



Equality Impact and Needs Analysis

**Householder Development Supplementary
Planning Document (SPD)**

Section 1: Equality impact and needs analysis details

Proposed policy/decision/business plan to which this equality analysis relates	Householder Development Supplementary Planning Document
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Department	Planning Policy	Division	Planning and Growth
Period analysis undertaken	8 February 2024 to 12 February 2024		
Date of review (if applicable)	February 2025		
Sign-off		Position	Date

Section 2: Brief description of policy/decision/business plan

1.1 Brief description of policy/decision/business plan

The purpose of the Householder Development supplementary planning document (SPD) is to set out the standard of design expected from the development of existing homes in Southwark.

The SPD has the following objectives:

- To guide the improvement and adaptation of existing homes
- To ensure a high standard of housing for all, ensuring homes are enjoyable, liveable and accessible.
- To encourage the refurbishment of homes looking to reduce energy demand, carbon emissions and adapt to the effects of climate change.
- To ensure works to existing homes mitigate impact on the amenity, privacy and appearance of the surrounding area and neighbours.
- To encourage sustainable technologies, healthy communities and to preserve Southwark's rich heritage

This SPD provides guidance for applying the policies in the Southwark Plan 2022. It does not contain new policy. The SPD will be a material consideration in the determination of a planning application.

The guidance is relevant to all existing homes, whether a house or a flat. The SPD also covers homes which are listed buildings or within conservation areas. It does not apply to the creation of new homes.

The guidance covers a broad range of works including:

- Improving the appearance of a property
- Improving the thermal performance or energy efficiency of a property
- How to find the most appropriate type of extension for a property
- Whether planning permission or listed building consent is required
- If any specialist information is required to support a planning application

Section 3: Overview of service users and key stakeholders consulted

2. Service users and stakeholders	
Key users of the department or service	<p>Externally, the key users of the SPD will be Southwark residents who wish to make alterations, improvements or extensions to their home. The SPD will also be used by those who own or manage a residential property in the borough.</p> <p>Other external users may include planning agents, architects or those employed to make changes to a residential property in the borough.</p> <p>Internally, the SPD will be used by planning officers to assess Householder development planning applications as well as those who manage Council-owned residential properties.</p>
Key stakeholders involved in this policy/decision/business plan	<p>The SPD was prepared and developed by the planning division, with input from planning policy and development management officers.</p> <p>The SPD has been reviewed by the Cabinet member for New Homes and Sustainable Development and will be taken to the Council's Cabinet on 18th June 2024 to agree the SPD for public consultation.</p> <p>Members of the public will be able to give comments on the SPD at the consultation stage.</p>

Section 4: Pre-implementation equality impact and needs analysis

This section considers the potential impacts (positive and negative) on groups with 'protected characteristics', the equality information on which this analysis is based and any mitigating actions to be taken, including improvement actions to promote equality and tackle inequalities. An equality analysis also presents as an opportunity to improve services to meet diverse needs, promote equality, tackle inequalities and promote good community relations. It is not just about addressing negative impacts.

The columns include societal issues (discrimination, exclusion, needs etc.) and socio-economic issues (levels of poverty, employment, income). As the two aspects are heavily interrelated it may not be practical to fill out both columns on all protected characteristics. The aim is, however, to ensure that socio-economic issues are given special consideration, as it is the council's intention to reduce socio-economic inequalities in the borough. Key is also the link between protected characteristics and socio-economic disadvantage, including experiences of multiple disadvantages.

Socio-economic disadvantage may arise from a range of factors, including:

- poverty
- health
- education
- limited social mobility
- housing
- a lack of expectations
- discrimination
- multiple disadvantage

The public sector equality duty (PSED) requires us to find out about and give due consideration to the needs of different protected characteristics in relation to the three parts of the duty:

1. Eliminating discrimination, harassment and victimisation
2. Advancing equality of opportunity, including finding out about and meeting diverse needs of our local communities, addressing disadvantage and barriers to equal access; enabling all voices to be heard in our engagement and consultation undertaken; increasing the participation of under-represented groups
3. Fostering good community relations; promoting good relations; to be a borough where all feel welcome, included, valued, safe and respected.

The PSED is now also further reinforced in the two additional Fairer Future for All values that we will:

- Always work to make Southwark more equal and just
- Stand against all forms of discrimination and racism

<p>Age Where this is referred to, it refers to a person belonging to a particular age (e.g. 32-year-olds) or range of ages (e.g. 18 - 30-year-olds).</p>	
<p>Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.</p>	<p>Potential Socio-Economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)</p>
<p><u>Requirements of planning permission</u></p> <p>The SPD provides clearer guidance on the type of householder works which require planning permission. This guidance will help those who need to improve, alter or extend their home.</p> <p>This will benefit residents of all ages in the borough. This may also particularly benefit older residents who may need to adapt their homes to meet accessibility requirements and address mobility impairments.</p>	<p>No positive or negative socio-economic impact applicable.</p>
<p><u>Standard of design</u></p> <p>The SPD sets out the standard of design expected from householder development. This includes guidance on how to improve the appearance of an existing home and to ensure proposed development is of a high quality. This guidance also sets out the type of development which would be inappropriate for a listed building or within conservation areas.</p> <p>This will help to mitigate against unacceptable or harmful development and ensure that homes within the borough are enjoyable, liveable and accessible. This will also protect heritage assets within the borough and the townscape and visual amenity of local areas.</p> <p>This will benefit residents of all ages in the borough.</p>	<p>No positive or negative socio-economic impact applicable.</p>

<p><u>Neighbouring properties</u></p> <p>This SPD outlines the measures which need to be taken to ensure that householder development does not adversely impact any neighbouring properties.</p> <p>This will help to protect the amenity of neighbouring properties and mitigate the impact on their privacy, daylight and sunlight or outlook.</p> <p>This will benefit residents of all ages in the borough.</p>	<p>No positive or negative socio-economic impact applicable.</p>
<p><u>Climate change</u></p> <p>This SPD encourages the refurbishment of homes looking to reduce energy demand, carbon emissions and adapt to the effects of climate change.</p> <p>This will benefit residents of all ages in the borough.</p>	<p>No positive or negative socio-economic impact applicable.</p>
<p><u>Energy efficiency</u></p> <p>The SPD will provide guidance that can help residents to improve the energy efficiency of their homes. This includes guidance on low-cost, non-invasive works such as draught proofing. High energy efficiency will help residents keep their homes warm in colder months.</p> <p>This will benefit residents of all ages in the borough.</p>	<p>This could be of socio-economic benefit to young adults.</p> <p>This is because young adults are more likely to live in fuel poverty than any other adult age group.</p>
<p><u>Home or freehold ownership</u></p> <p>The SPD includes guidance for certain householder developments which can be costly to implement or require the permission of the property owner or freeholder to carry out. This includes enhancements to energy efficiency such as window replacements or ways to increase space in a home through extensions or outbuildings.</p> <p>This may be of more benefit to those who own their own home or the freehold and less likely to</p>	<p>No positive or negative socio-economic impact applicable.</p>

