London) and national level using data sourced from the 2011 census and other datasets including the Metropolitan Police Crime Statistic database, Office for National and NOMIS Official Labour Market Statistics.

3.2 A scoping exercise to assess the socio-economic context for Grahame Park was undertaken for the SPD.

3.3 Population

The population in Colindale has changed significantly in a short period of time. The table below demonstrates a 22% percentage change between 2011 and 2014. This reflects the level of development in this period with just under 4,000 units delivered. As of May 2015 there were 1,103 Barnet Homes tenants living in the Grahame Park Estate. The total number of dwellings on the Estate is 1,777. The density of the Estate before any redevelopment commenced (excluding the area of open space) was 193 habitable rooms to the hectare (hrh).

Table 3

Year	2011	2014	Percentage Change between 2011 and 2014
Brunswick Park	16,455	16,384	-0.43%
Burnt Oak	18,278	18,031	-1.35%
Childs Hill	20,116	20,428	1.55%

⁸ Figures for Grahame Park are provided by Barnet Homes and reflect the information provided by tenants when they move in. 10% did not provide information on their ethnicity. It is the latest snapshot from May 2015

Colindale	17,150	20,956	22.19%
Coppetts	17,312	17,255	-0.33%
East Barnet	16,192	16,106	-0.53%
East Finchley	16,062	16,261	1.24%
Edgware	16,780	17,858	6.42%
Finchley Church End	15,778	15,901	0.78%
Garden Suburb	15,980	16,031	0.32%
Golders Green	18,885	18,952	0.35%
Hale	17,501	17,375	-0.72%
Hendon	18,526	18,850	1.75%
High Barnet	15,364	15,337	-0.18%
Mill Hill	18,523	19,482	5.18%
Oakleigh	15,872	15,773	-0.62%
Totteridge	15,220	15,186	-0.22%
Underhill	15,983	16,049	0.41%
West Finchley	16,590	16,646	0.34%
West Hendon	17,452	17,876	2.43%
Woodhouse	17,641	17,709	0.39%
Barnet	357,653	364,481	1.91%

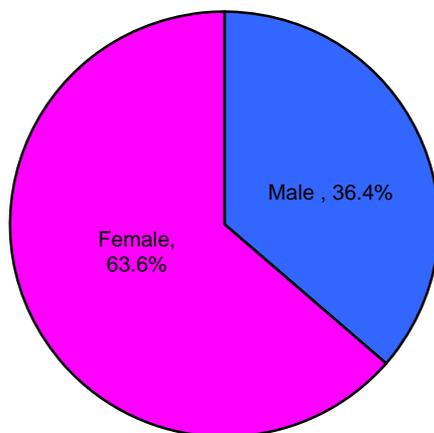
In 2014 Colindale has been identified as the most densely populated ward in Barnet.

- 3.4 The following Barnet Homes statistical information is in relation to the tenants in the Grahame Park area.

Gender profile⁹

There is a higher ratio of female to male tenants in the Grahame Park regeneration area.

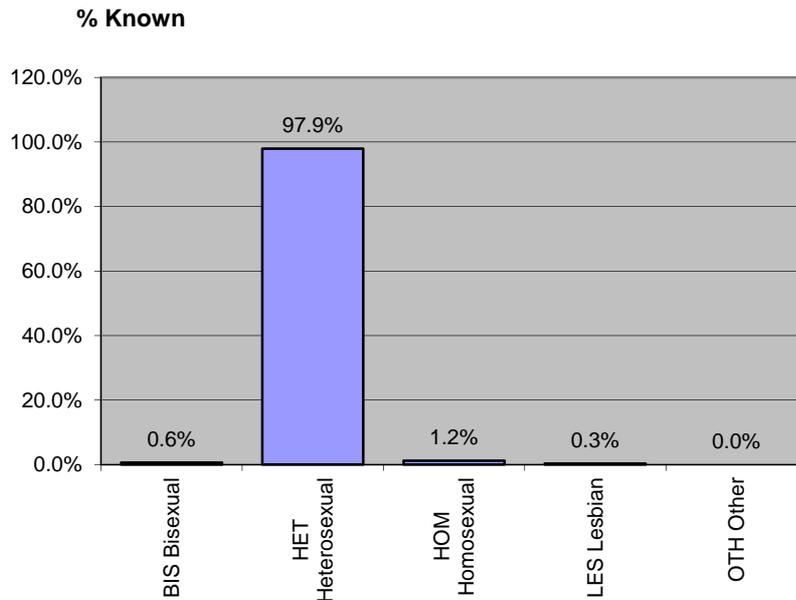
% Known



⁹ Barnet Home, tenant profile, September 2015

Sexuality

The stated sexuality is prominently heterosexual (97.9%) followed by 1.2% homosexual; bisexual amounts to 0.6% and 0.3% lesbian.¹⁰



3.5 Age Profile

The ward's age structure mirrors that of the borough as a whole in the younger age groups but has more people in the 15-39 age group and less people in the 40-79 age groups, with significantly less in the 80+ age group. (Source: Barnet Hybrid Solution updated for MYE Jan 2012 update). The data for Grahame Park provided by Barnet Homes indicates that the greatest difference is in the 40-59 category, with almost double the population in this age range compared to Barnet as a whole. This may represent the impact of the pending regeneration with secure Council tenants less likely to move compared to younger more mobile people.

