

Equality Impact Assessment (EqIA) for London Plan Guidance

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| London Plan Guidance: | Large-scale purpose-built shared living (LSPBSL) |
| Teams involved: | London Plan Team |
| Date: | January 27, 2022 |

1. Please provide an outline of the guidance, who it is aimed at and any key issues to be aware of.

London Plan Policy H16 sets requirements for large-scale purpose-built shared living (LSPBSL) and seeks to ensure that new purpose-built shared living developments are of acceptable quality, well-managed and integrated into their surroundings.

The LSPBSL London Plan Guidance (LPG) supplements London Plan Policy H16 in line with paragraph 4.16.6 which notes the potential need for further guidance on LSPBSL, including space standards.

LSPBSL LPG provides guidance to boroughs that want to address the potential overconcentration of LSPBSL developments through their local policies to balance the need for a range of housing, including affordable housing and to ensure mixed and inclusive neighbourhoods in line with Policy H16(A3). The LPG sets out detailed standards for communal spaces and private units to ensure the development provides a good quality place to live with sufficient communal facilities for residents and their visitors, in line with the London Plan's good growth principles. This guidance sets out what a management plan should include to ensure well-managed, safe, and secure places as required by the Policy H16.

This guidance can be used by boroughs for their local policies and plan making. This guidance is expected to be used by planning authorities to assess planning applications with LSPBSL and also by developers, architects and designers to design and manage LSPBSL developments.

LSPBSL is a relatively new product in the market with only a few developments operating in London. Currently these developments address demand from a very niche demographic of adult working population, who may be looking for transitional housing or are in London on a temporary basis. Hence, there is not much publicly available evidence on the characteristics of occupants of LSPBSL developments upon which to base the equality impacts of this guidance.

2. Which of the Public Sector Equality Duty aims are relevant to the guidance and the impacts identified?

The Public Sector Equality Duty (PSED) set out at Section 149 of the Equality Act 2010 requires the Council, when exercising its functions, to have 'due regard' to the need to:

- 1) *eliminate discrimination, harassment and victimisation and other conduct prohibited under the Act;*

The guidance builds on the London Plan policies, to ensure that the development integrates positively with the surrounding community (i) by improving and activating the public realm, (ii) by encouraging the use of public amenities (that may be provided within the development) by the surrounding communities, and (iii) by locating external communal space such that it integrates well with the public realm. This quality of the public realm may indirectly promote this aim.

The design standards in the guidance for internal and external communal spaces will help provide a greater sense of security and build a sense of community among all residents. The management plan considers safety and security measures to ensure all people are able to use the communal spaces without discrimination or harassment.

2) advance equality of opportunity between people who share a protected characteristic and those who do not, having due regard, in particular, to the need to—

- a) remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;*
- b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it;*
- c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.*

In addition to requiring that the development positively integrates with surrounding public realm, the guidance also emphasises that the public realm design improvements should keep a mix of users in mind in terms of the protected characteristics.

LSPBSL as per London Plan policy H16 caters to single occupants, hence the guidance asks boroughs to ensure a range of housing options are considered for the area where LSPBSL is proposed to encourage mixed and inclusive communities, including consideration of onsite affordable housing.

The guidance requires 10 per cent of units to be accessible and asks the management plan to consider accommodating any resident who may encounter any disability or mobility issues in the future. Providing accessible units is likely to deliver accommodation for disabled people in well-connected locations which will enhance their access to various amenities.

The guidance requires inclusive design as per Policy D5 to allow for independent mobility and accessibility to all corridors, lifts, internal and external spaces to enable equal opportunity for people with disabilities to use the spaces within the development. In addition, management plan requires the aspects of inclusive design statement be met in perpetuity.

The guidance builds on the London Plan policies, to ensure good quality design and sufficient communal spaces are provided in accessible locations for all residents. The kitchens are required on all floors, but in case of alternate designs, the guidance requires that accessible units are provided on the same floor as the kitchen and dining areas.