<p>benefit renters or leaseholders. This is because the works may be easier to carry out for home or freehold owners. Renters and leaseholders are also less likely to pay for substantial works to a property or freehold they do not own.</p> <p>Older adults are more likely to own their home or the freehold than young adults. This means that older residents may benefit greater from the guidance in the SPD as they are the group which can likely make the most use of it.</p>	
<p>Equality information on which above analysis is based</p>	<p>Socio-economic data on which above analysis is based</p>
<p><u>General data</u></p> <p>The median age in Southwark is 33, which is below that of London as a whole (35). (Source: How life has changed in Southwark: Census 2021 (ons.gov.uk)).</p> <p>Southwark has an ageing population. Between 2011 and 2021, the proportion of Southwark residents aged 0-9 fell from 12.6% to 10.5%, while the proportion aged 50 and over rose from 20.4% to 24.7%. (Source: How life has changed in Southwark: Census 2021 (ons.gov.uk)).</p> <p>A 79% increase in the population of Southwark aged 65 or more is forecast by 2039. This incorporates a 92% increase in those over 75 and 87% growth in those over 85. (Source: Strategic Housing Market Assessment Update 2019 (Source: Housing - Southwark Council)).</p>	<p>In 2021/22 approximately 23,000 children aged 0-15 in Southwark were living in poverty, after housing costs were factored in, equating to 36% of children in the borough. This is higher than the London average of 33%. (Source: JSNA Annual Report - Southwark Council).</p> <p>Council wards with the highest proportions of child poverty (22-28%) include Old Kent Road, Faraday, North Walworth, Chaucer, and Borough and Bankside. Faraday ranks as the most deprived ward in Southwark. These areas overlap with the Old Kent Road, Elephant and Castle, and London Bridge/Bankside Opportunity Areas. (JSNA Annual Report 2023; JSNA Multiward Profiles 2023: West Central Southwark)</p>

<p><u>Energy efficiency</u></p> <p>See socio-economic data column opposite.</p>	<p>Nationally, households where the age of the oldest member is between 16 and 24 have the highest likelihood of being in fuel poverty (25%). No other adult age group exceeds 15%. (Source: Annual fuel poverty statistics in England, 2024 (2023 data) (publishing.service.gov.uk)).</p>
<p><u>Home or freehold ownership</u></p> <p>In 2019, only 5% of households in London headed by someone aged 16-24 owned their own home. By contrast, home ownership rates for householders headed by someone aged 45+ are over 50%. (Housing in London 2020).</p> <p>Leasehold households generally have younger household reference persons (HRPs) than non-leasehold households. In the England Housing Survey 2021-2022, there was a significantly higher proportion of 25–34-year-olds in leasehold households in the owner-occupied sector (14%) than in non-leasehold households overall (8%). (English Housing Survey 2021 to 2022: leasehold households - GOV.UK (www.gov.uk)).</p>	<p>Within London, owner occupiers with mortgages are significantly under-represented in the lower income quintiles. 76% of owner occupiers with a mortgage are in the top two fifths of the national household income distribution, while only 9% are in the bottom fifth. (Source: GLA - Housing in London 2020).</p>
<p>Mitigating and/or improvement actions to be taken</p>	
<p>As there are no negative impacts, no mitigating actions are required. The Council will continue to monitor impacts on this group. The Council will mitigate against any unforeseen issues that arise</p>	<p>As there are no negative impacts, no mitigating actions are required. The Council will continue to monitor impacts on this group. The Council will mitigate against any unforeseen issues that arise.</p>

Disability - A person has a disability if s/he has a physical or mental impairment which has a substantial and long-term adverse effect on that person's ability to carry out normal day-to-day activities. Please note that under the PSED due regard includes:

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

This also includes the need to understand and focus on different needs/impacts arising from different disabilities

Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.

Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)

Requirements of planning permission

The SPD provides clearer guidance on the type of householder works which require planning permission. This guidance will help those who need to improve, alter or extend their home.

This will benefit those residents who are disabled and may need to adapt their homes to meet accessibility requirements and address mobility impairments.

No positive or negative socio-economic impact applicable.

Standard of design

The SPD sets out the standard of design expected from householder development. This includes guidance on how to improve the appearance of an existing home and to ensure proposed development is of a high quality. This guidance also sets out the type of development which would be inappropriate for a listed building or within conservation areas.

This will help to mitigate against unacceptable or harmful development and ensure that homes within the borough are enjoyable, liveable and accessible. This will also protect heritage assets within the borough and the townscape and visual amenity of local areas.

This will benefit all residents in the borough, including those who are disabled.

No positive or negative socio-economic impact applicable.

<p><u>Neighbouring properties</u></p> <p>This SPD outlines the measures which need to be taken to ensure that householder development does not adversely impact any neighbouring properties.</p> <p>This will help to protect the amenity of neighbouring properties and mitigate the impact on their privacy, daylight and sunlight or outlook.</p> <p>This will benefit all residents in the borough, including those who are disabled.</p>	<p>No positive or negative socio-economic impact applicable.</p>
<p><u>Climate change</u></p> <p>This SPD encourages the refurbishment of homes looking to reduce energy demand, carbon emissions and adapt to the effects of climate change.</p> <p>This will benefit all residents in the borough, including those who are disabled.</p>	<p>No positive or negative socio-economic impact applicable.</p>
<p><u>Energy efficiency</u></p> <p>The SPD will provide guidance that can help residents to improve the energy efficiency of their homes. This includes guidance on low-cost, non-invasive works such as draught proofing. High energy efficiency will help residents keep their homes warm in colder months.</p> <p>This will benefit residents of all ages in the borough. It may also have a particular benefit for residents with certain disabilities or health conditions who are more vulnerable to the harmful effects of cold weather.</p> <p>In addition, it may have a particular benefit for residents with restricted mobility, dementia or severe mental health issues, who are less able to adapt their behaviour during cold snaps.</p>	<p>This could be of socio-economic benefit to those residents who are disabled.</p> <p>This is because poverty and disability are both risk factors with regard to the harmful effects of cold weather. There is further a known link between disability and poverty.</p> <p>Disabled people are also more likely than non-disabled people to struggle to afford their energy bills.</p>