Table 4

Figure 1. Age Profile 2012	0-14	15-39	40-59	60-79	80+
GRAHAME PARK Barnet homes tenants (2015 data)	0.2% ¹¹	34%	43%	16%	unavailable
COLINDALE	21%	47%	21%	10%	1%
BARNET	21%	35%	26%	14%	4%

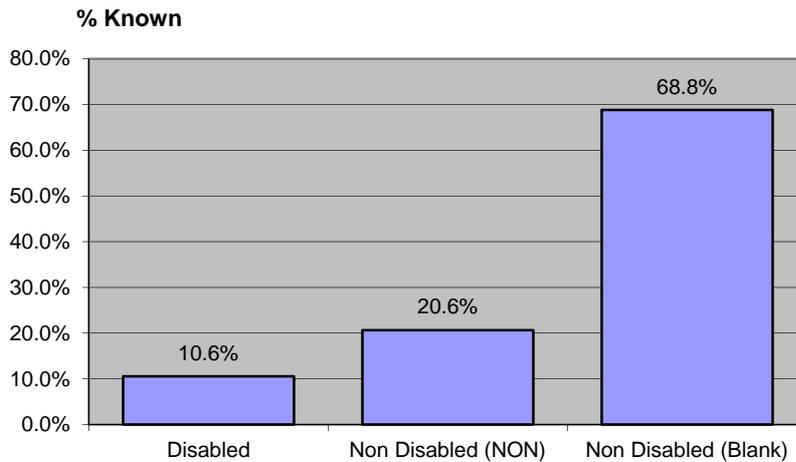
¹⁰ Barnet Homes, tenant data September 2015

¹¹ The figure is low because there are very few tenants below the age of 18

3.6 Disability

Data is available from Barnet Homes for their tenants regarding disability. The data shows that those who describe themselves as disabled represent 10% of residents in Grahame Park estate. This compares to 26% across the rest of Barnet Homes housing stock.

Graph shows % residents who describe themselves as disabled as a proportion of total Grahame Park residents.



3.7 Diversity

Within Colindale 19.2% of the residents describe their ethnic origin as black or black British; the highest proportion in Barnet and a higher proportion still in the Grahame Park Estate.

Table 5

ETHNIC GROUP 5 (ONS CENSUS)	White%	Mixed%	Asian or Asian British%	Black or Black British%	Other%
Brunswick Park	68.4%	5.2%	17.1%	5.0%	4.3%
Burnt Oak	46.5%	5.5%	25.7%	17.4%	4.8%
Childs Hill	61.1%	5.2%	17.1%	8.1%	8.5%
Colindale	40.1%	6.2%	28.9%	19.2%	5.6%
Grahame Park¹² Barnet homes tenants	30.5%	0.1%	8.1%	26.6%	15.8%
Coppetts	65.0%	6.3%	16.0%	8.5%	4.2%
East Barnet	76.6%	5.0%	10.6%	5.1%	2.7%

¹² Figures for Grahame Park are provided by Barnet Homes and reflect the information provided by tenants when they move in. 18% did not provide information on their ethnicity. It is the latest snapshot from May 2015

East Finchley	71.8%	5.6%	11.8%	7.3%	3.5%
Edgware	60.8%	3.8%	21.8%	9.1%	4.5%
Finchley Church End	66.9%	4.2%	17.8%	4.9%	6.2%
Garden Suburb	78.6%	3.6%	10.4%	2.7%	4.7%
Golders Green	65.8%	3.9%	14.8%	6.8%	8.8%
Hale	59.4%	4.5%	21.6%	10.8%	3.8%
Hendon	63.7%	4.3%	17.6%	7.0%	7.4%
High Barnet	81.7%	4.0%	8.8%	3.1%	2.3%
Mill Hill	63.9%	5.3%	18.5%	8.3%	4.2%
Oakleigh	73.3%	4.4%	14.4%	5.0%	2.9%
Totteridge	65.7%	3.9%	22.7%	3.5%	4.1%
Underhill	72.7%	5.0%	12.1%	7.5%	2.7%
West Finchley	60.8%	5.1%	25.1%	4.2%	4.7%
West Hendon	49.4%	4.2%	32.0%	9.1%	5.3%
Woodhouse	62.4%	5.5%	21.0%	6.2%	4.9%
Barnet	64.1%	4.8%	18.5%	7.7%	4.9%
London	59.8%	5.0%	18.5%	13.3%	3.4%
England and Wales	86.0%	2.2%	7.5%	3.3%	1.0%

3.8 Religion

In terms of faith Colindale has the highest proportion of Muslims among its residents (19% as against 10% for the borough), a slightly higher proportion of Hindu residents (10% against average of 10%). 47% of Colindale residents are Christian, slightly above the figure of 41%. Colindale has the joint lowest (with Burnt Oak) proportion of Jewish residents in Barnet, 1% against the borough average of 15%. (*Source: Census 2011*). The Grahame Park figures for Barnet homes tenants have been included as they support the figures for Colindale although a much larger proportion did not state their religion.

