



DRAFT OLD KENT ROAD AAP/OAPF Integrated Impact Assessment Appendices

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MENTAL WELL-BEING IMPACT ASSESSMENT: SCREENING REPORT

The impact of the redevelopment of the Old Kent Road area on the mental well-being of the local people living and working in the area.

Report by: Tony Coggins and Nina James

Screening Meeting held on: Friday 5th February 2016

Present:

Tim Cutts, Southwark Planning and policy Team

Sarah Totterdell, Community Participation team, Southwark Council

Ambrose Omoma, Community Involvement Project worker, Southwark Council

Any Florin, Mental Well-being Specialist, Lambeth and Southwark Public Health Department

What is an MWIA Screening?

The desktop Mental Well-being Impact Assessment (MWIA) screening tool has been designed to help people who are planning or providing policies, services, programmes or projects to begin to find out how they might make a difference to mental well-being. The process is designed to help people decide whether its worth undertaking a more intensive MWIA involving a wide range of people: screening is the *first* stage in MWIA and is a reflection of the view of a small group of invited stakeholders but it can be a valuable stand alone short assessment.

Summary of Project/proposal being screened

Southwark Council is developing a Plan for the Old Kent Road (Old Kent Road Area Action Plan), which will inform its re-development, this will include significant changes to the physical environment including housing, business and transport. The focus of the consultation and evidence gathering to-date has been on the retail and industrial land rather than existing housing land. However, the plan period will cover a 20 year period and because of this will need to be flexible to accommodate and manage change across the opportunity area. Any regeneration of Southwark housing estates would be undertaken in accordance with the principles agreed by Southwark's cabinet in July 2015. The Bakerloo line may be extended from Elephant and Castle to Lewisham along the Old Kent Road creating 2 stations with a completion date of 2030. If this goes ahead it will fundamentally transform the area.

An integrated impact assessment is being undertaken on the plan and the findings from the screening could inform this process.

Summary

A wide range of potential long term and short-term impacts on the determinants of mental well-being have been identified by the screening. These are summarised below.

Population groups who may be disproportionately affected:

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A number of population groups who may be disproportionately affected by the regeneration of the Old Kent Road area have been identified:

Later Life

The key areas that influence mental health in later life are age discrimination, participation, relationships, physical health and poverty. Fear of crime and lack of transport are also consistent themes with 'daily hassles' contributing more significantly to psychological distress than major life events. Participants felt that potentially the redevelopment will impact positively on older people if it results in the development of more suitable housing (homes for life) and more accessible local shops rather than the large retail parks which currently exist. However the changing identity of the area may be difficult for those who have lived there for a long time and may have a strong sense of connection with the existing Old Kent Road.

- **Socio-economic Position (SEP)**

SEP refers to the position of individuals and families relative to others measured by differences in educational outcomes, income, occupation, housing tenure and wealth. Socio-economic position shapes access to material resources and is a major determinant of health inequalities. There is a high proportion of social housing and poverty in the area. Participants felt that there was a fear that much of the new housing won't be affordable to these groups, potentially increasing inequality as those of a higher SEP move in. Because of this, affordable housing and private rented housing for middle income groups will need to be an important part of the mix of homes to be built.

- **Race and ethnicity**

Race and ethnic differences in the levels of mental well-being and prevalence of mental disorders are due to a complex combination of socio-economic factors, racism, diagnostic bias and cultural and ethnic differences and are reflected in how mental health and distress are presented, perceived and interpreted. Participants thought that there was an increasing presence of Latin American and East African/Middle Eastern businesses, and a large number of African based faith churches in the area who have the potential to be affected both positively and negatively. In the short-term the redevelopment potentially offers a to boost business, given the additional housing and increasing population. However in the long-term (10 – 15 years) there is both the threat that as premise prices rise some of the small cultural business may be displaced but also an opportunity for existing businesses to benefit from a growing customer base. . There is also potential for rising prices to similarly affect the large proportion of faith groups in the area, however there's a real opportunity here to ensure existing community assets are protected and promoted by the redevelopment.

- **Disability**

Life chances (notably education, employment and housing) social inclusion, support, choice, control and opportunities to be independent are key factors influencing the mental health of people with disabilities. Participants felt that improved transport links and accessibility would potentially impact positively on people with disabilities however in the short-term the impact may be negative in the form of disruption to travel routes e.g. temporary closure of foot paths for people who are sight impaired.

