



# Social Impact Assessment of the Clapham Park Estate

May 2025



**CLAPHAM  
PARK** SW4



## About this report

The research was commissioned by Clapham Park LLP, a joint venture partnership between Metropolitan Thames Valley Housing (MTVH) and Countryside Partnerships (now Vistry). The aim was to establish an understanding of how residents from different tenures, backgrounds and areas within the estate have experienced the regeneration in order to help agencies and development partners improve their plans and service of future changes can be measured.

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Natasha Shah supported the community research team, with help from Imogen Bullen-Smith and Colin Campbell.

The site survey was carried out by Fiona Smith and Larissa Begault.

We are grateful to the individuals and organisations who took time out of their busy days to support this research, take part in workshops or be interviewed in stakeholder interviews.

We want to thank the six Community Researchers that we worked with for embracing the research and being so enthusiastic about interviewing fellow residents on the street or in walking interviews.

And we want to especially thank the staff in the Clapham Park Cube who have been fantastic and made our presence at Clapham Park possible.

We also want to thank all the different organisers and initiatives working on Clapham Park, especially Learning in Action, who engaged with us and supported the research.

### About Social Life

Social Life was created by the Young Foundation in 2012 to become a specialist centre of research and innovation about the social life of communities. All our work is about the relationship between people and the places they live and understanding how change, through regeneration, new development or small improvements to public spaces, affects the social fabric, opportunities and wellbeing of local areas. We work in the UK and internationally.

[www.social-life.co](http://www.social-life.co)

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# Introduction





# 1. Introduction

Clapham Park is a large, diverse estate in the London Borough of Lambeth, spanning the SW2 and SW4 postcodes. It is bisected by two major roads - Kings Avenue and the South Circular - and is close to Brixton Hill, Clapham, Streatham and Brixton. It is well connected by public transport and relatively well integrated into the surrounding built environment.

Working with residents from the estate as community researchers we were surprised by the enthusiasm and local support that we received, even though some of the activities took place on cold winter days in late 2024. We found that there is a strong sense of community and belonging in the area. There are pockets of strong communities connected by their length of stay on the estate, language and culture, who associate themselves with Clapham Park. People intend to stay in the neighbourhood and are generally satisfied with the area and their quality of life.

There are clear challenges in the area, often associated with its geography and the built environment, particularly traffic, access to social infrastructure and green spaces, activities, affordable retail and places to meet different people. Perceptions of safety are low and this requires improvement. As the regeneration progresses, the demographic make-up of the residents is changing, presenting challenges to social cohesion.

This report presents a baseline assessment of the social impact of the regeneration. From this we have developed a set of recommendations. These focus on improving day-to-day life for residents, providing support and social infrastructure and building a more cohesive community.





## Summary



## 2. Summary

### About the project

Social Life were commissioned by Clapham Park LLP, a joint venture between Metropolitan Thames Valley Housing (MTVH) and Countryside Partnerships (part of Vistry Group), to carry out research into the social impact of the regeneration of the Clapham Park Estate in south London. The research took place from June 2024 to March 2025.

The aim was to establish an understanding of how residents from different tenures, backgrounds and areas within the estate have experienced the regeneration, to help agencies and development partners improve future plans and service delivery. Our findings will act as a baseline against which the impact of future changes can be measured. They are also designed to give residents knowledge and insight that can empower them in their conversations and discussions with agencies.

The assessment of such a complex scheme was developed in close collaboration with residents as well as existing initiatives and organisations. We learned from the work already going on the estate, such as the initiatives supported by Clapham Park Futures in partnership with Learning in Action, and the Young Connectors programme delivered by Active Communities Network. Our aim from the outset was to build upon and strengthen existing estate relationships.

We used a mix of methods such as street and online surveys, stakeholder interviews, walking interviews, workshops, and observations to fully be able to understand the area.

The research explored residents' perceptions of the estate, of their everyday life and how they feel about their neighbours and their local community. It drew on a social sustainability framework developed by Social Life<sup>1</sup>. This captures how the built environment and local services support and promote wellbeing and collective life; perceptions of belonging, wellbeing, relationships with neighbours and between people from different backgrounds; how people feel that they can influence their environment; and how they come together to take action to improve the area.

The residents' survey data was analysed using an approach that Social Life has developed to compare data from small areas to "comparable areas" - other areas nationally with similar social and physical characteristics. This uses national survey data from the Research Councils UK and Office for National Statistics (ONS) Area Classifications.<sup>2</sup> Where possible we use this data to put our results in context, alongside available Lambeth-specific data.

It is our collective aim that this work will add to the insights being generated through other projects and will in this way add to the growing collective bank of knowledge that can support the joint venture's work in the years to come.

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<sup>1</sup> <https://www.social-life.co/publication/Social-Sustainability/>

<sup>2</sup> [https://www.social-life.co/publication/understanding\\_local\\_areas/](https://www.social-life.co/publication/understanding_local_areas/)



## Key findings

### The regeneration programme

- A little less than half of residents (46%) reported feeling positive about the changes happening in the area through the regeneration process.
- Knowledge of regeneration plans is generally low; housing association tenants are more likely to have information about the plans than people living in other tenures.
- Residents' top priorities for the regeneration are improved safety, security and waste management; introduction of more facilities, amenities and shops; and improving social cohesion.

### Voice and Influence

- Issues relating to repairs and maintenance are a significant difficulty for residents. This is the most common reason for dissatisfaction with their housing quality.
- More than half of residents (60%) feel they do not have influence over decisions affecting the regeneration.
- Residents are concerned the area may become more expensive as more private owners and tenants move in. There are worries that the new facilities and amenities will target people with higher disposable incomes.

### Social and Cultural Life

- Clapham Park has a strong community with 74% of respondents agreeing that the local area is a place where different backgrounds get on well together. However, there are concerns that the sense of community is being lost and fragmented as new people move into the area.
- Satisfaction with the local area is high, with 72% of respondents reporting satisfaction overall. This is higher than in comparable areas.
- Relationships between neighbours and neighbourliness are generally strong and Clapham Park, this is higher than comparable areas, and is a strength of the community.
- Overall residents are feeling the regeneration is making the area safer, however safety is still a top priority.
- There are long-standing communities on the estate focused around language identities (Portuguese, Spanish, French) and ethnic background. These communities need to be engaged with in a more strategic manner, with tailored services, translations and cultural celebrations.

### Amenities and Social Infrastructure

- Satisfaction with facilities is weaker than in comparable areas.

- There is a need for more informal and affordable spaces that allow for a wide mix of people to meet and interact.
- Residents reported the need for cafés and coffee shops, more retail and shops and children's play areas and playgrounds.

### **Adaptability and Resilience**

- Existing initiatives can enable resident representatives to shape the future of their local area and to be supported economically, however, these are not engaging the full community.
- The cost-of-living crisis has increased precarity for people who were already financially vulnerable.
- There are few examples of community-led uses, meanwhile activities and informal uses of outdoor spaces, apart from planting in the refurbished blocks.
- There are some strong community networks and many aspects of neighbourliness are strong. However there is a lack of confidence within the community about its capacity to absorb the arrival of people from different backgrounds to current residents.



## Recommendations

The proposed nine recommendations are focused around the long, medium and short term of the project. We have provided examples of implementation of key recommendations in other places, to illustrate what could potentially be achieved.

### 1 Building a cohesive community

#### Long-term and ongoing actions:

1. Develop a **social cohesion strategy** and **action plan** that recognises the diverse past, current and future communities on the Clapham Park Estate and their spatial distribution.
2. **Review the communications strategy** across the estate and **expand reach** by engaging and supporting formal and informal community groups and channels.
3. **Invest in youth provision and family support** across tenures.

#### Diverse communities

The regeneration partnership should address the potential or future divisions and tensions between long-standing communities and newly arrived groups by developing and monitoring a strategy around social cohesion. This needs to take account of different experiences associated with tenure, length of stay, ethnicity and language. Design of buildings and landscape should support people from different backgrounds to share space and facilities and to interact. This is also a priority for new social infrastructure.

Delivery should recognise the different geographic and character areas within the estate and develop a targeted approach to each location, serving communities in that part of the estate.

#### Extend reach

Communication gaps with groups in the local area, including council tenants should be addressed. There is a need to expand community participation in decision-making groups and networks, including supporting formal residents' groups representing communities. In parallel, there is a need for better knowledge about less formal groups and support networks on the estate - this includes groups based around online platforms like WhatsApp, as well as communities of interest.

#### Supporting young people

There is a need to further invest in youth provision and family support across tenures, especially to provide places to socialise, be active and develop future careers.

## 2 Strengthening support and infrastructure

### Medium-term actions:

4. **Improve social and retail infrastructure** provision on the estate by **enhancing current assets** and **introducing new ones** such as a café and shops which cater to a range of price points.
5. **Improve leisure provision** by providing and maintaining outdoor play areas and sport provisions.
6. **Maximise the opportunities** provided by the **extensive green spaces** by introducing meanwhile uses, with purposeful uses such as pocket parks and seating provision.

### Social infrastructure

Formal infrastructure could be better used, for example by improving access to the Cube. Programming should be broadened to reach different communities and age groups and there is scope to find ways to enable people to informally gather and hang out in this space.

Subsidised models - including low-cost leases or social value leases - should be explored for some new provision, for example a low-cost café. Meanwhile and temporary approaches is one way of testing what works in Clapham Park's particular context.

***Case study:** Leaps & Grounds<sup>3</sup> coffee kiosk in Brixton is a British Red Cross initiative. It was inspired by the Syrian Dinner Project, which enabled the women involved to move towards financial independence and to connect with their local community. The Leaps & Grounds coffee cart offers a blend of professional barista training, paid work experience and one-to-one mentoring, supporting women to enter employment.*

### Retail and Shops

Attracting affordable shops with a range of price points on the estate is a key community ask.

***Case study:** Community Shop Lambeth<sup>4</sup> is a community store where residents can get great food at deeply discounted prices on high street brands. It is also a community hub and kitchen where you can make connections, discover, explore, eat and celebrate food. Children eat free throughout the school holidays. The social enterprise has been running for over ten years.*

### Leisure and facilities

Improve outdoor play and sport provision as well as maintenance of playgrounds, pitches and MUGAs (Multi-Use Games Area).

### Green infrastructure

Create pocket parks, introduce benches and define use of green spaces around the estate. Activating external areas will have an impact on safety by increasing footfall. This can also provide opportunities for local employment and entrepreneurship.

<sup>3</sup> <https://www.redcross.org.uk/stories/migration-and-displacement/refugees-and-asylum-seekers/celebrating-leaps-and-grounds>

<sup>4</sup> <https://www.companyshopgroup.co.uk/news/community-shop-lambeth-to-support-hundreds-more-people-in-the-local-community-after-extensive-makeover>



**Case Study: Pocket Parks East Brum<sup>5</sup>** - National Trust in collaboration with Intervention Architecture and Birmingham City Council. Four pocket parks were co-designed and made in co-build days with communities in East Birmingham. The close sharing of skills in planning, construction, and horticulture developed varied green spaces with different structures and planting strategies.

### 3 Addressing the day-to-day

#### Short terms actions:

7. **Improve safety** by introducing better lighting across the estate, traffic solutions and develop a wayfinding strategy.
8. Provide an **accessible and clean urban realm** by addressing issues of parking, waste management and street maintenance.
9. **Improve resident engagement** through temporary and meanwhile interventions and better repair feedback loops.

#### Safety

There is a need to improve lighting across the estate, and to develop a wayfinding strategy and improve navigation. Traffic safety should be addressed through better crossings, speed mitigating strategies and better cycling provision.

**Case study: Brandon 3 Estate<sup>6</sup>** creative lighting programme. As part of Southwark Council's Great Estates programme Configuring Light (a London School of Economics programme) created new lighting designs with local communities. The relatively simple and inexpensive installation reduced light levels by over 50% and yet people felt that the space was brighter, safer and more sociable. Warm festoon lighting gave uniform coverage of a square and mapped it out as a space for people to linger. Over-bright security lighting was turned off in favour of carefully directed lights, hidden in the trees, that clearly demarcated pedestrian paths. The design was adopted by Southwark as a permanent solution.

#### Waste

Improve collection and disposal across the site, introduce an anti-fly tipping campaign.

#### Meanwhile uses

Create short-term interventions that provide meanwhile uses of open spaces, such as hoardings and other temporary interventions to make places more sociable and improve the sense of safety by increasing use and footfall.

<sup>5</sup> <https://interventionarchitecture.com/projects/pocket-parks-east-brum>

<sup>6</sup> [https://www.configuringlight.org/klin\\_portfolio/lighting-brandon-3/](https://www.configuringlight.org/klin_portfolio/lighting-brandon-3/)

*Case study: Grow London*<sup>7</sup> has used short term vacant sites in different locations to set up community gardens and food growing projects that also provide social uses and workspaces. They have worked in Elephant & Castle and Tottenham. These projects have reached vulnerable community members and their flexible ethos has enabled local people to initiate their own activities.

### **Repairs**

Improve the standard of the repairs service and communication with residents on the repairs process, clarifying expectations, including on how long repairs will take.

### **Parking**

Improve parking provision, improve design of car parking, for example by introducing greenery around parking bays.

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<sup>7</sup> [https://www.social-life.co/publication/grow\\_elephant/](https://www.social-life.co/publication/grow_elephant/)



# The research





## 3. The research

### About the research

These research findings are the baseline against which the impact of future changes can be measured. This report provides an evidence base for the joint venture and partners. It identifies what could be done to increase the wellbeing of residents and help them thrive against the backdrop of substantial change in the built environment, as well as the pressures of everyday life.

### Our approach

We worked with key members of the Clapham Park Estate joint venture team from June 2024 to March 2025. Our main goals were to understand the area through different types of research, work with residents and develop a baseline assessment of the impact of the regeneration to date.

We recruited, trained and worked with community researchers throughout the process to help us understand the nuances of Clapham Park Estate. The community researchers worked with other residents, collected data and helped analyse findings.

It was important to capture and reflect the complexities of the regeneration process - historic, geographic and social.

#### For the assessment we:

Carried out **workshops** with key stakeholders across Clapham Park to understand the changes that have occurred on the estate.

Hosted **outreach conversations** and a **recruitment event** to attract community researchers and promote the project.

Recruited **six residents** to work with us as **community researchers** and trained them in social research skills.

Used Social Life's field team and the community researchers to **interview** residents from different backgrounds and parts of the estate about their daily lives and experiences of the regeneration process. Our field team and community researchers spoke to 153 people in person. We reached an additional 23 residents through the online survey. **176 residents were surveyed in total.**

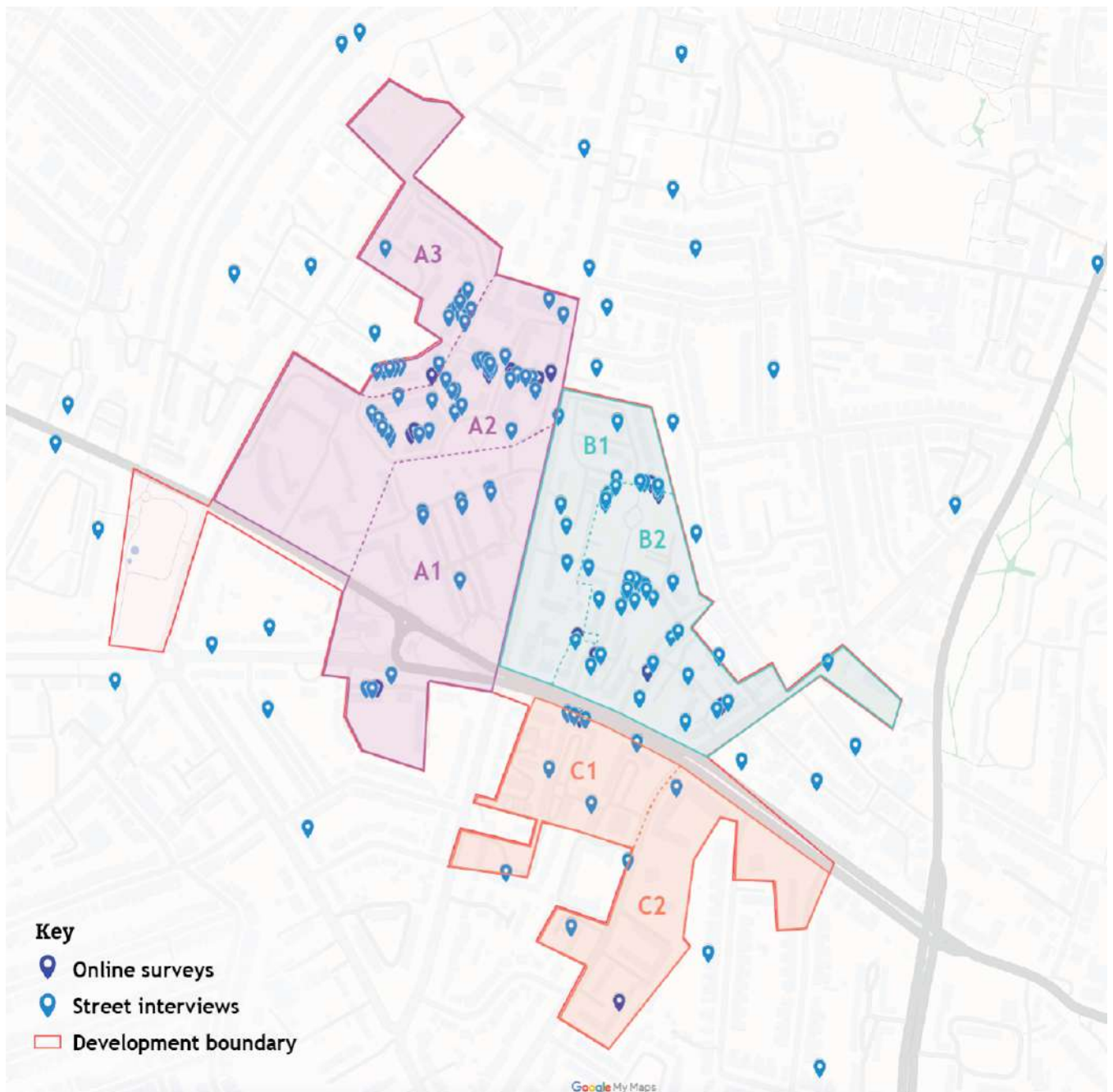
Carried out 11 in-depth **interviews with institutional stakeholders, residents and local organisations.**

Carried out **five walking interviews with local residents** - these are interviews around a walk of the estate with a resident, exploring their experiences and daily lives.

Carried out a **built environment assessment** - this was a site survey which assessed how the places, buildings and spaces in the area are supporting wellbeing and community life.



*"The research has been an eye opener for me. I've lived here for so long and only 15 years later I am getting to know my neighbourhood" – Barbara, Community Researcher*



Postcodes of people who took part in street interviews and the online survey



Street interview

## Robustness

The research adopts robust social research methods. For the street interviews, which are the basis for the quantitative data in this report, a convenience sampling methodology was used. We aimed to match the sample of residents interviewed as closely as possible to the demographic profile of the area. Our aim was to take an inductive approach, to investigate the complexities and nuances of residents' experiences, and to speak to residents in places that they felt comfortable. The street interview approach was the best way of achieving this. However this approach does not enable structured sampling of research participants - although this would have been possible using a door-to-door survey, this would not have enabled us to enter into in-depth conversations to gather the richness and depth of data that was needed. Data saturation can be observed in the answers as clear themes emerged.

The assessment draws on different approaches as no one single approach is enough to describe the complexity of a place and the experience of its residents. Bringing together the results of the residents survey with in-depth stakeholder and walking interviews, the built environment assessment, observations, the focus groups with community researchers and secondary data analysis, we have been able to build a rich picture of the estate and contextualise the trends emerging in the street interview data.

Our analysis of the data took account of the nature of the sample. There were low numbers of respondents from some tenures, particularly people living in shared ownership, private tenants, and owner occupiers. This reflected the tenure composition of the estate - Clapham Park is managed by MTVH and the majority of residents are secure MTVH tenants. We therefore combined tenures into two groups to make sure that our analysis was robust and meaningful.

## Social sustainability

The research approach draws on Social Life's social sustainability framework, which assesses how communities are faring. We use this to bring together and analyse the different factors that support local communities: local social relationships; sense of belonging; wellbeing; and residents' ability to influence local decision making. We do this alongside an assessment of the quality of the local built environment and community infrastructure.

This social sustainability framework was first set out in *Design for Social Sustainability*<sup>8</sup>, a report commissioned by the Homes and Communities Agency to synthesise academic and action research about what makes new housing developments thrive.

On Clapham Park Estate we used the framework as a tool to structure our approach and collect data.



<sup>8</sup> <http://www.social-life.co/publication/Social-Sustainability/>



**Social Life's social sustainability framework is based around four core dimensions. These were integrated into the design of our interviews:**

**Voice and Influence:** Residents' ability and willingness to take action to shape the local environment; structures to represent residents and to engage them in shaping local decisions; residents' sense of agency and control over their daily life in the neighbourhood.

**Social and Cultural Life:** Sense of belonging, wellbeing, community cohesion, safety, relationships with neighbours, relationships between people from different backgrounds and local social networks.

**Amenities and Social Infrastructure:** Facilities and support services for individuals and communities: schools, social spaces, transport and community workers; spaces and places that allow people to meet and develop their social relationships.

**Adaptability and resilience:** Flexible planning; housing, services and infrastructure that can adapt over time; adaptable use of buildings and public space; ability to withstand future economic and social shocks.

## **Benchmarking**

Social Life has developed a method of comparing residents' perceptions of the place where they live with "comparable areas", using national survey data held by government and research councils, and ONS Output Area Classifications (OACs).<sup>9</sup>

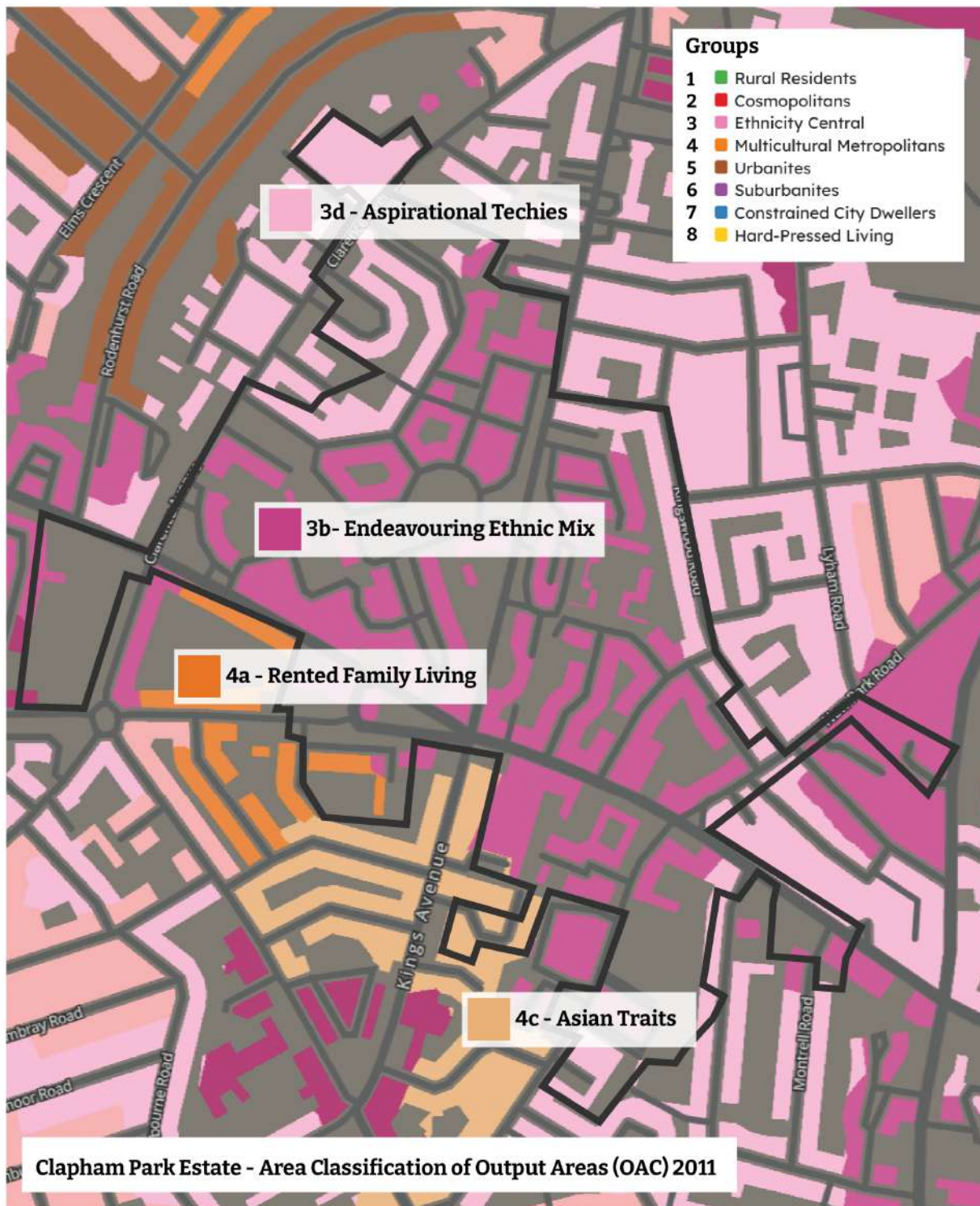
Through this we can predict how residents will feel about their local area and community. If a result is more positive than in comparable areas, this suggests that there are factors that are supporting residents to thrive. If more negative, this suggests there are particular vulnerabilities. This method can be applied to perceptions of neighbourliness, safety, health, belonging, sense of influence and perception of relationships between people from different backgrounds. We compare our survey with two national datasets - the Understanding Society Survey, mapped to the OACs, and the Community Life Survey mapped to the Index of Multiple Deprivation.