The guidance requires all communal areas to be accessible (for disabled and elderly) and comfortable seating, lighting and ventilation are provided in noise-free environments. For communal workspaces when provided, guidance requires adjustable desks to accommodate people of all heights.

The guidance on management plan ensures well-managed, safe and secure communal spaces and private units. The management plan will ensure services are provided equally to all residents and people of religious beliefs are reasonably accommodated to be able to use the communal spaces. For example, accommodating vegetarian, vegan or halal cooking for residents of specific religious beliefs.

3) foster good relations between people who share a protected characteristic and those who do not, having due regard, in particular, to the need to:

- a) tackle prejudice, and*
- b) promote understanding.*

The guidance highlights that the management plan should consider that move in and move out arrangements should not interfere with cultural celebrations in the surrounding communities. This helps in promoting understanding of the surrounding communities and new residents in the development.

In general, the guidance emphasises on good design and provision of sufficient internal and external communal spaces to accommodate residents and visitors in small and large groups. This provides a platform for conversations that indirectly help foster relations between people who share a protected and those who do not as well promote understanding and tackle prejudice in a communal living setting.

Consider which aims are particularly relevant to the guidance.

Aims 2a and b are more relevant to this guidance as compared to 1, 2c, and 3.

Assessment

List aspects of the guidance that might affect particular groups

| Guidance key aspects, chapter headings, theme etc | Particular group that could be affected |
|---|--|
| Plan making: Supporting boroughs to consider need for appropriate housing size mix and affordable housing as well ensuring mixed and inclusive neighbourhoods. | Positive: Age, marriage and civil partnership, pregnancy and maternity, disability, race or ethnicity, and people on low incomes Negative: None |
| Design Standards: requiring sufficient and comfortable facilities with good design quality. Requiring integration with surrounding community and promoting sense of community through design of the development and public realm. | Positive: Age, disability, gender reassignment, sexual orientation, sex, religion or belief, race or ethnicity; marriage and civil partnerships Negative: disability, pregnancy and maternity |
| Management Plan: requiring safety and security of spaces, well-managed operations of all facilities within the development and not negatively impacting the public realm, traffic, and surrounding communities. | Positive: Age, disability, race or ethnicity, religion or belief, gender reassignment, sexual orientation, sex Negative: None |

*it should be noted that the general policy requirement and principles are already required through the London Plan. This London Plan Guidance is providing further detail on how the policies should be implemented, and therefore further amplifying the effects

Equality impacts, mitigating actions and justification (where applicable)

| Group | Potential impact description | Relevant PSED aim (1, 2a, b or c, and/or 3) | Actions identified and/or justification | Assessment of equality impacts |
|-------|--|---|---|--------------------------------|
| Age | <p>Positive:</p> <p>Provision of safe, secure, well-designed, and accessible communal spaces with comfortable seating will allow elderly to spend more time in social interactions.</p> | 2a, b | | +1 |
| | <p>Requiring external communal space within the development will enable elderly to spend time outdoors in close proximity to their home.</p> | 2a, b | | +1 |
| | <p>Considering appropriate housing size mix and provision of on-site affordable housing in local plan making will enable boroughs to help meet the needs of children by providing affordable family-sized homes rather</p> | 2a, b | | +1 |

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| | than LSPBSL based on local constraints. | | | |
| | Negative: None | | | |
| Disability | <p>Positive</p> <p>The LPG expands on the requirements for inclusive design set out in Policy D5 of the London Plan, specifying that LSPBSL should ensure appropriate accessibility to all corridors, lifts, internal and external spaces. This will help to enable equal opportunity for people with disabilities. In addition, the LPG requires management plans to secure the aspects of the inclusive design statement in perpetuity.</p> | 2a, b | | +2 |
| | <p>Requiring 10 per cent of units to be accessible, and placing an emphasis on independent access to all parts of the development, may help to deliver accommodation for disabled people in well-connected locations. This is specifically beneficial for disabled Londoners as 84%¹ of them say that</p> | 2a, b | | +2 |