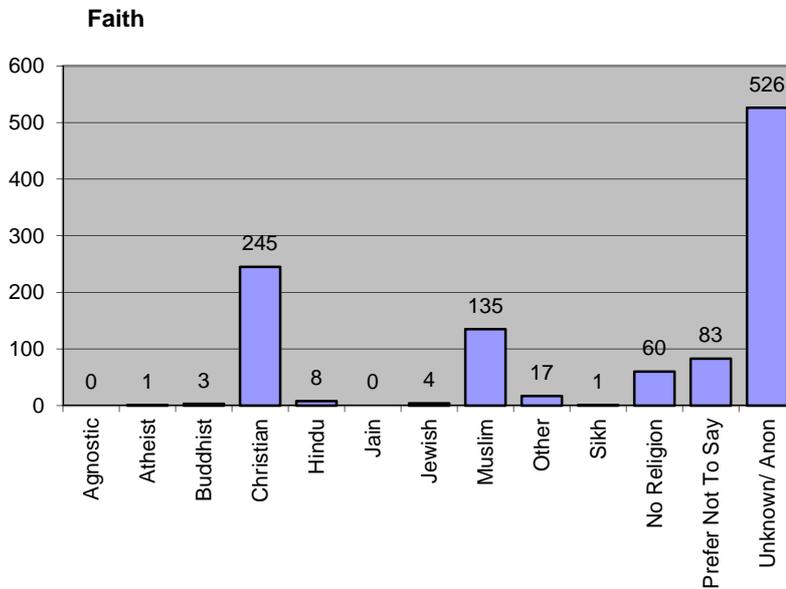
Table 6

Area	Christian%	Buddhist%	Hindu%	Jewish%	Muslim%	Sikh%	Other religion%	No religion%	Religion not stated%
Grahame Park Barnet homes tenants	21.9%	0.2%	0.8%	0.4%	12.3%	0.1%	1.5%	5.3%	57.4%
Colindale	46.6%	1.9%	9.8%	1.4%	19.3%	0.3%	0.4%	7.0%	7.0%
Barnet	41.2%	1.3%	6.2%	15.2%	10.3%	0.4%	1.1%	8.4%	8.4%
England	59.4%	0.5%	1.5%	0.5%	5.0%	0.8%	0.4%	7.2%	7.2%
London	48.4%	1.0%	5.0%	1.8%	12.4%	1.5%	0.6%	8.5%	8.5%

			%			%			
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Languages

Nearly two thirds of school children in Colindale do not speak English as a first language in the home. This is significantly higher than the Barnet average (44%). Somali, Arabic and Tamil are the most common languages other than English spoken in the homes of Colindale pupils attending Barnet schools (with 188, 129 and 109 pupils respectively), followed by Portuguese, Persian-Farsi and Albanian-Shqip. The data for Grahame Park Estate tenants from Barnet Homes also identifies Turkish, French and Somali as languages after English. (Source: PLASC January 2012: this data does not include pupils from Colindale who attend private schools or schools outside Barnet).



3.9 Education, income and employment

The proportion of the working age resident population qualified to NVQ level 4 and above in Colindale is high, with the area ranking in the top 40% of wards nationally. In 2011, 30.85% held a degree, or equivalent compared with 40.34% in Barnet and 27.22% nationally¹³.

The total numbers of people with no qualifications was higher than Barnet and London equivalent figures 18%, 15.5% and 17.6% respectively (source census 2011).

¹³ Local Futures, Place Profile May 2014

3.10 Table 7 Household Income

Medium Household Income 2012/2013		
Colindale £30,170	Barnet £54,530	London £51,770

3.11 Self-employment rates are average compared to the rest of Barnet. The proportion of employees working in micro businesses or Small - Medium enterprise in Colindale is very low.

3.12 Labour Market performance

In Colindale the proportion of residents of working age in employment is lower (61.11%) when compared with Barnet (72.58%) and national figures 73.65%). However long term unemployment (21.99%) is lower when compared to Barnet (25.69% and national figures 31.17%).

3.13 Rate of New Registration of Migrant Workers 2011/2012

The rate is higher in Colindale as compared to Barnet and London percentages i.e. 55.3%, 37.5% and 45.8%.

3.14 Unemployment

The total numbers of working age unemployed is high, ranking in the top 40% of wards nationally. The proportion of people claiming Job Seekers Allowance in 2013 in Colindale at 3.22% was higher when compared with national figures 2.9% and Barnet 2.1%. However long term unemployment rates in Colindale are low, 21.99% of people who are unemployed have been claiming Job Seekers Allowance for at least 12 months, compared with 25.69% in Barnet and 31.17% nationally¹⁴.

3.15 Full time and part-time workers

In Colindale those in full-time employment (working 31 hours or more per week) was 44.8%, compared with 53.87% in Barnet and 54.43% nationally.

3.16 Health Inequality

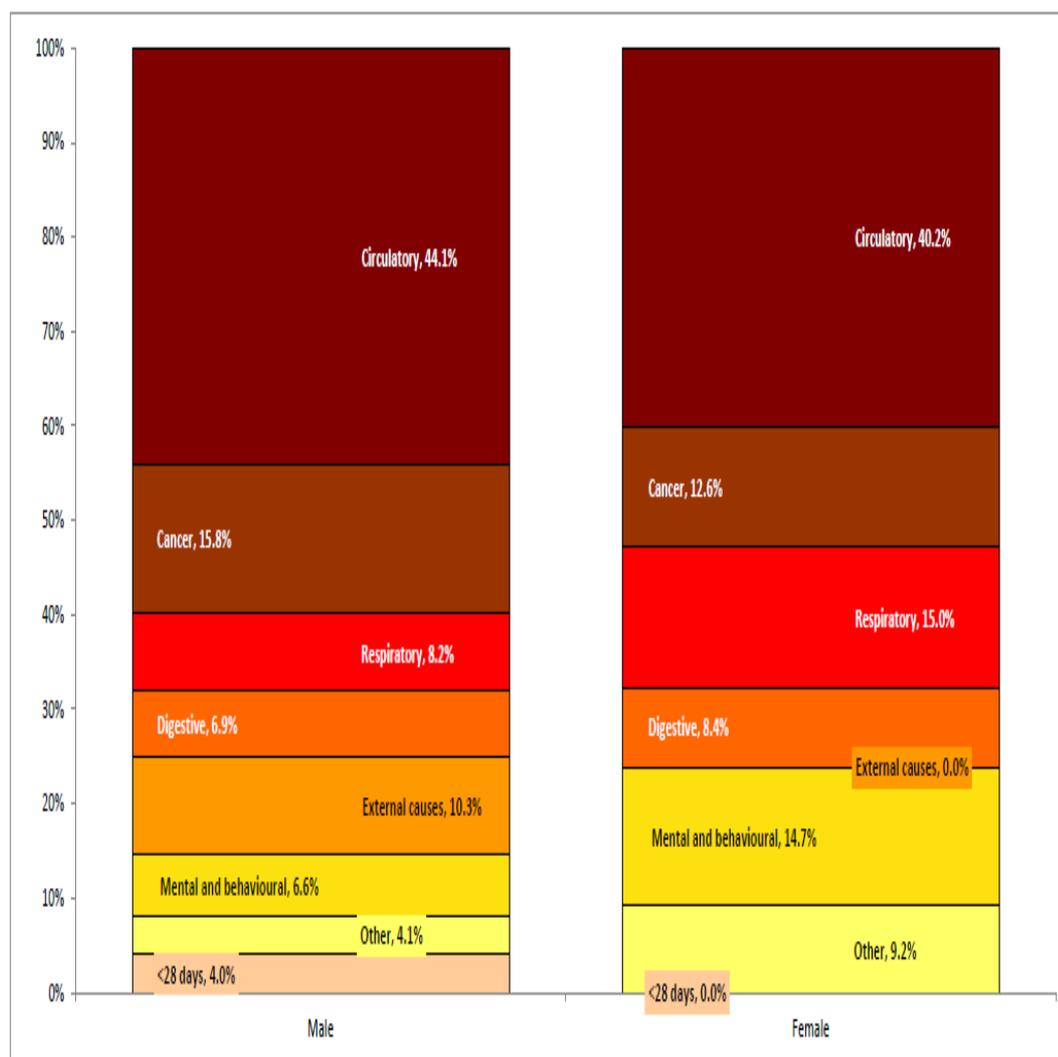
The greatest contributors made to the life expectancy gap in the most deprived quintile verses least deprived quintile in Barnet include circulatory diseases in both male and female population. The most deprived quintile would represent the population of Colindale and Grahame Park. While the second and third highest contributors in the life expectancy gap in Barnet include cancers and external causes in males and respiratory diseases and mental and behavioural