<p><u>Home or freehold ownership</u></p> <p>The SPD includes guidance for certain householder developments which can be costly to implement or require the permission of the property owner or freeholder to carry out. This includes enhancements to energy efficiency such as window replacements or ways to increase space in a home through extensions or outbuildings.</p> <p>This may be of more benefit to those who own their own home or the freehold and less likely to benefit renters or leaseholders. This is because the works may be easier to carry out for home or freehold owners. Renters and leaseholders are also less likely to pay for substantial works to a property or freehold they do not own.</p> <p>Disabled people are less likely than non-disabled people to own their own home. This means the guidance in the SPD could be less of a benefit to disabled residents.</p>	<p>No positive or negative socio-economic impact applicable.</p>
<p>Equality information on which above analysis is based</p>	<p>Socio-economic data on which above analysis is based</p>
<p><u>General data</u></p> <p>In 2021, 8.2% of Southwark residents identified as being disabled and limited a lot. This was a decrease from 11.1% in 2011. Almost a quarter of households (33,000) had at least one resident with a disability. (How life has changed in Southwark: Census 2021 (ons.gov.uk)).</p> <p>In 2019 there were 613 households in Southwark with unmet wheelchair accessible accommodation needs. (Strategic Housing Market Assessment Update 2019: Housing - Southwark Council).</p>	<p>The Joseph Rowntree Foundation has found that poverty rates for households with a disabled person or informal carer are much higher than average. (UK Poverty 2023: The essential guide to understanding poverty in the UK Joseph Rowntree Foundation (jrf.org.uk)).</p>
<p><u>Energy efficiency</u></p> <p>There is strong evidence linking a range of health conditions to vulnerability to cold weather. These include cardiovascular conditions, and respiratory conditions such as chronic obstructive pulmonary disease and</p>	<p>There is strong evidence linking poverty to heightened vulnerability to cold weather. This relates to poor quality homes and fuel poverty. (Source: Supporting</p>

<p>childhood asthma. Exposure to cold can increase the risk of blood clots forming in the body (in turn increasing the risk of heart attacks and strokes), increase susceptibility to chest infections, worsen breathing problems, and increase the risk of falls. (Source: Supporting vulnerable people before and during cold weather: healthcare professionals - GOV.UK (www.gov.uk)).</p>	<p>vulnerable people before and during cold weather: for adult social care managers - GOV.UK (www.gov.uk)).</p> <p>According to ONS data from 2022, 55% of disabled adults in the UK reported finding it difficult to afford their energy bills. This compares with 40% of non-disabled people. (Impact of increased cost of living on adults across Great Britain - Office for National Statistics (ons.gov.uk)).</p> <p>People with chronic obstructive pulmonary disease are more likely to live in poverty. (Source: Estimating the number of people with cardiovascular or respiratory conditions living in poverty, England - Office for National Statistics).</p>
<p><u>Home ownership</u></p> <p>According to the ONS, in 2021 40% of disabled people in the UK owned their own home, compared to 53% of non-disabled people (Outcomes for disabled people in the UK - Office for National Statistics (ons.gov.uk)).</p>	<p>Within London, owner occupiers with mortgages are significantly under-represented in the lower income quintiles. 76% of owner occupiers with a mortgage are in the top two fifths of the national household income distribution, while only 9% are in the bottom fifth. (Housing in London 2020).</p>
Mitigating and/or improvement actions to be taken	
<p>As there are no negative impacts, no mitigating actions are required. The Council will continue to monitor impacts on this group. The Council will mitigate against any unforeseen issues that arise.</p>	<p>As there are no negative impacts, no mitigating actions are required. The Council will continue to monitor impacts on this group. The Council will mitigate against any unforeseen issues that arise</p>

<p>Gender reassignment - The process of transitioning from one gender to another.</p> <p>Gender Identity - Gender identity is the personal sense of one's own gender. Gender identity can correlate with a person's assigned sex or can differ from it.</p>	
<p>Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.</p>	<p>Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)</p>
<p><u>Requirements of planning permission</u></p> <p>The SPD provides clearer guidance on the type of householder works which require planning permission. This guidance will help those who need to improve, alter or extend their home.</p> <p>This will benefit all residents in the borough, including those of all gender identities.</p>	<p>No positive or negative socio-economic impact applicable.</p>
<p><u>Standard of design</u></p> <p>The SPD sets out the standard of design expected from householder development. This includes guidance on how to improve the appearance of an existing home and to ensure proposed development is of a high quality. This guidance also sets out the type of development which would be inappropriate for a listed building or within conservation areas.</p> <p>This will help to mitigate against unacceptable or harmful development and ensure that homes within the borough are enjoyable, liveable and accessible. This will also protect heritage assets within the borough and the townscape and visual amenity of local areas.</p> <p>This will benefit all residents in the borough, including those of all gender identities.</p>	<p>No positive or negative socio-economic impact applicable.</p>

<p><u>Neighbouring properties</u></p> <p>This SPD outlines the measures which need to be taken to ensure that householder development does not adversely impact any neighbouring properties.</p> <p>This will help to protect the amenity of neighbouring properties and mitigate the impact on their privacy, daylight and sunlight or outlook.</p> <p>This will benefit all residents in the borough, including those of all gender identities.</p>	<p>No positive or negative socio-economic impact applicable.</p>
<p><u>Climate change</u></p> <p>This SPD encourages the refurbishment of homes looking to reduce energy demand, carbon emissions and adapt to the effects of climate change.</p> <p>This will benefit all residents in the borough, including those of all gender identities.</p>	<p>No positive or negative socio-economic impact applicable.</p>
<p><u>Energy efficiency</u></p> <p>The SPD will provide guidance that can help residents to improve the energy efficiency of their homes. This includes guidance on low-cost, non-invasive works such as draught proofing. High energy efficiency will help residents keep their homes warm in colder months.</p> <p>This will benefit all residents in the borough, including those of all gender identities.</p>	<p>No positive or negative socio-economic impact applicable.</p>
<p><u>Home or freehold ownership</u></p> <p>The SPD includes guidance for certain householder developments which can be costly to implement or require the permission of the property owner or freeholder to carry out. This includes enhancements to energy efficiency such as window replacements or ways to increase space in a home through extensions or outbuildings.</p> <p>This may be of more benefit to those who own their own home or the freehold and less likely</p>	<p>No positive or negative socio-economic impact applicable.</p>