¹ <https://content.tfl.gov.uk/travel-in-london-understanding-our-diverse-communities-2019.pdf>

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| | their disability limits their ability to travel. | | | |
| | Requiring accessible communal spaces and kitchens on floors with accessible units will allow for ease of access for cooking and dining. | 2a, b | | +2 |
| | Provision of quiet spaces dispersed through the building provides opportunities for people to have close-knit interactions or just enjoy themselves in noise-free environments. This will help to enable people with neurodiverse needs or other mental disability to occupy this kind of accommodation. | 2a, b | | +2 |
| | Considering appropriate housing size mix and provision of on-site affordable housing in local plan making will enable boroughs to help meet the needs of disabled Londoners, as a higher proportion of disabled Londoners (61%) are on low income ² . | 2a, b | | +1 |
| | Requiring the development to ensure that public realm is designed with different users in mind, including | 2a, b | | +2 |

² <https://content.tfl.gov.uk/travel-in-london-understanding-our-diverse-communities-2019.pdf>

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| | <p>people who use wheelchairs, will help people with mobility to get around within the development and in surrounding communities.</p> | | | |
| | <p>Negative:</p> <p>The small size of private units (that are not designed to be accessible) may preclude extensive future adaptation of the unit to cater for a resident who encounters mobility issues or needs to use wheelchair.</p> | | <p>The LSPBSL accommodation is meant to be for a temporary period, so there may be accessible units available within the development to move the resident to address the need. The management plan should ensure that tenants should have the ability to move to an accessible unit if accessibility need arises. If all such units are full, then the management should ensure alternate arrangement to accommodate the needs of the resident.</p> | -1 |
| Gender reassignment | <p>Positive</p> <p>The safety and security measures required through management plan and design of external communal spaces to be integrated with public realm and overlooked from private rooms or internal communal space</p> | 1, 2a | | +1 |

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|--------------------------------|---|-------|--|----|
| | <p>may help to provide a greater sense of security for trans and non-binary people.</p> <p>Negative: None</p> | | | |
| Marriage and civil partnership | <p>LSPBSL is only for single occupancy and does not cater to married people or people in civil partnership who wish to co-habit, hence the guidance does not cater to design for this protected characteristic.</p> <p>Positive:</p> <p>Considering appropriate housing size mix (including standard C3) in local plan making will enable boroughs to help meet the needs of married people and people in civil partnership to ensure mixed and inclusive neighbourhoods.</p> <p>Negative: None</p> | 2a, b | | +1 |
| Pregnancy and maternity | <p>LSPBSL is not particularly suitable for pregnant people and would not provide suitable accommodation for people who have recently given birth, as these developments provide small units that</p> | | | |

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| | <p>may not have space to accommodate additional things needed during pregnancy and maternity. This development is also meant for single occupancy, so may not allow a partner, family member or other individual providing support to live with the pregnant person or person who has given birth.</p> <p>Positive:</p> <p>Considering appropriate housing size mix and provision of on-site affordable housing in site allocations and local plan policies may enable boroughs to meet the needs of pregnant people and people who have recently given birth.</p> | 2a, b | | +1 |
| | <p>If someone who is pregnant does live in LSPBSL developed in accordance with this guidance, the design of the communal spaces, external green spaces and seating provision may create a more suitable environment.</p> | 2a, b | | +1 |
| | <p>Negative: None</p> | | | |