¹⁴ 2014 Ward Profiles Colindale:- www.barnet.gov.uk

illness in females.

Within area inequalities: Life expectancy gap between the most deprived quintile and least deprived quintile of Barnet

Chart 5: Scarf chart showing the breakdown of the life expectancy gap between Barnet most deprived quintile and Barnet least deprived quintile, by broad cause of death, 2010-2012



Footnote: Circulatory diseases includes coronary heart disease and stroke. Digestive diseases includes alcohol-related conditions such as chronic liver disease and cirrhosis. External causes include deaths from injury, poisoning and suicide.

Analysis by Public Health England Knowledge and Intelligence Teams (London and East Midlands) based on ONS death registration data, and mid year population estimates, and DCLG Index of Multiple Deprivation, 2010

Source: Public Health England, Segment Tool 2015

3.18 Housing type in Grahame Park (Barnet House tenants)

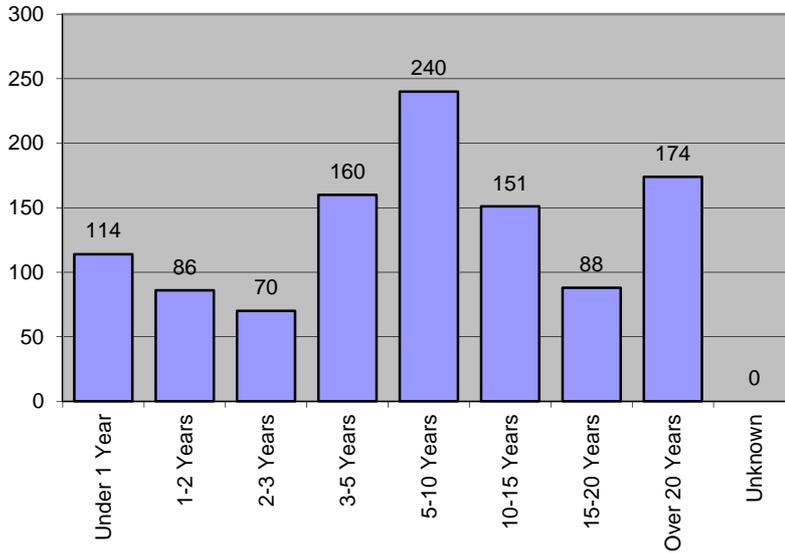
Of the 16,647 people living in the Colindale ward in the 2011 Census 8,459 people lived in flats and 8,060 lived in houses. Therefore just over half of people in Colindale live in flats compared to almost one third of people in the rest of the borough. The flats in Colindale were also more densely populated - in terms of the Census occupancy rating 953 flats had one less bedroom than they needed.

Table 8 Housing Type Grahame Park tenants

House Type Detail	GPE Tenants Total (Sep15)	%	% Known
Bedsit (BS)	0	0.0%	0.0%
Bungalow (BU)	18	1.7%	1.7%
Flat (F)	179	16.5%	16.7%
Flat+Garage (FG)	0	0.0%	0.0%
Flat Other (FL)	398	36.7%	37.0%
House (H)	32	3.0%	3.0%
House+Garage (HG)	20	1.8%	1.9%
Hostel (HL)	0	0.0%	0.0%
House Other (HS)	138	12.7%	12.8%
Town House (HT)	0	0.0%	0.0%
Maisonette (M)	103	9.5%	9.6%
Maisonette Other (MA)	187	17.3%	17.4%
Unknown	8	0.7%	-
Total	1083	100.0%	100.0%

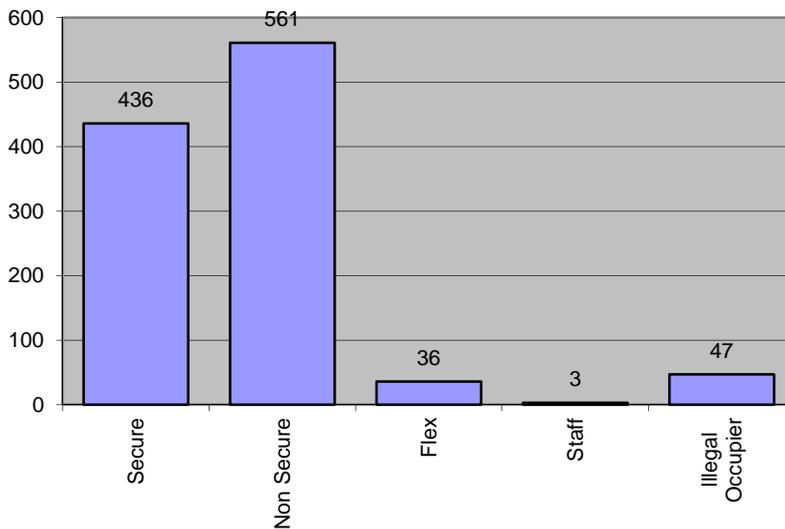
The majority of Grahame Park, Barnet Homes tenants have lived in their properties for over 5 years and 174 of the tenants for over 20 years.