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- **Other Population Groups- Travellers**

There are currently three traveller sites in the area. There is a need to think more widely than the opportunity area about how need for such sites can be met and the council is considering the preparation of a separate borough-wide local plan to address these issues.

Wider determinants of mental well-being affected

Mental health and well-being is also affected by the wider determinants of health such as education, housing and employment. The screening identified that the redevelopment had the potential to affect the impact that the following wider determinants of health:

- **Ease of access to high quality services**

Overall, the regeneration programme will be an opportunity to improve and increase the services and facilities in the Old Kent Road area, for example with the addition of schools and green space. The challenge will be ensuring the infrastructure is developed at the same time as the population numbers rise, to avoid any additional burden on existing services such as health and social care and a potential reduction in the quality of service provision.

- **Access to Quality Housing**

With the potential for the development of an additional 20,000 new homes participants felt that the planned regeneration was likely to impact positively on access to quality housing, however if 'affordable' homes are still not affordable to existing residents the impact could be negative.

- **Physical Environment**

Participants identified a key potential positive impact of the plan was its ability to both improve access to existing green space but also create new high quality spaces such as communal gardens, facilities for children's play and food growing. The potential negative was that growth will put additional on existing spaces such as Burgess Park. These will need improvement to help absorb the impact of growth

- **Economic Security**

The redevelopment is likely to increase the number of jobs in the area from 9,000 to 14,000. It is usual for developers to be contractually required to ensure a minimum of 25% of jobs to be allocated to local people. Participants thought that generally this was likely to have a positive impact. However there was a concern that longer-term some SMEs may be displaced due to rising rent costs. The AAP could mitigate this through provision of the right kind of space in new development.

- **Tackling Inequalities**

Tackling inequalities was a recurring theme. Participants felt that the impact could be both positive and negative depending on how much existing residents benefited from better, housing and employment opportunities. The housing stock will be mix tenure, which people thought potentially offers access to non-stigmatising housing.

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- **Transport**

Participants thought that improved transport and transport infrastructure was potentially one of the biggest positive impacts of the redevelopment on people's wellbeing. Currently the area is very difficult to move around. The Bakerloo extension, segregated cycle lanes and improved access through the exiting retail/industrial sites and network of spaces is likely to increase access to services and resources for residents. However people, noted that this was a long-term gain and that in the short-term there was likely to be additional pressure as transport /transport links are disrupted by the physical redevelopment and the local population increases.

Protective factors affected

There are three main protective factors that are considered to promote and protect mental well-being, enhancing control, increasing resilience and community assets and facilitating participation and inclusion. Screening participants thought that plans for the redevelopment of the Old Kent had the potential impact on the following protective factors for local people:

Control

As discussed above population groups are likely to be affected differently and therefore the sense of control may vary from group to group. The consultation process itself emerged as an important protective factor, giving local people the opportunity to express their views on the regeneration programme and influence the decisions that will affect them. Participants felt that it was important that people believed that it was a genuine and transparent process. The fact the changes are happening incrementally and over a long period of time is also important, as it gives people time to make their own decisions about their future in the area. The redevelopment also provides the opportunity to develop housing targeted at the older generation, supporting their independence in later life. In terms of those groups who might be negatively affected, there is a risk that some businesses will experience a loss of control in the long term if they can no longer afford to stay in the area and residents living in private rented accommodation, if rents rise.

Resilience

At the individual level there's hope that the regeneration programme will build a sense of optimism amongst local residents, especially as they start to see the work progress. This is countered by a risk that people's sense of belonging and identification with the area will be impacted as the Old Kent Road changes and new people move into the area, especially amongst those who have lived in the area a long time. The regeneration will provide an opportunity to support healthier lifestyles, for example through the creation of green spaces, improved cycle access and walkways, and communal gardens for home food growing. People thought that in the short-term air quality was likely to drop due to additional road traffic and that this was likely to have a negative impact, unless mitigated.

At the community level, opportunities to make the area feel safer and to facilitate the creation of shared public spaces emerged very strongly. The creation of shared spaces e.g. communal gardens and housing developments has the potential to boost social networks

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and relationships, as would the increased provision of 'high street' shops as places for social interaction, however further research would need to be done on the evidence around what works. The faith groups in the area already provide a strong support structure to many, so there is a need to protect and promote these. Finally, there's a need to ensure some of the new jobs are awarded locally – and the same for resources – to support a sustainable local economy.

