

Appendix C: Equalities considerations for Willow House

Willow House is being developed by Network Housing Group (a registered provider), and forms part of the New Accommodation for Independent Living (NAIL) project, and this briefing note should be read in conjunction with the over-arching NAIL Equalities Impact Analysis.

Unit mix and tenure

Willow house is predicted to be handed over in January 2015, and will comprise of 40 homes which will be used exclusively as Extra Care. This type of accommodation is generally for older people, but can be equally appropriate for people with a mental health condition, or a physical disability depending on their needs. As a general rule, these types of homes are reserved for those over 55 years of age, but exceptions can be made to this if appropriate.

38 of these flats are one bedroom flats, and two are two bedroom flats – meaning that there could be an opportunity for a couple who need separate bedrooms due to their care needs, or an individual living with their child, or a carer.

Overall site layout

The scheme is comprised of two blocks of two and three storeys, which are connected by walkways on each level. There is a lift in each block.

Internal dwelling layout

100% of the units are wheelchair accessible, featuring turning circles for wheelchairs in each room, accessible wetrooms with shower chairs, additional storage, and a pathway and knock out panel for a future hoist to move residents between the bedroom and bathroom if it is needed in future. Every home has private outdoor space in the form of a balcony or terrace, which will be accessed via a level threshold.

Communal Facilities

Over 50% of the total site footprint is given over to external communal space, comprising two courtyards in between the two blocks, with a communal garden area to the rear, and a large space at the back of the site reserved for allotment / personal gardening space for residents.

Internally the scheme has a large communal lounge and an activity room which are divided by a retractable partition which should make it suitable for a wide range of activities. Leading off from this lounge is a conservatory which leads in to the communal garden. Additional space has been allowed for in all the corridors for small groups of chairs / tables to allow residents to gather in pairs or small groups for informal socialising.

There is a hairdresser unit on site, as well as a small guest bedroom facility so that residents can have overnight visitors, even if they aren't able to accommodate them within their flat.

Location

The scheme is situated in a residential area close to Wembley Stadium Station, close to a wide variety of shops and food vendors that reflect the diversity of Wembley as an area.

There are numerous places of worship within a short distance of the scheme;

- St Michael's Church (Church of England), 0.1 mile
- St Joseph's Church (Roman Catholic), 0.5 mile
- Wembley Synagogue, 1.2 miles
- BAPS Shri Swaminarayan Mandir (Hindu Temple), 1.1 mile
- Wembley Central Masjid (Mosque), 1.1 miles.

Local Transport

Tube / Rail stations;

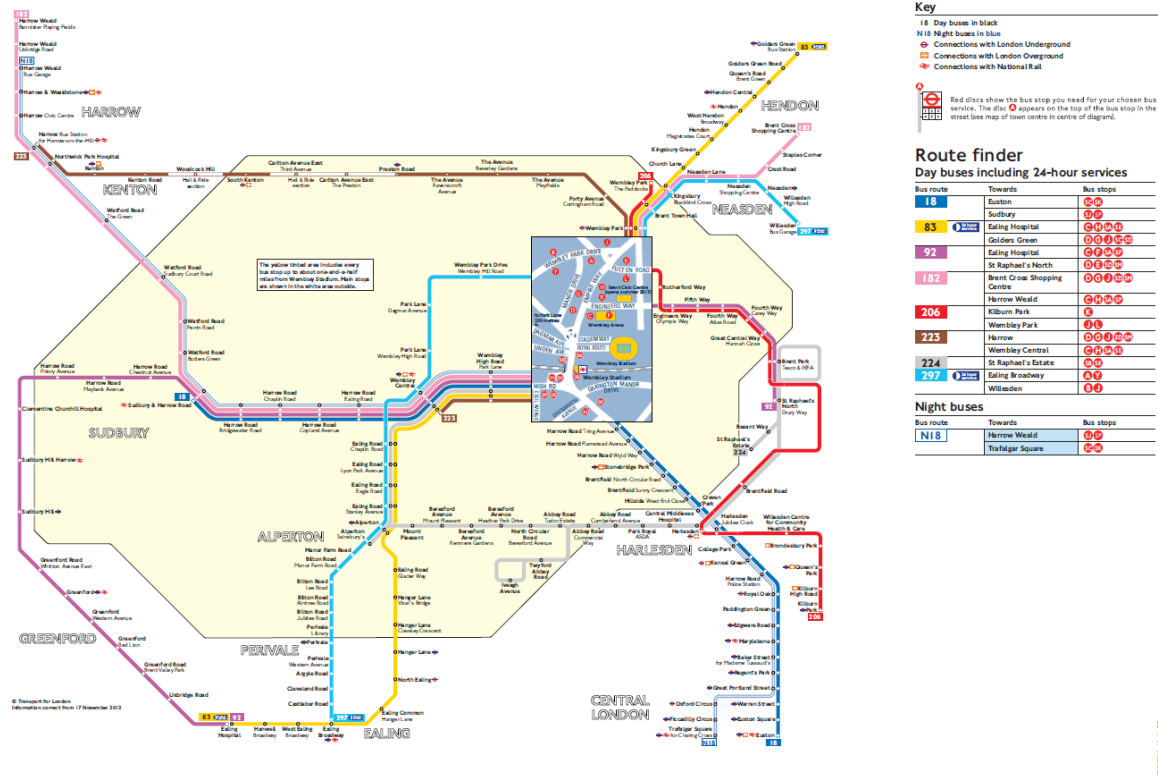
Wembley Park (1.2 miles) – step free access to Metropolitan and Jubilee lines

Wembley Central (0.9 miles) – step free access to Bakerloo line and London Overground

Wembley Stadium (0.5 miles) – step free access to Chiltern Railways

Bus connections are shown below.

Buses from Wembley Stadium



Equalities Considerations Summary

- The amount and flexibility of communal spaces throughout the scheme will hopefully allow for a wide variety of activities, encouraging people of all backgrounds to mix with one another, and ensuring that different cultural and religious groups are able to undertake activities that appeal to them.
- The location of the scheme itself, in a busy and diverse area, should also ensure that it appeals to a variety of groups, and has excellent transport links to enable residents to engage with community activities outside of the scheme.
- The unit layouts are 100% wheelchair accessible, and offer well thought out, easily adaptable accommodation which should suit the changing needs of residents over time.
- There are a mix of one bedroom and two bedroom flats, which offer flexibility for couples, or those living with children or carers.

The predicted equalities impact of this scheme is laid out in the table below.

Protected Group	Positive impact	Adverse impact	Neutral
Age	x		
Disability	X		
Gender re-assignment			Unknown
Marriage and civil partnership			Unknown
Pregnancy and maternity			x
Race			x
Religion or belief			x
Sex			x
Sexual orientation			Unknown

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