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| Race or Ethnicity | Positive: The guidance highlights that move in and move out arrangements should not interfere with cultural celebrations in the surrounding communities. | 3 | | +2 |
| | The guidance supports boroughs through their plan making to consider need for other kinds of housing, including for affordable housing, the need for which is more acute among Black, Asian and minority ethnic groups. | 2a, b | | +1 |
| | Negative: None | | | |
| Religion or belief | Positive: The guidance emphasises the provision of quiet communal spaces, such as prayer rooms, that could be used for faith-based groups if the resident make up of the development calls for this provision. | 2a, b | | +1 |
| | The guidance also highlights that move in and move out arrangements should not interfere with cultural celebrations in the surrounding communities. | 3 | | +1 |

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|-----|--|-------|--|----|
| | <p>Considering the communal nature of cooking and people of some religious having specific needs to cook, the management plan asks applicants to consider making arrangements for cooking facilities for faith-based groups, allergies, and dietary preferences, such as vegetarian, vegan, kosher or halal cooking.</p> <p>Negative: None</p> | 2a, b | | +1 |
| Sex | <p>Positive:</p> <p>The safety and security measures required through management plan and design of external communal spaces to be integrated with public realm and overlooked from private rooms or internal communal space will help to ensure safety of women.</p> | 1, 2a | | +1 |
| | Negative: None | | | |

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|-----------------------|---|-------|--|----|
| Sexual orientation | <p>Positive:</p> <p>The safety and security measures required through management plan and design of external communal spaces to be integrated with public realm and overlooked from private rooms or internal communal space will ensure safety of vulnerable groups, especially LGB individuals.</p> | 1, 2a | | +1 |
| | Negative: None | | | |
| People on low incomes | <p>Positive:</p> <p>The LPG supports boroughs to consider need for other kinds of housing including affordable housing (Policy H4B, Policy H10(A)) to create mixed and inclusive neighbourhoods (Policy H16(A2)).</p> | 2a | | +1 |

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| | Negative: None | | | |
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Overview of equality impacts

Using your findings from the table above, summarise the impacts for each group in the table below using the scoring listed above.

| | Age | Disability | Gender reassignment | Marriage and civil partnership | Pregnancy and maternity | Race | Religion and belief | Sex | Sexual Orientation | People on low incomes |
|------------|-----|------------|---------------------|--------------------------------|-------------------------|------|---------------------|-----|--------------------|-----------------------|
| Guidance 1 | +2 | +2 | +1 | +1 | +1 | +2 | +2 | +1 | +1 | +1 |

Amendments to the guidance

(only for review to the EqIA in the future)

| Change | Reason for change |
|---|--|
| What changes have you made to the guidance as a result of this EqIA? | Why have these changes been made? |
| Added specific requirements in management plan to incorporate needs for faith based groups that may require separate cooking stations and storage | These changes allow for inclusion of all groups irrespective of their religious beliefs to cook their meals as per their requirements. |
| Added accessibility requirements for all communal spaces and standards for accessible units. | These changes allow for inclusive approach for all residents while consistently defining standards across various LSPBSL developments. |

Recommendation

Based your assessment, please indicate which course of action you are recommending to decision makers.

| Outcome Number | Description | Mark with an X |
|----------------|---|--|
| Outcome One | No major change to the guidance is required <i>This EqIA has not identified any potential for discrimination or negative impact, and all opportunities to advance equality have been taken.</i> | X (all mitigations already included in the guidance) |
| Outcome Two | Adjustments to the guidance are required to remove barriers identified by the EqIA or better advance equality. | |
| Outcome Three | Justify and continue with the guidance despite having identified some potential for negative impacts or missed opportunities to advance equality. | |
| Outcome Four | Stop, rethink or abandon when the EqIA shows actual or potential unlawful discrimination | |

Monitoring

Monitoring will take place through the London Plan Annual Monitoring Report and wider monitoring of the Mayor's other strategies as well as part of reviewing the London Plan.

Appendix A: Evidence Reference and Content

London Plan IIA (including EqIA) and Addendums

Evidence

Age

The most frequent method of transport used by older Londoners and all Londoners is walking. Eighty-seven per cent of Londoners aged 65 or over walk at least once a week. The proportion of Londoners aged 65 and over who walk at least once a week to complete small errands (73 per cent) is largely in line with the 78 per cent of all Londoners. (Travel in London – Understanding our diverse communities, 2019).