Participation and inclusion

At the individual level, the consultation itself has provided local residents with an opportunity to participate in local decision-making. People's sense of belonging to the area also emerged as a key factor that could be impacted over the longer term although whether this will be more positive or negative isn't clear yet.

At the community level, there is a danger that the new affordable housing will be out of the price range of local residents – and the cost of participating therefore too high. In terms of ways to get involved, it emerged that there is currently a strong volunteering culture in the area, which the regeneration should protect and promote. Finally, there is an issue around community cohesion and a risk that this could be disrupted in the short-term as people express different opinion as part of the consultation and longer-term as the population grows and changes. Participants thought the area plan with a transparent process could help mediate some of these potential conflicts.

In summary a particular focus on older people, those facing the greatest inequalities, BME communities and people with disabilities identifying how to:

a) maximise the **potential positive impacts**:

- Ensure local people are able to access affordable homes created as part of the redevelopment
- Create access to high quality public spaces such as communal gardens and existing green space
- Increased employment and training opportunities for local people provide by the redevelopment
- Opportunities for local businesses to benefit from the regeneration, growing population and new business
- Improved local people's ability to move around the area through transport links, including cycle lanes and walk ways.
- Increase sense of safety through the built environment
- Ensure the consultation process increases people sense control and of being heard
- Consider how the plan creates hope and optimism for the future
- Increase opportunities for people to have social contact through creating and maximising spaces and opportunities for interaction
- Presence of strong faith based communities and churches

And

b) mitigate **potential negative impacts**:

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- Potential for unaffordable commercial rents for small local businesses in the longer term. Could use planning policies to safeguard cheaper business space
- Ease potential short-term pressure on transport by working with TFL
- Short-term impact of building on air quality
- Impact of population rising faster than the capacity of local services such as health, education and transport can accommodate the greater numbers
- Changing population increases inequalities
- Local people feeling that they have no say or influence over the area plan and redevelopment

Outcome:

The screening process suggests that there are potential significant short-term and long-term impacts on the mental well-being of people living and working in the Old Kent Road. As such and the programme may benefit from more in-depth work with key stakeholder groups as part of a full MWIA process.

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Appendix 1

1 FINDINGS FROM THE MWIA – SCREENING

Initial questions

Why do you want to look at the impact of the redevelopment of the Old Kent Road area on the mental well-being of the local people living and working in the area?

Is there an opportunity to influence or change anything about the ways people are working or supported?

Yes, the process of consulting the community about the area and the changes that would like to see has been going on for about a year plan. Have most of the information and are starting to work on the plan. The results of the MWIA can feed into this process.

2 Population groups Table 1 presents an assessment of impact on mental well-being for different population groups – these are clustered into groups that the evidence suggests are more vulnerable to poorer mental well-being.

30 - 40,000 live and work in the area another 20,000 homes will double that population

Table 1: MWIA Screening of the Impact of the redevelopment of the Old Kent Road area on the mental well-being of the local people living and working in the area.

Population group	Likely impact e.g. Positive (+ve) or Negative (-ve)
Early Years	<p>+ve:</p> <p>Long term there should be opportunities for:</p> <ul style="list-style-type: none">• New facilities. Potential facilities which might be needed include play space and childcare facilities.• Opportunities to build in accessibility e.g. for buggies.• Development of quality housing with sufficient bedroom space to avoid overcrowding. <p>-ve:</p> <p>Possible negative impacts in the short term:</p> <ul style="list-style-type: none">• Pressure on existing facilities until the new infrastructure is in place, as this potentially won't happen immediately.• Potential impact on formative years of those born during the change i.e. in the case that the infrastructure isn't there.• More pressure on public transport until Bakerloo line extended. Will be especially difficult if you have young children.

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- Suggested action: Identify needs in the AAP and focus on collaborative approach to ensure that infrastructures can be provided at the right time.

Adolescence

Scope to work with TfL to run extra bus services in the interim.

