



2023 Woodberry Down Social Impact Assessment



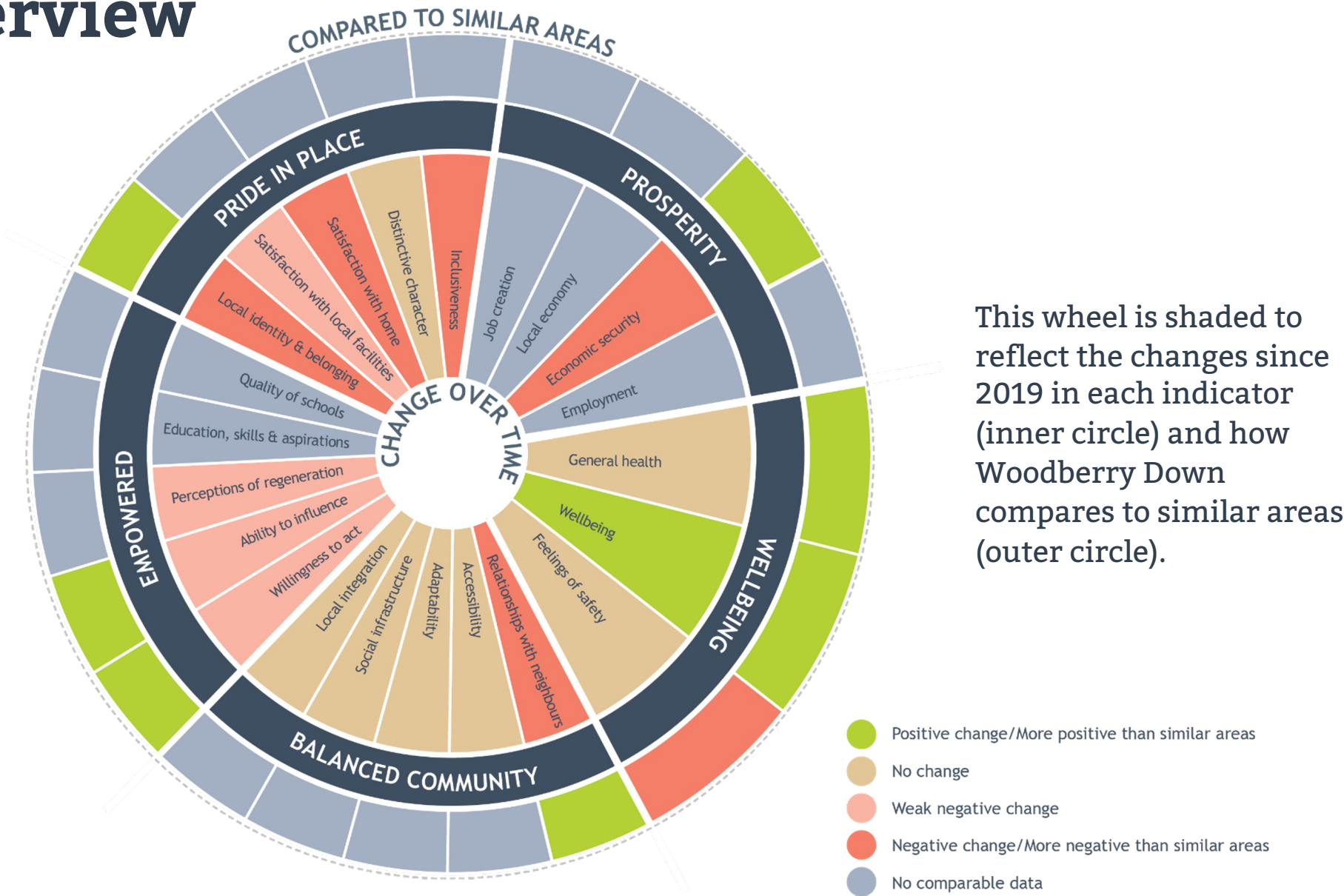
What we did



- **Residents survey** – sampled by tenure & geography.
- Three **youth engagement workshops** – x2 with The Edge and x1 with My Place.
- **In-depth interviews** - all the development partners, agencies working on site, local businesses
- **Walking interviews** with residents living in new and old estates, providing a snapshot of their experience living on the estate.
- **Site survey** carried out by Matter Architecture.
- **Secondary & project data** collected from a number of sources.

