



**CLEVER**  
**Cities**

# CLEVER Cities Baseline Report

March 2021

## CLEVER Cities

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A photograph of a modern urban park area. In the foreground, there's a paved walkway with some low-lying plants and a wooden railing. To the right, there are three silver cylindrical bollards with yellow bands. In the middle ground, a person in dark clothing is walking on the path. The background features several trees with autumn foliage, a parking lot with cars, and modern multi-story buildings under a clear blue sky.

*About this report*



## *CLEVER Cities in South Thamesmead*

CLEVER Cities is a European funded project that is working with local citizens to co-design the regeneration of urban areas to make them greener and healthier. The focus for London is South Thamesmead.

The London project is a partnership between the Mayor of London, Peabody, Groundwork London, Young Foundation and Social Finance. The project is supported by The Social Innovation Partnership and its Community Research Programme.

The overall goal of the CLEVER cities project is to demonstrate that working collaboratively with both technical experts and local people we can design greener, happier and healthier cities.



## *Meet the Thamesmead Community Research Team*



**Bukola Joel** has lived in Thamesmead for many years, where her children attend school. She is a youth activity facilitator and runs a social enterprise called Beyond Braids CIC that is based in the Thamesmead Portal.



**Joseph Griffiths** is a practicing artist living in Thamesmead with Bow Arts Trust and working at Thames-side Studios in Woolwich. He is actively engaged in the community through various projects.



**Sanaa Khan** is an architect who is active across local community groups, at the leisure centre and Waterways Children Centre. She is highly active in the community through her children and involvement in various neighbourhood projects.



**Thelma Obirai** has been a Young Ambassador and Trainee Producer in Thamesmead for years. She was also involved in an art installation for the Thamesmead Market.

## *Data collection: South Thamesmead*

The Community Research Team spent November and December 2020 gathering data from local people about their experiences in Thamesmead over the last year. The Team:

- Hosted 9 focus groups with 101 attendees across the sessions, reaching 50 individual residents
- Conducted 1:1 interviews with 39 residents – 44% of whom were from South Thamesmead

Topics relevant to South Thamesmead discussed in the focus groups included:

- Accessibility of arts and culture
- Crime and safety
- Perception of regeneration – Peabody residents
- Perception of regeneration – wider Thamesmead residents
- South Thamesmead Estate
- Opportunities for young people

This report also draws on the annual Thamesmead Community Survey from 2019 (completed by 1000 residents) and 2020 (completed by 675 residents) conducted for TSIP's five-year evaluation of Peabody's work in Thamesmead.