London boroughs have a relatively young population. The median age of Londoners was 35, compared to a national average of 40.

32% of Londoners are under the age of 25 and 11% are aged 65 or over (ONS 2011).

Older Londoners (aged 65 or over) are more likely to be women (London Travel Demand Survey 2016/17).

The GLA projects that, in 2019, over a fifth of London's population are under 16 (1.9 million). Over two-thirds, or 6.2 million, are working age (aged between 16 and 64), and less than one in eight are 65 or over (1.1 million). Despite being the smallest age group in London's population, the number of Londoners aged 65 or over is projected to increase by 86 per cent between 2019 and 2050, faster than younger age groups (GLA City Intelligence Unit 2018). London has a higher proportion of working age population.

Compared with the 19 percent of households overall that do not own or are in the process of buying their home, 67 percent of households headed by a young person (aged 16-24) live in the private rented sector. Nearly half of those aged 20-24 live with their parents, a figure that has increased substantially since the recession (2008). More than two thirds have explained that the reason for this is the lack of affordable housing. [Housing, homelessness and young LGBT people, April 2016]

Disability

16% of working age Londoners aged 16 to 64 were disabled between 2015 to 2017 (ONS 2017). This is slightly younger than the national average for Great Britain of 20%, reflecting London's younger population.

There are 1.3 million disabled adults in London, defined according to the Equality Act 2010 as having a physical or mental impairment that has a 'substantial' and 'long-term' negative effect on their ability to do normal daily activities (ONS 2019).

14% of Londoners consider themselves to have a disability that effects their day-to-day activities 'a lot' or 'a little' (ONS 2011).

Disability is closely related to age: 13% of the working age population are disabled versus 28% of people aged 65 or over (ONS 2019).

56% of disabled Londoners are women, compared with 50% of non-disabled Londoners

Disabled people are also more likely to be on a low income (61% of disabled people are also on low income). 34% per cent of disabled Londoners have a household income of less than £10,000 compared with 10% of non-disabled Londoners (London Travel Demand Survey 2016/17)

84% of disabled Londoners report that their disability limits their ability to travel (LTDS 2019).

55% of disabled Londoners state that their disability affects their mobility, 22% have a serious long-term illness and 10% have a mental health condition.

Many disabled people experience multiple impairments.

According to GP records, approximately 2 per cent of London's population, or around 175,000 people, have a learning disability (Public Health England in GLA 2019).

[EHRC \(2018\) The housing experiences of disabled people in Britain](#)

Key factors for successful independent living for disabled people include accessibility features such as adapted kitchens and bathrooms; a feeling of safety and security and being in a good location with access to shops, transport and public services.

There is a lack of availability of accessible housing across all tenures.

Living in unsuitable accommodation can cause deterioration in mental wellbeing.

Appropriate housing is often either unavailable or unaffordable.

Disabled people in the private and social rented sectors were more likely to have experienced poor housing than disabled homeowners.

[LSE \(2016\) No Place Like an Accessible Home Quality of life and opportunity for disabled people with accessible housing needs](#)

At least 1.8 million households (one in twelve of all households) in England have an identified need for accessible housing, of whom 580,000 (one third) are working age.

[DCLG \(2016\) English Housing Survey Adaptations and Accessibility Report, 2014-15](#)

There were around 814,000 (4%) households with a wheelchair user in England in 2014. Around 521,000 (64%) of these households included someone who only required a wheelchair outside the home while 210,000 (26%) of these households contained someone who used a wheelchair all the time. The remaining 84,000 (10%) households had someone who just used their wheelchair when indoors. Among all households with a wheelchair user, 84% (685,000) lived in a home that did not have full visitability including the 19% (158,000) who lived in a home that lacked any of the four features (level access to the entrance, a flush threshold, sufficiently wide doorways and circulation space, and a toilet at entrance level). One visitability feature was most commonly present for these households (32%).