Findings summary

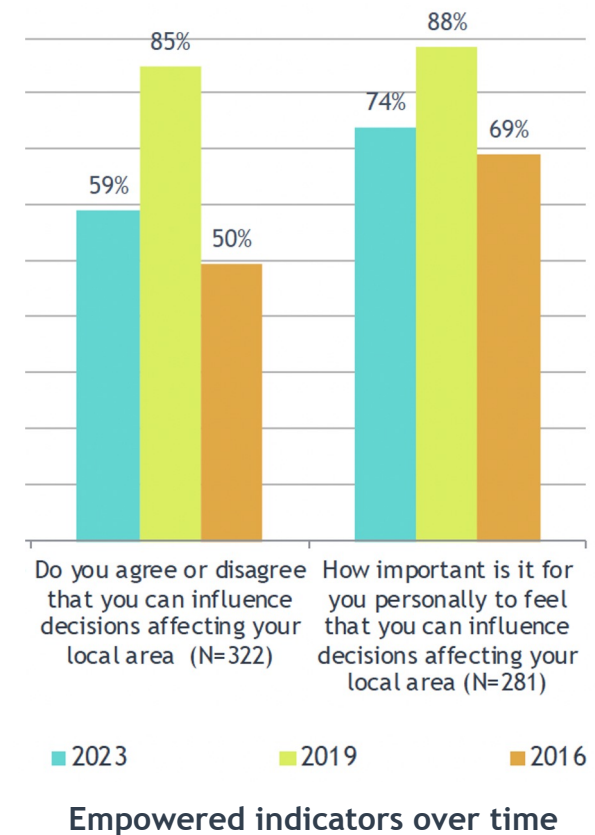
Overview



Woodberry Down social sustainability assessment 2023

Changes since 2019

- As in 2019, residents living on Woodberry Down report a **stronger sense of neighbourliness, belonging, influence over local decisions** and **wellbeing** than people living in comparable areas.
- There has been a significant **decline** in residents' perception of **influence over local decisions** compared to 2019.
- **Perceptions of the regeneration** has become **more negative** since 2019. A lower proportion of residents agree that the regeneration has benefitted them or their family, or that the regeneration process has been inclusive of all residents.
- Indicators of residents' **wellbeing** have improved – residents are **more likely to be satisfied with their quality of life** and **less likely to feel lonely** compared to 2019. However, self-reported perceptions of **general health** have declined.
- Residents are more concerned about **safety** compared to 2019 – there is a decrease in the proportion of people who feel safe walking alone in the local area and around Woodberry Down after dark.



Experience of people in different tenures

- There is a stark contrast between the experiences and attitudes amongst residents living in **temporary tenancies** and **those living in other tenures**.
- **Temporary tenants** are **more likely to feel lonely**, find it **difficult to manage financially**, and perceive a **lower sense of neighbourliness** and **belonging** in the local area.
- **Secure tenants** were most positive in their **perceptions of neighbourliness, life satisfaction** and **satisfaction with the local area** as a place to live. They are also most likely to agree that **people with different backgrounds get on well** together.
- **Private owners** are more likely to feel that they are **managing financially** compared to residents in other tenures. They are also **less likely to feel lonely**, but are most likely to **be worried about crime**.
- Private owners and private renters were broadly similar in their perceptions of neighbourliness, life satisfaction and satisfaction with the local area as a place to live.



Survey findings by tenure

Impact of COVID & cost-of-living crisis

- The impact assessment was conducted amidst the cost-of-living crisis with the impact of COVID on local economies still being felt.
- **Older residents are particularly affected by COVID** and its aftermath. Some noted that community events for older people are less well-attended than they were before COVID, indicating that some older people have **not returned to socialising** and face a greater **risk of isolation**.
- The trend of services moving online and being delivered remotely poses a barrier for older and **digitally excluded residents**.
- **Affordability** can be a barrier to using local shops and amenities.
- Community organisations and local businesses are facing a **challenging economic landscape** with increasing business rates and competition for funding, which results in higher pricing.