Clapham Park Estate includes the 3b, 3d, 4a and 4d sub-groups within OACs. It is important to note that these were updated in 2021, however we could not use these as the national survey data is yet to be updated to match the re-classified areas.

Deprivation varies across the estate, ranging from the 2<sup>nd</sup> to the 6<sup>th</sup> deciles of deprivation, with the north of the estate classified as most deprived and the south-west as least deprived (with 1 being worst on a scale of one to 10).

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<sup>9</sup> [http://www.social-life.co/publication/understanding\\_local\\_areas/](http://www.social-life.co/publication/understanding_local_areas/)



Clapham Park Output Area Classifications





Clapham Park IMD 2019



## 4. Community-led research



### Carrying out research with community members

We committed to recruit, train and work with six paid community researchers, all of whom would be either estate residents or living within 10 minutes walking distance of the estate. The community researchers worked alongside Social Life researchers to design the survey, carry out interviews and analyse the data. It was important for us to be able to work closely with residents to use their expert knowledge of the estate and its community to shape the most effective research approach.

Aysha, Barbara, Jochebed, Montse, Vanessa and Julian kept us on our toes, questioned critically each of our research decisions and passionately advocated for a better future of the Clapham Park Estate. They also made us laugh and at times tear-up, welcoming in us in their space and sharing with us their honest experiences of living on the estate. We hope that the process of working together has created long-lasting connections between each other and strengthened their bond with the local communities.

#### Recruitment

The process of recruitment allowed us to get to know the community and take part in local events. We advertised the paid job opportunity between August and the beginning of September 2024. We attended the Clapham Park Community Fun Day on July 27<sup>th</sup>, posted flyers in the Cube and were supported by MTVH and Learning in Action in advertising the roles.

We developed a three-stage recruitment process to ensure fairness; our aim was to put together a team that reflected the demographic profile of the area.

Altogether 21 people applied for the roles, and 19 were eligible for interview. We hosted a recruitment

event and a round of in-person interviews on September 5<sup>th</sup> 2024 at the Cube, as well as follow-up opportunities for individual interviews online or in person. The interview process included a mix of questions and role-playing scenarios. The process took longer than expected due to the high interest and calibre of candidates, but allowed us to communicate with a diverse mix of residents, embedding ourselves in Clapham Park.



Clapham Park Fun Day 2024

We took a portfolio-based approach to the recruitment and selection process. We set out 15 key requirements for the final mix of community researchers, including ages, ethnicities, languages, geographical split and tenure. Using the composite scoring from interviews and the applications, the recruitment selection looked at the highest ranked candidates in order and built the final team around them. Where people had equal scores, ensuring a diverse demographic mix of the team was given priority.

**Street Interviewer Task:**

[Imagine you are already in the role. Could you quickly read this interview guide and ask us the three questions attached. This exercise puts you in the position of an interviewer. Record the answers.]

Date	Interviewer	Location	Code

*These questions are aimed at capturing your views on Clapham Park and your experiences as a resident. This survey is part of a community training run by Social Life, a local research agency. Your responses are anonymous. You can choose to stop responding and withdraw your consent at any time during the survey. The interview will take about 3 minutes. Are you happy to proceed?*

31. What age range are you?  
☐ 10-24   ☐ 25-29   ☐ 30-44   ☐ 45-64   ☐ 65+   ☐ Prefer not to say

32. Do you live in Clapham Park? (INTERVIEWER: use name & map of the area; in which you carry out fieldwork on the day)   ☐ Yes   ☐ No [TERMINATE INTERVIEW]

33. Your home postcode: \_\_\_\_\_ Prefer not to say: ☐

1. If you were to describe your local area to someone unfamiliar with it, what 3 words would you use to describe it? BY LOCAL AREA we mean 15-20 minute walk from your home.

2. What things do you like and not like about your local area?  
 (prompt: access to and availability of facilities/amenities; open/green spaces; public transport; access to good schools and jobs; housing affordability; air quality/pollution)

LIKE:	DISLIKE:

**Tell us about your experience of Clapham Park!**

1. What three words would you use to describe Clapham Park?  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

2. In a few words, how would you describe the community on Clapham Park?  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

3. In a few words, do you think that you can influence decisions affecting your local area? Why or why not?  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

4. Where are the places which you go to socialise or seek support?  
 socialise: \_\_\_\_\_ support: \_\_\_\_\_

5. Draw or write about your favourite place in Clapham Park. Why is it so?  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Community Researchers Recruitment Event, 5th September, 2024

CLAPHAM PARK SOCIAL LIFE

## Recruitment materials

We did not have any applicants from some of the groups we had prioritised including ‘Other White’; French or Somali speakers; people who lived south of the South Circular; and private renters. We noticed a similar trend in the uptake of street interviews later in the process; in any future research we need to pay more attention to reaching these communities.



The final mix of community researchers matched 10 of our 15 key criteria, representing different communities and parts of the estate. Five people were successful and accepted; the unsuccessful candidates were offered the opportunity to take part in the walking interviews, and were given a voucher remuneration.



Community researchers' training

### Training

A rigorous training process introduced the community researchers to social research and equipped them to conduct interviews. We held three half-day sessions in October 2024 focused on introduction to social research, designing questionnaires and carrying out field research. We co-designed the final street survey, tested and refined it. Community researchers were also able to gather experience in the field on their first days of data collection.

### Data collection and analysis

We carried out surveys, interviews and observations on the estate between October and December 2024. The community researchers were always supported by the Social Life field team, who are experienced field researchers who have strong experience of carrying out street interviews in similar contexts. We held fortnightly online check-ins where we all shared our learnings and experiences, and providing mutual support. Once all the data was inputted and a preliminary analysis was conducted by the Social Life team, we organised a half-day workshop which was held in February 2025 at which we were able to collectively reflect on the data and the project. The community researchers helped us to interpret the findings. We also held a celebration and collectively planned for the next steps of dissemination.



Community researchers' data interpretation session



## Community researchers' reflections

Each community researcher has given their individual reflections of the process, as well as describing some of their experiences of living on the Clapham Park Estate as residents.



Community researchers' training

### Julian

**Learnings:** Julian came to understand more about the regeneration and what is taking place around different parts of the estate.

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*“I've learned about the range of people, around from different cultures, different languages and also through the group of us researchers... it was good to meet different people at different ages and backgrounds that are outside my normal circle of friends and immediate neighbours.”*

**Community activities:** Julian feels that a lot more could be done to build a sense of community in Clapham Park and that community events and activities could help. He thinks that some people might not be aware of events that are already taking place, and that information could be disseminated more widely to different groups.

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*“I recently found out about the lunch club. I went to a session on a Thursday, which was quite nice, but the way information is shared and the range of activities and the times of day they're on is quite restrictive for accessibility.”*

**Value of community researchers:** Julian recognises the value that community researchers can bring, particularly through their own lived experience and knowledge of the area. Co-designing the survey was an important part of this for Julian, because as a group they were able to tailor the questions to what is relevant to Clapham Park.

**Further opportunities:** Participating in this project has inspired Julian to get more involved in other work taking place around the estate and he feels he has more influence over decision making.

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*“It's been a really interesting opportunity doing this. It's something completely new to me. And I think it's going to lead to me having a chance to get more involved in the estate in general, which I think is good. I think it's a stepping stone to other things [...] I always was one of the people who felt a bit distant from all that...I didn't feel I've got much influence over what happened or much involvement in the broader estate and knowledge.”*

#### **Montse**

**Learnings:** Montse was surprised to learn that there were Spanish and Latin American communities in the area she has been living for the past 25 years. However, she was also surprised by some of the tensions that have formed between the private and social tenants in the area due to the regeneration.

**Skills developed:** Montse became more confident in speaking to people; as a native Spanish speaker this project helped her go outside of her comfort zone.

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*“Especially for somebody who's speaking their second language, because for us, for people who speak English, it's like that kind of stigma that people feel that we don't speak or we cannot communicate with others, but we can.”*

**Value of community researchers:** The diversity within the group of community researchers was valuable to the project, particularly because they were able to relate better to the people living in their community.

**Further opportunities:** Montse is interested in creating a community group for Latin American and Spanish speakers in the area. Another main concern for her is the waste in the streets and issues with waste disposal, she wants to start a campaign group to carry forward residents' complaints to the council.

#### **Jochebed**

Jochebed has lived in Clapham Park for 19 years and has witnessed the area change and develop over the years. Her priorities for the regeneration are to provide social spaces and maintaining the green spaces that are valued and used by the community.

**Learnings:** Jochebed was surprised how similar the communities' experiences are and how important the power of the collective is in driving change.

**Value of community researchers:** having resident researchers makes it easier for people to engage and it also helps target groups or residents that are not typically engaged or are harder to reach.

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*“It also helped to interact with people in your local area which has created conversation and a reduction of loneliness and isolation.”*



## Aysha

Aysha has lived in Clapham Park for 20 years and values the sense of community and neighbourliness she has experienced throughout her life: however she is concerned that it may deteriorate as a result of the regeneration. Her priorities for the regeneration are that all the new facilities that are provided are accessible to all residents from all socio-economic backgrounds and that long-standing residents do not feel they are being priced out of the area by new facilities that are not affordable.

**Learnings:** Aysha feels she knows her community better now; she also found it interesting having to remain unbiased as a community researcher, and feels this helped to capture a lot of different opinions. Through this she recognised that a divide has been created between long-standing social tenants and newer private tenants.



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*“So they opened up about a lot of things that you wouldn't know just from normal conversation with people, and in that I learned that there is a separation between the housing association tenants and Council compared to the Shared ownership and private tenants.”*

**Skills developed:** This experience made her recognise the value of understanding people's different perspectives and lived experiences. Even though she came across views she did not necessarily agree with, she kept an open mind and remained non-judgemental.

**Value of community researchers:** She recognises the value of community researchers to a project like this because she understands how you can develop a connection and establish trust with residents, which leads to them being more open and providing more in-depth responses.

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*“Instead, when you feel connected to the person or you feel comfortable, you feel like community researchers give this feeling of trust. Which doesn't need to be built with a random researcher because you almost have the feel of connection or community already”*



A street interview in progress

### Barbara

Barbara has lived in Clapham Park for 30 years; she runs a group in the area which enables her to bring the community together and helps her to socialise. She acknowledges that MTVH offers opportunities to residents to engage in decision making through schemes such as Clapham Park Futures, but Barbara feels there are some key issues, such as waste management and repairs and maintenance, where residents feel they have little influence.

**Learnings:** Through her own work with MTVH and this project, Barbara feels that there is little communication between different departments, which has had an impact on the work they have with residents.

**Skills developed:** This project gave Barbara the confidence to go out and talk to people and have confidence in herself so that she can challenge herself and go outside of her comfort zone.

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*“I'm so pleased that I have achieved it and it's giving me more confidence. I feel like I'm brave, you know, doing this is really a big achievement.”*





# The Clapham Park Estate



## 5. The Clapham Park Estate

### History

The Clapham Park Estate is a large housing estate in Lambeth, south London. In the 19<sup>th</sup> century, the area consisted of large, detached mansions built by Thomas Cubitt. From the late 1920s and 1930s Clapham Park was redeveloped for social housing, beginning with the construction of the blocks to the east of Kings Avenue by London County Council.<sup>10</sup> The blocks in this group include Tilson House, Pearce House, Watson House, Sandon House, Angus House and Cotton House - these are of a red and brown brick construction in a neo-Georgian style. The buildings in this part of the estate have been retained and refurbished.

The area to the west of Kings Avenue was not developed by London County Council until around the 1950s to 1970s. It includes blocks around Clarence Avenue, which are undergoing a full demolition.



Clapham Park Estate in 2013, image from WikiCommons, by Christopher Hilton

The estate is next to the Oakland Estate to the west and the Roupell Park Estate to the east. The blocks west of Clarence Avenue (Belgravia, Barnsbury and Bloomsbury), although not part of the Clapham Park Estate regeneration, were built by Lambeth Council - and include a striking example of a brutalist children's playground - and have historically been associated with the estate.

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<sup>10</sup> Oxford Archaeology, 2007, Clapham Park Regeneration, Lambeth, Historical Building Record  
[https://eprints.oxfordarchaeology.com/1314/1/CAK07\\_BS.pdfA.pdf](https://eprints.oxfordarchaeology.com/1314/1/CAK07_BS.pdfA.pdf)



## The regeneration



Clapham Park Estate seen from King's Avenue

The Clapham Park Estate is a residential-led mixed-use regeneration of approximately 36 hectares. It includes demolition of up to 1,037 residential units, refurbishment of up to 960 existing residential units and the construction of up to 2,422 residential units.

Care facilities for older people, new community and commercial buildings, offices and social infrastructure are also planned, as well as improvements to the streets and public spaces.

The Clapham Park Vision<sup>11</sup> sets out the joint venture's key commitments to residents and the community for the next 10 years and beyond. These include:

- over 4,000 new and refurbished homes for sale, retirement living, private rental, shared ownership and affordable rent
- at least 50% of homes to be affordable housing
- over 4 hectares of high-quality open public space, including a 300-metre linear park
- one of the country's largest green energy networks providing heat and hot water
- safe streets, pedestrian and cycle routes
- a range of new shops, gym and community facilities.

By May 2025, over 1,750 new and refurbished homes had been completed. The intention is that, on average, 250 new homes will be completed each year over the next decade.

Green open spaces are a key part of the plans for Clapham Park Estate. Two new public parks are planned, with a new market square and retail units. It is envisaged that a supermarket, gym, and coffee shops will provide space for start-ups, local businesses and high street names.

<sup>11</sup> <https://yourclaphampark.co.uk/regeneration/the-vision/>

coffee shops will provide space for start-ups, local businesses and high street names.

Alongside the physical development of Clapham Park, a programme of activities and social value projects is being delivered, as well as employment support.

### **The chronology of the regeneration of Clapham Park Housing Estate**

In the 1930s Clapham Park East and South developments are built.

In the 1950s -1970s Clapham Park West developments are built.

In the early 1980s ownership of the estate is transferred from the Greater London Council to Lambeth Council.<sup>12</sup>

In 2000 The Clapham Park Project is established as the delivery vehicle for the New Deal for Communities (NDC) programme in Clapham Park. The estate is one of the 39 areas across England to be designated as part of the NDC programme.

In 2002 an NDC survey finds out that half of tenants interviewed want to move out of their homes, mainly due to housing-related reasons.<sup>13</sup>

In 2005 59% of tenants vote “yes” to regeneration in an estate ballot. Social housing in Clapham Park (circa 2000 homes) is transferred to Clapham Park Homes, a community-led housing association and a subsidiary of MTVH.

In 2005 an outline planning application was granted by Lambeth Council **[05/02732/OUT]** for the redevelopment of the estate.

In 2006 the transfer of homes to Clapham Park Homes Limited occurs.

In 2006 a revised outline application **[06/03680/OUT]** was granted by Lambeth Council; the application reduced the overall development size from the 2005 application and deviated from the local plan.

In 2007 the physical redevelopment of the estate starts.

In March 2011 the NDC programme ends.

In 2017 a full planning application is granted by Lambeth Council **[17/03733/FUL]** covering the full phased planning for the regenerations, including demolition of 864 existing residential units and construction of 2,535 new residential units in a series of buildings ranging in height to a maximum of 14 storeys. The Clapham Park Homes subsidiary is transferred to MTVH.

In 2019 the Mayor of London grants planning permission.<sup>14</sup>

In 2022 the Clapham Park joint venture is established between MTVH and Countryside Partnerships (part of Vistry Group).

<sup>12</sup> Watt, P. Taking a long view perspective on estate regeneration: before, during and after the New Deal for Communities in London. *J Hous and the Built Environ* 38, 141-170 (2023). <https://doi.org/10.1007/s10901-022-09929-1>

<sup>13</sup> Ipsos MORI. (2008). National evaluation of New Deal for Communities: Household survey 2008: Lambeth. London: Ipsos MORI.

<sup>14</sup> Planning Report GLA/2306d/02: Clapham Park Estate, 15 July 2019



## The future of the estate

Lambeth has the longest housing register of all London boroughs; over 35,900 households were on the waiting list in 2022-23.<sup>15</sup> Lambeth's New Homes Programme<sup>16</sup> aims to deliver more genuinely affordable homes for residents by building new homes as a local authority and also in partnership with developers and housing providers. The Clapham Park regeneration programme aims to deliver 2,500 new units, 50% of which will be affordable. Some of these units will be allocated to households on the housing waiting list.

The regeneration of Clapham Park is expected to end in 2035. The project is split into 12 key sub-phases and sites. The B01, C01 and C02 phases, represented in blue on the image below<sup>17</sup> are on site and as of spring 2025 were nearing completion and being marketed. Parts of the landscaping improvements are also scheduled to be delivered in 2025-2026. The remaining phases of A (north of the site), C (around Clapham Park Cube), E (on site of 1930s south developments) and F (southernmost) are scheduled to be delivered in the coming years. Phase D was delivered by the time the research took place, east of Kings Avenue.



Clapham Park regeneration master plan

<sup>15</sup> Households on council housing register, Centre for London <https://centreforlondon.org/lambeth-social-housing-wait-times/>

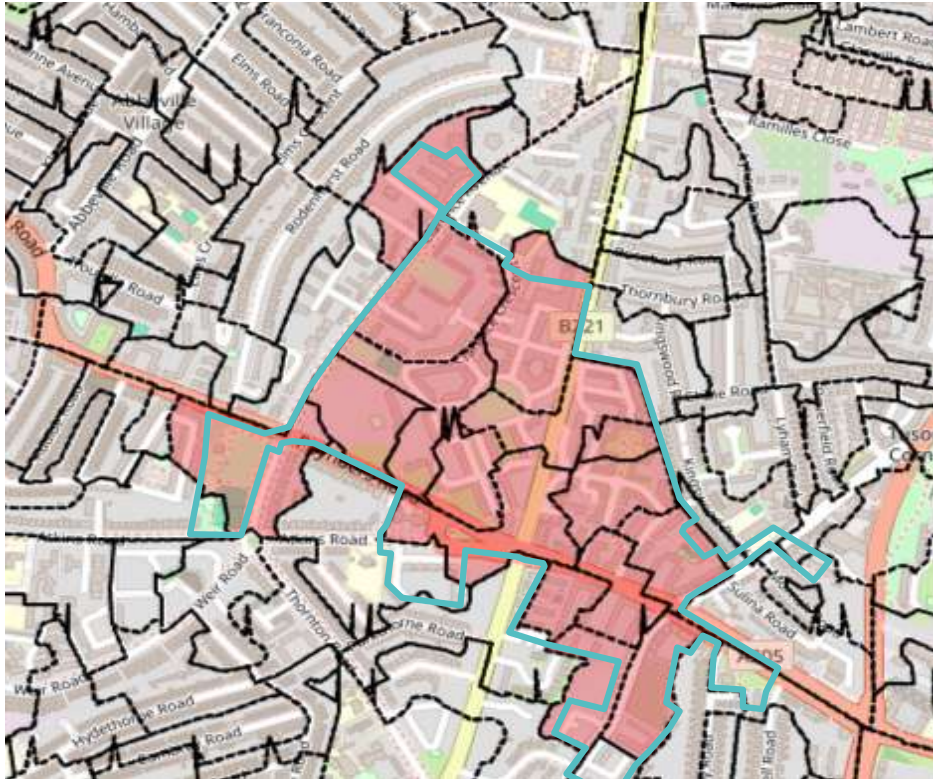
<sup>16</sup> Lambeth housing strategy 2024-2030 <https://www.lambeth.gov.uk/sites/default/files/2024-03/Housing%20Strategy%202024-2030%20Summary.pdf>

<sup>17</sup> <https://yourclaphampark.co.uk/regeneration/the-development/>



## Who lives on the Clapham Park Estate?

To understand the demographic profile of the Clapham Park Estate, data from NOMIS provided by the ONS was analysed. The area was defined by the Output Areas (OAs) that were closest to the boundary of the Clapham Park Estate. It was not possible to precisely delineate the boundaries of the estate by using these small statistical areas.



Clapham Park Estate boundary (teal) overlayed on OACs used for data analysis (red)

## Population

- The Clapham Park ward has a population of around 12,426 people<sup>18</sup>. Around 40% of the ward's population live on the Clapham Park Estate.
- The age profile of the population of Clapham Park Estate is very similar to the age profile of the ward and the wider borough.
- Compared to the ward and Lambeth overall, the estate has a lower proportion of owners (either outright or with a mortgage) and of private tenants, but substantially more social housing tenants.
- The proportion of people who are in employment, or are unemployed, is similar across the estate, the ward and the borough.
- The proportion of people who are considered disabled under the Equality Act is similar across the estate, the ward and the borough.
- Compared to the ward and the borough Clapham Park Estate is home to a larger proportion of people who consider themselves to be from African or Caribbean ethnicities, and fewer people who consider themselves English, Welsh, Scottish, Northern Irish or British.

<sup>18</sup> ONS Population of Clapham Park area <https://www.ons.gov.uk/visualisations/customprofiles/build/#E05014101>



## Household deprivation

The Index of Multiple Deprivation (IMD) determines the level of deprivation across different metrics including employment, income, health, education and crime. Clapham Park is made up of four Lower Super Output Areas (LSOAs) and lies within the 2<sup>nd</sup> and 6<sup>th</sup> most deprived deciles. It is ranked in the most deprived decile for income deprivation affecting older people and also scores poorly in the environmental deprivation domain.