<p>to benefit renters or leaseholders. This is because the works may be easier to carry out for home or freehold owners. Renters and leaseholders are also less likely to pay for substantial works to a property or freehold they do not own.</p> <p>Transgender people are less likely than cisgender people to own their own home. This means the guidance in the SPD could be less of a benefit to transgender residents.</p>	
<p>Equality information on which above analysis is based.</p>	<p>Socio-economic data on which above analysis is based</p>
<p><u>General data</u></p> <p>1.23% of people aged 16 years and over in Southwark have a gender identity different from their sex registered at birth. (Census 2021)</p>	<p>No positive or negative socio-economic impact applicable.</p>
<p><u>Home ownership</u></p> <p>In the last census, 31% of cisgender Southwark residents responded that they lived in a home that is owned by themselves or someone they live with (either outright, or with a mortgage, loan or shared ownership). By contrast, only 13.3% of trans women and 16.7% of trans men in Southwark selected one of these housing tenures. (Source: Gender identity by tenure - Office for National Statistics (ons.gov.uk)).</p>	<p>Within London, owner occupiers with mortgages are significantly under-represented in the lower income quintiles. 76% of owner occupiers with a mortgage are in the top two fifths of the national household income distribution, while only 9% are in the bottom fifth. (Housing in London 2020).</p>
<p>Mitigating and/or improvement actions to be taken</p>	
<p>As there are no negative impacts, no mitigating actions are required. The Council will continue to monitor impacts on this group. The Council will mitigate against any unforeseen issues that arise.</p>	<p>As there are no negative impacts, no mitigating actions are required. The Council will continue to monitor impacts on this group. The Council will mitigate against any unforeseen issues that arise.</p>

<p>Marriage and civil partnership – In England and Wales marriage is no longer restricted to a union between a man and a woman but now includes a marriage between a same-sex couples. Same-sex couples can also have their relationships legally recognised as 'civil partnerships'. Civil partners must not be treated less favourably than married couples and must be treated the same as married couples on a wide range of legal matters. (Only to be considered in respect to the need to eliminate discrimination.)</p>	
<p>Potential impacts (positive and negative) of proposed policy/decision/business plan</p>	<p>Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)</p>
<p><u>Requirements of planning permission</u></p> <p>The SPD provides clearer guidance on the type of householder works which require planning permission. This guidance will help those who need to improve, alter or extend their home.</p> <p>This will benefit all residents in the borough, including those of all marital statuses.</p>	<p>No positive or negative socio-economic impact applicable.</p>
<p><u>Standard of design</u></p> <p>The SPD sets out the standard of design expected from householder development. This includes guidance on how to improve the appearance of an existing home and to ensure proposed development is of a high quality. This guidance also sets out the type of development which would be inappropriate for a listed building or within conservation areas.</p> <p>This will help to mitigate against unacceptable or harmful development and ensure that homes within the borough are enjoyable, liveable and accessible. This will also protect heritage assets within the borough and the townscape and visual amenity of local areas.</p> <p>This will benefit all residents in the borough, including those of all marriage statuses.</p>	<p>No positive or negative socio-economic impact applicable.</p>
<p><u>Neighbouring properties</u></p> <p>This SPD outlines the measures which need to be taken to ensure that householder development does not adversely impact any neighbouring properties.</p> <p>This will help to protect the amenity of neighbouring properties and mitigate the</p>	<p>No positive or negative socio-economic impact applicable.</p>

<p>impact on their privacy, daylight and sunlight or outlook.</p> <p>This will benefit all residents in the borough, including those of all marriage statuses.</p>	
<p><u>Climate change</u></p> <p>This SPD encourages the refurbishment of homes looking to reduce energy demand, carbon emissions and adapt to the effects of climate change.</p> <p>This will benefit all residents in the borough, including those of all marriage statuses.</p>	<p>No positive or negative socio-economic impact applicable.</p>
<p><u>Energy efficiency</u></p> <p>The SPD will provide guidance that can help residents to improve the energy efficiency of their homes. This includes guidance on low-cost, non-invasive works such as draught proofing. High energy efficiency will help residents keep their homes warm in colder months.</p> <p>This will benefit all residents in the borough, including those of all marriage statuses.</p>	<p>This could be of socio-economic benefit to young adults.</p> <p>This is because young adults are more likely to live in fuel poverty than any other adult age group.</p>
<p>Equality information on which above analysis is based</p>	<p>Socio-economic data on which above analysis is based</p>
<p><u>General data</u></p> <p>The latest census found that 26.9% of Southwark residents were married or in a civil partnership. This was a fall from 29.4% in 2011. Southwark had the fourth-highest percentage of adults who had never been married or in a civil partnership of all English local authorities. (How life has changed in Southwark: Census 2021 (ons.gov.uk)).</p>	<p>No positive or negative socio-economic impact applicable.</p>
<p>Mitigating or improvement actions to be taken</p>	
<p>As there are no negative impacts, no mitigating actions are required. The Council will continue to monitor impacts on this group. The Council will mitigate against any unforeseen issues that arise.</p>	<p>As there are no negative impacts, no mitigating actions are required. The Council will continue to monitor impacts on this group. The Council will mitigate against any unforeseen issues that arise.</p>

<p>Pregnancy and maternity - Pregnancy is the condition of being pregnant or expecting a baby. Maternity refers to the period after the birth and is linked to maternity leave in the employment context. In the non-work context, protection against maternity discrimination is for 26 weeks after giving birth, and this includes treating a woman unfavourably because she is breastfeeding.</p>	
<p>Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.</p>	<p>Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)</p>
<p><u>Requirements of planning permission</u> The SPD provides clearer guidance on the type of householder works which require planning permission. This guidance will help those who need to improve, alter or extend their home.</p> <p>This will benefit all residents in the borough, including those who are pregnant or in maternity.</p>	<p>No positive or negative socio-economic impact applicable.</p>
<p><u>Standard of design</u> The SPD sets out the standard of design expected from householder development. This includes guidance on how to improve the appearance of an existing home and to ensure proposed development is of a high quality. This guidance also sets out the type of development which would be inappropriate for a listed building or within conservation areas.</p> <p>This will help to mitigate against unacceptable or harmful development and ensure that homes within the borough are enjoyable, liveable and accessible. This will also protect heritage assets within the borough and the townscape and visual amenity of local areas.</p> <p>This will benefit all residents in the borough, including those who are pregnant or in maternity.</p>	<p>No positive or negative socio-economic impact applicable.</p>