“I have noticed that more and more people come to the food bank because they can't afford to shop at supermarkets...and for me personally, it's the same... days out, like a family day out or going to the zoo, it just seems like a luxury.” Local resident

“There is a sense of scarcity...pressure on individuals & community organisations... there's not enough money to go around.” Stakeholder

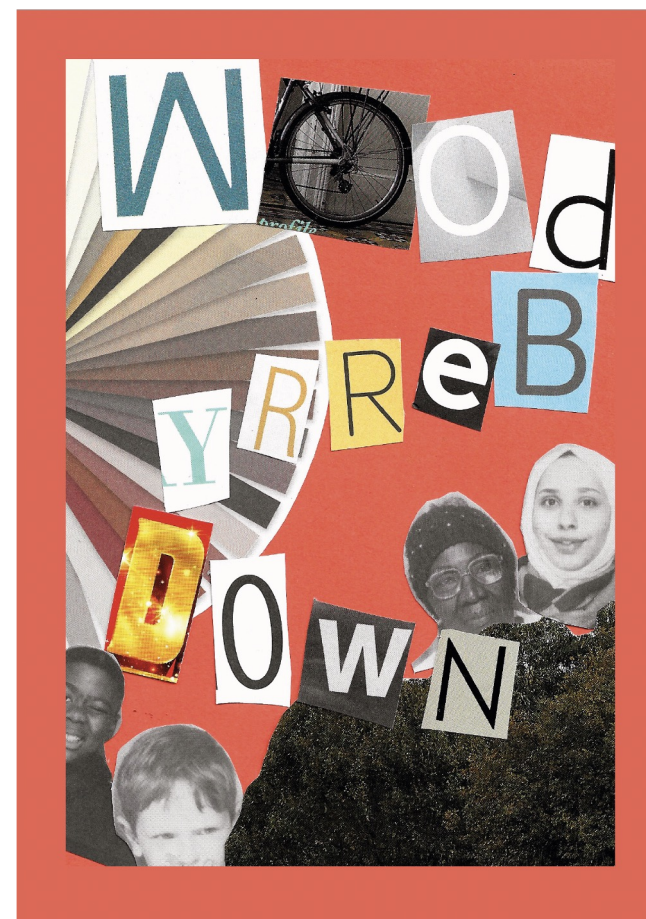
Findings summary by theme

Balanced community

The community is balanced, integrated & cohesive.



- **Neighbourliness** on Woodberry Down continues to be **stronger than in comparable areas**. Residents have a higher level of trust and are more likely to have relationships with their neighbours
- Stakeholder interviews reflected a **disconnect between new residents and long-standing residents** which may hinder social integration.
- **Young people** who took part in the workshops were **overall less positive about their perception of neighbourliness**. Some commented that neighbourliness has weakened over time as a result of the changes caused by the regeneration.
- There is **good social infrastructure provision** on the estate. Stakeholders emphasised local providers need to **work in a strategic and coordinated way** to maximise benefit for residents.
- Stakeholders and residents also find that **community events and festivals** are important occasions for **promoting local integration** - these encourage residents from different backgrounds to mix and socialise.



Collage from youth engagement workshop

Pride in Place

Residents love their home & are proud of their neighbourhood.