IMD 2019 all domains



IMD 2019 income domain



IMD 2019 employment domain



IMD 2019 health domain



IMD 2019 environment domain



IMD 2019 housing domain



IMD 2019 crime domain



IMD 2019 education domain



IMD 2019 income deprivation  
affecting children

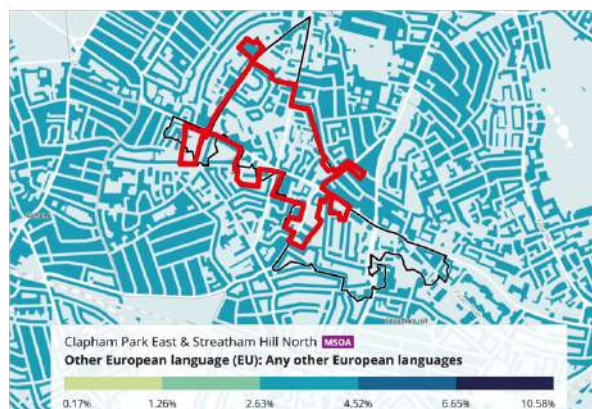
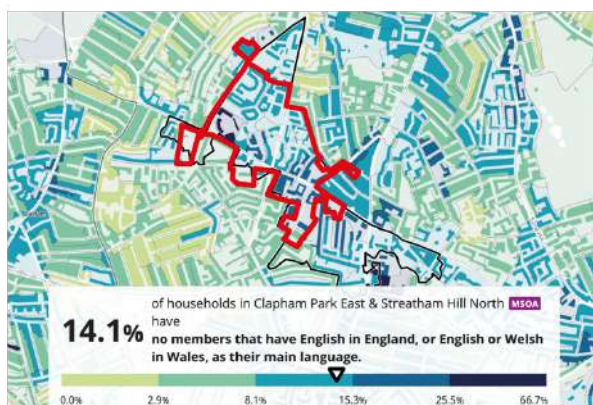


IMD 2019 income deprivation  
affecting older people



## Languages

Data from the 2021 Census suggests that 71% of households in the Clapham Park area have English as the main language, while 14% of households include no English-speaking members. Other languages spoken in the area include Spanish and Portuguese, as well as other European languages (all less than 4%).



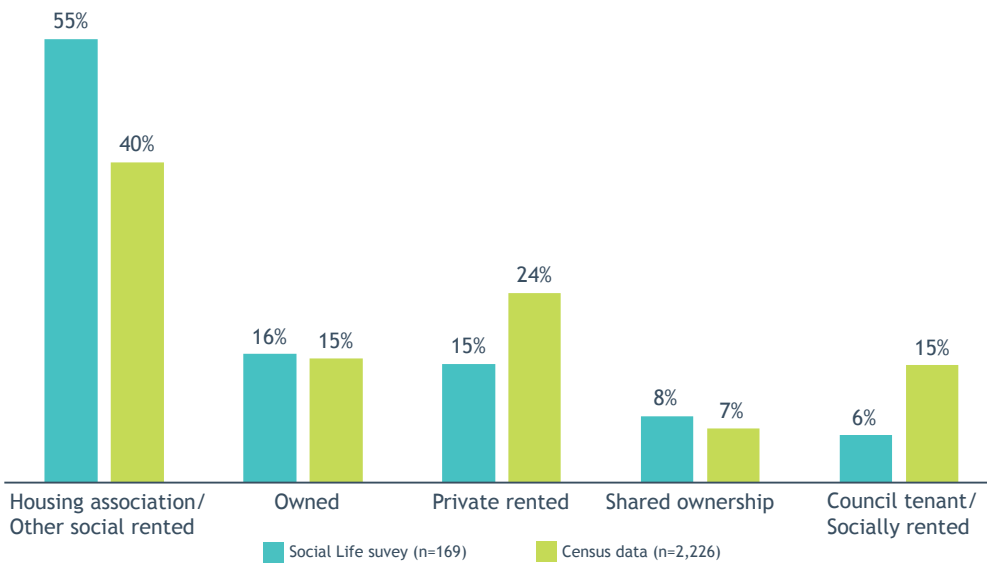


# Survey demographics

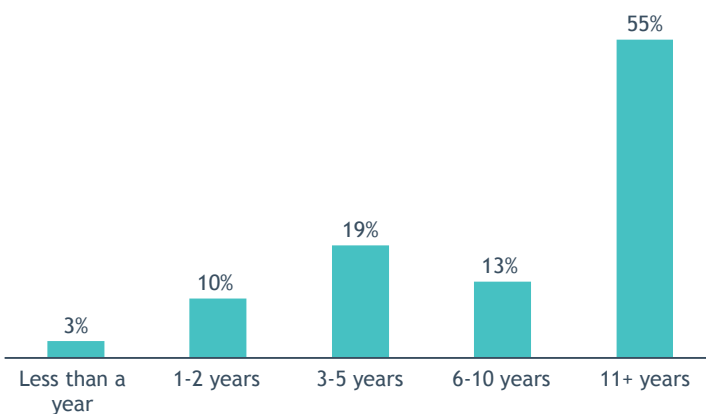
Number of people interviewed

**176** **153 street surveys**  
**TOTAL** **23 online surveys**

Tenure



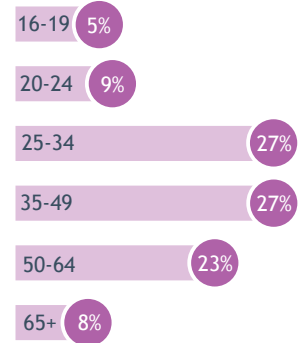
Length of time living in Clapham Park (n=176)



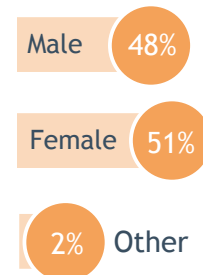
Household type (n=209)

<b>25%</b> Live alone	<b>5%</b> One child
<b>24%</b> Other family member/s	<b>5%</b> Three or more children
<b>20%</b> Partner/ Spouse	<b>4%</b> Flatmate/s
<b>9%</b> Parent/s	<b>0%</b> Friends
<b>7%</b> Two children	<b>0%</b> Other

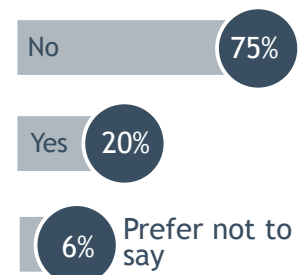
Age



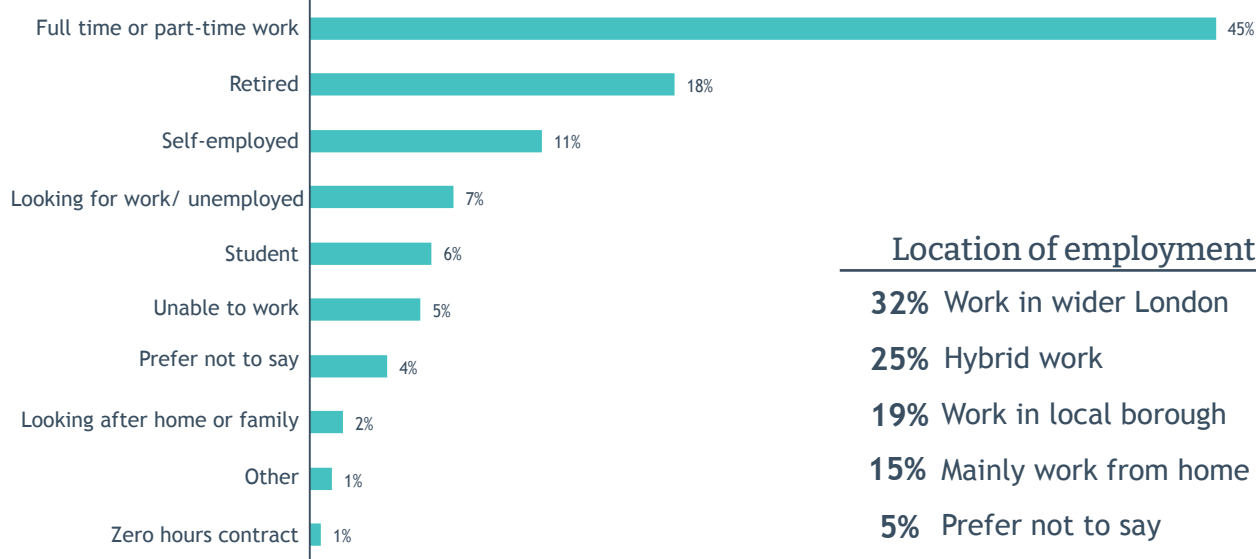
Gender



Disability



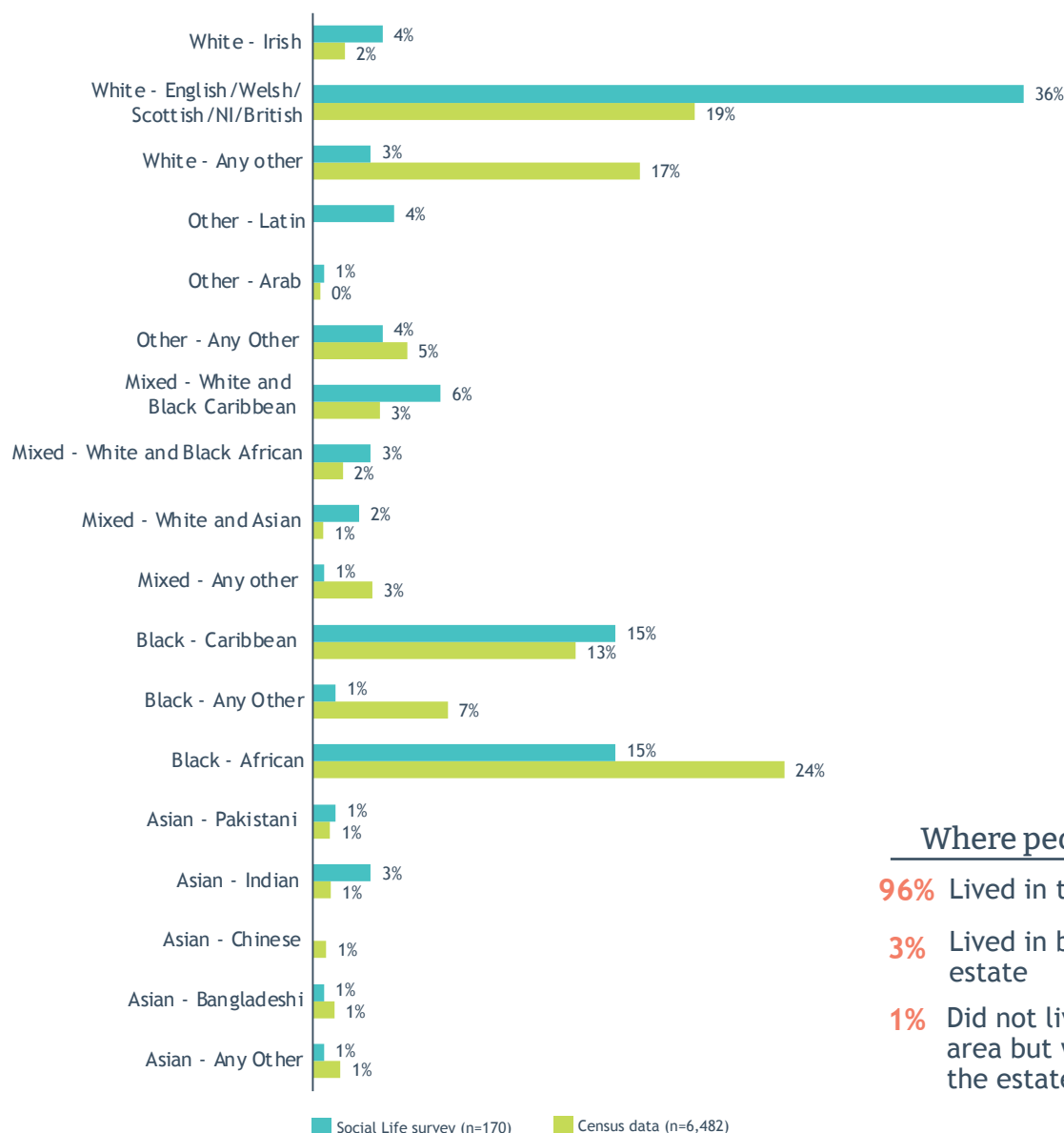
## Employment (n=183)



### Location of employment

- 32%** Work in wider London
- 25%** Hybrid work
- 19%** Work in local borough
- 15%** Mainly work from home
- 5%** Prefer not to say
- 3%** Other
- 1%** Commute outside London

## Ethnicity



### Where people lived

- 96%** Lived in the area
- 3%** Lived in borders of estate
- 1%** Did not live in the area but worked on the estate





Perceptions of the estate

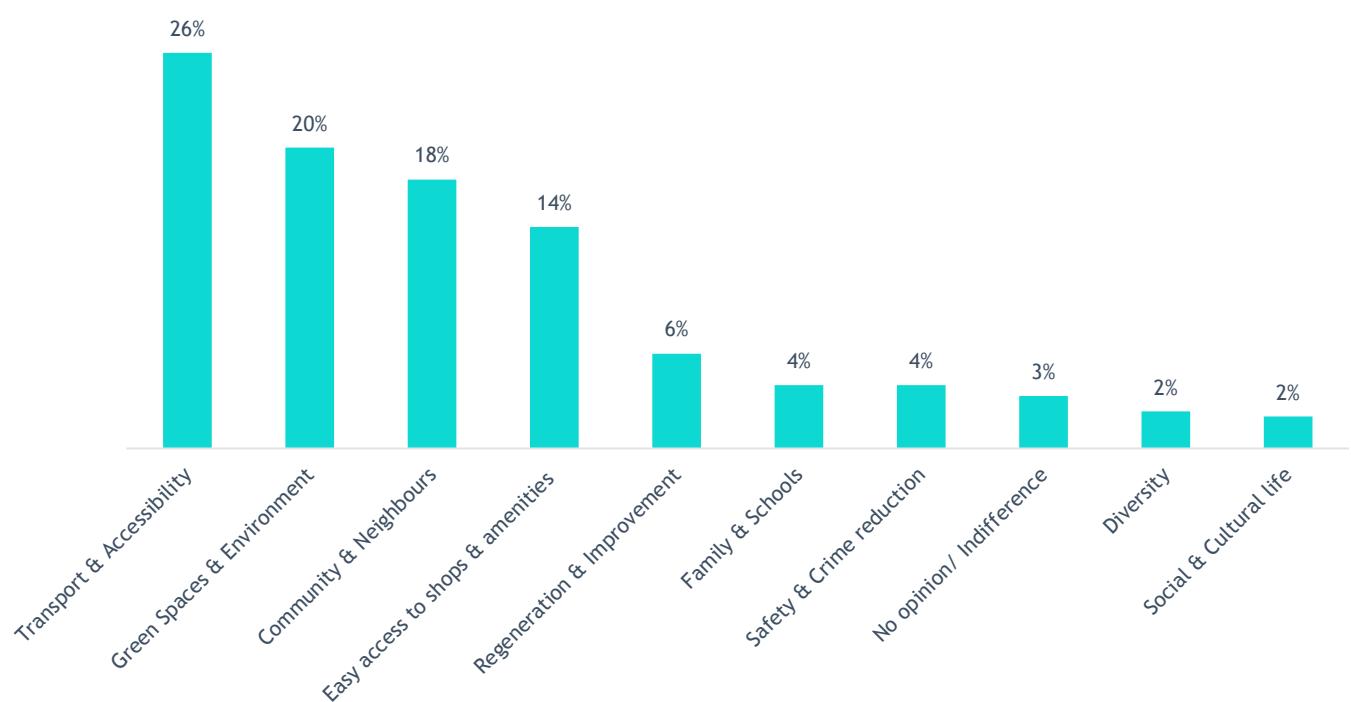


# 6. Perceptions of the estate

## What do people value about the Clapham Park Estate?

The survey asked residents about the positives of living in this area. The most common response (26%) was related to good transport links and the accessibility of central London, along with other areas in the borough. The second most common response (20%) related to green spaces and the general environment (the area being peaceful, quiet, calm). The third most common response (18%) related to the community, which was described as friendly and welcoming, with good relationships between neighbours.

The area is considered accessible for shops and other amenities, typically in reference to places such as Clapham High Street, Brixton and other locations in the wider borough.



Positives of living in this area (n=293)

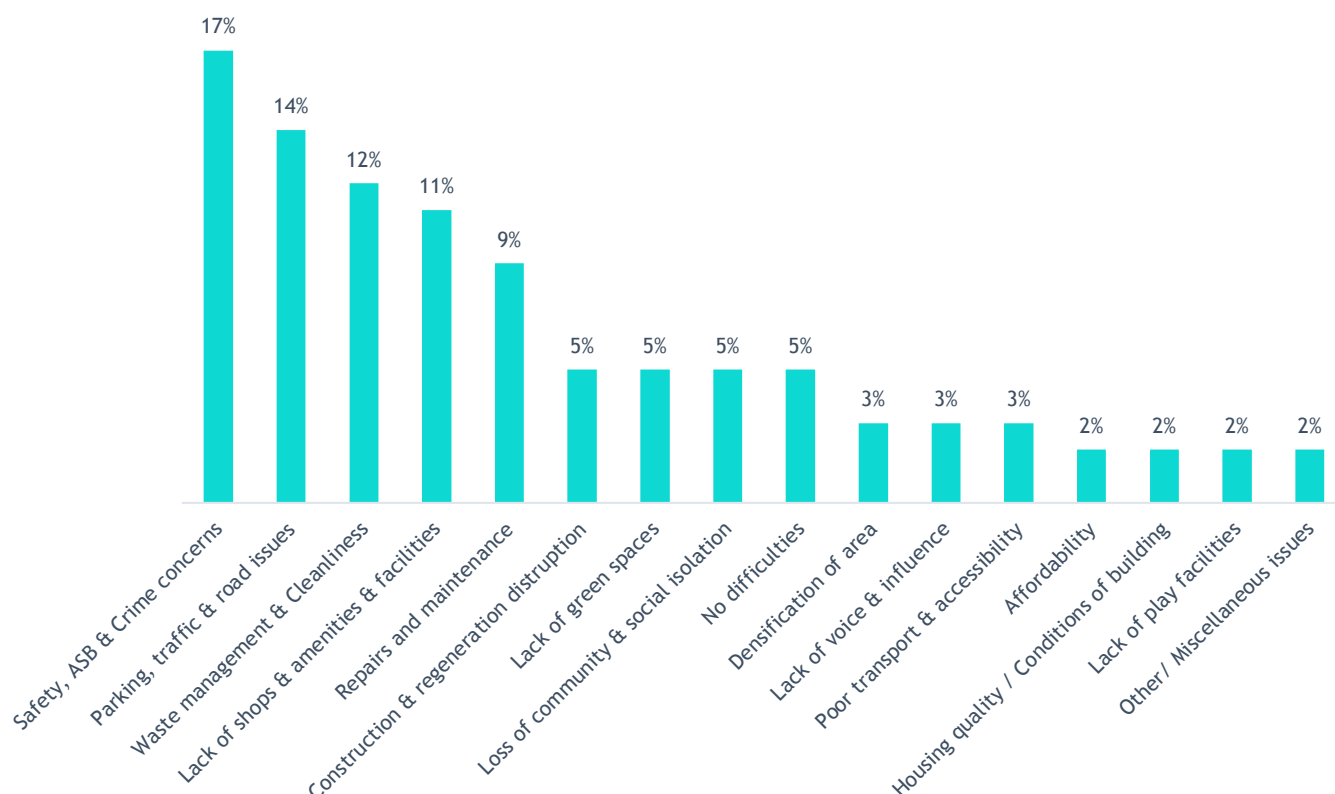
*“Transport links are good. Fairly peaceful, the transformation is a big part. Feels like a community.” – Housing association tenant, aged 45-64*

*“There is good transport links in the area to the surrounding stations and few bus stops. Good schools and nurseries also within the area a variety. Great restaurants just outside the local area in the outskirts of the Clapham Park and social gathering location bus rides or med length walks away.” – Housing association tenant aged 45-64*



## What are the challenges in Clapham Park?

The survey also asked if there were any difficulties in living in this area. The most common response (17%) was concerns over crime, safety and anti-social behaviour. Issues relating to parking, traffic and road issues came second (14%). There were particular concerns relating to the lack of parking, new parking restrictions and the impact of road closures, traffic congestion and potholes. Waste management and cleanliness of the local area were raised by 12% of people surveyed.



Difficulties of living in the area (n=242)

***“Few gangs running around, there was a shooting on Forster Road on the weekend and there is a lot of drug problems, weed etc ... lots of anti-social behaviour, lack of safety.” – Owner occupier, aged 45-65***

***“All the green spaces are gone as too many new buildings are overwhelming. The bins are not taken out often enough and the parking is terrible, there are not enough spaces for everyone. The new buildings are also too tall and blocking the sunlight.” – Council tenant, aged 65+***

***“It's a bit busy now, how I don't know anybody now, there has been a real loss of community, there is issues with the bins, parking is closed in the underground carpark, there is a real lack of security, and a real lack of privacy.” – Housing association tenant, aged 65+***

## 7. Comparing Clapham Park to similar areas

We have compared the results of the 2024 Clapham Park survey to comparable areas using an approach developed by Social Life.<sup>19</sup> This enables us to compare survey data to a prediction of how people are likely to feel about their local area - modelled from the Understanding Society Survey<sup>20</sup> and Community Life Survey<sup>21</sup>, using ONS Output Area Classifications.

The data shows us where residents attitudes and experiences are stronger or more positive than in comparable areas (indicating strengths), or more negative (indicating vulnerabilities).

**Strengths:** Compared to areas with similar characteristics, Clapham Park residents are likely to:

- be more satisfied with the local area as a place to live
- feel they can influence decisions taken affecting the area
- be satisfied with life overall
- plan to stay in the area
- feel they belong in the area
- be neighbourly: talking regularly to neighbours and being able to borrow things from neighbours.

**Weaknesses:** Compared to areas with similar characteristics, Clapham Park residents are:

- less likely to have positive perceptions of local facilities including shops, leisure and health facilities
- more likely to feel a sense of isolation
- more likely to feel unsafe after dark.

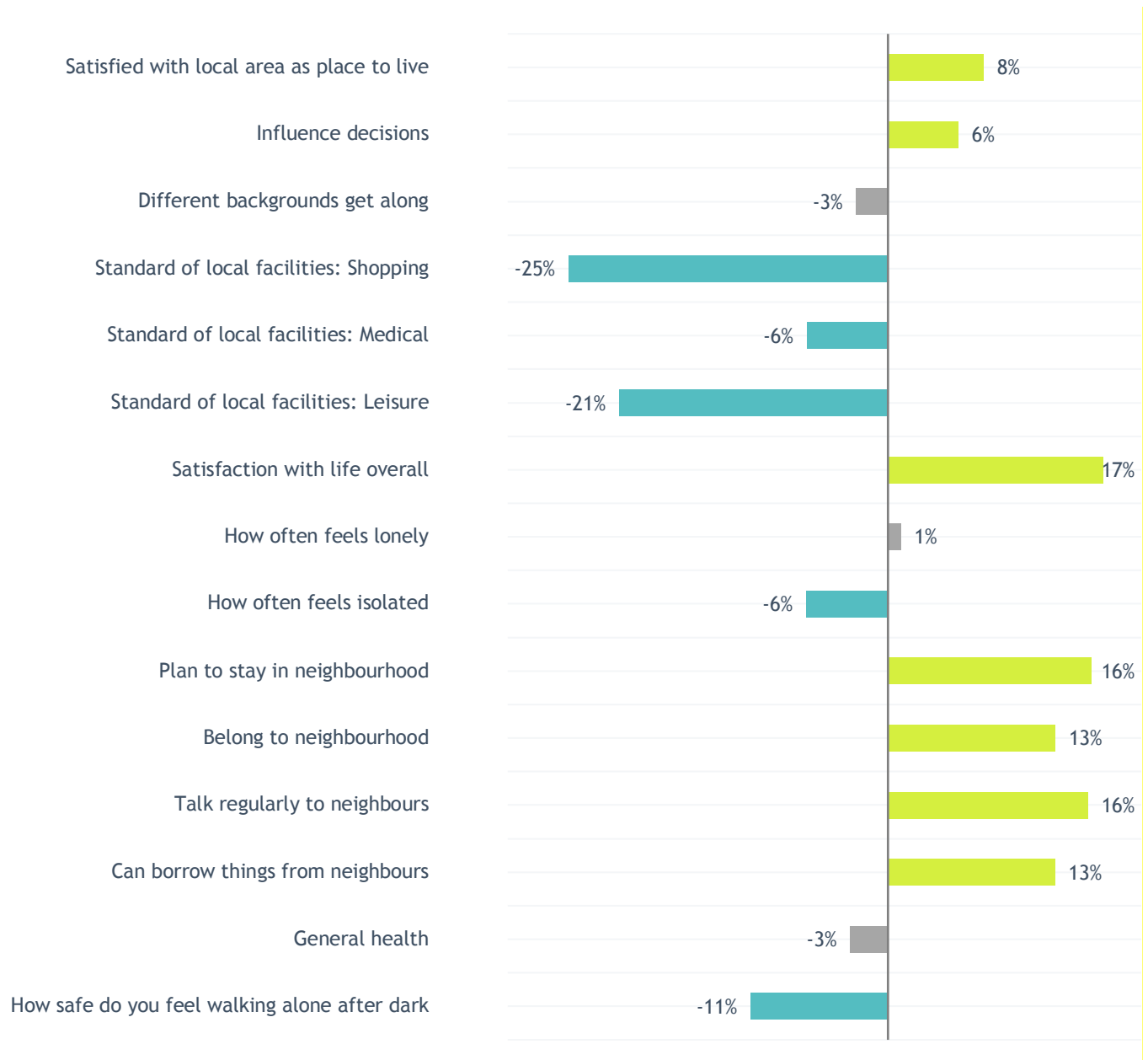
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<sup>19</sup> [https://www.social-life.co/publication/understanding\\_local\\_areas/](https://www.social-life.co/publication/understanding_local_areas/)

<sup>20</sup> <https://www.understandingsociety.ac.uk/>

<sup>21</sup> <https://www.gov.uk/government/collections/community-life-survey--2>





**Difference to comparable areas, 0= average**

Results of less than +/- 5% are ignored in the analysis as they are not statistically significant - these are indicated in grey.