Length of tenancy



Secure and Non Secure Tenancy – (Barnet Homes Grahame Park)

Secure / Non Secure



3.19 Overcrowding in Colindale

Overcrowding in the borough is highest in Colindale and Childs Hill. These wards have over 2,000 households that live in accommodation which would benefit from another room / bedroom.

Table 9: Occupancy and number of rooms per household by ward

Area	Occupancy rating (rooms) of -1 or less	Average household size	Average number of rooms per household
Barnet borough	24,489	2.6	5.1
Garden Suburb	738	3.1	5.9
Totteridge	631	2.6	5.7
Oakleigh	674	2.5	5.6
Edgware	919	2.8	5.5
Golders Green	1,269	3.0	5.5
Mill Hill	902	2.7	5.5
Brunswick Park	609	2.7	5.4
Finchley Church End	970	2.5	5.4
Hale	851	2.8	5.3
High Barnet	768	2.3	5.3
East Barnet	748	2.5	5.1
Underhill	822	2.5	5.1
Childs Hill	2,083	2.5	4.9
Woodhouse	1,229	2.5	4.9
Hendon	1,725	2.6	4.8
West Finchley	1,265	2.4	4.8
Coppetts	1,298	2.5	4.7
East Finchley	1,259	2.4	4.7
West Hendon	1,735	2.8	4.7
Burnt Oak	1,823	2.8	4.4
Colindale	2,171	2.6	4.2

Source: Census 2011 Table KS403EW

Source: Census 2011 Table KS403EW

3.20 Crime

There have been more recorded criminal offences per thousand population 12mths to August 2015 in Colindale ward compared to Barnet as a whole. During this time, violence against the person, theft and handling, criminal damage and burglary were recorded most prevalently. The totals for criminal damage and violence against the person were higher than comparative figures for Barnet and Metropolitan police.

However the actual crime rate 2014/2015 in Colindale was lower than for Barnet or London (58.9%, 61.6% and 83.3% respectively)(source Metropolitan Police Service).

3.21 Open space 2014 (Environment)

According to the Greenspaces Information for Greater London (GIGL) data within the Colindale ward open space amounts to 18.9% compared to 37.7%

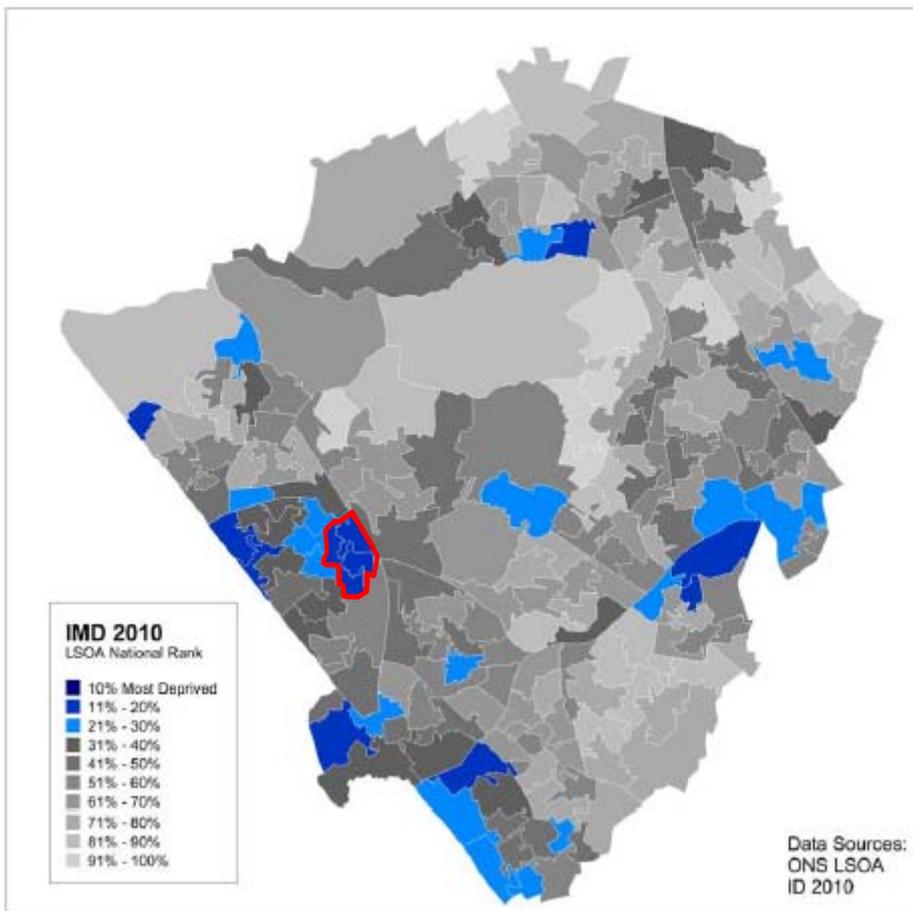
for Barnet as a whole. (It is worth noting that there is Green Belt located elsewhere in Barnet).

3.22 Deprivation¹⁶

Deprivation covers a broad range of different indicators which relate to income, employment, skills, training, disability and health. Data from these indicators are then combined, using appropriate weights, to calculate a single IMD score. This is an overall measure of Lower Super Output Areas – LSOAs). This allows each area to be ranked relative to one another according to their level of deprivation.