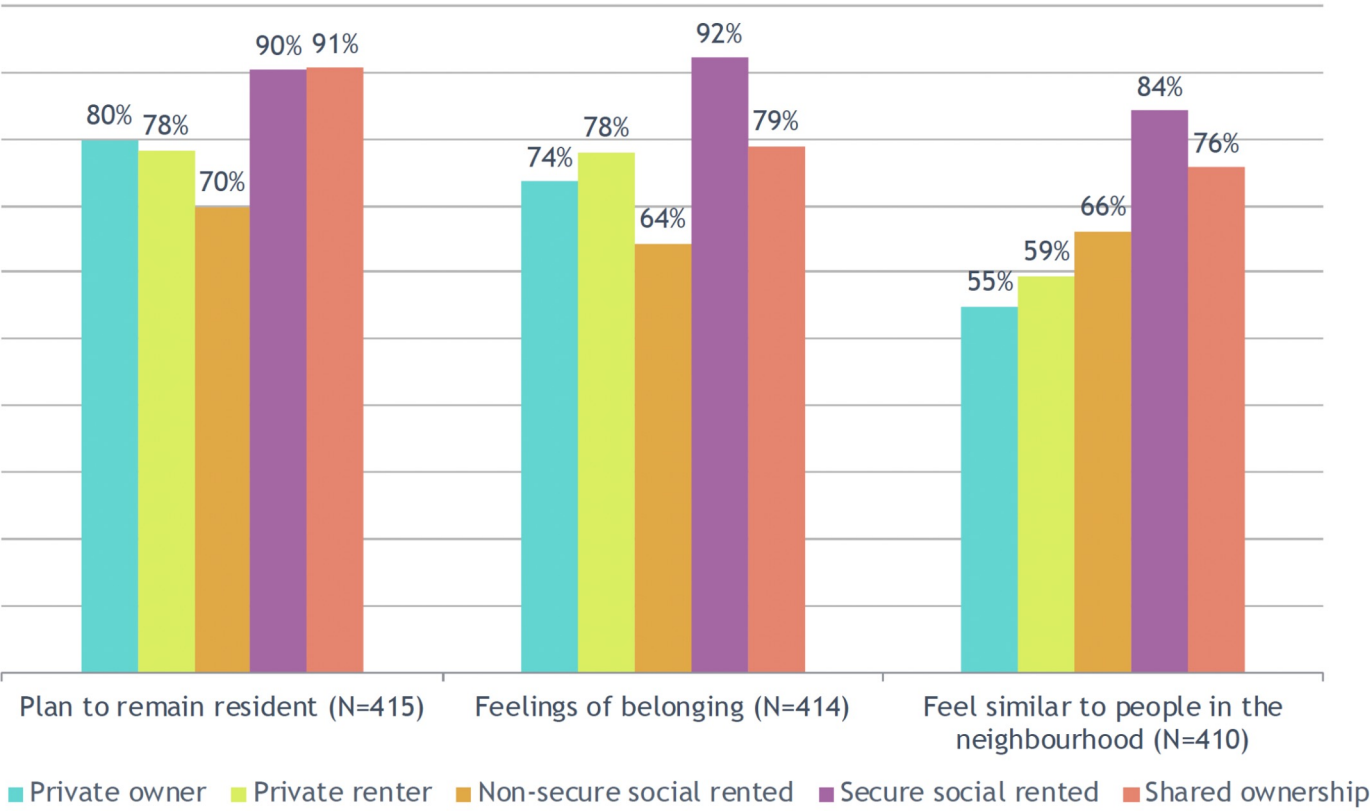
- Residents report a **stronger sense of local identity and belonging** than those living in **comparable areas**.
- **Residents over 60** were more positive about **their sense of belonging**, and were more likely to say that they **plan to remain a resident** of the neighbourhood for a number of years.
- Since 2019, **newcomers** are starting to outnumber **existing residents**. Stakeholders noticed an increasing **churn of residents**, with implications on the strength of local identity.
- **Young people** expressed **ambivalence towards their future on the estate**, raising the availability and the cost of housing as impacting their ability to stay.
- Residents are generally **satisfied or very satisfied with facilities** on Woodberry Down. Satisfaction with some provision for children has fallen since 2019. More can be done to ensure that social infrastructure caters to older people, young people, and temporary tenants.
- Some services are **operating at capacity** (e.g. GPs, nurseries). Provision will need to expand to cater for residents moving into the future phases of the regeneration.

“Dynamics are shifting...[we’ve] reached a tipping point where original residents are the minority...the private cohort has a stronger voice now...they have different expectations, lived experience and understanding of the history of Woodberry Down.”
Stakeholder