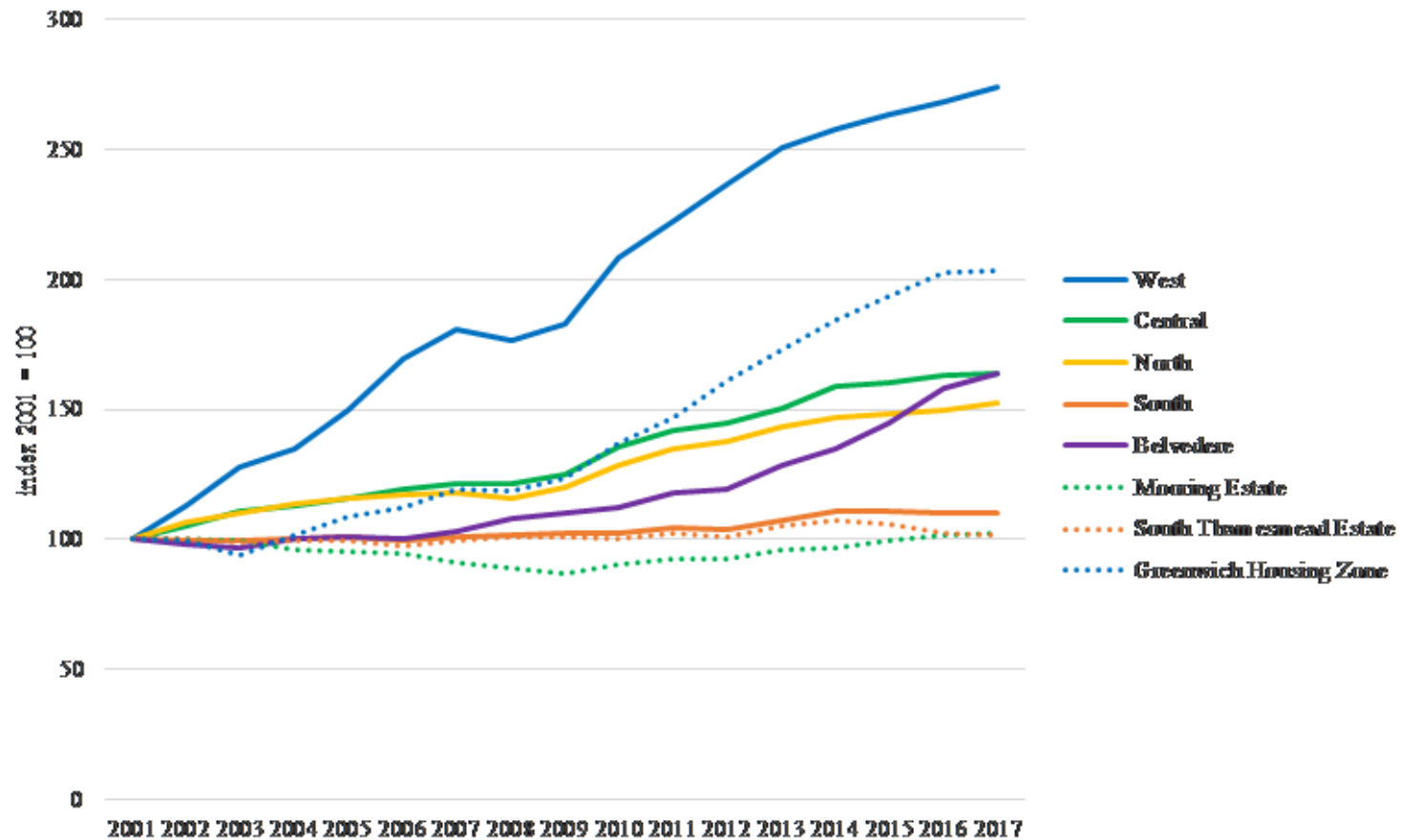




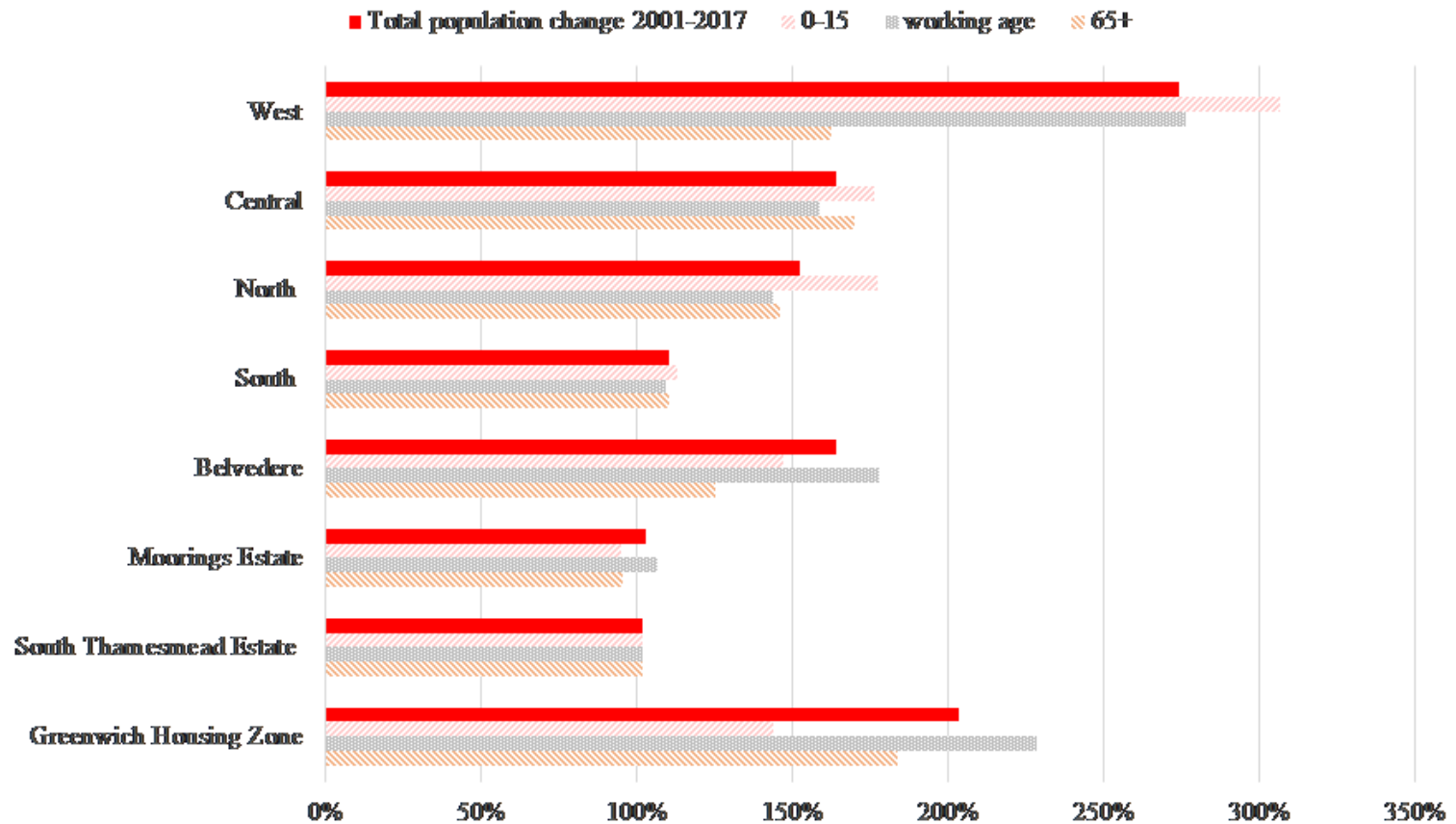
*Demographics*



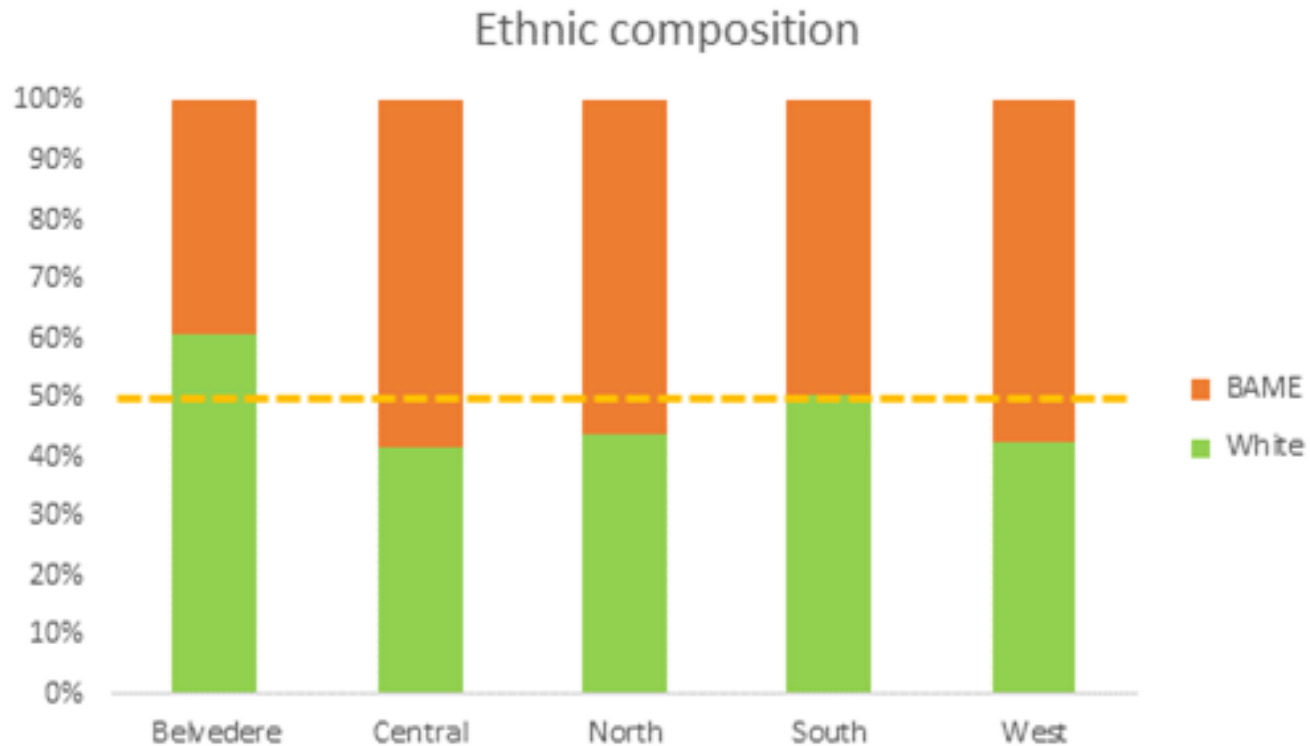
## Population change in Thamesmead, 2001 = 100



# Age structure change 2001-2007



## *Ethnic composition*







*Regeneration and greening*



## *Regeneration of South Thamesmead Estate*

In the Thamesmead Community Survey, respondents who lived on the South Thamesmead Estate were asked if they had noticed any regeneration work, such as construction or demolition, taking place in their local area. Almost nine in ten respondents (88%) indicated that they had noticed regeneration work and just 10% said they had not.

*"The regen works are not great but you know something better is coming."*

Of the 118 who were aware of the work taking place, almost nine in ten agreed that they had been told about the work, and 73% said that they know where they can find trustworthy information about the regeneration. A similar proportion (71%) also agreed that they know how to raise a concern or to complain about the work that is taking place. Just over half agreed that they had been given the chance to have their say about the regeneration activity, though a quarter disagreed with this statement.

## Greening of South Thamesmead

When asked specifically about the landscaping elements of the improvement works, 54% had noticed the planting and landscaping, and 40% hadn't. In contrast to their awareness of construction or demolition work (88%), this is significantly lower. All South Thamesmead focus group participants had noticed the greening of the estate:

*"It makes the area more appealing to pass through."*

*"Loved the sunflowers!"*

In the survey, those who had noticed landscaping or planting activity taking place in their local area (71 people) were additionally asked to what extent they agreed or disagreed with a series of statements about the work. The majority of respondents agreed that they had been told about the work taking place (92%), that they knew where to find trustworthy information about the work taking place (77%), and that seeing more greenery in their neighbourhood makes them feel good (77%).

Over half of respondents (55%) agreed that they think the recent work reflects the needs of the community. However, just under half (46%) agreed that making South Thamesmead greener would not change how they feel about the area; though 37% disagreed with this, saying it would make them change how they feel about their local area. 1 in 5 respondents indicated that they'd be willing to volunteer their thoughts and ideas to help make the neighbourhood even better.