<p><u>Neighbouring properties</u></p> <p>This SPD outlines the measures which need to be taken to ensure that householder development does not adversely impact any neighbouring properties.</p> <p>This will help to protect the amenity of neighbouring properties and mitigate the impact on their privacy, daylight and sunlight or outlook.</p> <p>This will benefit all residents in the borough, including those who are pregnant or in maternity.</p>	<p>No positive or negative socio-economic impact applicable.</p>
<p><u>Climate change</u></p> <p>This SPD encourages the refurbishment of homes looking to reduce energy demand, carbon emissions and adapt to the effects of climate change.</p> <p>This will benefit all residents in the borough, including those who are pregnant or in maternity.</p>	<p>No positive or negative socio-economic impact applicable.</p>
<p><u>Energy efficiency</u></p> <p>The SPD will provide guidance that can help residents to improve the energy efficiency of their homes. This includes guidance on low-cost, non-invasive works such as draught proofing. High energy efficiency will help residents keep their homes warm in colder months.</p> <p>This will benefit all residents in the borough, including those who are pregnant or in maternity.</p>	<p>No positive or negative socio-economic impact applicable.</p>
<p>Equality information on which above analysis is based</p>	<p>Socio-economic data on which above analysis is based</p>
<p><u>General data</u></p> <p>The total number of babies born in Southwark has been decreasing year on year over the past 10 years. The decline in the fertility rate in Southwark is seen across all age groups, but</p>	<p>No positive or negative socio-economic impact applicable.</p>

<p>particularly among younger women. The average age of mothers giving birth in Southwark in 2022 was around 33 years. (Source: JSNA Annual Report - Southwark Council).</p>	
Mitigating and/or improvement actions to be taken	
<p>As there are no negative impacts, no mitigating actions are required. The Council will continue to monitor impacts on this group. The Council will mitigate against any unforeseen issues that arise.</p>	<p>As there are no negative impacts, no mitigating actions are required. The Council will continue to monitor impacts on this group. The Council will mitigate against any unforeseen issues that arise.</p>

<p>Race - Refers to the protected characteristic of Race. It refers to a group of people defined by their race, colour, and nationality (including citizenship) ethnic or national origins. N.B. Gypsy, Roma and Traveller are recognised racial groups and their needs should be considered alongside all others</p>	
<p>Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.</p>	<p>Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)</p>
<p><u>Requirements of planning permission</u></p> <p>The SPD provides clearer guidance on the type of householder works which require planning permission. This guidance will help those who need to improve, alter or extend their home.</p> <p>This will benefit all residents in the borough, including those of all ethnicities.</p> <p>The guidance on increasing space in a home may be of particular benefit to those residents who live in overcrowded households. Overcrowding levels vary greatly between ethnic minorities and is above average for most. Black, Black British, Black Welsh, Caribbean or African households have the highest level of overcrowding.</p> <p>Those who speak English as a second language may find it challenging to understand</p>	<p>No positive or negative socio-economic impact applicable.</p>

<p>the guidance provided in the SPD. This means the guidance in the SPD could be less of a benefit to those residents who speak English as a second language.</p>	
<p><u>Standard of design</u></p> <p>The SPD sets out the standard of design expected from householder development. This includes guidance on how to improve the appearance of an existing home and to ensure proposed development is of a high quality. This guidance also sets out the type of development which would be inappropriate for a listed building or within conservation areas.</p> <p>This will help to mitigate against unacceptable or harmful development and ensure that homes within the borough are enjoyable, liveable and accessible. This will also protect heritage assets within the borough and the townscape and visual amenity of local areas.</p> <p>This will benefit all residents in the borough, including those of all ethnicities.</p>	<p>No positive or negative socio-economic impact applicable.</p>
<p><u>Neighbouring properties</u></p> <p>This SPD outlines the measures which need to be taken to ensure that householder development does not adversely impact any neighbouring properties.</p> <p>This will help to protect the amenity of neighbouring properties and mitigate the impact on their privacy, daylight and sunlight or outlook.</p> <p>This will benefit all residents in the borough, including those of all ethnicities.</p>	<p>No positive or negative socio-economic impact applicable.</p>
<p><u>Climate change</u></p> <p>This SPD encourages the refurbishment of homes looking to reduce energy demand, carbon emissions and adapt to the effects of climate change.</p> <p>This will benefit all residents in the borough, including those of all ethnicities.</p>	<p>No positive or negative socio-economic impact applicable.</p>

<p><u>Energy efficiency</u></p> <p>The SPD will provide guidance that can help residents to improve the energy efficiency of their homes. This includes guidance on low-cost, non-invasive works such as draught proofing. High energy efficiency will help residents keep their homes warm in colder months.</p> <p>This will benefit all residents in the borough, including those of all ethnicities. This may be of particular benefit to Bangladeshi, Black and Pakistani households as they are more likely to live in cold homes.</p>	<p>This could be of socio-economic benefit to ethnic minority residents.</p> <p>This is because ethnic minority households are more likely to live in fuel poverty than white households.</p>
<p><u>Home or freehold ownership</u></p> <p>The SPD includes guidance for certain householder developments which can be costly to implement or require the permission of the property owner or freeholder to carry out. This includes enhancements to energy efficiency such as window replacements or ways to increase space in a home through extensions or outbuildings.</p> <p>This may be of more benefit to those who own their own home or the freehold and less likely to benefit renters or leaseholders. This is because the works may be easier to carry out for home or freehold owners. Renters and leaseholders are also less likely to pay for substantial works to a property or freehold they do not own.</p> <p>Home ownership varies greatly between ethnic minorities and is below average for most. This means the guidance in the SPD could be less of a benefit to some ethnicities.</p>	<p>No positive or negative socio-economic impact applicable.</p>
<p>Equality information on which above analysis is based</p>	<p>Socio-economic data on which above analysis is based</p>
<p><u>General data</u></p> <p>Southwark is a very ethnically diverse borough. In 2021, 51.4% of residents identified as white (a decrease from 54.2% in 2011). 25.1% identified as 'Black, Black British, Black Welsh,</p>	<p>29% of Black residents live in the borough's most deprived neighbourhoods, while only 17% of the borough's white residents</p>

<p>Caribbean or African'. 9.9% identified as 'Asian, Asian British or Asian Welsh'. 6.3% identified as 'Arab of any other ethnic group'. (How life has changed in Southwark: Census 2021 (ons.gov.uk)).</p>	<p>live in these neighbourhoods. (JSNA Annual Report - Southwark Council).</p>
<p><u>Languages</u></p> <p>244,000 (79%) Southwark residents reported their main language to be English. This is comparable to London, where 76% of residents recorded English as their main language, but lower than across England (88% of the population).</p> <p>Spanish is the most common main language other than English, spoken by 13,000 Southwark residents. 'All other Chinese' is the most common Asian language, while Somali is the most spoken African language of Southwark residents.</p> <p>Of the 53,700 Southwark residents whose main language is not English, 10,200 (19%) cannot speak English well or have no English proficiency.</p> <p>(Source: Census 2021 Profile: Ethnicity, National Identity, Language and Religion – Southwark.gov.uk)</p>	<p>No positive or negative socio-economic impact applicable.</p>
<p><u>Overcrowding</u></p> <p>The 2021 census found that 2.5% of households in England where all residents identified as white were overcrowded. This is lower than any other ethnic group or combination of groups. Households where all members identified as "Black, Black British, Black Welsh, Caribbean or African" had the highest level of overcrowding (16.1% in England). (Overcrowding and under-occupancy by household characteristics, England and Wales - Office for National Statistics (ons.gov.uk)).</p>	<p>No positive or negative socio-economic impact applicable.</p>
<p><u>Energy efficiency</u></p> <p>Research by the Joseph Rowntree Foundation has found that 17%, 11%, and 8% of households headed by someone Bangladeshi, Black and Pakistani respectively are not kept adequately warm. 5% of households headed</p>	<p>In the 2 years to March 2021, an average of 12.6% of white households were in fuel poverty, compared with 19.1% of households from all other ethnic</p>