[Gender reassignment](#)

No evidence was found which is relevant to LSPBSL guidance but the LPG for LSPBSL will help provide a safer environment for LGBTQ+ community who are a vulnerable group as per evidence below.

[Is England Fairer? The state of equality and human rights 2016](#) Equality and Human Rights Commission 1 March 2016

A 2006 study of transgender and transsexual people's experiences of inequality and discrimination found that 73% of surveyed transgender respondents had experienced harassment in public spaces (including comments, threatening behaviour, physical abuse, verbal abuse or sexual abuse) with 10% having been victims of threatening behaviour in public spaces (Whittle et al., 2007).

In 2015, the Home Office reported a 9% rise in police recorded transgender hate crimes between 2013/14 and 2014/15. For almost all police forces (41), transgender identity hate crime was the least commonly recorded hate crime (Home Office, 2015a).

[LGBT in Britain- Trans report](#), Stonewall 2018

Trans people experience high levels of discrimination and poor treatment because of their gender identity and often change their behaviour because of it. This ranges from verbal abuse and intimidation in the street and other public spaces like toilets, to being discriminated against in shops, cafés, restaurants, bars and nightclubs. Trans people also face discrimination when using public services and when looking for a house to rent or buy.

More than two in five trans people (44 per cent) avoid certain streets altogether because they don't feel safe there as an LGBT person.

Marriage or Civil Partnership

No relevant evidence to this guidance was found.

Pregnancy and maternity

No relevant evidence to this guidance was found.

Race

Black, Asian and minority ethnic Londoners make up 40% of London's population (ONS 2011). Black, Asian and minority ethnic Londoners are more likely to be younger and on lower incomes. For instance, 44% of people on low incomes in London are also BAME (London Travel Demand Survey 2016/17).

Black, Asian and minority ethnic Londoners are more likely to live in households with an average annual income below £20,000 (33% BAME compared with 25% white).

Race remains the most commonly recorded motivation for hate crime at 82% of recorded motivations (Home Office, 2015a).

Religion or belief

The 2011 Census shows that the representation of religion and beliefs of Londoners has changed over the past 10 years. There has been a decline in the proportion of Londoners considering themselves to be Christian (58% to 48%). There has also been an increase in the proportion who do not identify with any religion (16% to 21%).

Religion varies considerably between ethnic groups:

While 28% of white and 27% of mixed Londoners report they have no religion, only 7% of Black and 8% of Asian Londoners report this.

More than half of Black (68%) and white (57%) Londoners report that they are Christian. Asian Londoners and Londoners who have selected 'other' to describe their ethnic group are most likely to be Muslims (36% of Asian Londoners and 50% of Londoners selecting 'other' ethnic group are Muslims).

Research by the Equality and Human Rights Commission highlights that in England, there was a higher percentage of Christians who were recorded as overweight or obese (66.6%), compared with people with no religion (55%). The percentage of religious minorities recorded as overweight or obese was 56.4% in 2012.

Sex

Half of Londoners are women (51%) (ONS 2011).

In 2019, the GLA projected that 4.55 million Londoners were female and 4.55 million were male (GLA Intelligence Unit 2018). Women face particular issues around gender-based violence and low pay. As the majority of lone parents (90%) are women, recent reforms to welfare that have affected lone parents have had a disproportionate impact on women. 18.9% of Black households and 16.2% of Mixed households were made up of a single parent with dependent children, the highest percentage out of all ethnic groups for this type of household; the lowest percentage was found among Asian households, at 5.7% followed by White households at 6.7% ([Census 2011](#)).

Women sharing other characteristics women often face additional challenges, such as higher gender pay gaps among older and BAME women (All-Party Parliamentary Group on Sex Equality 2018). Young women report issues around financial pressures and mental health issues (Young Women's Trust 2017). Men face issues around lower educational attainment and are at higher risk of suicide (EHRC 2018).