## Greening cont'd

The improvements to green and blue spaces have been well-received amongst the residents of Thamesmead and many people we spoke to have noticed them:

*“Loads and loads of changes in the park in the green areas. So there's loads of sort of bits that have been built for wildlife. Fishing platforms on the lake.”*

*“They are made to look like meadows and stuff for quite a wild, wild planting, which I quite like and I think it works, as opposed to really clipped borders.”*

*“I've seen what they've done around those squares near the Southmere lake, that they've done some hard landscaping and soft landscaping. They've made it actually quite a relaxing space, compared to the squares in South Thamesmead properly on the way to the station.”*

Focus group participants also considered the changes to be positive, specifically noting that the animals seemed happier after the work around Southmere Lake. They did, however, comment that ongoing construction work was an eyesore, but that it would likely lead to improvements in the long-term.

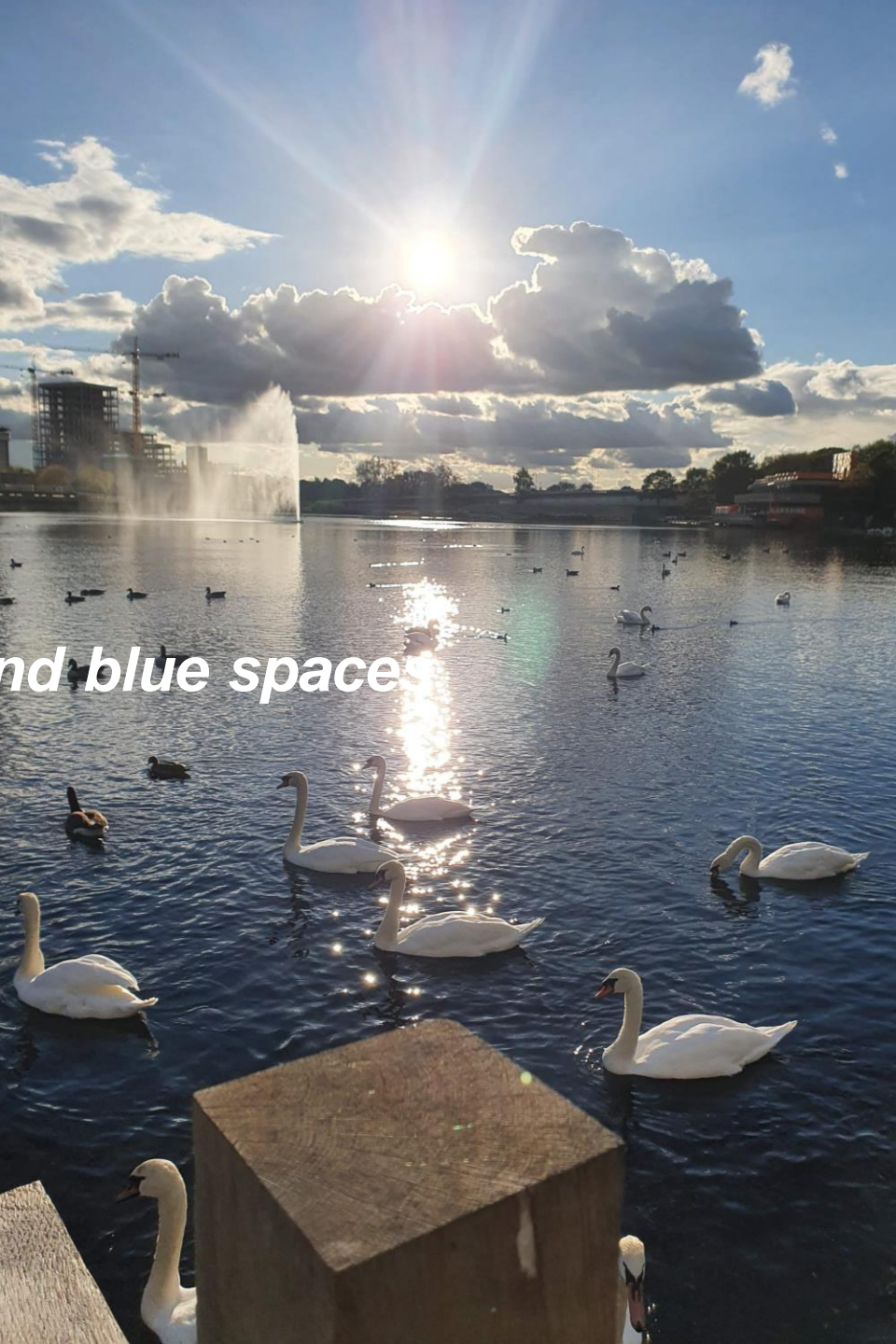
## *Risk of development*

Despite this positive recognition, there are some concerns around the role of the development in the area, and the perception of the purpose these improvements serve within the broader regeneration of the area.