Colindale as a ward has consistently ranked Local Super Output Areas (LSOA) in the top 20% in the country and scores highly across the various indicators of deprivation contained in the 2010 Indices of Multiple Deprivation. The three most deprived Super Output Areas in the borough all fall with the Colindale Ward and coincide with the Grahame Park Estate. Grahame Park falls within one of two Barnet LSOAs that fall into the 10% most deprived nationally for employment.

Map 1: Scores for Indices of Multiple Deprivations 2010, by LSOA



¹⁶ Colindale Area Action Plan Equalities Impact Assessment June 2009

Grahame Park is one of the Councils most deprived estates. The estates design and mono tenure has resulted in isolation from the rest of Colindale and the borough. Grahame Park ranks in the 10% most deprived nationally for employment (along with Stonegrove in Edgware). For income the Grahame Park LSOA (ref: Barnet 026B) ranks within the 10% most income deprived nationally and within London's 10% most deprived. For other rankings, including health, education, barriers to housing and living environment which all contribute to the general indices of deprivation statistics, Colindale and Grahame Park does not rank in the top 20%.

Income Deprivation Affecting Children Index (IDACI) This index measures the proportion of children in a local area under the age of 16 that live in low income households. The Grahame Park LSOA (ref: Barnet 026B and E01000151) ranks in the top 10% in the country.

Income Deprivation Affecting Older People Index (IDAOPI) This index measures the proportion of children in a local area under the age of 16 that live in low income households. The Grahame Park LSOA (ref: Barnet 026B and E01000151) ranks in the top 10% in the country.

3.23 Census data and household numbers in Barnet and Colindale

The Census provides the baseline assessment of the housing stock in the Borough. Table 10 provides a breakdown of accommodation type by household number and compares data between 2001 and 2011. The significant black and minority ethnic groups in Colindale on the basis of culture and faith have particular housing needs. Given the high levels of socially rented housing access to the wide choice of housing is an issue.

Table 10: Census data for 2001 and 2011; breakdown of households by accommodation type

Accommodation type	Barnet Household Number 2011 (% of total)	Barnet Household Number 2001 (% of total)	Change in % of accommodation type between 2001 and 2011
All Accommodation	135,916	131,143	3.6
Unshared dwelling: Total	134,997 (99.3)	130,266 (99.3)	0
Whole house or bungalow: Total	77,803 (57.2)	79,554 (60.6)	-3.4
Whole house or bungalow: Detached	14,774 (10.9)	14,914 (11.3)	-0.4
Whole house or bungalow: Semi-detached	40,777 (30.0)	40,893 (31.1)	-1.1
Whole house or bungalow: Terraced (including end-terrace)	22,252 (16.4)	23,747 (18.1)	-1.7
Flat, maisonette or apartment: Total	57,027 (41.9)	50,524 (38.5)	3.4

Flat, maisonette or apartment: Purpose-built block of flats or tenement	43,172 (31.8)	37,158 (28.3)	3.5
Flat, maisonette or apartment: Part of a converted or shared house (including bed-sits)	11,493 (8.5)	10,864 (8.2)	0.3
Flat, maisonette or apartment: In commercial building	2,362 (1.7)	2,502 (1.9)	-0.2
Caravan or other mobile or temporary structure	167 (0.1)	188 (0.1)	0
Shared dwelling	919 (0.7)	877 (0.6)	0.1

Source: Census 2011 Table QS402UK and Census 2001 Table

Source: Census 2011 Table QS402UK and Census 2001 Table

3.24 The Census provides the starting point for understanding the distribution of housing in Barnet and according to the Census information for Colindale ward the predominate form of housing in Colindale is for purpose built blocks of flats.

3.25 Transport

Colindale is connected to London by the Northern Line. There are also 3 bus routes which provide direct connections to Brent Cross, Edgware, Hendon, Wembley, Harrow and Mill Hill. The bus routes available to the residents of Grahame Park are set out in the table below. The connection to Brent Cross offers bus connections across north-west London. Around the tube station public transport accessibility (PTAL) is rated 3 falling to 1a and 1b in the northern parts of the Grahame Park Estate.

Table 11

Route	Direction	Freq of Peak Hour Services (0800—0900)	Freq of peak hours services (1700 – 1800)
204	Towards Edgware / Sudbury town	Every 8-12 minutes	Every 8-12 minutes
		Every 8-11 minutes	Every 8-11 minutes
303	Towards Edgware /	Every 15 minutes	Every 15 minutes
	Towards Colindale Asda	Every 15	Every 15 minutes

		minutes	
186	Towards Northwick Park Towards Brent Cross Shopping Centre	Every 12 minutes Every 12 minutes	Every 12 minutes Every 12 minutes
N5	Towards Edgware Towards Trafalgar Square	Night Bus	Night Bus

3.27 Car ownership

Car ownership in Colindale and Grahame Park is lower than the borough average.

3.28 Retail floorspace

The Grahame Park precinct is listed as a neighbourhood centre in the Barnet Local Plan and will be replaced as part of the regeneration of the estate. The centre has been surveyed periodically over the last ten years. The last survey was carried out in 2013. There are 29 units listed in the precinct on the main concourse, not all in retail use. The total floorspace is just under 5,000sqm. The original planning application for Grahame Park (W01731JS/04) identified 9074sqm replacement retail (class A1), food and drink (class A3) and social and community (class D1) uses for Grahame Park.

The precinct services the estate with convenience stores, fast food outlets, bakery, chemist, post office, book makers, charity shop and a number of units related to the concentration of social housing. Also within the centre is a nursery, a library, a community centre, citizen's advice centre, a public house (vacant) and a health centre. There is a high level of vacancy within the precinct with up to a third of units vacant in recent years.