+ve:

- Potential long-term benefits from development of 1-2 new secondary schools and access to more sophisticated facilities.
- The Old Kent Road itself currently creates a North/South divide. The redevelopment includes a plan to get rid of the barrier, reconnecting communities who've been historically separated – an opportunity to be seen as one community and connect more easily
- Redevelopment aims to make it easier to get around the area e.g. via increased cycle access. Could increase young peoples access to Burgess park

-ve:

- If there are not enough facilities for young people to meet as their numbers increases with population increases □ No negative impacts were identified.

Later life

+ve:

- Older people would like easier access to 'ordinary shops' (high street shops), rather than the large retail parks which currently exist. The redevelopment would provide opportunities for a 'highstreet' offer, and the chance to make the industrial and retail areas more permeable/walkable.
- Could link to "Age-Friendly borough" work led the Communities team
- There's an issue around the changing perceptions of the area for the older generation, especially for those who have lived there for a long time and feel a strong sense of connection. Will the process of change and the changing identity of the area be difficult?

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Gender

Gender implications are unclear, although:

- Potential for employment opportunities to benefit local people. Planning policy would require that jobs in construction which may benefit men more. The completed developments are targeted at local people – so it would depend on the nature of the emerging business longer-term.
- Business in the area is currently male dominated, so it is likely that changes would have more of an impact on them. However, most people who work there commute from outside the Old Kent Road area so the impact on local residents could be minimal.
- Could have a positive impact on single parents (most of which are women) if there's a focus to create jobs for them in the area. So there's a potential here to improve income and reduce childhood poverty. **-ve:**
- In the short term, potential that stay at home parents could suffer from construction noise and this may affect more women than men.

Race and ethnicity

There's an increasing presence of Latin American and East African/Middle Eastern businesses in the area, who have the potential to be affected. There's also a large number of African based faith churches as it's been a low cost

Socio-economic position (SEP)

area to rent premises in **+ve:**

Short term:

- Redevelopment provides opportunity to boost business, given the additional housing.

Long term:

- Expectation that property prices in the area would rise, so those faith groups who own their own premises would be in an advantageous position.

-ve:

Long term:

- Danger faith groups in rented premises could be displaced as prices go up, although expectation is this would be over 10/15 years. Lots of people rely on these groups for support, so thought needs to be given to how redevelopment can support and promote this community asset.
- Businesses who are renting may be priced out by landlords, but again this is likely to be over a longer period 10-15 years rather than immediate.
- Suggested action: Ensure that new public buildings such as schools, as far as possible can be used by the wider community outside core hours.
- Maintain clear channels of communication to ensure that groups are aware of and engaged in the wider process.

Physical health

Disability

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	<p>People main fear is that new housing will increase inequality rather than decrease it. Affordable housing +ve:</p> <p>-ve:</p> <ul style="list-style-type: none"> <input type="checkbox"/> There is a high proportion of social housing and poverty in the area and a fear that much of the new housing won't be affordable to these groups, potentially increasing inequality as those of a higher SEP move in. Local council has limited control over the price of affordable housing, but there are policies they can put in place, such as a requirement to provide social rented housing and council home building programme to mitigate the chance of this happening. <p>+ve:</p> <ul style="list-style-type: none"> <input type="checkbox"/> <p>-ve:</p> <ul style="list-style-type: none"> <input type="checkbox"/> <p>+ve:</p> <p>Long term:</p> <ul style="list-style-type: none"> • Benefits will include improved transport links and accessibility. <p>-ve:</p> <p>Short term</p> <ul style="list-style-type: none"> • Potentially negative impacts in the form of disruption to travel routes e.g. temporary closure of footpaths while development takes place. • Sight impaired people will have to find new routes they're not familiar with.
Sexuality and transgender	<p>No identified impacts.</p> <p>+ve:</p> <ul style="list-style-type: none"> <input type="checkbox"/> <p>-ve:</p> <ul style="list-style-type: none"> <input type="checkbox"/>
Other population groups	<p>Travellers – there are currently three sites in the area. They won't be included as part of the redevelopment but there's a separate need to think about how Southwark meets the needs of this group and promotes social cohesion.</p>
Others in settings	

3 Wider determinants Table 2 presents the assessment of the impact of **the redevelopment of the Old Kent Road area** on the wider determinants of health