*“A lot of those changes are there to accommodate the crowd that Peabody eventually wants to attract with these flats, because to just offer, upper end accommodation... So, these type of people, they wouldn't want to live in surroundings, where maybe nothing is happening so you know building cafes building things around, making the green spaces more attractive.”*

*“What I've seen from the Southmere Village, it looks like it could be the outskirts of Canary Wharf. You know the new bits, and it's sort of like is it going to be another faceless area, what is the place going to be like? Are people who are going to live there okay with having a faceless soulless corner, even if it is in place of beauty?”*

*“I worry that they might start to sort of gate places off that have always been accessible to everyone in the past. We see that in other parts of the country, you see that particularly in London... That concerns me because, you know, Thamesmead is pretty wild. And I like that about it. That's the thing I like, I really love the wildlife, I love the wilderness bit of it, that really appeals to me.”*



*Use of green and blue spaces*



## *Use of green spaces*

The Thamesmead Community Survey suggests that 85% of Thamesmead residents had visited their local green space in 2020, up only 1% from 2019. The quantitative data also shows that in 2020, 40% of people visited local parks or green spaces once a week or more, up by 21% from 2019. However, this is significantly lower than the English average taken from Natural England's People and Nature Survey of April 2020, which revealed that an average of 73% of adults spent time outside at least once a week in the preceding 12 months. So, although the number of people utilising these spaces in Thamesmead did not dramatically increase, the frequency of visits did. The qualitative data supports these figures:

*"I have definitely visited the woods...I'd say at least 50% more...probably more than I would have in another year."*

*"I see a lot of people walking around and cycling. If I have more time I go to walk and cycling as well."*

*"I think I've utilised that space so much more this year. I think probably a lot of people have in this area. And I've heard people too, having conversations about, oh yeah I've come up here so often."*

*"I was recently there like once a week, we're always going there."*

## Use cont'd

Our focus group on green and blue spaces in Thamesmead also showed that these spaces felt more lively during the lockdown, that they were being used more heavily for exercise and that people were being more creative with how they used the spaces - noted activities included socially distanced picnics, yoga and sketching. The quantitative data shows that over the past 12 months, owner occupiers were more likely to utilise these spaces (89%) than social renters (78%).

The quantitative data suggests that 91% of younger residents [16-24] regularly use the green and blue spaces of Thamesmead, whereas only 69% of older residents [65+] do. There is little in our qualitative data to suggest that there is discontent or particular issues amongst the older residents of Thamesmead accessing these spaces. Perhaps this can be attributed to a broader societal trend:

*“I used to go out for walks ages ago, near the lake. But then once I was walking around the wintertime and it was really cold and you could feel the breeze coming off the lake and it was so cold and then I realised it's better to keep away.”*

*“I used to attend lots of things, but as you grow older you like keeping indoors most often. In my younger days, there was a time when I used to walk around quite a lot, I used to walk from Abbeywood to Woolwich.”*

## Use cont'd

This may be further explained by the types of activity we found to be popular within these spaces. Within the qualitative data, sports, fitness, exercise and play were most frequently mentioned – activities that may be more heavily enjoyed by a younger demographic:

*“My boyfriend is running. And I'm doing some really slow walking.”*

*“We go there, if not because of the weather, we go there to play with people ... [I] have a child who plays football and there's space for him to play football.”*

*“In the summer I did some workouts up there as well. Because it's got a nice flat there's a couple of nice flat, green, sort of, grassy bits that the dogs aren't allowed in the gardens. That's quite good for a workout.”*

*“I run through Southmere park...next to the horses, most of the time. And then I mainly run on the Ridgeway. I'm back and forwards, depending on my fitness level.”*

*“When I found when it was warmer, I really enjoyed cycling along the river.”*

*“Like playing football, or going to go hang around with your friends and everything and yeah. It's very welcoming.”*

## *Appreciation for green and blue spaces*

Our conversations with the community revealed that the general appreciation for the green and blue spaces of Thamesmead is extremely high, and provides a great deal of positive impact on people's day to day lives. This is in line with the results from the People and Nature Survey for England, wherein 87% of adults said that being in nature makes them happy.

*"I really like around here, it feels very wild. But at the same time, like, you know, you can still get into civilizations really easily."*

*"All the different green pathways and canals and it's just such a great place to explore."*

*"During the day the air that is so fresh and so clean, and it's not busy. It's not crowded or anything."*

*"I love the green area; when we are in the summer, we used to walk back and sometimes we go to the pond area and just sit there with our family."*

These sentiments were further supported by the focus group on green & blue spaces. Participants observed that there is a great range of natural habitats in Thamesmead and how the Crossness Marshes are only a ten-minute walk from the South Thamesmead estate, yet provide a drastically different environment. They also felt that the overall range of natural habitats makes Thamesmead unique to London.