<p>by someone White are not kept adequately warm. (Source: Ethnicity and the heightened risk of very deep poverty Joseph Rowntree Foundation (jrf.org.uk))</p>	<p>groups combined. (Fuel poverty - GOV.UK Ethnicity facts and figures (ethnicity-facts-figures.service.gov.uk)).</p>
<p><u>Home ownership</u></p> <p>The English Housing Survey 2017-2018 found that 68% of White British households owned their own home (outright or with a mortgage). The level of home ownership is lower among all other ethnic groups except Indian and Mixed White/Asian. The level of home ownership is lowest among Black African and Arab households (20% and 17% respectively). (Home ownership - GOV.UK Ethnicity facts and figures (ethnicity-facts-figures.service.gov.uk)).</p>	<p>Within London, owner occupiers with mortgages are significantly under-represented in the lower income quintiles. 76% of owner occupiers with a mortgage are in the top two fifths of the national household income distribution, while only 9% are in the bottom fifth. (Housing in London 2020).</p>
<p>Mitigating and/or improvement actions to be taken</p>	
<p>Those who speak English as a second language may find it challenging to understand the guidance provided in the SPD. This means the guidance in the SPD could be less of a benefit to those residents who speak English as a second language.</p> <p>Of the 53,700 Southwark residents whose main language is not English, 10,200 (19%) cannot speak English well or have no English proficiency. (Census 2021 Profile: Ethnicity, National Identity, Language and Religion – Southwark.gov.uk)</p> <p>To mitigate this, the Council can translate the SPD into different languages upon request. The SPD has further adhered to Hemingway Plain English guidelines to ensure the text is as accessible as practical.</p>	<p>As there are no negative impacts, no mitigating actions are required. The Council will continue to monitor impacts on this group. The Council will mitigate against any unforeseen issues that arise.</p>

<p>Religion and belief - Religion has the meaning usually given to it but belief includes religious and philosophical beliefs including lack of belief (e.g. Atheism). Generally, a belief should affect your life choices or the way you live for it to be included in the definition.</p>	
<p>Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.</p>	<p>Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)</p>
<p><u>Requirements of planning permission</u></p> <p>The SPD provides clearer guidance on the type of householder works which require planning permission. This guidance will help those who need to improve, alter or extend their home.</p> <p>This will benefit all residents in the borough, including those of all religious and belief groups.</p> <p>The guidance on increasing space in a home may be of particular benefit to those residents who live in overcrowded households. Overcrowding levels vary greatly between religious and belief groups. Muslim households have the highest level of overcrowding. Overcrowding is also higher than average among Hindu, Sikh, and Buddhist households.</p>	<p>No positive or negative socio-economic impact applicable.</p>
<p><u>Standard of design</u></p> <p>The SPD sets out the standard of design expected from householder development. This includes guidance on how to improve the appearance of an existing home and to ensure proposed development is of a high quality. This guidance also sets out the type of development which would be inappropriate for a listed building or within conservation areas.</p> <p>This will help to mitigate against unacceptable or harmful development and ensure that homes within the borough are enjoyable, liveable and accessible. This will also protect heritage assets within the borough and the townscape and visual amenity of local areas.</p> <p>This will benefit all residents in the borough, including those of all religious and belief groups.</p>	<p>No positive or negative socio-economic impact applicable.</p>

<p><u>Neighbouring properties</u></p> <p>This SPD outlines the measures which need to be taken to ensure that householder development does not adversely impact any neighbouring properties.</p> <p>This will help to protect the amenity of neighbouring properties and mitigate the impact on their privacy, daylight and sunlight or outlook.</p> <p>This will benefit all residents in the borough, including those of all religious and belief groups.</p>	<p>No positive or negative socio-economic impact applicable.</p>
<p><u>Climate change</u></p> <p>This SPD encourages the refurbishment of homes looking to reduce energy demand, carbon emissions and adapt to the effects of climate change.</p> <p>This will benefit all residents in the borough, including those of all religious and belief groups.</p>	<p>No positive or negative socio-economic impact applicable.</p>
<p><u>Energy efficiency</u></p> <p>The SPD will provide guidance that can help residents to improve the energy efficiency of their homes. This includes guidance on low-cost, non-invasive works such as draught proofing. High energy efficiency will help residents keep their homes warm in colder months.</p> <p>This will benefit all residents in the borough, including those of all religious and belief groups.</p>	<p>No positive or negative socio-economic impact applicable.</p>

<p><u>Home or freehold ownership</u></p> <p>The SPD includes guidance for certain householder developments which can be costly to implement or require the permission of the property owner or freeholder to carry out. This includes enhancements to energy efficiency such as window replacements or ways to increase space in a home through extensions or outbuildings.</p> <p>This may be of more benefit to those who own their own home or the freehold and less likely to benefit renters or leaseholders. This is because the works may be easier to carry out for home or freehold owners. Renters and leaseholders are also less likely to pay for substantial works to a property or freehold they do not own.</p> <p>Home ownership varies greatly between religious and belief groups. The level of home ownership is below average among Muslims, Buddhists, and non-religious people. This means the guidance in the SPD could be less of a benefit to these groups.</p>	<p>No positive or negative socio-economic impact applicable.</p>
<p>Equality information on which above analysis is based</p>	<p>Socio-economic data on which above analysis is based</p>
<p><u>General data</u></p> <p>The latest census found that 43.3% of Southwark residents identify as Christian and 9.6% identify as Muslim. 1.1% identify as Hindu, 1% identify as Buddhist, and 0.2% identify as Sikh. 36.4% identify as having no religion. (How life has changed in Southwark: Census 2021 (ons.gov.uk)).</p>	<p>No positive or negative socio-economic impact applicable.</p>
<p><u>Overcrowding</u></p> <p>The 2021 Census found that 4.4% of all households in England were overcrowded. The rate of overcrowding among Muslim households was 22.5%.</p> <p>The rate of overcrowding was also higher than average among Hindu, Sikh, and Buddhist households. (Overcrowding and under-</p>	<p>No positive or negative socio-economic impact applicable.</p>