SECTION 4: ASSESSMENT OF MASTERPLAN FOR GRAHAME PARK IN RELATION TO IMPACT ON EQUALITIES GROUPS

4.1 Sustainability Criteria

	S O C I A L	
Objectives	Criteria	Commentary
	Reduction of deprivation and polarisation	The west of the borough has the highest concentration of Barnet's most deprived LSOAs. In Barnet, 13 lower super output areas are within the 10% most income

		<p>deprived nationally and eight fall within London's 10% most deprived which includes Grahame Park.</p> <p>The regeneration in Colindale and Grahame Park provides the opportunity to provide high quality development which can help reverse deprivation and polarisation in the borough.</p>
	Health Inequalities	<p>The difference in life expectancy between the most and least deprived areas in the borough for men is 7.8 years and for women is 5.6 years. Through regeneration in Colindale and Grahame Park there is the opportunity to provide healthier environments through the provision of, for example, high quality green open spaces and sports facilities.</p>
	Housing to meet the needs of a diverse community	<p>Housing in Barnet is unaffordable to those on low incomes. In December 2014 average house price in Barnet was over 10 times the Barnet average income and more in Colindale; meaning that for many households home ownership is an unaffordable aspiration. Barnet is delivering below the London average for affordable housing although in Colindale there will be more affordable housing provision than elsewhere.</p> <p>There is a predominance of two bedroom units in new flatted developments in the borough and significantly less 3 bedroom units.</p>
	The need to provide high quality housing development.	<p>The regeneration of some of the housing stock in Grahame Park will improve the overall quality of housing stock.</p>
	Access to social infrastructure and services.	<p>Ensuring the significant growth in Colindale is managed and needs are met is a major challenge to ensure that the qualities that make Barnet such a desirable place to live and work are created in Colindale during the wards transition. A growing population will need to be supported with the provision of necessary infrastructure and services to create lifetime neighbourhoods.</p> <p>Social infrastructure will include facilities like community centres, schools, health and leisure facilities and meeting spaces (e.g. community buildings and public houses) where people can interact and</p>

		build social networks. Re-provision of the existing facilities in the Grahame Park concourse will be necessary.
	Skills, education and employment	Educational attainment in Colindale is lower than elsewhere in the borough. Educational facilities will be improved as part of the regeneration which may result in better access to opportunities for these residents to share in the boroughs success.
	Crime and the fear of crime	Crime and the fear of it can have significant effects on the quality of people's lives in the borough. The inward looking design of Grahame Park Estate, has contributed to this fear of crime and the estate suffers from social and economic exclusion and physical isolation. It is therefore essential to create neighbourhoods which integrate the new Grahame Park with the other regeneration in Colindale.

Summary of Masterplan objectives:-

4.2 The new neighbourhood will be constructed around a traditional network of streets, reflecting successful Victorian and Edwardian suburban areas. The buildings will be low scale, generally no more than 6 storeys with some taller elements to mark key corners, edges and community uses.

4.3 New housing should be available in a mixture of tenures, providing some new replacement social rented accommodation, shared ownership and additional social housing where viable, along with enabling private sale housing.

4.4 All housing should be built to up-to-date standards in terms of internal space and energy efficiency. There is an opportunity to deliver a large proportion of the new housing as family units, either as maisonettes or as terraced townhouses. This will help with current overcrowding issues on the estate, as well as contributing to a more balanced mix of unit types across the Colindale area.

4.5 The regeneration will inevitably improve the quality of the housing stock across the estate, but it is important that features such as cycle storage, amenity space and general storage are designed in from the outset. It will also be important that new housing is fully accessible and adaptable to future needs. Housing should, wherever possible, have front doors to the street and not too many flats to a stairwell core, in order to improve surveillance of the public realm and community cohesion.

4.6 The objective is to provide good quality private and communal garden space, whilst ensuring that all properties have good outlook either to the street or to garden areas or open space. Good levels of daylight and sunlight should be achieved, so it will be important that primary windows are not overshadowed. Back to back distances and the design of the housing should ensure that privacy is not compromised.



4.7 The existing estate is poorly integrated with surrounding neighbourhoods, so it will be important that any new Masterplan puts a strong emphasis on improving connections with neighbouring routes, with a particular emphasis on pedestrian, cycle and public transport.

4.8 The objective is to create three distinct character areas that connect better with surrounding neighbourhoods. It is important that these character areas relate to their surroundings, both architecturally and in the way that they function. Each character area should have localised centres of activity with shops and community facilities that are accessible to new residents and existing residents of surrounding areas

4.9 It is envisaged that a new network of streets will be created with a clear hierarchy, to ensure that larger roads can accommodate buses, whilst smaller residential streets are narrower and quieter, with reduced traffic speeds. The street network should offer people a choice of routes and should be complimented by features and distinctive buildings that aid navigation. Streets and spaces should not be overly dominated by car parking, but adequate spaces should be provided to serve the development.

4.10 The pedestrian environment within the estate is not user friendly and has been perceived as unsafe by residents. There is an opportunity to improve some existing well used routes by replacing surface materials and lighting, as well as introducing better natural surveillance from new buildings to reduce anti-social behaviour. New footpaths should be sited close to people's front doors where possible to ensure that they are active and overlooked.

4.11 The existing community facilities are generally concentrated in the Concourse area. The objective is to ensure that community and retail facilities are clustered in convenient and accessible locations in each of the character areas. The southern character area already has planning approval as part of Stage A (Phase 1B) for retail and community facilities, including the re-provided library, as well as the re-located Barnet and Southgate College campus.

4.12 The estate has a number of existing green open spaces, including Grahame Park and areas of public space in between the existing blocks. Many of these spaces have an attractive, wooded quality, with mature trees of amenity value. These spaces should be retained and enhanced, retaining as many trees as possible. Open spaces should be refurbished as development progresses, so that improvements can be realised after each phase of development.

4.13 Open space and public realm

There are currently a lot of levels changes in the public realm, including underpasses and uneven surfaces. The new neighbourhood should be fully accessible to all and should incorporate surface materials that will stand the test of time.