# Perceptions of the regeneration





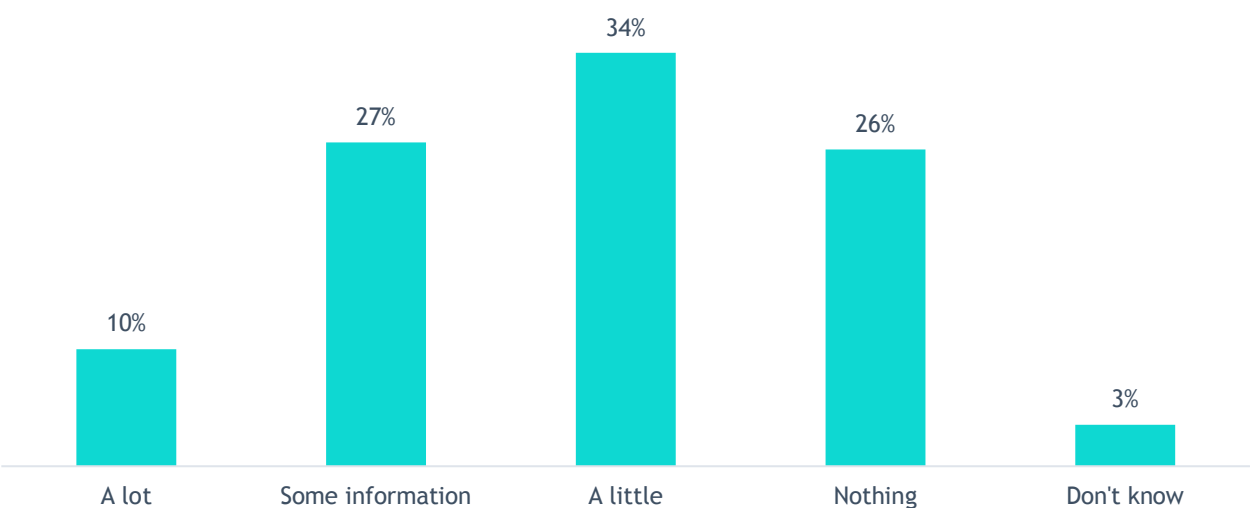
# 8. The regeneration programme

This section explores the perceptions of the regeneration programme, the opportunity for residents to take part in consultations and the relationships between key partners and stakeholders. It reports on a series of questions asked within the street interviews including what the impacts of the regeneration are and whether it is inclusive.

## Key findings

- A little under half of residents (46%) felt positive about the changes happening locally through the regeneration process.
- Housing association and other social renting tenants are more likely to feel negatively towards the regeneration, while private tenants, owner occupier and shared owners are more likely to feel positively.
- Knowledge of the regeneration plans is generally low. Housing association and other social renting tenants are more likely to have information.
- Top priorities for the regeneration are improved safety, security and waste management, more facilities, amenities and shops, and improved social cohesion.

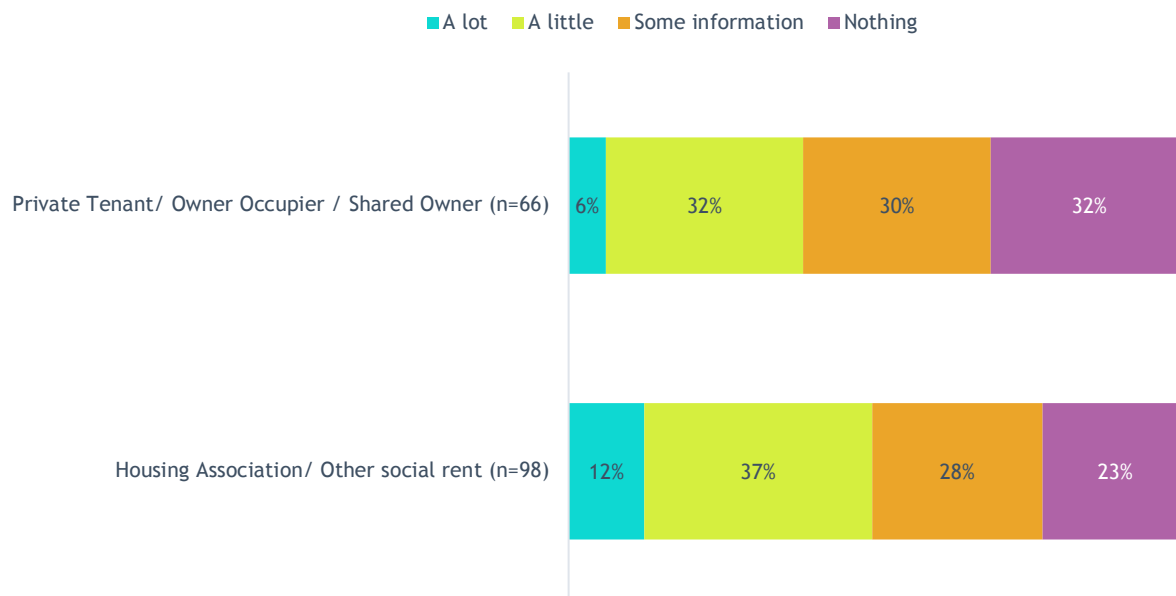
## Knowledge of the regeneration plans



Knowledge of regeneration plans (n=176)

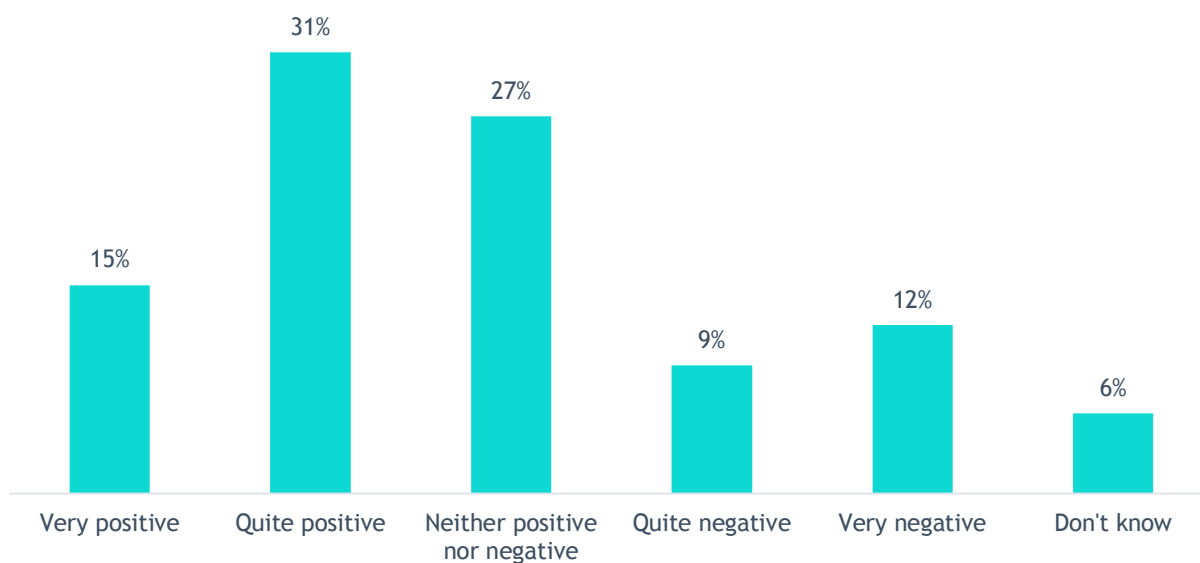
Most people said they knew a lot, some, or a little about the regeneration plans, 10% said they knew nothing.

Some stakeholders felt there was a lack of communication from MTVH regarding updates on the regeneration and masterplan. This was raised in connection with the leasing of commercial units on King’s Avenue as well as the provision of green spaces.



### Knowledge of regeneration plans by tenure groups

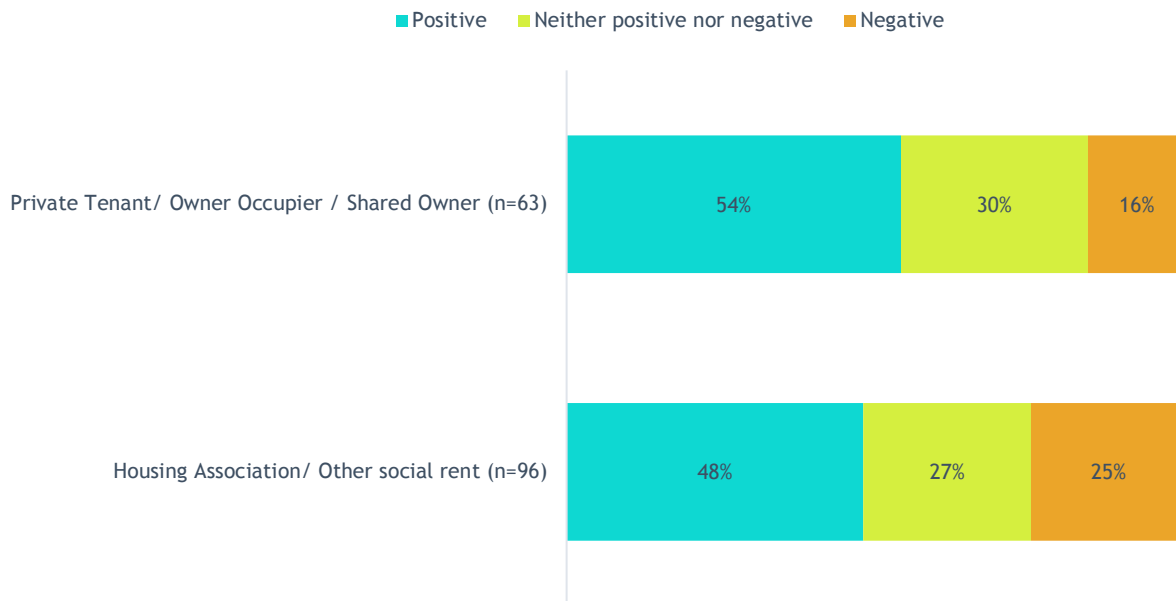
### Perceptions of the regeneration



### Feelings about change happening locally through the regeneration (n=175)

Overall, 46% of interviewees had positive perceptions of the regeneration, 21% had overall negative perceptions of the regeneration, and 27% were ambivalent. Private tenants, owner occupiers and shared owners were more likely to feel positively about the change taking place as a result of the regeneration.





### Feelings about change happening locally through the regeneration by tenure

The regeneration is viewed by some stakeholders as a positive force that will transform the area's appearance, improve the quality of housing and contribute to an improved local economy. Others are concerned that the social fabric of the area is changing, and that change is potentially putting communities at odds with each other. There is a perception across some stakeholders and residents that the regeneration is catering to new residents more than it is meeting the needs of existing residents.

### Impact of regeneration

The survey asked an open question about how residents have been personally impacted by the regeneration. This prompted a range of responses, both positive and negative. Negative responses included construction-related disruption (10%), concerns about the area becoming more expensive and limited provision of affordable housing. However, 10% made positive mention of the impact of the regeneration and how it is modernising the area. 6% of responses reported that the area is becoming safer as a result of the regeneration. 14% of people responding stated that they had experienced no personal impact.

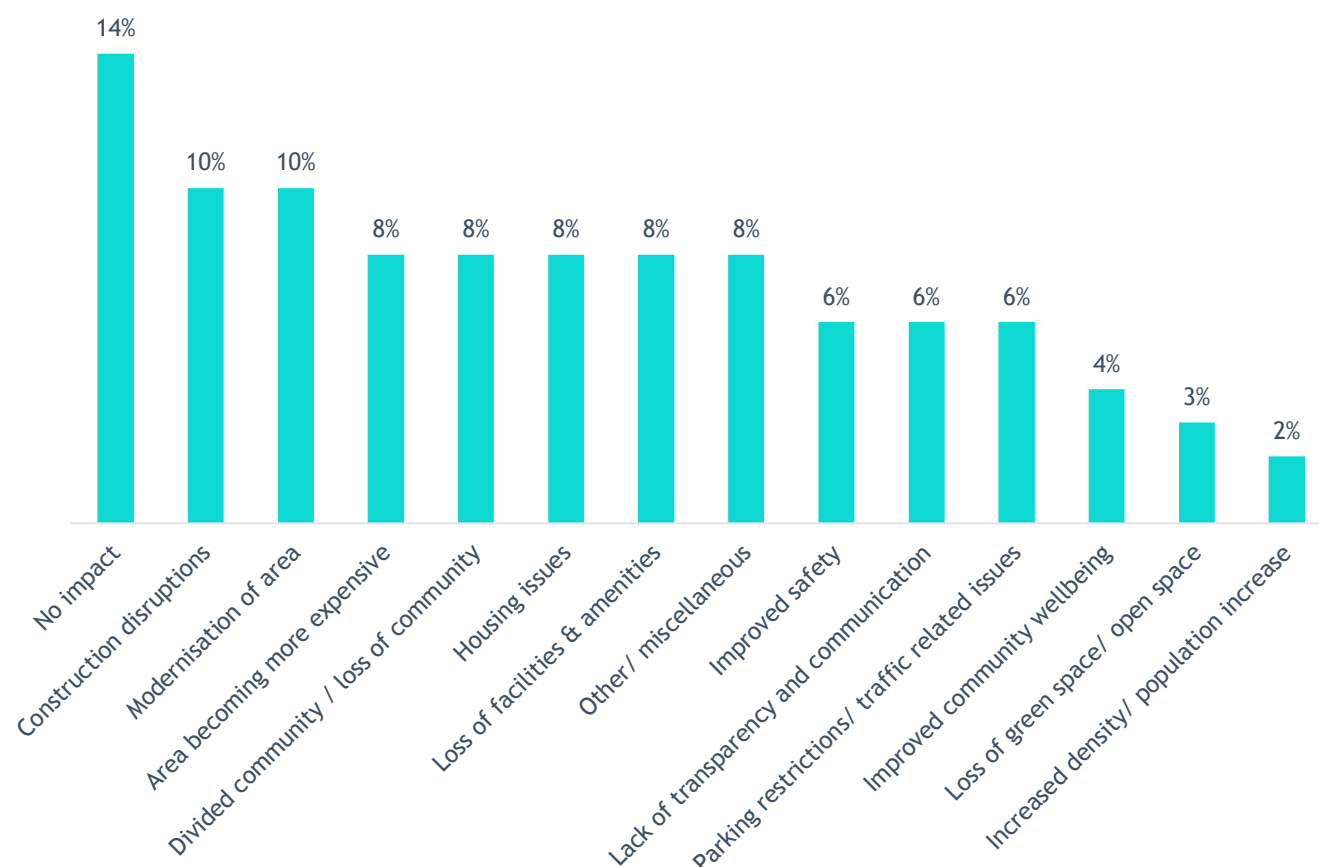
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*“Taking away the green spaces, I have been through this situation before, they moved everyone out. [This person moved from the last area they lived in because of regeneration.] The people that are moved out are unable to come back, because the flats are not for tenants, they are for sale or shared ownership. They are not replacing like for like, they are not making enough council flats.” – Council tenant, aged 65+*

*“It is positive but I started to lose interest in the regeneration after the timings began to slow down ... I feel that they had already decided their plans before they spoke to us, they aren't really listening to us ... they don't tell us everything I think.” – Housing association tenant, aged 65+*

*“It brings about change and sense of community but in the mist of change there’s a sense of comparison from the new buildings with the old buildings and somewhat this creates a sense dissatisfaction.” - Housing association tenant, aged 30-44*

*“It's been refreshing to live somewhere up to date with living standards. But the inside of the building needs to be completed/finished. The regeneration in this area, it’s surprising, it has changed the look of it, it is brighter, people seem more upbeat and happier. Doesn't feel so destitute. ” - Housing association tenant, aged 30-44*

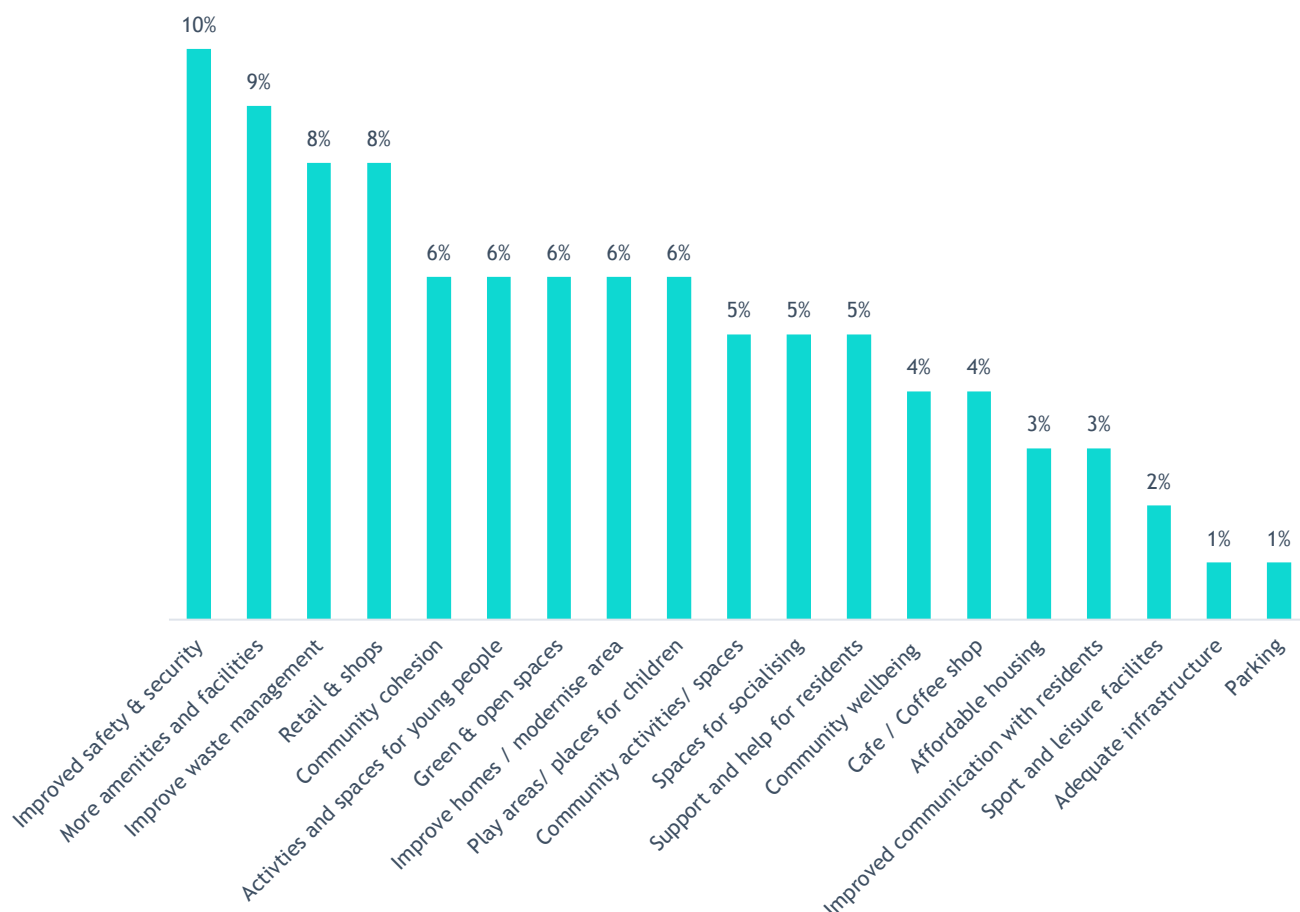


#### Personal impact of the regeneration (n=145)

##### Regeneration priorities

The survey asked residents what the personal impact of the regeneration has been, 14% of responses reported experiencing no impact. Disruption caused from the construction made up 10% of responses, whilst an additional 10% reported the positive effect of modernising the area. Concerns about the area becoming more expensive were mentioned by 8% of respondents and as well as comments about changes to the community (mentioned by 8%).





### Priorities for the regeneration (n=205)

The top priority (10% of responses) was to improve safety and security around the estate. The need for more amenities and facilities was expressed in 9% of responses - as well as this the need was identified for more retail and shopping facilities (8%); facilities and spaces for young people (6%); playgrounds and facilities for children (6%); social spaces (5%); cafés or coffeeshops (4%); and sport and leisure facilities (2%). Improving waste management and improving social cohesion were also important to residents.

***“Bring back post office, laundrette, bring the amenities that were pre-existing back that we lost from the regeneration.” – Housing association tenant, aged 45-64***

***“For the estate to come together as a proper community and exchanging culture. Have events around different cultures.” – Housing association tenant, aged 45-64***

Several stakeholders said their priority would be for long-standing residents to be considered throughout the regeneration process. This was associated with perceptions that new provision may be tailored towards private tenants and owner occupiers on higher incomes, potentially making them less affordable to people on lower incomes. Stakeholders acknowledge that the area is changing, particularly demographically as new residents move in. One stakeholder said that success for the regeneration would be a *“lasting legacy for the community beyond bricks and mortar”*, by *“ensuring the new community is not putting pressure on the existing community”*

# Walking interview - Perceptions of the regeneration

Tenure: Owner occupier

Age: 25-29

Ethnicity: Caribbean

"I've lived here all my life...it's pretty much the only place I've known. I've grown very fond of it. I do notice that the area is slowly being gentrified, but I think gentrification, it has often a negative connotation next to it, but I try and look at it as a positive way of bringing people from different backgrounds together. So I don't look at it as a threat or a negative thing I look at it as a way for people to build together, build communities together and help the community develop because it has often had a bad stigma attached to it."

"Negatives, I would say some of the estate has been quite neglected and dilapidated. If we look across the road from Mullins, there are visibly distressed housing estates, some still with single glazing. I wish there was more of a push to develop these homes—not just to renovate them and price out the long-term residents, but to ensure more manageable pricing so that rental tenants who have lived here for a long time can afford to stay [...] I would love an opportunity to make and interact with residents around my age bracket a lot more. So maybe things or an initiative like a meet and greet with some of the newer residents... this would be a good way to build bridges with the residents that have lived here for an extended period of time and maybe offer advice and things to do in a local area, especially for newer residents. As some initiatives that go on at the Cube that I did go to highlight positively."