## Appreciation cont'd

An interesting and perhaps surprising observation was that although many people did speak about directly accessing these spaces, it seems that just being close to them/seeing them from a window was also highly valuable for residents:

*“At least here, it is greenery near-by, that's what I appreciate anyway. That's the reason I moved in, I thought, it's beautiful, it makes you feel like you are in the countryside a bit.”*

*“You know where there's I think three or four courtyard squares, which which look lovely as the seasons change. You see these trees go from, bright green to bright yellow and then, and then it's barren a bit and then it comes back again.”*

Perhaps there is more to be explored in the relationship between outdoor spaces and their potential to improve people's lives:

*“I love the way the actual landscape around Thamesmead around the lake is kind of quite soft and rolling. And then you've got these hard concrete shapes jutting out of them. I love that aspect of it and I loved how the kind of concrete, man-made stuff kind of thrust itself into the into nature and then there's a softening all around it.”*

*“Just kind of getting to know the area and more so the natural spaces. That's really helped me to feel connected to the space.”*

## *Barriers to accessing green and blue spaces*

People expressed various barriers and deterrents to accessing outdoor spaces during their 1:1 interviews, including:

### 1. Poor management of these spaces

*“Some of lake, like going towards the marshes, there's like this slightly like unkemptness - is sort of quite evident in parts of the area, like wildness, which in sometimes is really nice, but I guess in other times .. can be just all the bags of poo left around.”*

*“The ducks I think they even struggle to swim there. It is just covered in green.”*

### 2. There are not enough places to sit

*“There don't seem to be spaces to congregate or relax in.”*

*“It would be nice to have some sort of semi-formal seating areas, you know like boulders...and tables or, you know, logs...just to kind of encourage people to be there because it's such an underused space.”*

*“There's just one bench when you're coming in.”*

## *Barriers cont'd*

### 3. There is poor communication around outdoor events

*“The thing is it was sold out both times. But a lot of people didn't turn up, which was a shame....I guess it's hard because it was like people had to maintain their distance, but there must be another way to engage people.”*

*“I think what Peabody do is great, I think it just needs to be advertised more and from the get-go.”*



## *Conclusion*

The use of green and blue spaces in Thamesmead is high. There was an increase in the use of outdoor spaces in 2020 compared to the previous year, and in general people think that they will continue to use these spaces as often in the future as they did in 2020.

There are barriers to accessing these spaces and improvements in management, landscaping, programmed activities and relating communication would likely reduce these barriers.

However, the people of Thamesmead are deeply appreciative of their green and blue spaces, recognise how unique their landscape is and understand the benefits it brings.

They are protective of their green and blue spaces, sceptical of change, but optimistic for the future of these habitats. Focus group participants even stated that they felt Thamesmead could be a leader in biodiversity in London.



***Social resilience in South Thamesmead's community***

## Community cohesion

The quantitative survey and follow-up interviews and focus groups with residents showed how the community maintained and enhanced social resilience over the past year. In 2020, 87% of respondents agreed that Thamesmead is a place where people from different backgrounds get on well together, up by 5% from 2019. This is higher than the results from the national Community Life Survey '19-'20, wherein 82% of respondents agreed that their area is a place where people from different backgrounds get on well together.

Only 4% of South Thamesmead residents disagreed with this statement (fewer than Central, North and West residents). Some people had positive notions of community cohesion in South Thamesmead:

*“I’m from North London but this is the place I lived since I was a kid. This is the first ever place I’ve gotten to know people locally, which I think is great. It says a lot about the kind of place.”*

*“And pretty quickly actually I really started to enjoy the area, and I actually found it interesting that people actually talked to each other, which I’ve not really experienced much in my life living in Kent or London.”*

*“It’s a good place for me to live...life in Thamesmead is good.”*



## *Cohesion cont'd*

As an area with high levels of diversity, residents had different views on how well those from different backgrounds get on together:

*“People don’t bother me, I’m quite happy with anyone. I don’t care if they are rich, poor, Black, white, gay, straight you name it. It doesn’t matter to me, they are nice to me, I’ll be nice to them.”*

*“It’s just a lot of fake energy in this fake community and I just, I don’t have time for— I don’t really talk to any of my neighbours. The only thing I said that was happening at one point was clapping for the NHS; people were doing that. That was creating a sense of community.”*

*“Life is okay, everyone is going their way.”*

## Community reliance

In terms of social cohesion, 63% of South Thamesmead residents agreed that people in their neighbourhood pull together to improve the area (fewer than North and West Thamesmead residents but more than Central), up by 3% from 2019.

17% of South Thamesmead residents have given unpaid help to someone who was not a relative in the last year (less than North, Central and West), down by 27% from 2019.

*“We’ve always been quite neighbourly, not with the new people, but once like you have been around for a long time we always say hello to them.”*

*“Well I think it’s good. There’s a lot of people to help each other out.”*

However, some people think this has changed in recent years:

*“People don’t want to get involved with other people anymore. They just want to keep themselves to themselves.”*

*“When I was a kid, you could leave the door and you wouldn’t get robbed and you could leave the door open and say to your next door neighbour, like if you leave your keys at home...you could ask your neighbours to look out, now you can’t do that.”*

## Community events

The quantitative survey showed that 30% of South Thamesmead residents attended a cultural event in the last year (less than North Thamesmead residents but more than Central and West), down by 21% from 2019 – likely due to Covid19. Further, 67% of South Thamesmead residents agreed that it's easy to find out about things that are happening in Thamesmead (fewer than North Thamesmead residents but more than Central and West):

*“There was something somebody said the other day, that there are some activities that are going on, [but] by the time you know about them they have taken place.”*

*“Because even the people that actually do community projects...as I work in the Thamesmead festival group, majority of them told me that they didn't know that this was happening um until like, maybe a week before, which is not a long time.”*

*“Like I know there is the art studio where the cafe is, but it's a bit like it doesn't feel like an open place.”*

## *Conclusion*

Social resilience is one vital ingredient that continues to sustain Thamesmead like other communities pre-COVID and during the current disruptions, and distress brought about by the pandemic. However, the quantitative/qualitative data shown in the slides above show interactions between findings:

Overall, residents commented on their satisfaction with South Thamesmead as a place to live with an emphasis on the green/blue space available which has helped enhance residents mental and physical wellbeing.