It will be important that the new and refurbished open spaces contain activities for all age groups, including play areas for children, outdoor gym and sports facilities for adults and sitting places for the elderly.

In addition, new open spaces should be created as part of new development, including pocket parks, and doorstep play areas. The usability and ecological value, rather than the size or amount of open spaces, will be the important consideration. New tree planting should be maximised, including on streets and in amenity areas.



The Concourse currently blights the rest of the estate and the strategy is to ensure that this is demolished as part of the next phase of development to bring about the change that is needed to add drive to the regeneration.

4.14 Infrastructure

The scheme should provide all necessary infrastructure to support the new community, including replacement community and retail facilities, improved public transport, highways enhancements and job brokerage for local people.

5.0 Identifying potential equality effects

5.1 This report identifies whether people with protected characteristics are likely to be affected disproportionately and/ or differentially by impacts arising as a result of the Masterplan.

5.2 A disproportionate equality effect arises when an impact has a proportionately greater effect on people sharing a protected characteristic as compared to other members of the general population at a particular location. In this EqIA this is used in two main ways:

- Where an impact is predicted on a residential area, where people sharing a protected characteristic make up a greater proportion of the affected resident population than their representation in the wider local authority area
- Where an impact is predicted on a community resource predominantly or heavily used by people sharing protected characteristics (e.g. a place of worship attended by a particular faith group or a school attended by children).

5.3 A differential equality effect is one which affects members of a protected characteristic group differently from the rest of the general population because of specific needs, or recognised sensitivity or vulnerability associated with their protected characteristics.

5.4 In some cases, members of a protected characteristic group could be subject to both disproportionate and differential equality effects.

The following section sets out the proposals and guidance in the Masterplan and assesses the impacts on different equalities groups:

Assessment matrix - Masterplan impacts on equalities target groups

Target equalities group (key)

- Age - A;
- Disability - D;
- gender reassignment - G;
- marriage and civil partnership - MCP;
- pregnancy and maternity - PM;
- race - R;
- religion or belief - RB;
- sex - S;



- sexual orientation – SO

Impacts:- + positive - negative 0 neutral

Masterplan design element and spatial planning objective.	Target groups									Potential Impact
	A	D	G	MCP	PM	R	RB	S	SO	
Encouraging sustainable economic growth and economic regeneration	+	+	+	0	0	+	+	0	0	The created employment uses (retail and community type facilities) will have a limited positive impact over the long term for the local economy through the creation of a limited number of local employment opportunities.
To provide the necessary infrastructure to support existing and future growth	+	+	+	0	0	+	+	0	0	As well as providing local shops, the SPD will deliver a range of social infrastructure including Health, Children centres and a Combined Church and Community facility, Low Cost Gym; open space strategy. Physical Infrastructure – road improvements and a new primary route wide enough to accommodate a bus route. Community and retail facilities are proposed including primary retail frontage.
To reduce contributions to climate change	+	0	0	0	0	0	0	0	0	The SPD incorporates the following sustainable initiatives:- i) on-site power from low-carbon and renewable sources. ii) use of passive solar design iii) sustainable management and

										iv) reuse of water adherence to Mayor's energy hierarchy v) enhancement of open spaces
To protect and enhance the quality of the landscape, townscape and local distinctiveness	+	0	0	0	0	0	0	0	0	The landscape, townscape and local distinctiveness are to be enhanced via the site wide streetscape; urban design and open space strategies. For example pedestrians are prioritised with accessible, legible and safe routes.
To conserve and enhance open space, green corridor and biodiversity	+	0	0	0	0	0	0	0	0	A site wide open space strategy sets out the parameters for better connectivity and enhancement of existing green space; play space, cycling and walking routes and enhancements to natural green spaces.
To conserve and enhance the historic environment and cultural assets	0	0	0	0	0	0	0	0	0	Grahame Park has a rich aeronautical history and the SPD has attempted to capture this element
To reduce the risk of flooding	0	0	0	0	0	0	0	0	0	Grahame Park is not in an area which is at risk of fluvial flooding however the SPD Site –Wide Sustainability and Environmental Aims promote the use of sustainable urban drainage systems and permeable landscape treatments to act as soakaways for surface water.
Improvement to air quality and prevent the pollution of and improve the water quality of rivers and groundwater	+	0	-	0	0	0	0	0	0	The SPD promotes the use of walking, cycling, public transport and facilities for electric cars. Any risk to groundwater and surface waters from contamination need to be identified in any forthcoming planning applications.
To encourage sustainable use of resources	0	0	0	0	0	0	0	0	0	The SPD incorporates various measures:- - Limitations to water consumption - Re-use of previously built land

										- Use of carbon negative materials
To improve the health of the population	+	+	+	0	+	+	+	0	0	The SPD promotes the use of walking, cycling and public transport. It provides for community, educational and training facilities and promotion of local sustainable food growing.
To improve the skills and education of the population	+	+	+	0	0	0	0	0	0	The SPD provides for community, educational and training facilities.
To provide everyone with the opportunity to live in a decent and affordable home	+	+	+	+	+	+	+	+	+	<p>The SPD aims to provide an inclusive environment by providing a mixture of residential tenures with some new replacement social rented accommodation, shared ownership and additional social housing where viable, along with enabling private sale housing.</p> <p>Priority has been given to larger unit sizes of 3 and 4 bedrooms. An indicative breakdown of affordable housing is not provided as part of the SPD. It is not possible to assess the likely impact on existing socially rented tenants within this area for which lack of affordability would have a significant adverse impact.</p>
To reduce crime and the fear of crime	+	+	+	+	0	+	+	0	+	Design principles are embodied in the SPD which will help to reduce crime. Design principles will create an environment where properties will have direct views onto the street and therefore enhances natural surveillance.
To promote social inclusion, equality. Diversity and community cohesion	+	+	+	+	+	+	+	+	+	The provision of community and educational uses presents the opportunity to create community facilities and the opportunity for the development of local groups.

Re