"The next location I wanted to take us to was to the top of New Park Rd...This area would be quite iconic to anyone unfamiliar with Brixton Hill and New Park as a community or as an area. In 2016, there was a local rap group called 67. They were bubbling in the underground rap scene and were sort of at the forefront of drill at the time. They actually went on to be nominated for a MOBO in 2016. It was the first time I had seen underground talented rappers from this particular area take music to the heights that they did. A lot of their iconic music videos were filmed in this exact part of New Park where we're standing right now. This is why it holds sentimental value. It showed a sense of hope in the area at the time. Because with a cheap camera and some recording equipment, you could get to the MOBOS all from this little area here."

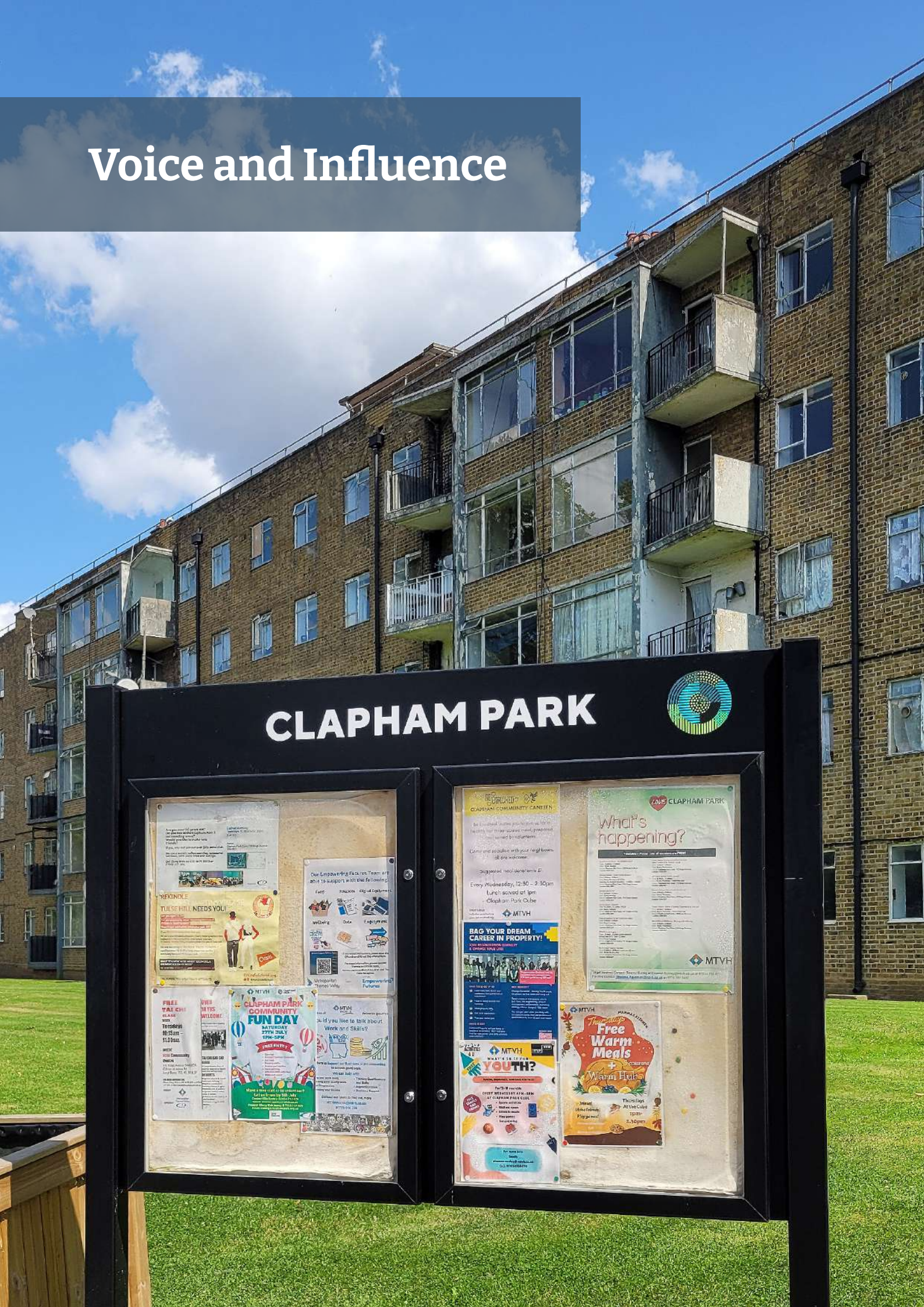
"[...] Absolutely. I feel like I belong here because living here for 25 years. I've never made to feel unwelcome, so I've always had local friends and family that live in the area and I think like it's the only place I know that I can call home, so I definitely feel like I belong here. I enjoy how the area's slowly developing, and as mentioned earlier gentrification has a negative connotation often attached to it, but I want people to start to look at it as a positive. As long as members of the community that have lived here for an extended period of time and that may be on a lower income as mentioned earlier can be included also..."

Walking interviews are a type of research which allow us to gain an in-depth understanding of an area from the perspective of residents.

Each walking interview in this project illustrates the experiences of a particular participant, situated within the dimension of the social sustainability framework to which they refer most closely.



# Voice and Influence





## 9. Voice and Influence

This section looks at residents' ability & willingness to shape the local environment; the structures that support them in shaping local decisions and their sense of control over their everyday lives.

### Key findings

- Issues relating to repairs and maintenance are a significant concern for residents. This is the most common reason for dissatisfaction with housing quality.
- More than half of residents (60%) feel they do not have influence over decisions affecting the regeneration.
- There are concerns that the area may become more expensive as private tenants and owners move into the area. There are worries that new facilities and amenities will cater to people on higher incomes.

### Responsiveness of agencies to local issues

When asked what they dislike about living in the area, 10% of people responding to the survey mentioned waste management and cleanliness. 9% cited repairs & maintenance, including the length of time for repairs to happen and poor responsiveness from housing services.

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***“MTVH is not helpful. People graffiti and school kids hang out in buildings, with MTVH having considerably slow responses for simple issues like fixing the block door which causes these issues.” – Private tenant aged 25-29***

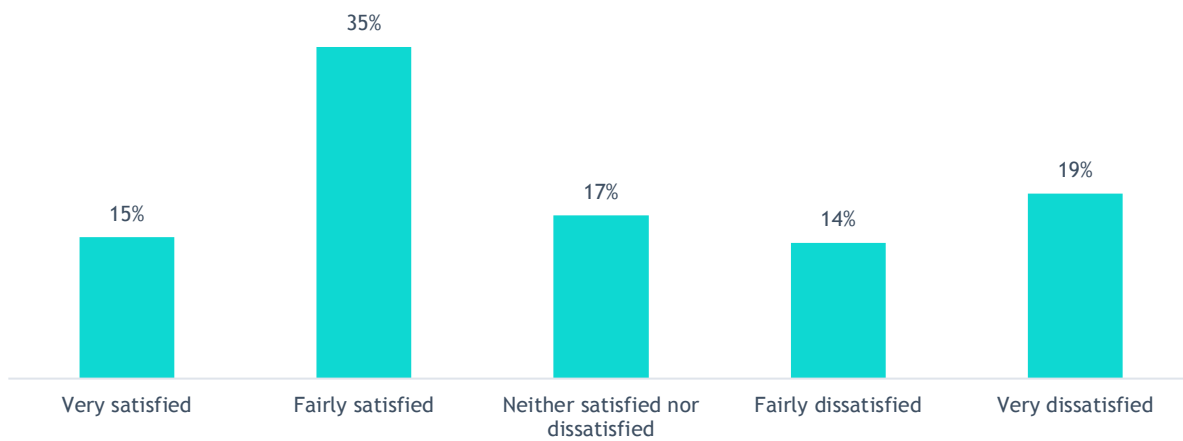
***“MTVH are slow to do repairs, although they are to a good standard.” – Housing association tenant, aged 45-64***

### Housing quality

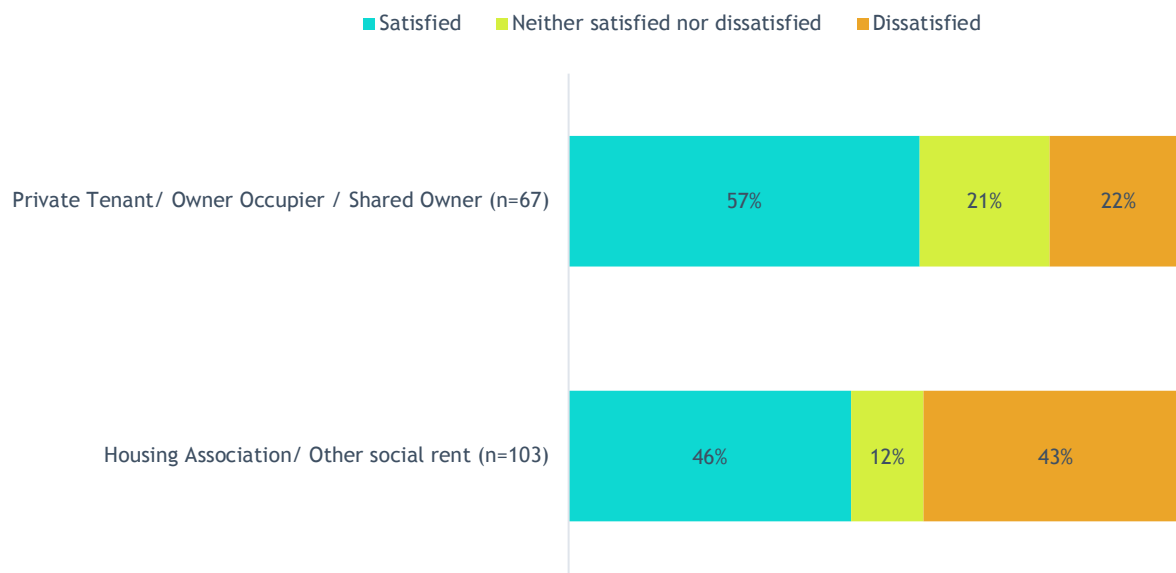
50% of respondents said that they are either very satisfied or fairly satisfied with the quality of their housing, 33% felt dissatisfied.

The most common reason given for dissatisfaction was delays in repairs and maintenance, followed by neglected and dilapidated buildings. Other reasons included: poor communication and issues with housing management; damp and mould; leaks and plumbing problems and pests and rodents.



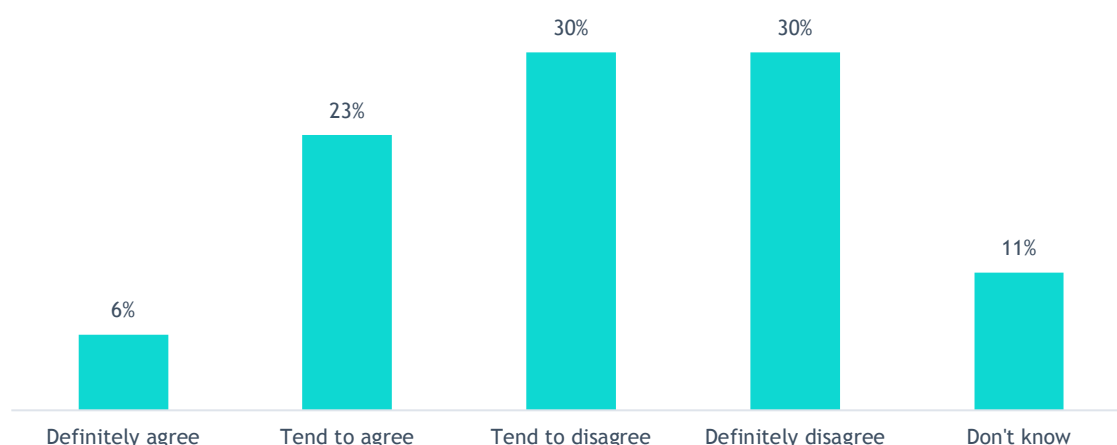


### Overall satisfaction with housing quality (n=176)



### Satisfaction with housing quality by tenure

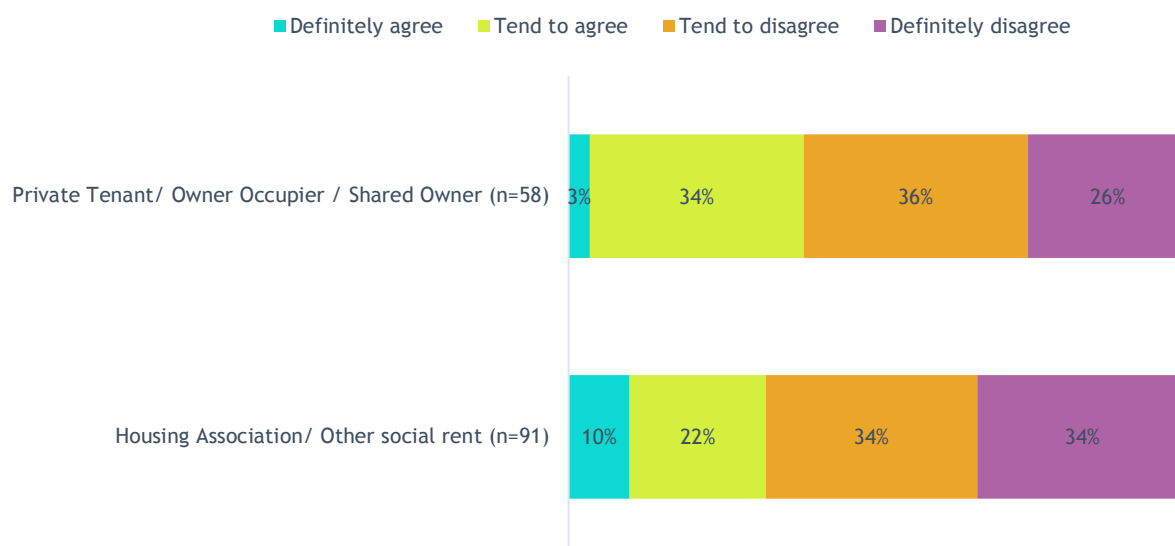
## Perceptions of influence over the wider area



### Influence over decisions affecting local area (n=175)

Less than half of residents (29%) felt they have any influence over decisions affecting the local area; more than half felt they did not. This is stronger than in comparable areas. Private tenants, owner occupiers and shared owners were most likely to agree they have influence. Residents aged over 65 were least likely to agree that they had influence over decisions.

***“I don’t like things that are done always claiming they are resident-led, yet I – along with many other residents – know nothing about what’s going on.” – Resident (unknown tenure), aged 18-24***



### Influence over decisions affecting local area by tenure



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*“The traffic cones, no warnings from the council. One morning I woke up and you couldn’t turn left/right. Being controlled without permission, no warning, not been consulted.” – Housing association tenants, aged 45-64*

*“Changes are bad in the area; we weren't consulted about changes. We have new boilers now and they didn't tell us about the new charges.” – Housing association tenant, aged 65+*

Several stakeholders felt that decisions are made without resident input, for example changes to parking regulations and provision of shops and facilities. *“If we were asked about the gym, I'm sure everyone would have communicated that we need something within the financial needs of all and we wouldn't have agreed for that gym,”* said one stakeholder. There are perceptions that communication channels are not well used to engage and gather input from residents. There is some confusion about who is responsible for addressing issues around waste management and wider decisions around the regeneration. Other stakeholders felt that there are mechanisms in place to voice concerns, such as through Clapham Park Futures and the Clapham Park Residents’ Committee, but they these not widely known.

There were perceptions that expectations of new green spaces and retail facilities had not been met, and that there is a lack of clarity about the timing of the regeneration. These factors were seen to have generated some mistrust of the regeneration programme.

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*“There's a lot of people that have said a lot of things previously and it still hasn't been implemented people are kind of frustrated at certain things.” – Stakeholder*

## **Governance structures**

Structures exist enabling residents to take part and influence the regeneration. Tenant and resident associations have existed in the past on the estate but currently there are none in place.

### **Clapham Park Residents Committee**

The Clapham Park Residents Committee brings together residents, councillors, MTVH and Countryside to discuss matters related to Clapham Park and the wider regeneration programme. The group convene quarterly and is well-attended by residents. The structure of the forum operates as a constituted committee.

### **Clapham Park Project**

This originated through the New Deal of Communities programme which ran until 2011. When the programme ended, Clapham Park Project established itself as small community-based charity, with a board of trustees consisting of local residents. The organisation delivers a range of projects and activities for local residents on the Clapham Park Estate and across the Clapham Park ward. The organisation also works in partnership with the local Safer Neighbourhoods Team. Clapham Park Project also organises a neighbourhood forum which brings residents together to discuss local issues of concern or of common interest.

# Walking interview - Voice and influence

Tenure: Housing association tenant

Age: 30-44

Ethnicity: Black African

“Well, it [the regeneration] did have a personal impact on me because I found myself kind of isolated. The people I knew that lived around here before...whereas now it's almost like you're walking around looking for the old neighbours or the people you knew that once used to live around [...] I can see the area changing but I can't see it changing for those, you know the residents that have been living round here for how many years? It's changing for others. I guess other commuters, other people that come into the area. But it's not changing, for us residents that have been around here [...] We're trying to do is to bring the residents together, we're trying to build voice and power amongst the residents so that we can go ahead and fight against things that we don't agree with as residents.”

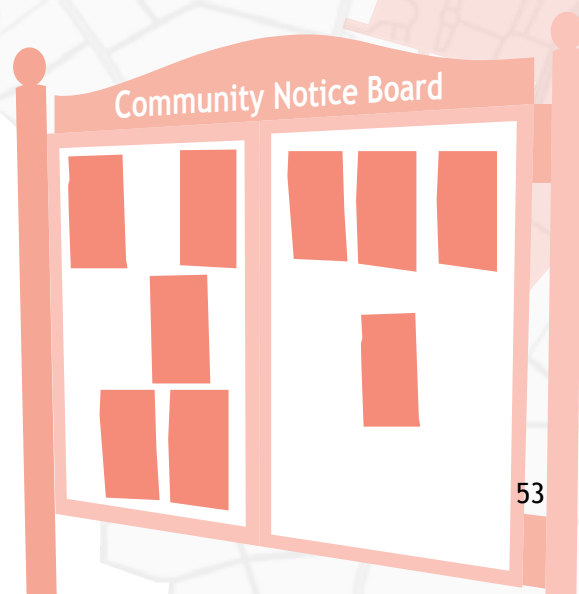
“And they keep talking to us about community. But if you're taking away the things that actually make a community, then what's the point? I mean, there's no meaning to community anymore is there?”

“I think they need to involve people, as in how they're doing it at the moment, but not everyone understands, and it may not be clear to everyone [...] Cause a friend of mine had a flood in in their flat and didn't know who to get in touch with. People don't really know who's responsible or who to contact or about stuff.”

“People who live here whether they pay rent or a mortgage, should be informed about things before they happen. Like with a lot of the activities at the Cube, most people don't even know about them until after they've happened.”

Walking interviews are a type of research which allow us to gain an in-depth understanding of an area from the perspective of residents.

Each walking interview in this project illustrates the experiences of a particular participant, situated within the dimension of the social sustainability framework to which they refer most closely.





# Social and cultural life





## 10. Social and Cultural Life

This section describes the sense of belonging, wellbeing, community cohesion, safety, relationships with neighbours, relationships between people from different backgrounds & local social networks.

### Key findings

- 74% of respondents agree that the local area is a place where different backgrounds get on well together. However, there are concerns over the sense of community being lost and fragmented in the future as new people move into the area.
- Satisfaction with the local area is higher than in comparable areas, 72% of respondents reporting overall satisfaction.
- Neighbourliness and relationships between neighbours is generally strong, Clapham Park residents report stronger perceptions of neighbourliness than people living in comparable areas.
- Although residents feel the regeneration is making the area safer, safety is still a top priority. Residents are more likely to feel unsafe after dark than in comparable areas. Historic perceptions of crime, the activities of criminal gangs and lack of lighting were key reasons why residents feel unsafe.
- There are long-standing communities on the estate focused on language identities (Portuguese, Spanish, French) and ethnicity. Different tenures communicate through informal on- and offline networks, which cross the estate.

### Social integration

Clapham Park Estate has established and diverse communities, however, stakeholders recognise a shift in local demographics as new people move into the area. Local stakeholders and community groups are finding it challenging to engage with these groups.

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***“[We’re] already seeing a shift in demographic - people occupying the new blocks, many are outright purchase or shared ownership and that’s a very different type of person to those that were on the estate before.” – Stakeholder***

There is some tension between residents living in different tenures, particularly between long-standing housing association tenants and owner occupiers and people living in shared ownership. One stakeholder said MTVH’s past efforts to mix tenures has exacerbated the divide.

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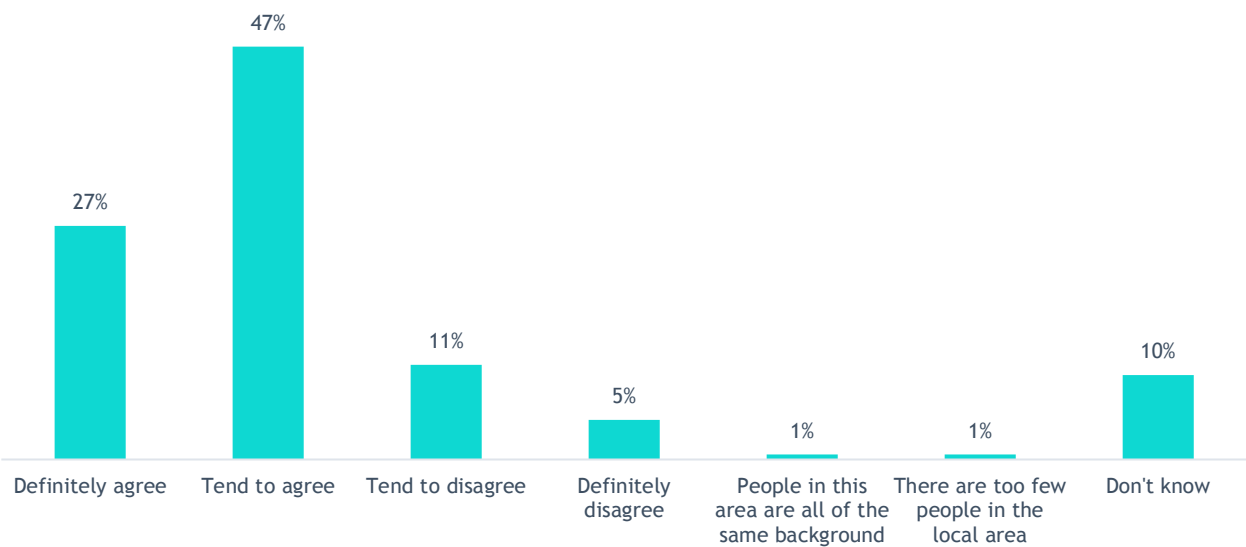
***“MTVH did once try and mix social tenants with shared ownership tenants; this became problematic. They had a quadrangle building with a little garden***



*share time together in the garden. In fact the shared ownership residents complained bitterly about the social tenants and the divide has not resolved itself as yet.” – Stakeholder*

Property guardians have been brought in to live in blocks that are scheduled for demolition. This has created a new cohort of people on the estate, on short-term tenancies. There are some reports that this has exacerbated community fragmentation.