Pride in Place



Local identity & belonging by tenure



Empowered

Residents are empowered, skilled & have influence over local decisions



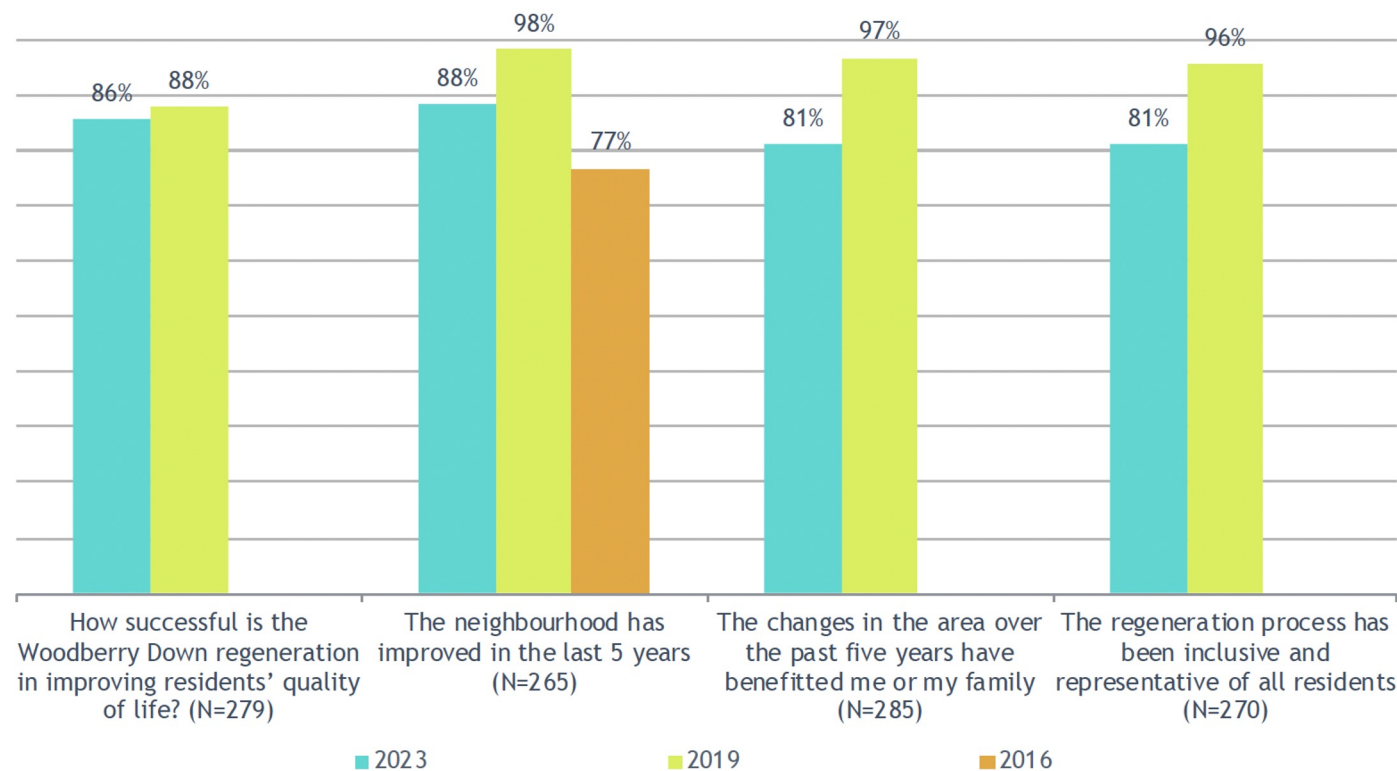
- Stakeholders reflect that **secure tenants** have the **strongest influence and willingness to act on local issues**. Temporary tenants were seen as having lower levels of engagement with decision-making.
- **Young people** shared in workshops that they have **had very little engagement with the regeneration process and local decisions**, if at all. However, 72% of those surveyed under 25 agreed that it was important for them to influence local decisions.
- Overall, surveyed residents were **less positive about the changes taking place** on Woodberry Down than they were in 2019. The proportion of residents who agree that the neighbourhood has improved in the last five years and that the changes in the area has benefited them have both fallen.
- People surveyed under 25 were least likely to agree that the changes in the area have benefitted them or their family. Young people were positive about physical changes of the regeneration but felt that there needs to be a greater **effort to ensure that all residents across age groups and tenures are benefitting** from the changes.

“I feel like a lot of these things, there’s a lot of talk...but when it comes to implementing...I wouldn’t say it’s the greatest connection between the council [regeneration partners] and the youth...you can be interested in being more involved, but if there’s not space for you to actually push or do anything...” Young resident