<p>occupancy by household characteristics, England and Wales - Office for National Statistics (ons.gov.uk).</p>	
<p><u>Home ownership</u></p> <p>The 2021 Census found that 63% of people in England and Wales lived in households that owned their own accommodation (outright, with a mortgage, or shared ownership).</p> <p>Only 46% of Muslim people and 57% of Buddhist people lived in a household that owned their own accommodation. For people of no religion the figure is 59%. The figure is higher than average for people who are Sikh, Jewish, Christian or Hindu. (Religion by housing, health, employment, and education, England and Wales - Office for National Statistics (ons.gov.uk)).</p>	<p>Within London, owner occupiers with mortgages are significantly under-represented in the lower income quintiles. 76% of owner occupiers with a mortgage are in the top two fifths of the national household income distribution, while only 9% are in the bottom fifth. (Housing in London 2020).</p>
Mitigating and/or improvement actions to be taken	
<p>As there are no negative impacts, no mitigating actions are required. The Council will continue to monitor impacts on this group. The Council will mitigate against any unforeseen issues that arise.</p>	<p>As there are no negative impacts, no mitigating actions are required. The Council will continue to monitor impacts on this group. The Council will mitigate against any unforeseen issues that arise.</p>

Sex - A man or a woman.	
Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.	Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)
<p><u>Requirements of planning permission</u></p> <p>The SPD provides clearer guidance on the type of householder works which require planning permission. This guidance will help those who need to improve, alter or extend their home.</p> <p>This will benefit all residents in the borough, including both men and women.</p>	No positive or negative socio-economic impact applicable.
<p><u>Standard of design</u></p> <p>The SPD sets out the standard of design expected from householder development. This includes guidance on how to improve the appearance of an existing home and to ensure proposed development is of a high quality. This guidance also sets out the type of development which would be inappropriate for a listed building or within conservation areas.</p> <p>This will help to mitigate against unacceptable or harmful development and ensure that homes within the borough are enjoyable, liveable and accessible. This will also protect heritage assets within the borough and the townscape and visual amenity of local areas.</p> <p>This will benefit all residents in the borough, including both men and women.</p>	No positive or negative socio-economic impact applicable.
<p><u>Neighbouring properties</u></p> <p>This SPD outlines the measures which need to be taken to ensure that householder development does not adversely impact any neighbouring properties.</p> <p>This will help to protect the amenity of neighbouring properties and mitigate the impact on their privacy, daylight and sunlight or outlook.</p>	No positive or negative socio-economic impact applicable.

<p>This will benefit all residents in the borough, including both men and women.</p>	
<p><u>Climate change</u></p> <p>This SPD encourages the refurbishment of homes looking to reduce energy demand, carbon emissions and adapt to the effects of climate change.</p> <p>This will benefit all residents in the borough, including both men and women.</p>	<p>No positive or negative socio-economic impact applicable.</p>
<p><u>Energy efficiency</u></p> <p>The SPD will provide guidance that can help residents to improve the energy efficiency of their homes. This includes guidance on low-cost, non-invasive works such as draught proofing. High energy efficiency will help residents keep their homes warm in colder months.</p> <p>This will benefit all residents in the borough, including both men and women.</p>	<p>No positive or negative socio-economic impact applicable.</p>
<p>Equality information on which above analysis is based</p>	<p>Socio-economic data on which above analysis is based</p>
<p><u>General data</u></p> <p>The Census 2021 found that 51.6% of Southwark's residents are women and 48.4% are men. (Census 2021)</p>	<p>No positive or negative socio-economic impact applicable.</p>
<p>Mitigating and/or improvement actions to be taken</p>	
<p>As there are no negative impacts, no mitigating actions are required. The Council will continue to monitor impacts on this group. The Council will mitigate against any unforeseen issues that arise.</p>	<p>As there are no negative impacts, no mitigating actions are required. The Council will continue to monitor impacts on this group. The Council will mitigate against any unforeseen issues that arise.</p>

<p>Sexual orientation - Whether a person's sexual attraction is towards their own sex, the opposite sex or to both sexes</p>	
<p>Potential impacts (positive and negative) of proposed policy/decision/business plan; this also includes needs in relation to each part of the duty.</p>	<p>Potential socio-economic impacts/ needs/issues arising from socio-economic disadvantage (positive and negative)</p>
<p><u>Requirements of planning permission</u> The SPD provides clearer guidance on the type of householder works which require planning permission. This guidance will help those who need to improve, alter or extend their home.</p> <p>This will benefit all residents in the borough, including all sexual orientations.</p>	<p>No positive or negative socio-economic impact applicable.</p>
<p><u>Standard of design</u></p> <p>The SPD sets out the standard of design expected from householder development. This includes guidance on how to improve the appearance of an existing home and to ensure proposed development is of a high quality. This guidance also sets out the type of development which would be inappropriate for a listed building or within conservation areas.</p> <p>This will help to mitigate against unacceptable or harmful development and ensure that homes within the borough are enjoyable, liveable and accessible. This will also protect heritage assets within the borough and the townscape and visual amenity of local areas.</p> <p>This will benefit all residents in the borough, including all sexual orientations.</p>	<p>No positive or negative socio-economic impact applicable.</p>
<p><u>Neighbouring properties</u></p> <p>This SPD outlines the measures which need to be taken to ensure that householder development does not adversely impact any neighbouring properties.</p> <p>This will help to protect the amenity of neighbouring properties and mitigate the</p>	<p>No positive or negative socio-economic impact applicable.</p>

<p>impact on their privacy, daylight and sunlight or outlook.</p> <p>This will benefit all residents in the borough, including all sexual orientations.</p>	
<p><u>Climate change</u></p> <p>This SPD encourages the refurbishment of homes looking to reduce energy demand, carbon emissions and adapt to the effects of climate change.</p> <p>This will benefit all residents in the borough, including all sexual orientations.</p>	<p>No positive or negative socio-economic impact applicable.</p>
<p><u>Energy efficiency</u></p> <p>The SPD will provide guidance that can help residents to improve the energy efficiency of their homes. This includes guidance on low-cost, non-invasive works such as draught proofing. High energy efficiency will help residents keep their homes warm in colder months.</p> <p>This will benefit all residents in the borough, including all sexual orientations.</p>	<p>No positive or negative socio-economic impact applicable.</p>
<p><u>Home or freehold ownership</u></p> <p>The SPD includes guidance for certain householder developments which can be costly to implement or require the permission of the property owner or freeholder to carry out. This includes enhancements to energy efficiency such as window replacements or ways to increase space in a home through extensions or outbuildings.</p> <p>This will be of more benefit to those who own their own home or the freehold and less likely to benefit renters or leaseholders. This is because the works will be easier to carry out for home or freehold owners. Renters and leaseholders are also less likely to pay for substantial works to a property or freehold they do not own.</p> <p>Home ownership levels vary between people of different sexual orientations. Data shows that</p>	<p>No positive or negative socio-economic impact applicable.</p>