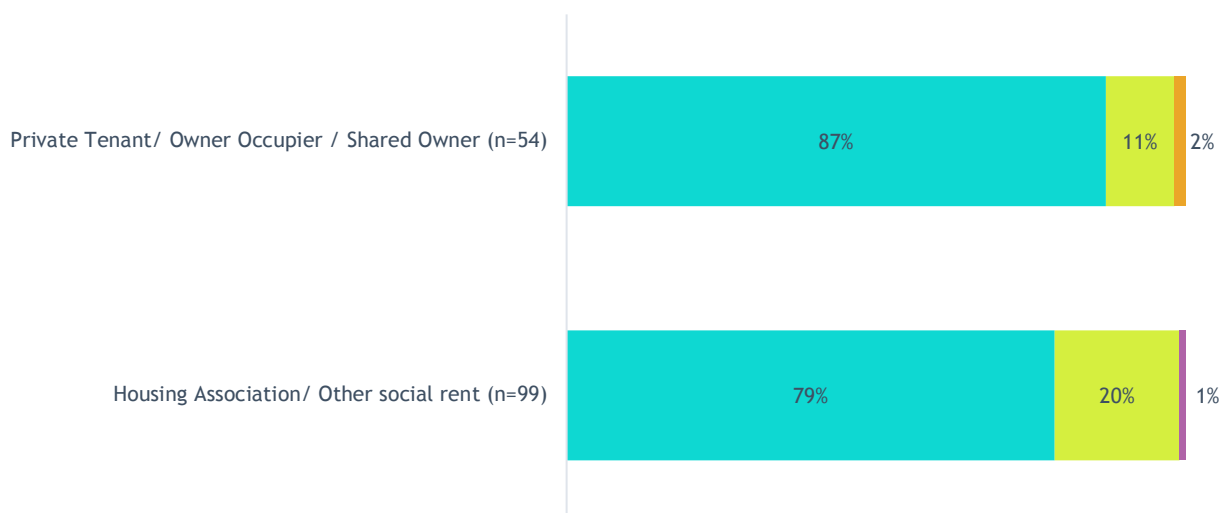
There are concerns that allocating properties on the estate to the Lambeth housing waiting list in the future will further challenge community dynamics. Previously, new social housing has been allocated to Clapham Park residents who are being rehoused as a result of the regeneration rather than people from across Lambeth.



**Local area is a place where people from different backgrounds get on (n=176)**

74% of respondents agreed with the statement that people in the local area from different backgrounds get on well together, 16% of respondents disagreed. This was similar to what we would expect across comparable areas. Housing association tenants and other social renting tenants were more likely to disagree with this statement.

■ Agree 
 ■ Disagree 
 ■ People in this area are all of the same background 
 ■ There are too few people in the local area



### Local area is a place where people from different backgrounds get on by tenure

The Clapham Park area is home to different long-standing communities on the estate, these focus both on language (Portuguese, Spanish, French) and ethnicity. Events such as the summer Fun Day and the Winter Fair offer opportunities to these groups to come together, however stakeholders report that there is a need for more regular, targeted and inclusive activities that bring these groups together and reflect their identities and interests.

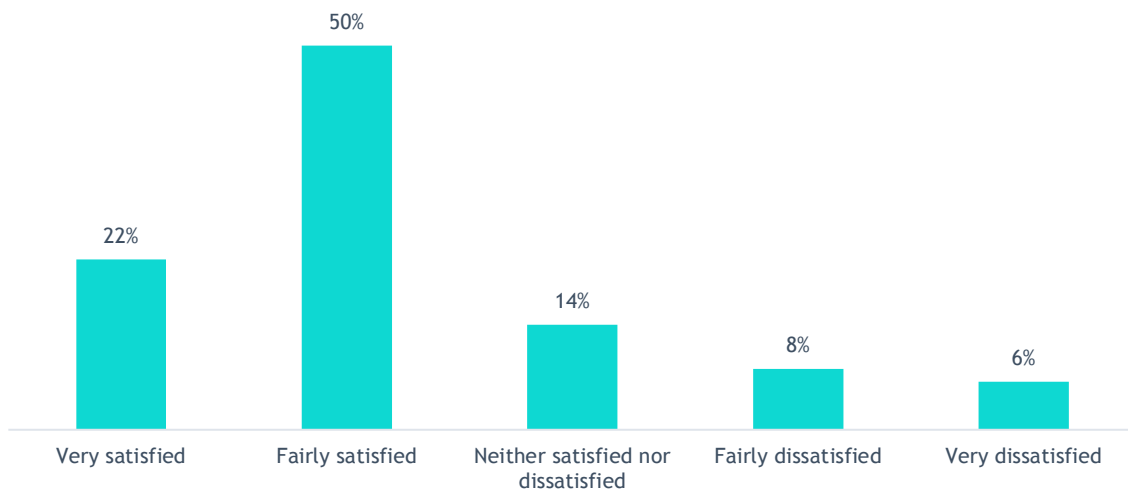
The research revealed that people from different tenures across the estate have informal networks and ways of engaging with one another online or in-person.

### How people feel about the place they live in

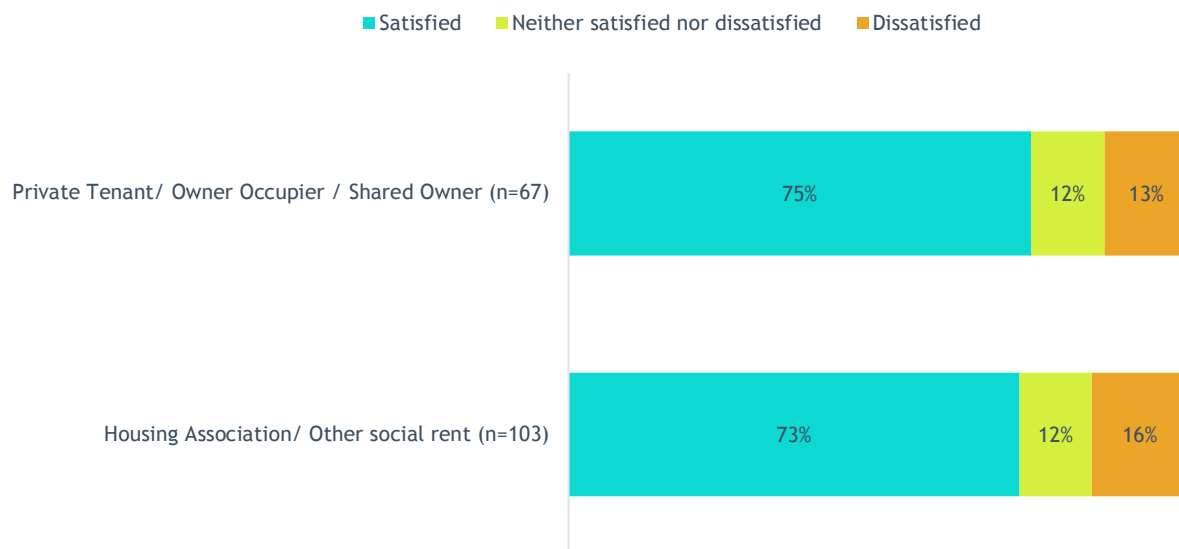
Satisfaction with the local area is high with 72% of respondents saying that they are either very satisfied or fairly satisfied, and 14% fairly or very dissatisfied. This is high across tenures. Clapham Park's residents are more satisfied with the local area as a place to live than people living in comparable areas.

People who had lived in the local area for 11 or more years and those who have lived in the area for one to two years reported the highest level of dissatisfaction. Satisfaction with the local area is lowest among 30-44 year olds.



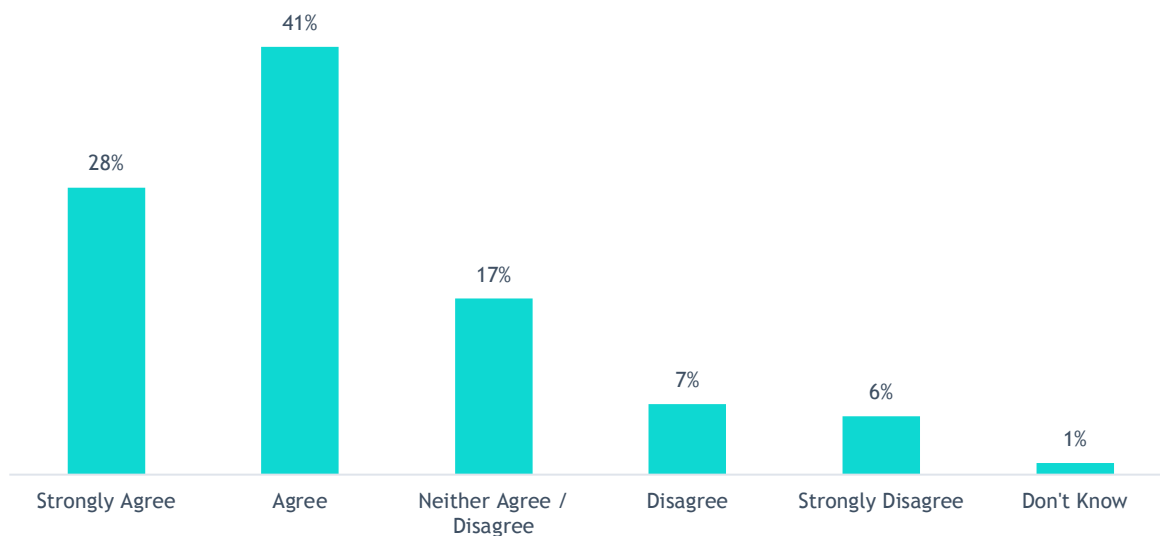


### Satisfaction with local area (n=176)



### Satisfaction with local area by tenure

## Neighbourliness and belonging

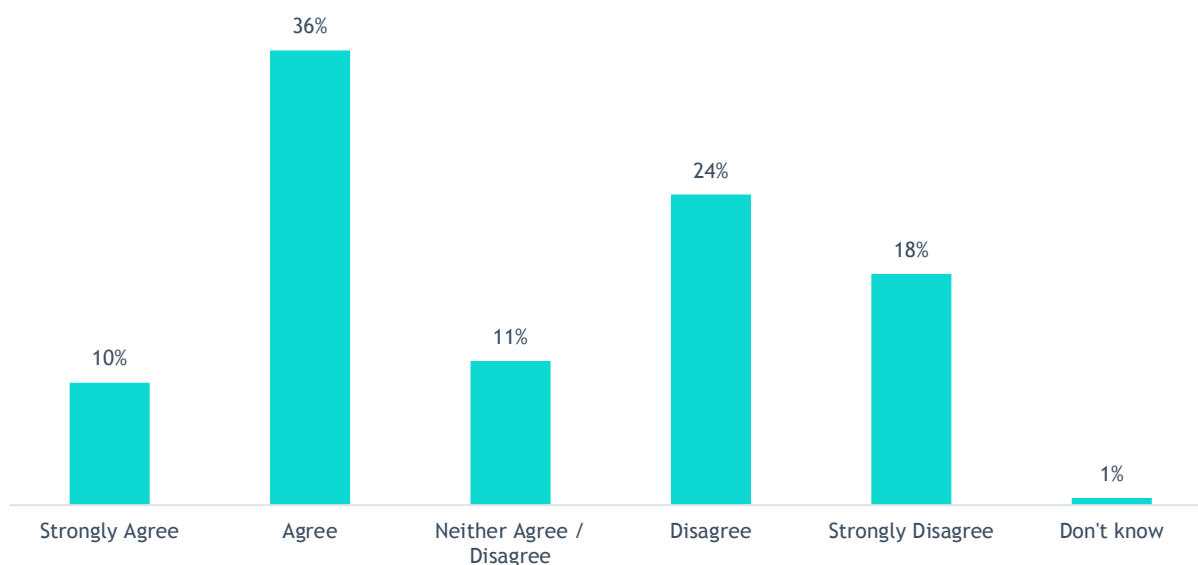


### Feelings of belonging (n=176)

There is a strong sense of belonging in the area. 69% of respondents agreed that they belong while 13% disagreed. Clapham Park residents are more likely to feel that they belong in the area than people living in comparable areas.

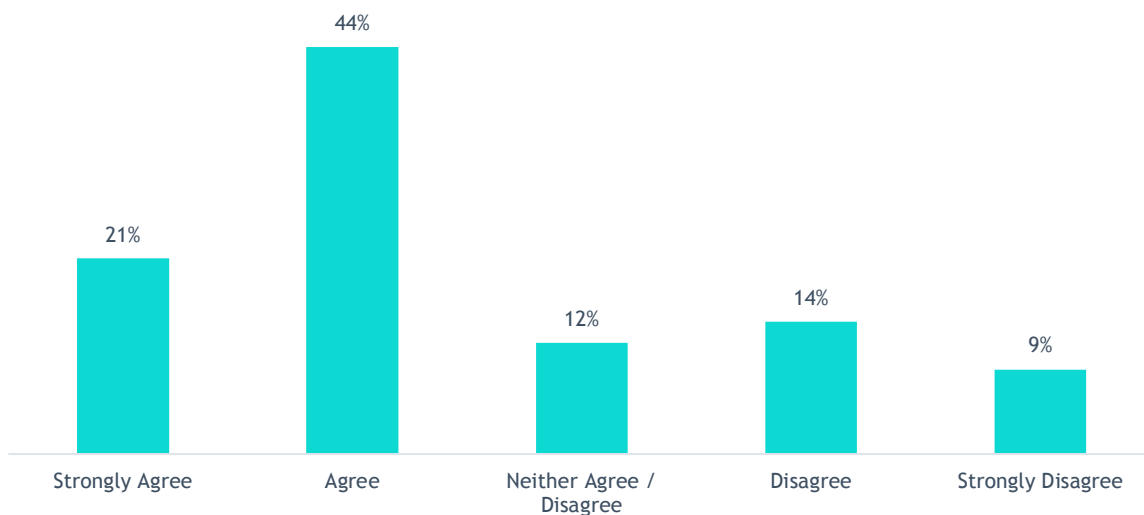
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*“This is the place I've lived my whole life and I know this area like the back of my hand. So yeah, I feel like I still belong here and it's like I say, I see that Clapham Park has so much potential and it's overall a very nice area.” – Stakeholder*



### Borrow and exchange favours with neighbours (n=176)





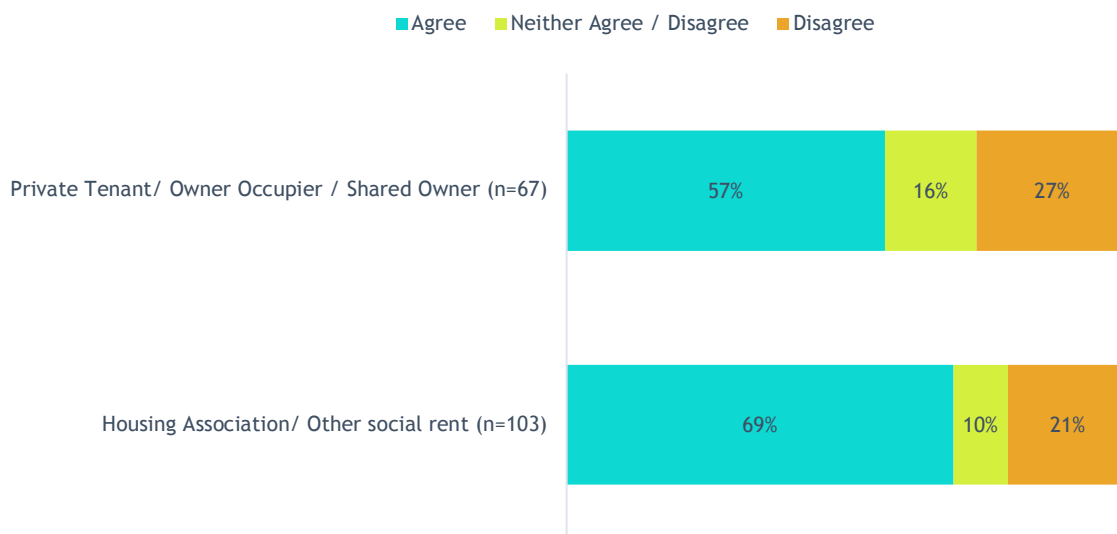
### Regularly stop and talk to people in my neighbourhood (n=176)

46% of people responding to the survey agree they borrow from neighbours. 65% said they regularly stop and talk with people in the neighbourhood. This was a stronger score than people living in comparable areas. Housing association tenants and other social rented tenants were more likely to agree with the statement, people aged between 30-44 were most likely to disagree.

Some stakeholders suggest that interaction between neighbours is limited by the design of the new blocks and the lack of communal spaces.

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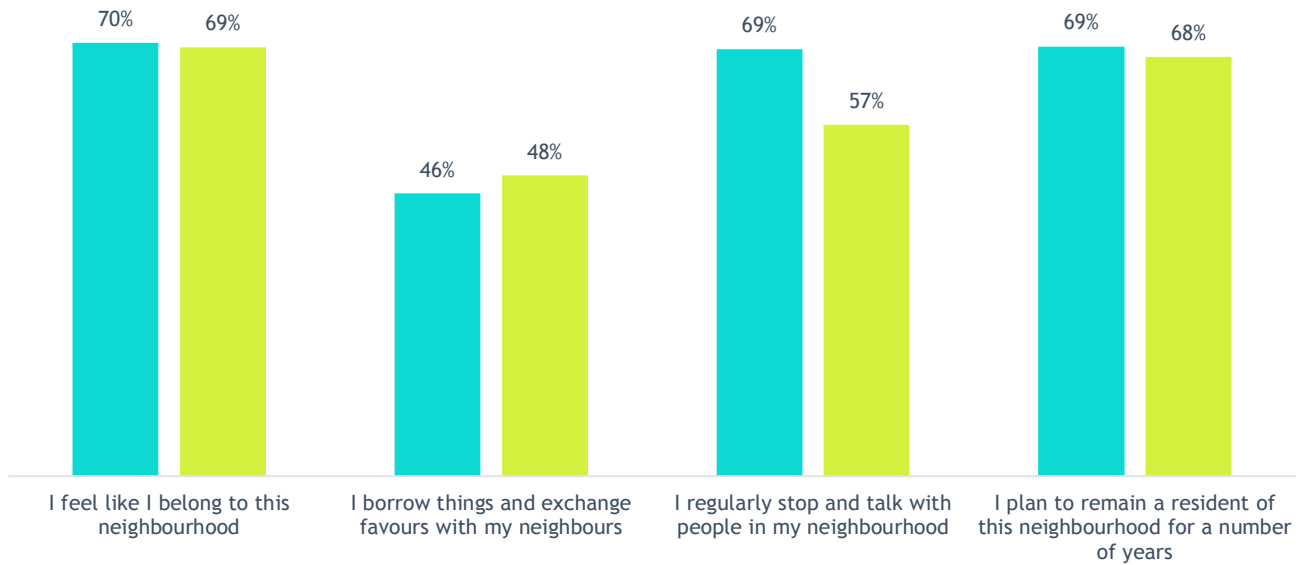
*“[I] Have spoken to young people who've moved into the new blocks and a lot is about the way the blocks are designed. It's not conducive to ever seeing their neighbours like hotels- no communal walkways, shared areas.” – Stakeholder*



### Regularly stop and talk to people in my neighbourhood by tenure

■ Housing Association/ Other social rent

■ Private Tenant/ Owner Occupier / Shared Owner



### Neighbourliness and belonging by tenure

67% of people taking part in the survey said they planned to stay in the neighbourhood for some time, 22% said they were planning to move away. Residents of Clapham Park Estate are more likely to plan to stay in the area than people living in comparable areas.

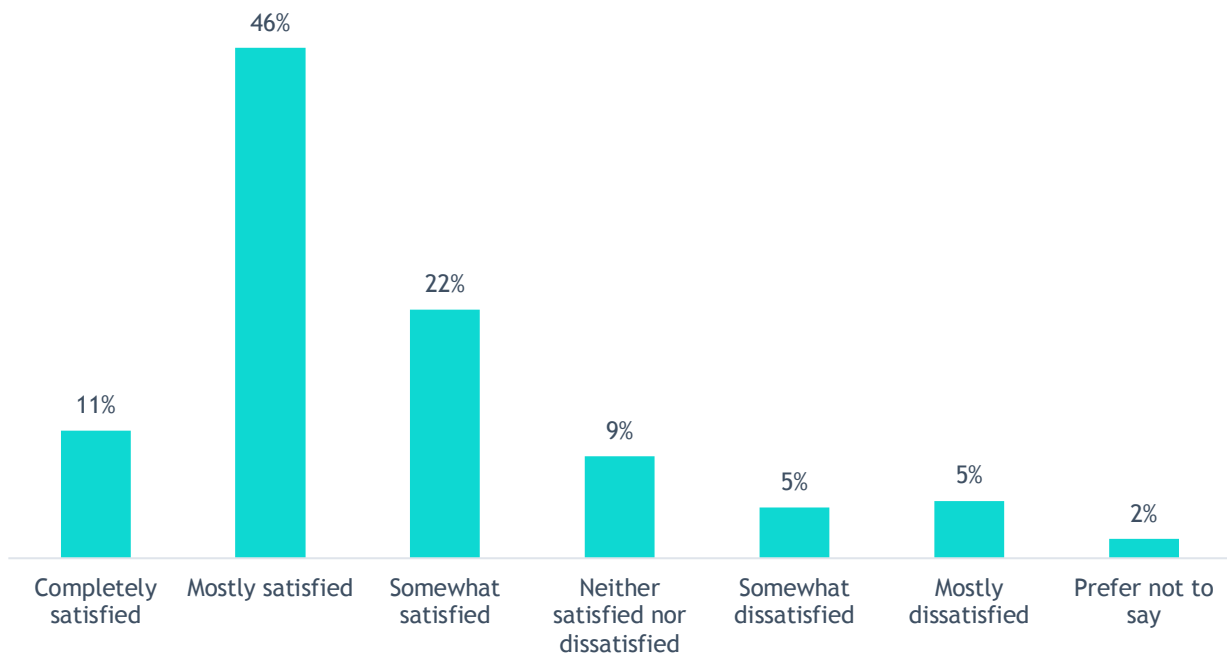
Not wanting to stay was most frequently associated with dissatisfaction with the regeneration and housing services. A small number of people mentioned housing affordability and costs. Other points raised included lack of facilities and amenities.

***“I have been here for over 30 years and I feel I am being displaced. There is now a lack of facilities for the amount of people.” – Housing association tenant, aged 30-44***

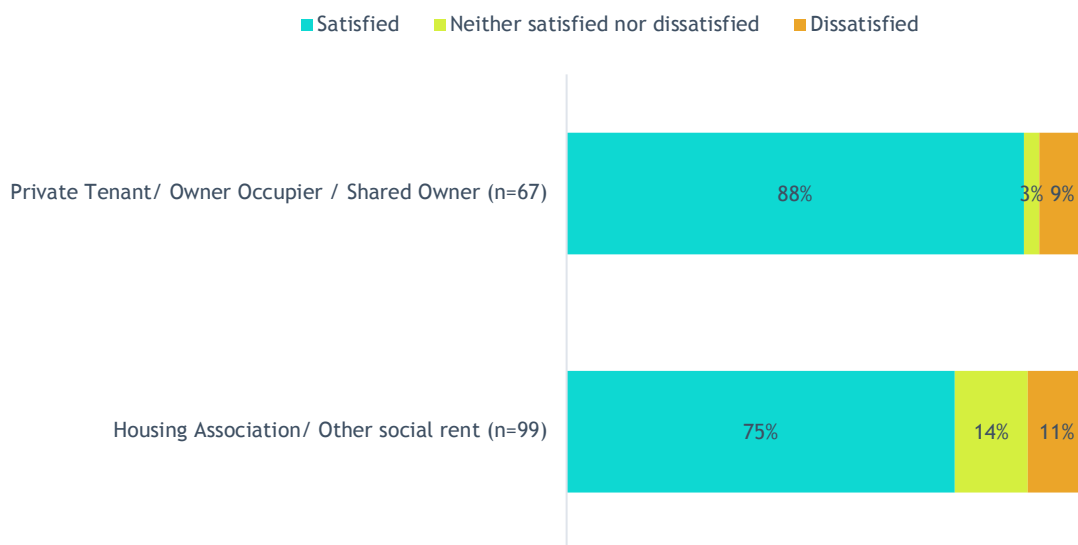
***“The regeneration has not helped me or my family in any way. We still live in an old building infested with rats, blocked sewages and repairs never happen when reported. No one cares.” – Housing association tenant, aged 45-64***

### Quality of life and wellbeing/ Health and wellbeing

Satisfaction with quality of life is high (57%) with only 10% feeling somewhat or mostly dissatisfied. Clapham Park scored higher than comparable areas. Housing association and other social renting tenants, and people aged 45-64 are least likely to feel satisfied.