Table 2: Wider determinants of health

WIDER DETERMINANTS (often at a socio-economic/environmental level)	Likely impact? Positive, negative or is it an indirect impact?
<p>Access to quality Housing e.g. security, tenure, neighbourhood, social housing, shared ownership, affordable and appropriate</p> <p>*Physical Environment e.g. access to green space, trees, natural woodland, open space, safe play space, quality of built environment</p>	<p>Potential for another 20,000 homes</p> <p>+ve:</p> <ul style="list-style-type: none"> • Overall, regeneration should increase access to good quality affordable and social housing. <p>-ve:</p> <ul style="list-style-type: none"> • There's a risk that existing residents won't be able to afford the new housing – how affordable is affordable? – so a balance needs to be struck between the amount of housing going to new vs old residents. <p>Comment: Could tie in with the Housing strategy. There is also a project funded by GSTT charity on engagement with residents in the Old Kent Road Opportunity Area.</p> <p>+ve:</p> <ul style="list-style-type: none"> • Central to the plan. Ambition is to create a 'network' of different spaces, both improving access to existing space and creating high quality new space. • Regeneration will include creation of communal garden space with different facilities for e.g. children's play and food

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growing.

-ve:

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+ve:

Economic security e.g. access to secure employment (paid and unpaid), access to an adequate income, good working conditions, meaningful work and volunteering opportunities

- Currently 9,000 jobs in the area, likely to increase to 14,000 as a result of the regeneration
- Will require developers to provide a certain amount of jobs (usually around 25%) and training to local people, both in construction and in the completed development
- Southwark Council has a Volunteering Strategy which a lot of the faith groups in the area are involved in. Opportunity for the redevelopment to support and maintain strong volunteering culture which already exists. There's a hope that more opportunities will arise from additional infrastructure.
- Some developers will want to rent premises out on an interim basis, which could create opportunities for local businesses and voluntary groups -ve:
- Long term: Irrespective of the AAP, rents are rising which is impacting on SMEs. The AAP should try to mitigate these impacts.

Good quality food e.g. affordable, accessible

+ve:

- ☐ Longer term there's the potential for community gardens to be developed, which would encourage people to grow their own food. -ve:

☐

Leisure opportunities e.g. participate in arts, creativity, sport, culture

+ve:

- There aren't a huge amount of leisure opportunities in the area at the moment, so potential to provide facilities.

-ve:

- Short term: regeneration could put pressure on existing services in the borough, until infrastructure is

developed.

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Tackling inequalities e.g. addressing relative deprivation and poverty

+ve:

- Opportunity to maximise amount of affordable housing provided.
- Improved facilities and accessibility through the area, which should increase access to jobs. Southwark Council can make sure a certain proportion of new jobs are targeted at local people.

-ve:

- Danger that local people will be priced out of affordable/social housing, thus increasing inequalities. Mitigation will be required to address this.

***Transport access and options** e.g. providing choice, affordability and accessibility

+ve:

Long term:

- The area is very difficult to move around and this is an opportunity to make a significant difference to this.
- This should be one of the biggest positive impacts, as a result of e.g. the Bakerloo line extension, segregated cycle lanes, improved access through the existing retail/industrial sites and network of spaces.

-ve:

Short term:

- Additional pressure on transport links. Particularly buses which are already crowded.

Action:

- This could be mitigated with help from TfL by e.g. increasing frequency of buses.

+ve:

- Community councils already exist (Old Kent Road community forum was mentioned), so important to ensure these continue to be supported.
- Community Infrastructure Levy will raise additional funds (25%) which can be used to support community projects.
- Opportunity to engage people in the consultation and decision making processes resulting from the regeneration.

Local democracy e.g. devolved power, voting, community panels

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<p><u>Ease of access to high quality public services</u> e.g. housing support, health and social care</p> <p><u>*Access to Education</u> e.g. schooling, training, adult literacy, hobbies</p> <p><u>Challenging discrimination</u> e.g. racism, sexism, ageism, homophobia and discrimination related to disability, mental illness or faith</p> <p>Other?</p>	<p>□ Opportunity to increase transparency e.g. around affordable housing.</p> <p>-ve:</p> <p>Action: Potential to use the findings from the wellbeing impact assessment to inform decisions around how the community infrastructure levy is allocated.</p> <p>+ve:</p> <ul style="list-style-type: none">• Increasing number of GPs, which are attracting people to the area. <p>-ve:</p> <ul style="list-style-type: none">• Potential Increased pressure on existing services in the short term <p>+ve:</p> <ul style="list-style-type: none">• Potential increase in school places through addition of up to 8 primary schools and 2 secondary schools.• Potential increase training available to local people to train them into job that will be created by the development <p>People have had different experiences of the success of tenure blind housing, so this would need to be investigated further. +ve:</p> <p>□ The consultation process itself serves as an opportunity for local people to meet each other, potentially improving social cohesion.</p>
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4 Protective factors