Nevertheless, in the qualitative findings, more residents reported less sense of community spirit and a lack of timely communication around events and activities, showing an intensity of opinion that is quite polarised. Reasons may be due to issues with a language barrier and the manner in which events were advertised.



*Safety and security*





## *Safety and security in South Thamesmead*

Overall, 67% of South Thamesmead residents were satisfied with Thamesmead as a place to live (fewer than Central, North and West Thamesmead residents), down by 3% since 2019. Additionally, 76% of South Thamesmead residents agreed that they belong to their immediate neighbourhood (more than North, West and Central residents).

South Thamesmead residents are adamant that much more needs to be done to make it safe and secure. Residents' perception of rising crime, in addition to lighting issues, has led to residents feeling less safe.

## *Feelings of safety*

There was a clear distinction between the peaceful side of Thamesmead and the less peaceful side, which was commonly thought to be South Thamesmead. Notably, South Thamesmead residents were most likely to view people using or dealing drugs as a problem in Thamesmead.

Residents highlighted three main causes for this perception: the 'council mentality,' kids having nothing to do as a result of a lack of youth activities and people's perception of the area (i.e. Thamesmead attracting negative attention through media).

*"I've witnessed like little fights, I've witnessed someone put a knife inside the bush outside my house."*

*"A lot of crimes happen there."*

*"Men grooming children."*

*"There's no like youth homelessness prevention service."*

*"I think people have such a council mentality. Which obviously because of the estates that's going to happen but it's so embedded in culture, it's ridiculous sometimes."*

## *Lack of adequate lighting*

All participants of the Crime and Safety focus group agreed that lighting is an issue, which was further compounded during 1:1 interviews, where the residents mentioned the following:

*“There's not enough light... and when I'm walking I don't like that. I don't like - feel safe at night.”*

*“The way the lamppost has been distributed in the area has been uh - badly lit.”*

*“I just feel a little like tense and on edge at night...I walk on the main roads, rather than cut through the slightly more residential ways.”*

*“You wouldn't want to walk through there at night, definitely not. It's very dark.”*

*“Some streets not have light.”*



## *Fly-tipping and vandalism*

Other prominent issues highlighted by residents were fly-tipping and vandalism. According to the Thamesmead Community Survey, South Thamesmead residents were more likely to view fly-tipping as a problem in Thamesmead than Central and West residents, and less likely than North residents.

*“Like the fly tipping the poo, the plastic, the bags. Just if that wasn't all there it would actually make quite a bit of difference.”*

*“A bit of an eyesore.”*

*“Shop trolleys. Mattress, some stuff from the home.”*

*“I think Thamesmead deserves to have a change.”*

They were also more likely to view vandalism, graffiti and other deliberate damage to property as a problem in Thamesmead compared to North and West Thamesmead residents (but less than Central).

*“Abandoned area.”*

*“More cleaning [is needed], on the bus station as well as even close to my lake.”*

## *Pride of place*

The Thamesmead Community Survey showed that 80% of South Thamesmead residents felt proud to live in Thamesmead (on par with North Thamesmead residents and more than Central and West), up by 9% from 2019.

*“It's just such a great place to explore.”*

*“I feel welcome and represented.”*

However, many interviewees and focus group participants were also aware of the problems affecting others pride in their local neighbourhood and community cohesion.

*“It feels like there's that kind of disconnect between the amazing talent that there is in this area, and the things that are happening in this area.”*

*“The architecture of the previous estates are quite poor, and it looks a bit unwelcoming so hopefully it can open up that landscape a little bit more, and bring some new vitality to the area.”*

*“[Residents] don't respect things around them because someone else is going to do it for them.”*

## *Conclusion*

Overall, safety and security is a prominent issue within community-oriented areas like Thamesmead. Although the majority of residents are comfortable with the levels of safety within South Thamesmead, many also feel that much more could be done to improve it, starting first and foremost with lighting.

As the previous slides highlighted, another issue raised by South Thamesmead residents was fly-tipping and vandalism. South Thamesmead residents were more likely to view vandalism as a deliberate act and fly tipping as a problem, in comparison with the rest of Thamesmead. They feel this must be urgently addressed.

Feelings of safety are linked with local residents' pride of place: for instance, even though almost all South Thamesmead residents were proud of where they live, problems in the area like the upkeep of the estates and lack of ownership and responsibility from residents impact both their pride of place and community cohesion.