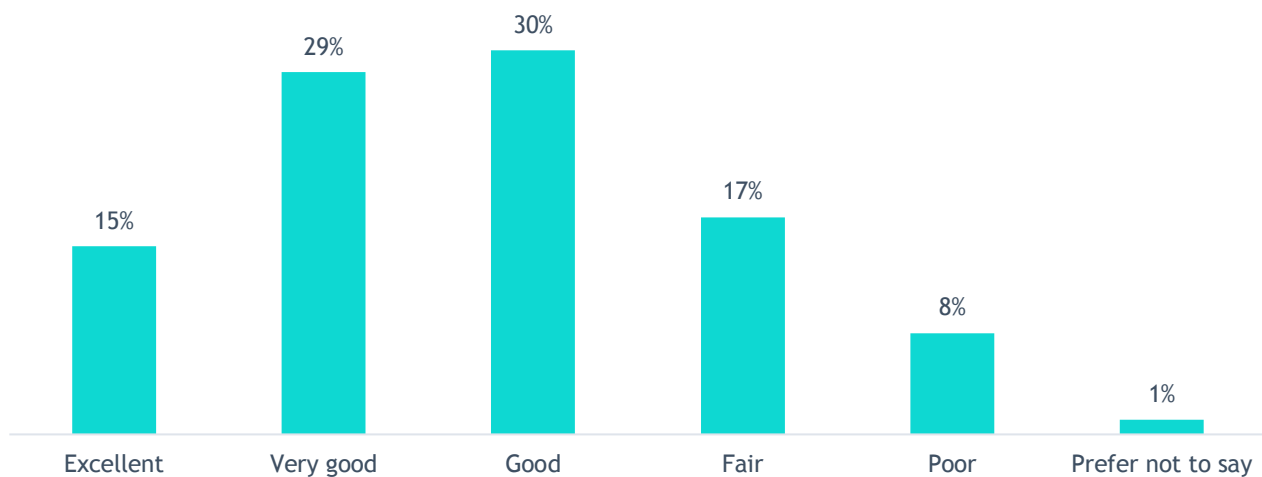


### Satisfaction with overall quality of life (n=175)



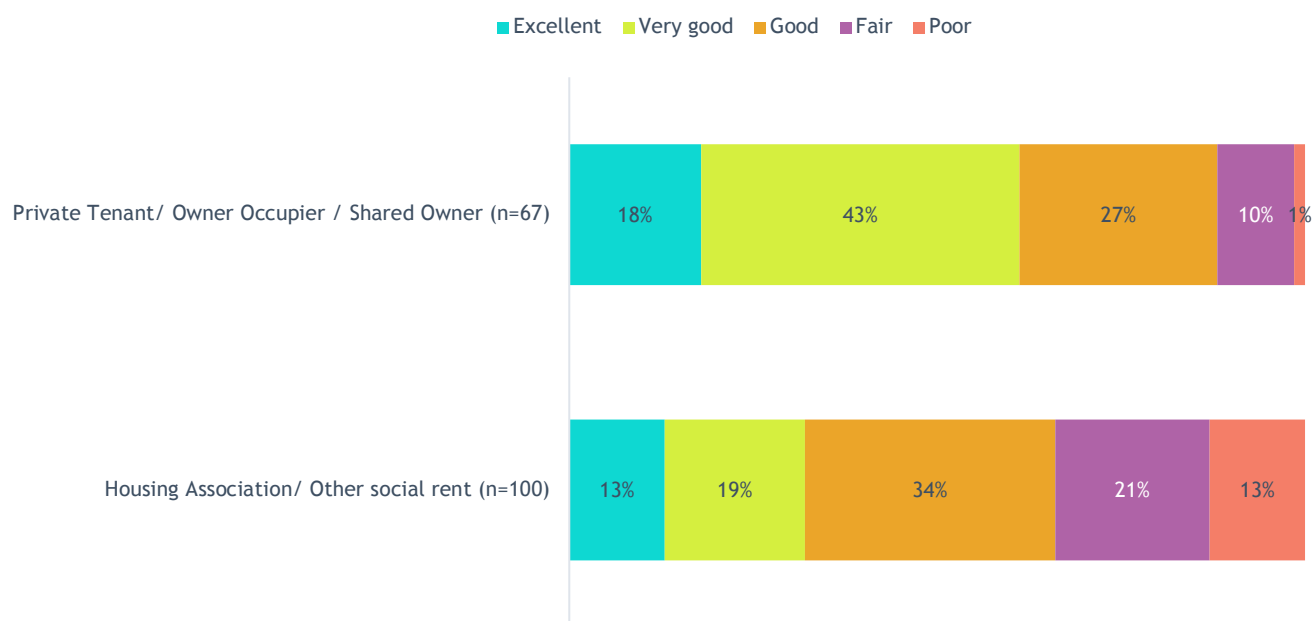
### Satisfaction with overall quality of life by tenure





### General health (n=175)

Residents' perceptions of their health is mixed. 15% of respondents reported excellent health; 59% reported very good or good health; 17% reported fair health and 8% reported poor health. Clapham Park scored the same as comparable areas. Across tenures, housing association tenants and other social renting tenants are more likely to report poor or fair health. People aged 45-64 were most likely to report having poor health.



### General health by tenure

We asked stakeholders about their perceptions of health and wellbeing in the area. Some described the impact of particular health issues including heart conditions, Alzheimer's and dementia.

### Pollution

Pollution is a concern amongst stakeholders. Ella Adoo-Kissi-Debrah was mentioned, a nine-year-old girl from Lewisham who suffered a fatal asthma attack in 2013, contributed to by air pollution. Her family lived near the South Circular, a major road that also cuts through the Clapham Park Estate.

## Mental health

Mental health and wellbeing were a key concern amongst stakeholders, particularly men's and young people's mental health. There are good quality health facilities serving the area, however stakeholders reported a lack of support services such as advice and wellbeing support.

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*"I used to attend Men's Den, the men-only boxing class which takes place on Tuesday's... It was really good because it gave them a platform for men to come together through doing an activity that they like and talking about topics like mental and physical health. It was a safe place where everyone could open up, and whatever was discussed there stayed there." - Stakeholder*

## The Cube

Stakeholders broadly recognise the value of the Cube as a hub for community through its activities, programmes, and as the venue for large-scale events such as the Summer Fun Day and the Winter Fair. However, concerns were raised regarding the accessibility and affordability of the space for local people and groups.

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*"The Cube doesn't quite feel like a community centre...I think the Cube is more like a commercial venture. It charges an awful lot of money for corporate groups to hire that space. The top floor for a day is £700 and that excludes the main hall, which is £100 an hour, I think something like that." – Stakeholder*

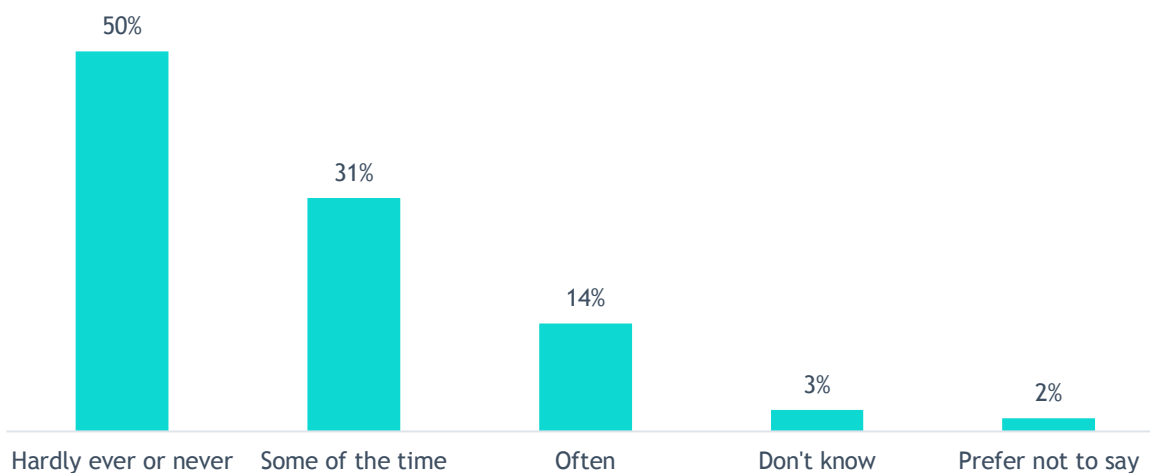
*"Our old community spaces. I don't remember anyone paying that much. They never used to pay an arm and a leg... You actually do get resident discount for the Community Cube but the price that it expects people to pay is still quite a lot." – Stakeholder*

Several stakeholders mentioned the need for affordable community spaces that are free to access with no barriers. This also came with the understanding that the events that take place at the Cube might not be suitable for everyone. "A pub or a café, local spaces would be nice ... the Cube is for special interest groups," said one resident.

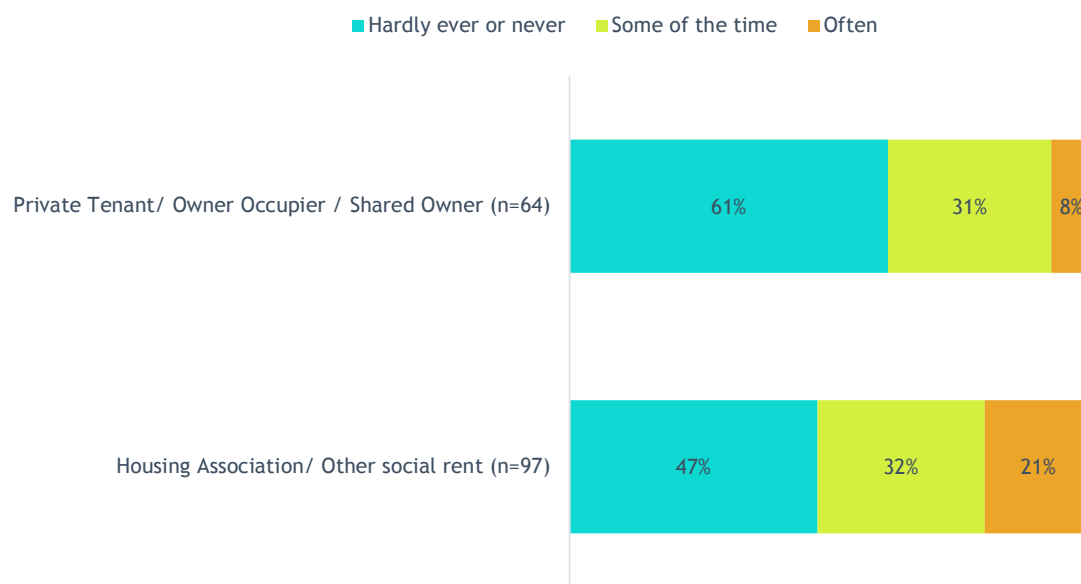
It was reported that communication and promotion of activities at the Cube was poor. One resident commented, "There are a lot of activities for kids in the Cube but the community doesn't know anything about it."

## Feelings of isolation

Half of respondents reported hardly ever or never feeling isolated, 14% reported often feeling isolated. Clapham Park residents are more likely to feel isolated than people living in comparable areas. When broken down by tenure, 21% of housing association and social renting tenants said they often feel isolated from others. The age group most likely to feel isolated is 45 to 64.



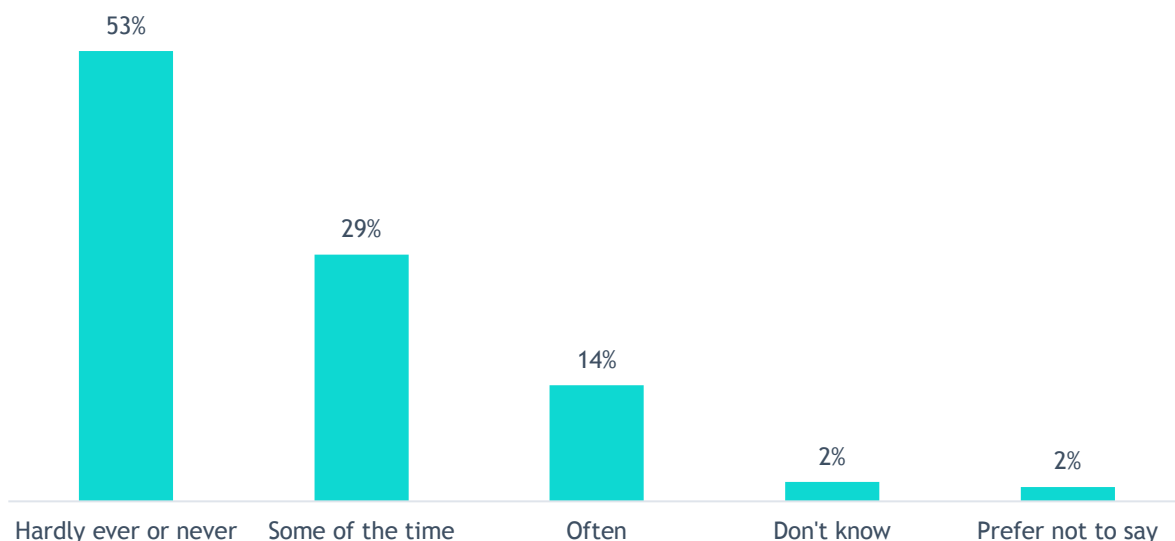
#### How often do you feel isolated (n=175)



#### How often do you feel isolated by tenure

*“There are more people that are isolated, and I know this because I was one myself. They don't trust the help they may get from MTVH so they choose to suffer alone behind closed doors...Sometimes, the so-called help actually makes things worse. There's a lot of isolation, and I feel like with all this regeneration happening, they should be offering jobs to local residents.” – Stakeholder*





### How often do you feel lonely (n=175)

More than half (53%) of respondents reported hardly ever or never feeling lonely while 14% reported often feeling lonely. Clapham Park scored the same as comparable areas. Housing association and other social renting tenants and people aged 45-64 were most likely to feel lonely, followed by those aged 65 and over. Isolation is more a problem for Clapham Park residents than for people in comparable areas.

The Cube and organisations in the area have targeted programming to provide activities for people over 50 to reduce social isolation. This includes an over 50s lunch club, Tai Chi and Arts and Crafts. Residents and stakeholders reported that social isolation has been exacerbated by COVID-19 and that the experience of the pandemic weakened the sense of community and residents' social habits.

### How are people managing financially?

The survey asked residents how they are managing financially. A fifth reported finding it very difficult or difficult to manage, two fifths reported they are just about getting by. Housing association tenants and other social rented tenants were most likely to report struggling financially.

There has been a disproportionate impact of the cost-of-living crisis on lower income individuals and families. Stakeholders highlighted that some residents are experiencing in-work poverty, as well as instances where individuals are working multiple jobs to get by. These concerns have been picked up in the research carried out by Learning in Action, which illustrates how financial pressures and in-work poverty is negatively affecting residents physical and mental health<sup>22</sup>. A pop-up food shop operated on the estate temporarily from the Hub and was supported by community members, however this no longer exists.

## Relationships between different parts of the neighbourhood

There is a historical divide between Clapham Park East and Clapham Park West. There are perceptions that the western part of the estate feels better cared for. This has been exacerbated by the regeneration, with new divides being created among new and old parts of the estate. There is a fear that the community is becoming more fragmented as people are moved out of blocks and neighbours are reallocated to different blocks.

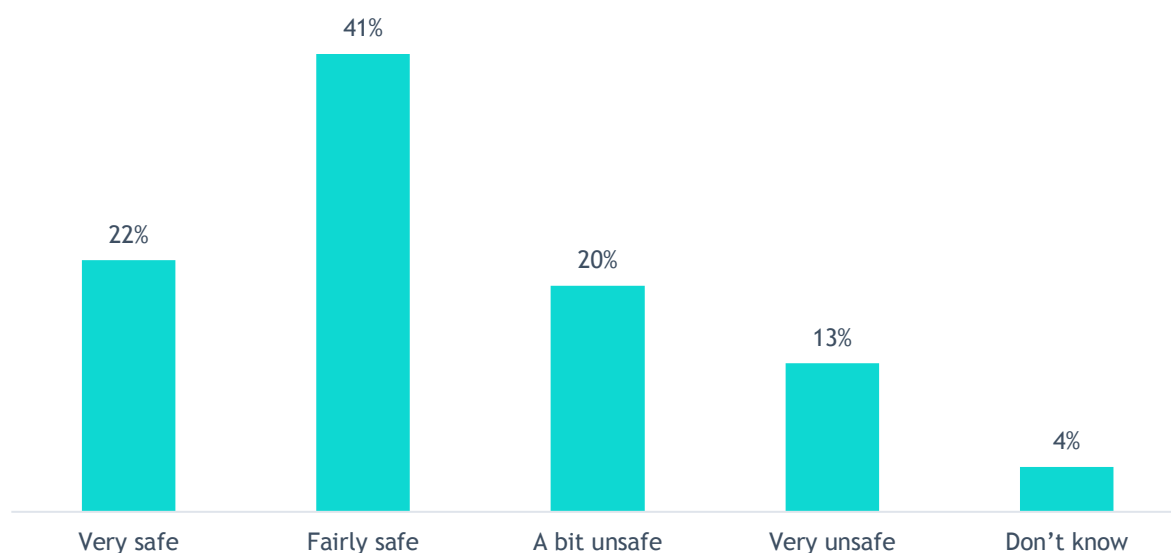
<sup>22</sup> Clapham Park Futures - Learning and Opportunities for Creative Thinking and Change, Learning in Action (unknown year)

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*“The community is becoming fragmented as people get moved out of blocks, you know neighbours get moved, you don’t move with the same neighbours next to you as you once enjoyed, so it’s slowly getting more and more fragmented.” – Stakeholder*

*“The biggest challenge is keeping a sense of community. I fear that there will be lovely flats but no sense of community. Newcomers won’t socialise locally and the long-standing residents, especially social tenants, will feel there’s nothing for them.” – Stakeholder*

## Feelings of safety



Perceptions of safety of walking after dark (n=175)

63% of respondents feel safe walking alone in their neighbourhood after dark, 33% reported feeling a bit unsafe or very unsafe. Clapham Park residents are more likely to feel unsafe after dark than residents living in comparable areas. Concerns about safety are higher among housing association and other social tenants, 40% of this group report feeling unsafe overall. Safety concerns were reported around the estate and in the wider area, around Brixton Hill, New Park Road and towards Streatham.

26% of people taking part in the survey mentioned lack of lighting in connection with safety, some residents felt that security measures were inadequate including CCTV and security doors. Four responses specifically mentioned road closures and construction sites as a reason for feeling unsafe.

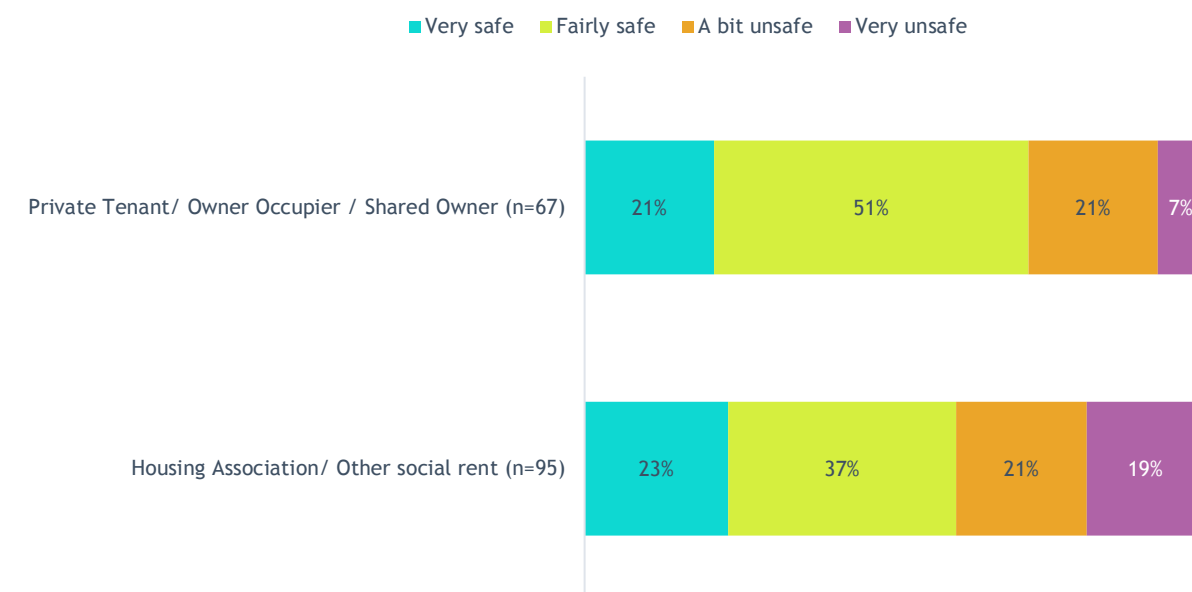
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*“Where are the lights? It’s not even just about health and safety, it’s basic safety. I don’t think anyone feels comfortable walking through areas that aren’t properly lit.” – Stakeholder*

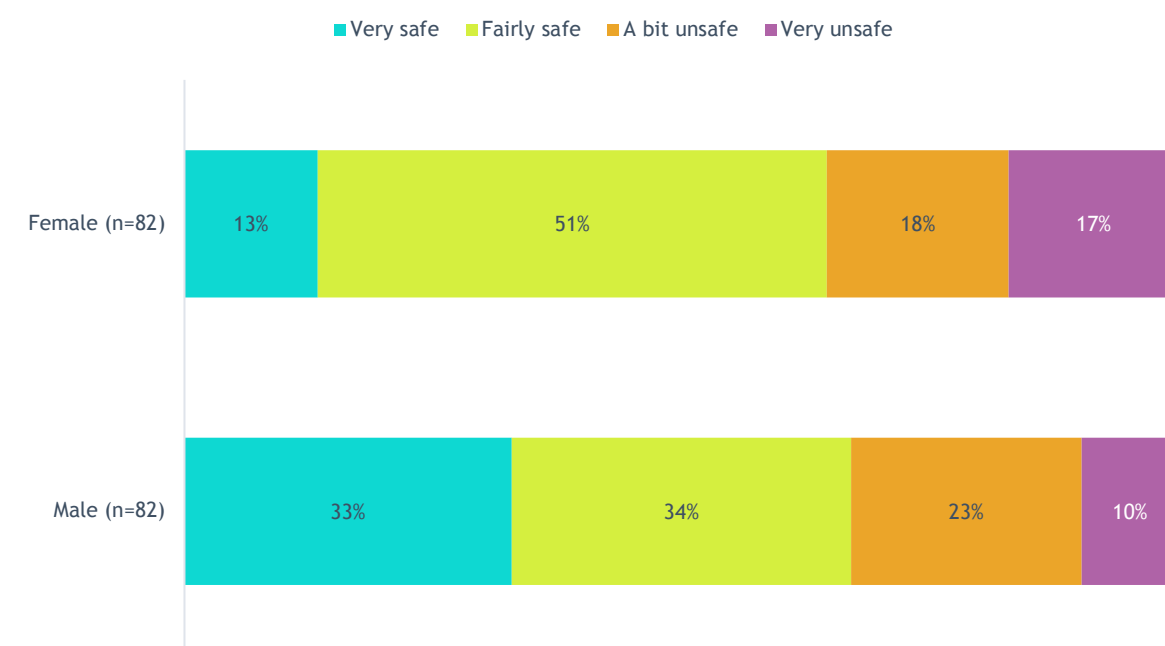
A fifth (21%) raised incidents that have taken place in the area - 10% mentioned gun crime and serious shooting incidents. 6% mentioned drug-related concerns, 5% spoke of issues connected to criminal gangs.