The MWIA toolkit suggests a four-factor framework for identifying and assessing protective factors for mental well-being, adapted from Making it Happen (Department of Health 2001) and incorporates the social determinants that affect mental well-being into four factors that evidence suggests promote and protect mental well-being:

- *Enhancing control*
- *Increasing resilience and community assets*
- *Facilitating participation and promoting inclusion.*

These three factors are made up of a set of 'components' which the evidence base states are important contributory elements that contribute to each factor. Such as Protective Factor: Enhancing Control – component is Maintaining independence e.g. support to live at

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home when severely disabled or frail elderly. The screening asks to assess the potential positive or negative impact that the proposals likely to be having on these factors and components. Tables 3-5 shows the prioritised findings identified through the Screening activity.

Tables 3-5: Protective factors

Enhancing Control	Likely impact? Positive, negative or is it an indirect impact?	Comments or recommendations
Individual level		
<p><u>A sense of control</u> e.g. setting and pursuit of goals and ability to shape our circumstances</p>	<p>Peoples sense of control will be affected differently depending on who they are and how they are affected</p> <p>+ve:</p> <ul style="list-style-type: none"> • The redevelopment is happening incrementally and over a long period of time. This should increase residents’ sense of control as they have time to make their own decision about their future in the area. • There’s been extensive consultation, so residents have had the opportunity to be involved in the decision making processes around the redevelopment. <p>-ve:</p> <ul style="list-style-type: none"> • Some businesses may have to move. However, steps are already being taken to minimise impact on their sense of control by involving them in consultation. • Where particular residential areas are affected, if people are required to move this may affect their sense of control negatively 	<p>Option of using planning policies to safeguard cheap space, which would help minimise the negative impact on businesses.</p>
<p><u>*Belief in own capabilities and self determination</u> e.g. sense of purpose and meaning</p>	<p>+ve:</p> <ul style="list-style-type: none"> □ The consultation process itself can be empowering – even insofar as ensuring people understand the process and are well informed. Consultation also has positive implications for 	

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Knowledge skills and resources to make healthy choices e.g. understanding what makes us healthy and being able to make choices

Maintaining independence e.g. support to live at home, care for self and family

capacity building and self-efficacy.

- Schools are interested in building awareness of the regeneration process into their curriculum **-ve:**

+ve:

- Potential to improve people's opportunities to make healthy choices e.g. by connecting spaces and making it easier to walk/cycle.

-ve:

+ve:

- Opportunity to think about additional housing for the older generation. Potential for more adaptable housing which people can live in for longer under lifetime homes standards. So people can stay in their homes longer as they become frail.
- Would ask developers to provide quota of housing for people with disabilities.

-ve:

Age UK are very active in the area so potential opportunity to collaborate.

Community/organisation level

Self-help provision e.g. information advocacy, groups, advice, support

+ve

- Might create interest and need for advocacy **-ve:**
- If there are not resources available to support increased advocacy/advice requirements

***Opportunities to influence decisions** e.g. at home, at work or in the community

+ve

- The consultation process itself has provided an opportunity for local people to be involved in the decision making process around the redevelopment.

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- As work continues there will be opportunity for more targeted

discussions e.g. older people -ve:

☐ Need to be careful that

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duplicated – risk of ‘consultation overload’ and people feeling like they’re not being listened to.

+ve

☐ Again, the consultation itself provides an opportunity for this.

-ve:

***Opportunities for expressing views and being heard** e.g. tenants groups, public meetings

+ve

-ve:

- Potential the redevelopment might make getting to work harder in the short term due to additional pressure on transport/construction work
- Long term risk SMEs will be displaced as prices go up.