Empowered



Perception of the regeneration over time

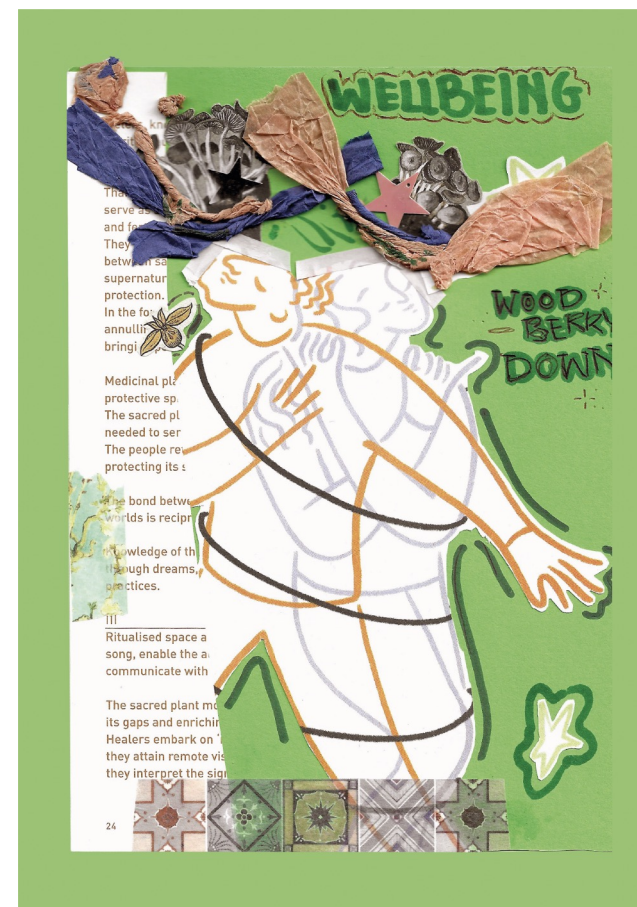


Wellbeing

Residents have high wellbeing.



- Residents' health and wellbeing are **positive overall** compared to similar areas.
- Temporary tenants** and **social housing tenants** are **more likely to experience health issues** and report worse health, but they are **less likely to feel lonely**.
- Residents in the **over 60 age group** experience worse health and are **more likely to feel lonely**.
- Perceptions of **safety** and **fear of crime** in Woodberry Down and the surrounding area have **significantly worsened** since 2019. Compared to similar areas, local residents are **less likely to feel safe** walking alone in the local area after dark.
- Young people** worry about **walking alone at night**, especially on the north side of the estate and in surrounding areas.
- Nonetheless, stakeholders largely agree **that safety on Woodberry Down has improved over the years**. Some of this is related to **changes in the built environment**, such as walking paths with fewer blind spots and improved lighting.