*Resident wellbeing*





## *Resident wellbeing*

Overall, survey respondents were found to have sufficient wellbeing and happiness scores. South Thamesmead residents averaged a score of 8.3/10 when asked to rate how satisfied they were with their life nowadays, up by 0.2 from 2019. This score was higher than Central but lower than West and North Thamesmead residents. Happiness, satisfaction with life and sense of worth was rated relatively high as well.

South Thamesmead residents averaged a score of 8.1/10 when asked to rate the extent they feel the things they do in their life are worthwhile, down by 0.1 from 2019, but higher than Central and North but lower than West Thamesmead residents. Focus group and interview participants mentioned that during the Covid-19 lockdowns, their community has been a source of strength for them.

*“It helps you know, mental wellbeing, knowing you’ve got somebody there you can rely on...with COVID and it was nice knowing we have a neighbour we could ask to pop down the shop for us.”*

*“People are visiting the park more during lockdown to take the kids for picnics; I’m part of an exercise group with other women in the park every day.”*

*“I’ve been unemployed. So, having somewhere to go to as a kind of it’s been quite a like grounding presence...it’s been really quite significant how useful that space has been.”*

## *Resident wellbeing*

Residents generally felt positive about their communities, but there were concerns raised about the isolation and wellbeing of vulnerable people in need, as well as single mums.

*“We don't have no Thamesmead food kitchen. We don't have no Thamesmead soup kitchen. We do have Thamesmead foodbank, but as far as I'm concerned, that got shut down. And I don't know what the update has been with that. There's no real place for young moms, people in need, vulnerable people, homeless people to go and get support when they're struggling in this area.”*

*“I want something like a nursery centre because there are young women who don't have a husband or anybody and they have to work.”*

*“They took away the creche from the gym and I can't attend the gym anymore. So, for me it's like really for my mental health gym was always the place to go. And now, it's not even the creche, I know the childcare problem is a big issue for me.”*

Some focus group attendees confessed they joined the online session just to mingle and have the opportunity to speak to someone.

*“Not being able to have that kind of regular interaction is like for me is quite hard.”*

## *Mental and physical health*

In terms of physical and mental health, just 14% of South Thamesmead residents indicated that they had a physical or mental health condition, or an illness lasting or expected to last 12 months or more. With all the construction taking place in South Thamesmead, the lake and green spaces have served as a meditative place for residents, giving them a chance to get involved in physical activities, as well as mix with other people, which has had a positive impact on wellbeing.

*“The park really helped my mental health during lockdown; jog, meditate, brings blood pressure down.”*

*“Woods are a lifeline during lockdown.”*

## *Conclusion*

Overall, South Thamesmead residents' wellbeing scored quite well. The community has been strong and reported seeing positivity, especially during the pandemic, but there are still some vulnerable groups like single mums, seniors and people in need who could use additional support.

The presence of good neighbours was generally regarded as a blessing during the pandemic, as people in the community have been helping and supporting each other. The green and blue spaces of South Thamesmead have also proved to be a lifeline for people during these challenging times. The green spaces have positively impacted residents' physical and mental health, a finding which is reflected in the quantitative data, showing low levels of physical and mental illness in South Thamesmead.





*Areas for further inquiry*



## Areas for further inquiry

This baseline report draws together different, already-existing data sets to assess the current situation against the project's KPIs. In the coming years, it would be useful to gain an additional understanding of the links *between* each of the project's outcome areas.

See below for some suggested areas of further inquiry that might address this.

## Greening and wellbeing

- Further exploring the **links between greening and wellbeing**, including:
  - Based on the evidence that 77% of residents agreed that seeing more greenery in their area makes them feel good, it would be worth exploring the link between the increased greening of an area and changes to mental health over time, as well as which elements of the greening residents feel most strongly about.
  - Exploring the ways in which bringing in the natural features of Thamesmead into the streets and squares of the estate might impact residents' mental health and wellbeing, as well as how this might affect use (e.g. semi-formal, natural-looking seating areas that encourage people to engage with underused spaces).
  - Accounting for the ways in which witnessing the unmasked, long-term construction of public space might impact resident wellbeing.
- Based on evidence from the qualitative data that in the last year residents have used local green spaces for fitness, exploring **whether there is an appetite for fitness-related interventions in other public spaces** (e.g. outdoor gym equipment in local squares, bike lanes, etc.).
- Further exploring the **link between pride of place and** the potential for the area to become a leader in **biodiversity** (perhaps drawing in data from other areas of the country which boast such accolades).

## Resident ownership

- Further exploring the **impacts of residents' perceived ownership of a space**, including:
  - The links between perceived ownership of local spaces and people's willingness to volunteer to improve the neighbourhood, as well as how both involvement and feelings of ownership impact community cohesion.
  - Whether increased feelings of ownership over a space might lead to lower incidences of fly-tipping/vandalism, and in turn, feelings of greater safety amongst residents.
  - Why social renters are less likely to feel ownership over public spaces than owner-occupiers.
- Understanding whether **community-led models of decision-making** increase the likelihood of residents reporting that they have had the chance to have their say about regeneration activity taking place in their local area.
- Exploring **which spaces residents use for personal activities versus the spaces they use for gathering** and socialising, in order to highlight the replicable elements that make certain public spaces 'sociable' over others.





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