<p>lesbian and gay people in Southwark are more likely to own their own home (or live with someone who does) than heterosexual people, but for bisexual people this is much less likely. This means the guidance in the SPD could be less of a benefit to bisexual residents.</p>	
<p>Equality information on which above analysis is based</p>	<p>Socio-economic data on which above analysis is based</p>
<p><u>General data</u></p> <p>In the latest census 8.08% of Southwark’s residents identified as LGB+. This is the fourth highest figure of any local authority district in England and Wales. The areas with the highest proportion of LGB+ residents are in the north-west of the borough. (Census 2021)</p>	<p>No positive or negative socio-economic impact applicable.</p>
<p><u>Home ownership</u></p> <p>In the last census, 30.2% of heterosexual Southwark residents responded that they lived in a home that is owned by themselves or someone they live with (either outright, or with a mortgage, loan or shared ownership). For lesbian and gay people, this figure was 45.4%, but for bisexual people it was only 24.4%. For people who selected the ‘all other sexual orientations’ option, the figure was 16.7%. (Source: Office for National Statistics (ons.gov.uk))</p>	<p>Within London, owner occupiers with mortgages are significantly under-represented in the lower income quintiles. 76% of owner occupiers with a mortgage are in the top two fifths of the national household income distribution, while only 9% are in the bottom fifth. (Housing in London 2020).</p>
<p>Mitigating and/or improvement actions to be taken</p>	
<p>As there are no negative impacts, no mitigating actions are required. The Council will continue to monitor impacts on this group. The Council will mitigate against any unforeseen issues that arise.</p>	<p>As there are no negative impacts, no mitigating actions are required. The Council will continue to monitor impacts on this group. The Council will mitigate against any unforeseen issues that arise.</p>

Human Rights

There are 16 rights in the Human Rights Act. Each one is called an Article. They are all taken from the European Convention on Human Rights. The Articles are The right to life, Freedom from torture, inhuman and degrading treatment, Freedom from forced labour, Right to Liberty, Fair trial, Retrospective penalties, Privacy, Freedom of conscience, Freedom of expression, Freedom of assembly, Marriage and family, Freedom from discrimination and the First Protocol

Potential impacts (positive and negative) of proposed policy/ decision/ business plan

The SPD provides guidance on how to apply the relevant policies of the Southwark Plan 2022. It does not create any new policy. The SPD seeks to provide clearer guidance on the type of householder works which require planning permission and sets out the standard of design expected from these developments. This includes protecting the heritage assets within the borough, the townscape and visual amenity of local areas and the amenity of neighbouring properties. The SPD further encourages the refurbishment of homes to improve energy efficiency, reduce energy demand, carbon emissions and adapt to the effects of climate change.

This protects local identity and improves public realm considerate of the Human Rights Act.

Information on which above analysis is based

All data illustrated in Southwark Plan Integrated Impact Assessment (February 2022) for Strategic Policy 2 Southwark Together, Strategic Policy 5 Thriving neighbourhoods and tackling health inequalities and Strategic policy 6 Climate Emergency. The SPD provides guidance and contributes to IIAO5 'To promote social inclusion, equality, diversity and community cohesion', IIAO6 'To reduce contributions to climate change', IIAO11 'To protect and enhance quality of landscape and townscape', IIAO12 'To conserve and enhance the historic environment and cultural assets', IIAO15 'To provide everyone with the opportunity to live in a decent home'.

Mitigating and/or improvement actions to be taken

As there are no negative impacts, no mitigating actions are required. The Council will continue to monitor impacts on human rights. The Council will mitigate against any unforeseen issues that arise.

Conclusions

Overall, the SPD will have no negative impacts on the equalities of residents in Southwark. There are many benefits of the SPD for all residents in the borough, including all protected characteristics. Certain guidance will benefit some groups more than others as some residents will be able to make more use of the SPD than others.

This SPD provides clearer guidance on the type of householder works which require planning permission. This guidance will help those who need to improve, alter or extend their home. This will be particularly beneficial for protected characteristics who need to adapt their homes to suit accessibility requirements or increase space due to overcrowding.

This SPD sets out the standard of design expected from householder development. This will help to mitigate against unacceptable or harmful development and ensure that homes within the borough are enjoyable, liveable and accessible. This includes protecting the heritage assets within the borough, the townscape and visual amenity of local areas and the amenity of neighbouring properties. This will benefit all residents of the borough, including all protected characteristics.

The SPD further encourages the refurbishment of homes to improve energy efficiency, reduce energy demand, carbon emissions and adapt to the effects of climate change. These positive impacts will benefit all residents of the borough, including all protected characteristics. The guidance on improving energy efficiency will have a particular socio-economic benefit for many groups.

There is some guidance in the SPD which may be more of a benefit to those who own their home or the freehold and less likely to benefit renters or leaseholders. This is because the works may be easier to carry out for home or freehold owners. Renters and leaseholders are also less likely to pay for substantial works to a property or freehold they do not own. The SPD does not cause a negative impact to renters or leaseholders, but these groups are less likely to make use of the guidance provided. Guidance on low-cost and non-invasive works has also been provided, notably in relation to improving energy efficiency which is a key socio-economic benefit for many of the protected characteristics.

Those who speak English as a second language may find it challenging to understand the guidance provided in the SPD. This means the guidance in the SPD could be less of a benefit to those residents who speak English as a second language. Mitigation measures to address this concern have been set out in section 5.

The Council will continue to monitor impacts on all protected characteristics and will mitigate against any unforeseen issues that arise.

Section 5: Further equality actions and objectives

Further actions			
Based on the initial analysis above, please detail the key mitigating and/or improvement actions to promote equality and tackle inequalities; and any areas identified as requiring more detailed analysis.			
No.	Description of issue	Action	Timeframe
1	Ensure that the Householder Development SPD is adopted within the shortest timeframe possible by the Council so that the benefits identified can be secured.	Progress the Householder Development SPD towards public consultation and then formal adoption at Cabinet.	Public consultation proposed to be agreed at Cabinet on 22 nd July 2024.
2	Ensure that the implementation of the Householder Development SPD is monitored following adoption for potential actual effects on different groups.	The outcomes of implementing the guidance in the SPD will be monitored through the Authority Monitoring Report (AMR). Equality analysis is an ongoing process and that does not end once the SPD is implemented.	Monitoring will be undertaken annually.
3	Ensure that there is no language barrier preventing residents from accessing the SPD.	Upon request the Council can translate the documents into other languages.	Upon request.