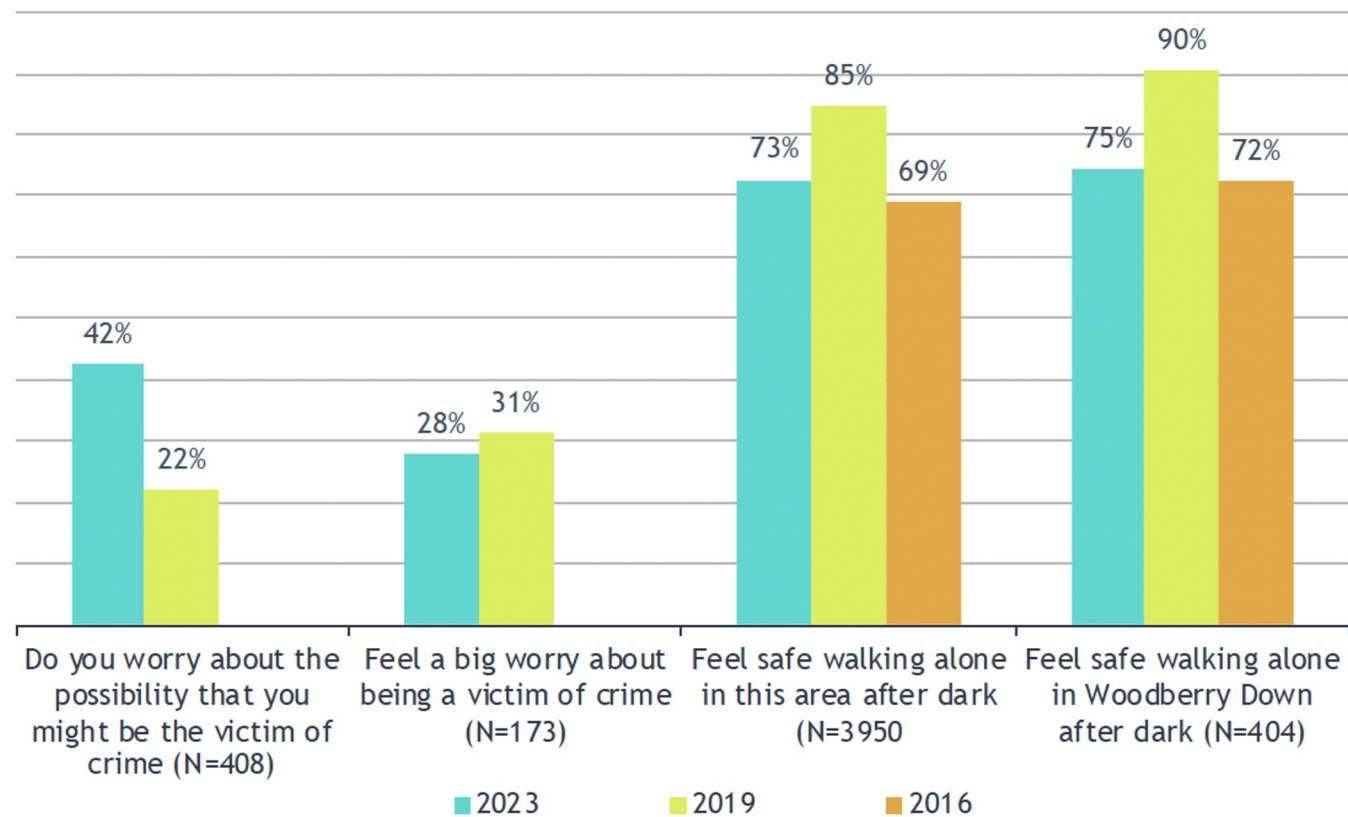


Collage from youth engagement workshop

Wellbeing



Safety over time

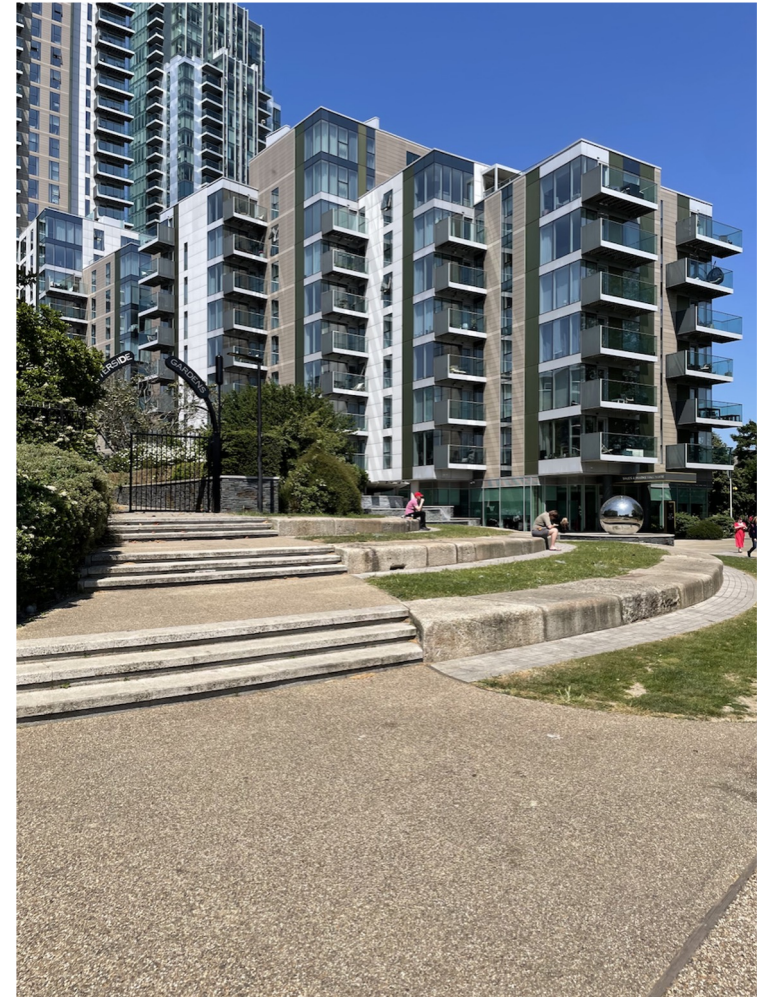


Prosperity

Residents & businesses prosper economically



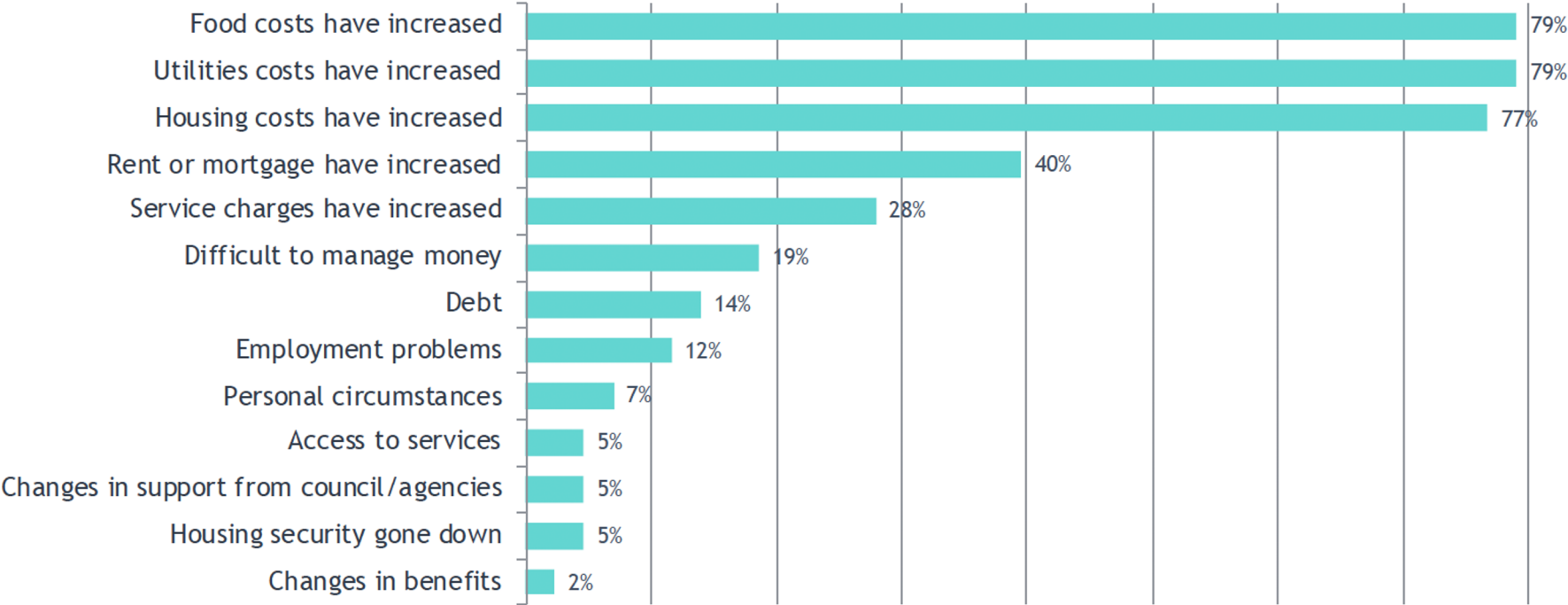
- Indicators of **economic security** have **weakened** since 2019, with a significantly greater proportion of residents reporting that they are finding it **difficult to financially manage** and that their economic situation has worsened since 2009 or moving to the estate.
- **Temporary tenants** are **faring the worst economically**, followed by secure social housing tenants.
- Shared owners, private tenants and private renters tend to fare better economically. **Private renters were least likely to report that their financial situation has worsened** since 2009 or moving to the estate.
- Stakeholders and residents shared that **affordability** can be a **barrier to using local shops and amenities**.



Prosperity



If your economic situation has worsened, why? (n=43)



Next steps

These recommendations focus on the areas where there is most potential for regeneration partners and other agencies involved in the regeneration to take action to improve the quality of life of residents.

1. Woodberry Down has a history of strong community involvement in local decision-making. There is a need to **incorporate a greater number and diversity of voices in decision-making processes**, including people who are often underrepresented: young people, temporary tenants, and people with limited English proficiency.
2. There is a need to **map and coordinate agencies, services, and community projects** working on the estate to ensure, and to improve residents' access to these services. Regeneration partners should also continue to nurture community groups and projects to help them flourish.
3. Particular care and attention should be paid to the **health, wellbeing and living conditions of temporary tenants** to support their access to services and encourage their participation in local life.
4. There is a need to improve the range of supports for **people on low-incomes**.
5. Continue to ensure that **local services and facilities are inclusive of and accessible to all residents** and improve provision in those areas where dissatisfaction has increased. Social infrastructure and community events help facilitate local integration and neighbourliness.
6. Partners should **continue their commitment** to the impact assessment process, and provide cooperation and resources to ensure that this process is meaningful and useful to all those involved.