Londoners living in a lower income household (less than £20,000 per year) are more likely to be women (London Travel Demand Survey 2016/17).

Women in London are more likely to be older (ONS 2011).

Men are more likely than women to be working full-time.

Women more likely to be unemployed than men and are more likely to work part-time. Women are more likely than men to be travelling with buggies. This could mean that women are more likely to be affected by lack of level access.

[Is England Fairer? The state of equality and human rights 2016](#)

In 2012/13, 30.7% of CSEW respondents reported feeling unsafe being alone at home and/or in their local area (during the day and after dark). Women (45.1%) were nearly three times as likely to feel unsafe compared with male respondents (15.7%).

Sexual orientation

Statistics about the size of the LGB population vary considerably and there is no single widely accepted measure. The 2017 GP Patient Survey found that 5.4% of Londoners

identified as Lesbian, Gay, Bisexual or 'Other' compared to the national rate of 3.3%. Figures from the 2017 Annual Population Survey provide lower estimates for London and England (3.2% and 2.6%).

LGB Londoners are significantly more likely than heterosexual Londoners to have experienced incidents of unwanted sexual behaviour or hate crime.

LGBT young people are more likely to find themselves homeless than their non-LGBT peers, comprising up to 24% of the youth homeless population.

[Is England Fairer? The state of equality and human rights 2016](#)

In 2015, the Home Office reported a 22% rise in police recorded sexual orientation hate crimes, and a 9% rise in police recorded transgender hate crimes between 2013/14 and 2014/15. For 38 out of 44 police forces, sexual orientation hate crime was the second most commonly recorded hate crime.

[People on low incomes](#)

As per [GLA's Housing in 2020 report](#), the total number of Housing Benefit and Universal Credit recipients in London increased to a high of 953,100 in May 2020 due to a spike caused by the Coronavirus pandemic. The typical rent for a two-bedroom social rented home in London is £114 a week, compared to £180 a week for an Affordable Rented home.

[Gaps in Evidence](#)