***Workplace job control e.g. participation in decision making,** work-life balance

+ve

- Regeneration should create opportunities for social enterprise.
- Potential for local people to come together around the plan – offers motivation and a focus -ve:

Collective organisation and action e.g. social enterprise, community-led action, local involvement, trades unions

+ve

-ve:

Resources for financial control and capability e.g. adequate income, access to credit union, welfare rights, debt management

The Action Plan won't directly impact this, however if there's a market you would expect organisations to respond.

+ve

-ve:

Other?

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Table 4

Increasing resilience and community assets	Likely impact? Positive, negative or is it an indirect impact?	Comments or recommendations
--------------------------------------------	-------------------------------------------------------------------	-----------------------------

Individual level		
<p>*Emotional well-being e.g. self esteem, self worth, confidence, hopefulness, optimism, life satisfaction, enjoyment and having fun</p>	<p>+ve</p> <ul style="list-style-type: none"> • People want change in the area so there's real potential to offer hope. Positive change in one part of the Old Kent Road area could lead to a chain reaction of people wanting the change to reach them. <p>-ve:</p> <ul style="list-style-type: none"> • People have to believe the process is genuine and that they're being listened to via the consultation process, if they do not feel this for any reason it could potentially have a negative impact on their sense of hope and confidence 	<p>.</p>
<p>*Ability to understand, think clearly and function socially e.g. problem solving, decision making, relationships with others, communication skills Have beliefs and values e.g.</p>	<p>None identified</p>	
<p>spirituality, religious beliefs, cultural identity</p>	<p>+ve:</p> <ul style="list-style-type: none"> • This could have a positive impact if it fosters better social mixing - <p>ve:</p> <ul style="list-style-type: none"> • People identify with the Old Kent Road area at the moment and its redesign and change could impact this. • As regeneration attracts new people to the area there's a danger people's sense of community and belonging will be disrupted – will the old identify with the new? 	

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*Learning and development

e.g. formal and informal education and hobbies

+ve

- Development of primary and secondary schools
- Training provided by developers/new employers

-ve:

Healthy lifestyle e.g. taking

+ve

steps towards this by healthy eating, regular physical activity and sensible drinking

- The regeneration will see the development of communal gardens, and green spaces will be linked.
- Development of children's play areas, which healthy activities can be designed into the plan.
- Hope the regeneration will improve people's access to wildlife and nature conservation.
- Steps can be taken to ensure new developments support better air quality.

-ve:

- Damage to air quality due to additional road traffic

Community /Organisation level

Trust and safety e.g. belief in reliability of others and services, feeling safe where you live or work

+ve

- Ambition is to make the Old Kent Road itself and the industrial areas feel safer. This could be via design e.g. increasing number of walkways overlooked by surveillance and other factors e.g. mixed tenure housing to overcome sense of ghettoisation.
- Currently parts of the industrial estate are quite dark and gloomy, this will change as part of the plan
- Will make the roads feel like a safer environment **-ve:**

Potential for mixed

Tenure housing to

Increase social

Capital,

however

people

though

the

Evidence around this

is mixed.

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***Social networks and**

relationships e.g. contact with others through family, groups, friendships, neighbours, shared interests, work

+ve

- Increased green and open space, walkways and 'highstreet' shops will facilitate opportunities for interaction.
- Opportunity to design flats which facilitate interaction and make it easier to get to know neighbours. E.g smaller

More thought to how you can Facilitate everyday Interactions?

Identify the evidence around What works best?

Emotional support e.g. confiding relationships, provision of counselling support

Shared public spaces e.g. community centre, library, faith settings, café, parks, playgrounds, places to stop and chat

Sustainable local economy e.g. local skills and businesses being used to

number of front doors of a lift area

- Opportunity to protect and support existing faith groups in the area. Opportunities for places for people to stop and talk, e.g. communal gardens

+ve

- Opportunity to protect and promote existing support structures such as Tenant and Resident Associations, and faith groups. There is a chance the places where these groups meet will increase.

+ve

- Clear opportunity for the regeneration programme to support the creation of shared public spaces.

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benefit local people, buying locally, using Time Banks

+ve

- Improved transport links.
- Increased number of jobs, a certain number of which developers will have to award to local people.

-ve:

- Danger small businesses could get displaced.
- Ensuring developers have to award a certain quota of jobs to local residents will help mitigate this.
- Developers will also have to secure a certain amount of their resources from local businesses.