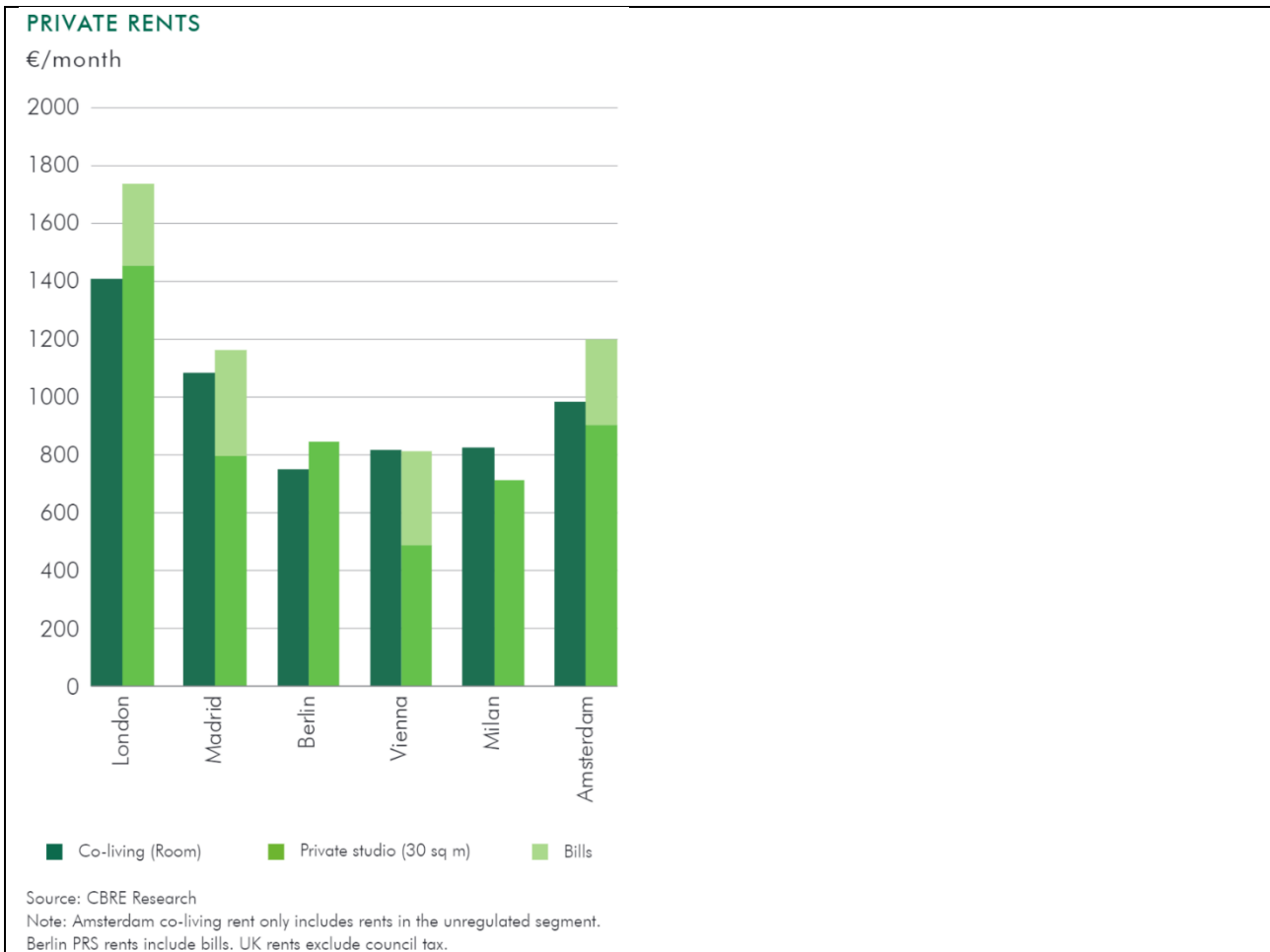
Please detail any areas identified as requiring further data or detailed analysis.

As per 2017 London SHMA, there are approximately 153,588 concealed households which accounts for people aged 25 or older who are part of a household, but would prefer their own accommodation when they can afford it. It may be useful to have working population data under each of the protected characteristics that are seeking to form a single households.

As per [Housing in London 2020](#), Since at least the turn of the century, London has seen a net annual inflow of residents in their 20s from the rest of the UK and a net outflow of those aged 30 or above. Although difficult to gather this data, it may help to have another data set including working adults who travel to London for temporary work for 3 to 6 months.

There are around 10 schemes approved, similar number in the pipe line, but only a few are occupied and operating in London. Whilst providers have information on occupancy, this is not public. Typically, these units may cater to single person earning an average of over £30,000 per annum (information shared through informal conversations). The rooms are generally marketed at around £1000 per month (information is based on news articles, websites and informal conversations), which does not include utility bills for the private units.

Below data on private unit rent is from [CBRE research across European cities](#) that are target market for LSPBSL developments. In the graph below the rents for London are approximately £1,180 (1400 euros) per month. It will be useful to collect this data overtime for different London boroughs where LSPBSL is operating or proposed.



Appendix B: Engagement summary

Summary of protected groups engaged

List the protected groups that have been engaged through the informal engagement - Please refer to the engagement table 2 below.

If groups are identified in the assessment who have not been previously engaged, briefly set out how they will be targeted through the formal engagement (i.e either a specific focus group meeting or invitation to community webinar event) and timeframes.

No groups engaged.

Engagement record

Engagement undertaken which is relevant to the EqlA for example with specific community groups, or protected characteristic groupings, or to fill identified evidence gaps.

No groups engaged.