Arts and creativity e.g. expression, fun, laughter and play

+ve

- Gradually changing use of the business park for creative spaces. This has the potential to increase.

Other?

+ve

-ve:

Table 5

Facilitating participation and promoting inclusion	Likely impact? Positive, negative or is it an indirect impact?	Comments or recommendations
Individual level		

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<p>*Having a valued role e.g. volunteer, governor, carer</p>	<p>+ve</p> <ul style="list-style-type: none"> • The regeneration process itself has generated opportunities for local involvement in decision making via the consultation. • Additional schools will require governors. • Housing developments will lead to increased opportunities for people to take up roles on e.g. Tenants and Residents Associations. -ve: • If people don't feel like their views are being taken into account this could make them feel less valued.
<p>Sense of belonging e.g. connectedness to community, neighbourhood, family group, work team</p>	<p>+ve</p> <ul style="list-style-type: none"> • Potential to broaden sense of belonging as the North/South divide will be removed. • The change will happen over a long period of time which should minimise the impact. -ve: • Could people lose their sense of belonging who really identify with the place at the moment (especially the older generation) – given the change and influx of new people? <p>People have very Different perceptions of whether they feel they belong to the area</p>
<p>*Feeling involved e.g. in the family, community, at work</p>	<p>+ve</p> <ul style="list-style-type: none"> ☐ Consultation should help ensure local people feel involved in the process and wider community.
<p>Community /Organisation</p>	
<hr/>	
<p>level</p>	
<p>Activities that bring people together e.g. connecting with others through groups, clubs, events, shared interests</p>	<p>+ve</p> <ul style="list-style-type: none"> ☐ Consultation itself provides opportunity to bring people together. <p>Difficult to say whether there will be more activity going on as a result of the redevelopment.</p>

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Practical support e.g. childcare, employment, on discharge from services

+ve

- Yes - developers will have to offer training opportunities to prospective employees.

Ways to get involved e.g. volunteering, Time Banks, advocacy

+ve

- Southwark Council already has a Volunteering Strategy. Opportunity to support and promote this during the regeneration.

Accessible and acceptable services or goods e.g. easily understood, affordable, user friendly, non-stigmatising, non-humiliating

+ve:

- Mixed tenure potentially offers access to nonstigmatising housing -ve:

Cost of participating e.g. affordable, accessible

-ve:

- Danger that 'affordable housing' won't be affordable in reality due to definitions of affordable, which are not determined locally. Policies can put in place to mitigate the chance of this happening.
- Longer-term business may find that new business space is less affordable, also true for faith groups and other community groups

***Conflict resolution** e.g. mediation, restorative justice

+ve:

- The Action Plan making process serves as mediating function. Has to be considered by an inspector who is independent of the council.

-ve:

Cohesive communities e.g. mutual respect, bringing communities together

- Potential conflict arising from the different opinions expressed in the consultation, and those who emerge feeling they've been listened to and those who haven't, e.g. its all

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about business not local people.

+ve

- There are already a range of community assets to be built on, such as the extensive faith groups in the area.

-ve:

- Potential threats in the form of affordable housing and work space which might create conflict. The planning team have already been considering this.

- Is there anything else that will bring people together?

5 Scale of impact and population

There are two more aspects to consider:

A) Scale of the impact on mental well-being

If known (or suspected) at this stage, what is the duration of the likely mental wellbeing impacts of your proposal?

Please tick (this could be more than one period of time)

Brief , Weeks , Months , **years**

B) Scale of the population whose mental well-being is impacted

What is the scale of the whole population that your proposal will impact upon?

A small part of the population

A majority of the population

The entire population

6 Having completed the screening assessment process the following sections will help determine what to do next.

Favouring further appraisal	Question	Not favouring further
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		appraisal
Yes	Does your proposal affect in a negative way any of your population groups in Table 1?	
Yes	Does your proposal affect in a negative way any of the wider determinants and protective factors in Tables 2- 5	
Yes	For some of the wider determinants and protective factors of mental well-being, are some of the impacts of your proposal unknown?	
Yes	Are the impacts likely to be over a long period of time (one year or more)	
Yes	Is there an opportunity to influence the delivery of the proposal you are screening?	

If there are two or more answers of yes or 'don't know' then it is advisable that there is likely to be value in undergoing further MWIA investigation.