There is a perception amongst stakeholders that certain areas of the estate feel more unsafe, particularly around New Park Road, and towards Streatham, where there were mentions of gang activity.

*“Extremely unsafe since the road closures due to extremely quiet streets since the road closures. Before that it was extremely safe. My opinion has changed dramatically since the transformation of the change. The council underestimated the impact.” Council tenant (male), aged 30-44*



### Perceptions of safety by tenure



### Perceptions of safety by gender



Residents aged 30 to 44 are most likely to feel safe. Perception of safety is weakest among young people under 24. Only 13% of women reported feeling very safe compared to 33% of men; 17% of women felt very unsafe compared to 10% of men.

Over one in ten (13%) of residents who took part in the survey made reference to concerns about the safety of women and girls. This was also raised in by several stakeholders.

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*“Sarah Everard was killed by a police officer [who picked her up] near Poynders Road. Also some individuals aren't mentally supported, which makes me and my girlfriend feel unsafe.” – Private tenant (male), aged 30-44*

*“People feel safe walking around the neighbourhood. There isn't much mugging or high level of crime in the neighbourhood and a lot of the criminal families have disappeared from the estate. I'm not saying there's no bad, but things have gotten a lot better.” – Stakeholder*

When we asked residents what they find difficult about living in the area, over a quarter of overall interviewees mentioned issues related to safety, anti-social behaviour and crime. Several specifically mentioned the activity of criminal gangs, postcode wars and issues related to drug misuse.

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*“Few gangs running around, there was a shooting on Forester Road on the weekend and there is a lot of drug problems, weed etc ... lots of anti-social behaviour, lack of safety.” – Owner occupier tenant (female), aged 45-64*

### **Historical perceptions of crime**

Recorded crime has reduced significantly in the area, however past perceptions of crime remain. Gang rivalries and postcode wars were said to have reduced in the past 10 to 15 years.

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*“A lot parents are still fearful for their children, not because there is high level of crime but the historic knowledge of the area being unsafe.” – Stakeholder*

### **Youth Crime**

Stakeholders are concerned about youth crime and the activities of criminal gangs. Youth organisations are keen to support activities and education to prevent young people from being financially exploited and drawn into gangs and criminal activity.

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*“Young people are dropping out of school and leaving home... [they are] vulnerable to getting involved in gangs, petty crime and other challenges. Clapham Park has more of those numbers than other areas.” – Stakeholder*

Some stakeholders link anti-social behaviour to the lack of spaces and facilities for young people to socialise. One stakeholder explains “people are resorting to anti-social behaviour, hanging outside

*buildings and hanging on the streets and that is now becoming the new important space for people to socialise.”*

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***“MTVH is terrible at managing crime and the council also don't respond. No kids playgrounds and that should have been put in already regardless of regeneration. There is anti-social behaviour and I've called the police before but still no change.” – Shared ownership tenant (female), aged 30-44***

# Walking interview - Health and wellbeing

Tenure: Housing association tenant

Age: 30-44

Ethnicity: Black African

“I use the local park quite a lot so I think we could walk towards that way [...] I’ve lived here since September 2001. I’ve always liked Clapham as an area. I used to live in Southwark. For me, Lambeth has more green spaces compared to Southwark, and that was one of the reasons I moved here. That attracted me to come to Lambeth and Clapham Park area. It was very appealing to me because of like, you know, the parks and I like things that goes on I think having for example the community centre the Cube. It’s a community where a lot of residents come together, through lunch meals and through events like the winter fair that took place, it’s a good way for residents to come together and celebrate the diversity of the residents live in this area.”

“There are the senior citizens, quite a lot attend the Tai Chi classes and many take place on Tuesdays at the Cube. And residents that come to the lunch clubs on Wednesdays and Thursdays at the Cube. The residents who attend these lunch club on Wednesday are made up of different age groups, which is quite nice. It allows for a mix of ages. So, it’s always great for bridging the age gap when it comes to socialising [...] I used to attend Men’s Den, the men-only boxing class, which take takes place on Tuesdays. It was really good because it gave them a platform for men to come together. Through doing an activity that they like and talking about topics like mental and physical health. It was a safe place where everyone could open up, and whatever was discussed there stayed there.

[...] I think an additional gym facility would be nice because I know we’ve got a one just next to Sainsbury’s, but I think it is quite small. A bigger gym facility here would be good because, at the moment, the current one is small and doesn’t cater for a lot of people because of its size, and its expensive...And as you may understand, not having something like that affordable to local people affects their mental and physical health.”

Walking interviews are a type of research which allow us to gain an in-depth understanding of an area from the perspective of residents.

Each walking interview in this project illustrates the experiences of a particular participant, situated within the dimension of the social sustainability framework to which they refer most closely.





# Walking interview - Neighbourliness and belonging

Tenure: Council tenant

Age: 25-29

Ethnicity: Black African

“Clapham Park is a place that has made me, it’s built me up, made me learn a lot of things about myself, and given me a strong sense of culture. Without Clapham Park, I don’t think I’d be the same person, I wouldn’t really be me. It’s a vital part of my life because I’ve been here forever, there’s a lot of friendly people here, the neighbourhood’s always felt welcoming.

This is a kind of family-oriented community. But now, it’s changed a little. A lot of the people I grew up with aren’t in the area anymore. But it’s a nice place. Another thing I like is how easy it is to get around. There are so many different places for you to go like it’s easy when it comes to transport, there are buses to Brixton, Clapham Common, there’s so many transport routes.”

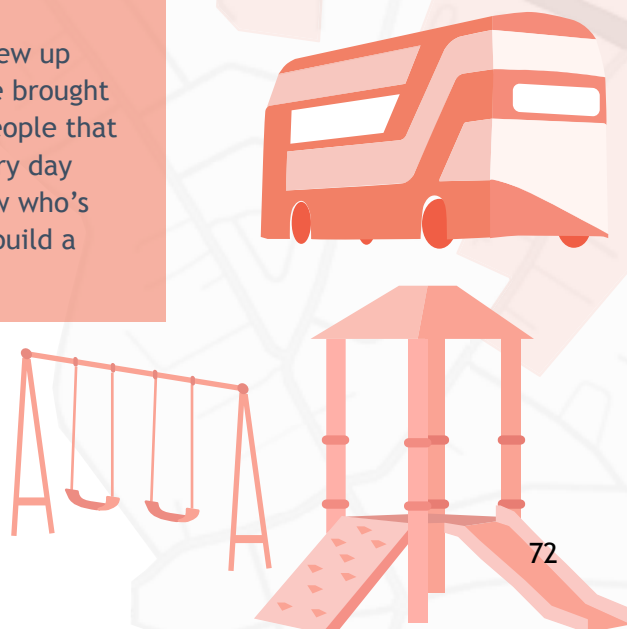
“[...] Another thing is they’ve taken away so many community spaces. Like, we used to have parks, playgrounds, little shops, even a couple of pubs. They’ve knocked it all down and like, I feel like that was another big part of us going back in the day. I remember this park just down the road all the guys used to go there. [...] There were shops where you could stop in, maybe borrow a pound off a friend to buy sweets. Those are the memories that we built. Like it’s kind of like they knocked it down, it’s like all the memories that I’ve got gone. So, I feel like that’s a negative as well.”

“I see a lot of young people around. I also see a lot of older people as well so there a mixture of like young and old. And when it comes to ethnicity... Before, it was predominantly Black, maybe some Latino as well. Now, it’s more split between Black and white. Like there’s a difference between the communication before and how people used to get on before compared to now.”

“In terms of Clapham Park itself...majority of the people that grew up together and what not, they’re not around anymore and they’ve brought in new people. So obviously new people and like a few of the people that have been living here don’t really know each other. it’s like every day you’re just seeing new, different people because you don’t know who’s moving in...so the bonds haven’t really been created for you to build a relationship. So I’ll say the relationship is not as it used to be.”

Walking interviews are a type of research which allow us to gain an in-depth understanding of an area from the perspective of residents.

Each walking interview in this project illustrates the experiences of a particular participant, situated within the dimension of the social sustainability framework to which they refer most closely.







## Amenities and social infrastructure



# 11. Amenities and social infrastructure

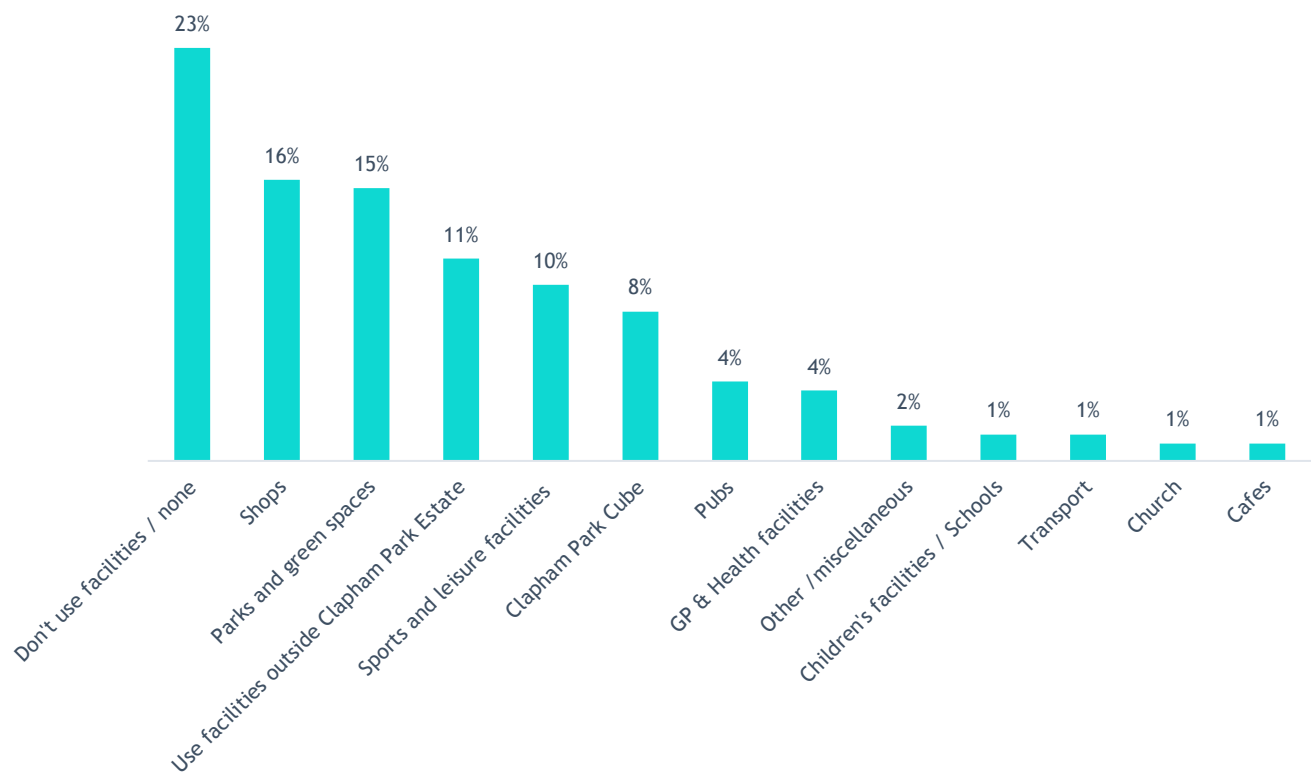
This section describes the ability of residents of Clapham Park to access facilities & support services for individuals & communities: schools, social spaces, transport & community workers; spaces and places that allow people to meet and develop their social relationships.

## Findings

- Satisfaction with shopping, leisure and health facilities is weaker than in comparable areas.
- There is a need for more informal and affordable spaces that allow for a wide mix of people to meet and interact.
- Residents described a need for cafés and coffee shops, more retail and shops and children’s play areas.

## What facilities do residents use?

Nearly a quarter (23%) of residents said they do not use facilities in the local area, 11% said they use services, spaces and facilities outside the estate such as Clapham High Street, Clapham Common, Brixton and Streatham. Of the facilities used on the estate, shops were mentioned most often (by 16% of respondents), followed by parks and green spaces (15%).



What facilities do residents use (n=201)

*“There are no facilities, no shops, no market - there is one Sainsbury's in a half mile radius.” – Owner occupier (male), aged 45-64*



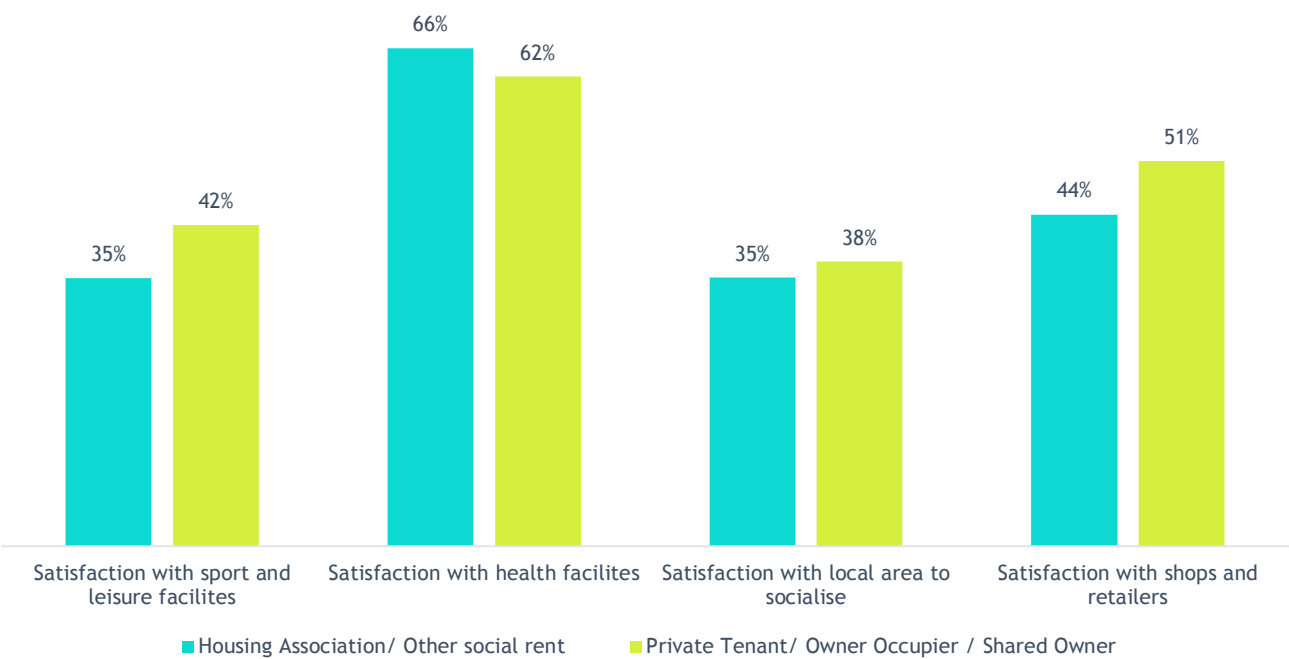
*“The Cube and the supermarkets, not really missing anything really.” – Housing association tenant (female), aged 30-44*

General satisfaction

Overall health facilities, schools and transport were seen favourably, however, social, retail and leisure facilities were deemed insufficient. Satisfaction with facilities did not vary by tenure. Clapham Park residents were less likely to have positive perceptions of local shopping, medical and leisure facilities.

Social infrastructure and facilities scored poorly in the built environment assessment. There is a lack of leisure facilities, cafés and restaurants on the site, which limits opportunities for social mixing.

*“Another thing is they’ve taken away so many community spaces. Like, we used to have parks, playgrounds, little shops, even a couple of pubs. They’ve knocked it all down and like, I feel like that was another big part of us back in the day.” – Stakeholder*

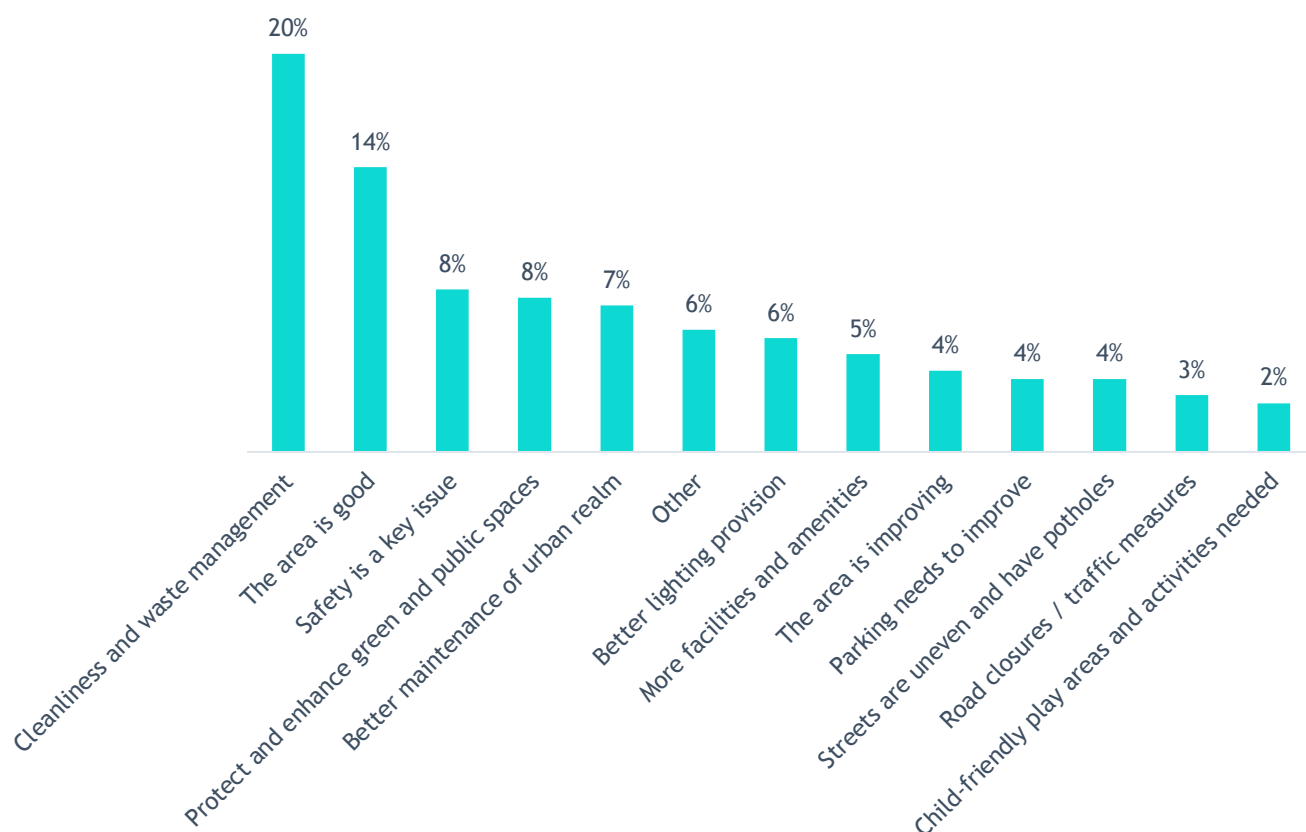


Satisfaction of facilities by tenure

Urban Realm

Residents were asked how they feel about streets and public spaces. Cleanliness and waste management were the top priorities followed by safety and maintenance of the public realm. Issues included fly tipping, insufficient bin provision, uneven roads and road safety. Lighting was related to concerns about safety.

15% of all respondents considered the area had good streets and public spaces. Green spaces and trees were seen as a positive and residents expressed desire for those to be protected and enhanced. There were wishes for more play areas, youth facilities, child-friendly activities and benches. Road closures and changes to parking availability are a concern for some residents.



Satisfaction with streets (n=251)

## Education

Generally, stakeholders and residents thought there was good school provision in the area. Within the estate boundary there are several schools: Harris Academy Clapham, Glenbrook Primary School and Richard Atkins Primary School were all rated Good at their last Ofsted inspections. In the wider area, Iqra Primary School and Harris Clapham sixth form, both north of the estate, are ranked Outstanding, as is Bonneville Primary School west of the estate. There are several nurseries close to the estate - Elm Park, Squirrels and Family Club, as well as a French-speaking nursery, Raphael.

Some stakeholders mentioned concerns about the council's decision to close and merge primary schools. Within the Clapham Park area, Glenbrook Primary School and King's Avenue School are due to merge. Stakeholders are concerned that with the area densifying, additional pressures could be placed on these merged schools in the future.

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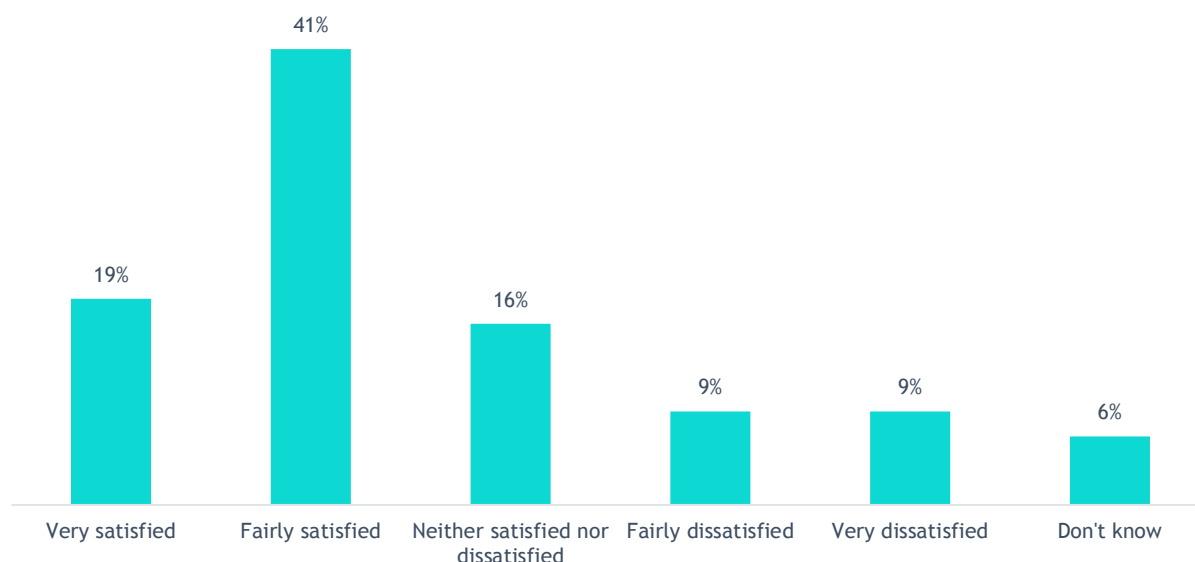
***"Lots of good kids facilities. Libraries, good schools, Children centres, baby classes."***  
**– Owner occupier (female), aged 30-44**

***"The area is quite family friendly, has good transport links also central to quite a few station bus stops, has good local schools within the area."*** – Private tenant (female), aged 25-29

## Healthcare and health facilities

60% of respondents reported feeling very or fairly satisfied with health facilities in the area. 18% reported feeling fairly or very dissatisfied. Residents who were 45 to 64 years old were most likely to be satisfied with health facilities. People use the local doctors, and digital and online access is seen to be increasing access to medical facilities.

*“Transport Networks. Safer than other areas. GP services are close. Peaceful.” – Housing association tenant (female), aged 65+*



Satisfaction with health facilities (n=176)

## Sports and leisure

Around a third of interviewees reported feeling very or fairly satisfied (32%) or fairly or very dissatisfied (34%) with sport and leisure facilities. Clapham Park residents had lower satisfaction with sports and leisure facilities than people living in comparable areas. Housing association and other social tenants were the most likely to be dissatisfied. Generally, people aged 25 to 44 were less satisfied with sport and leisure facilities.

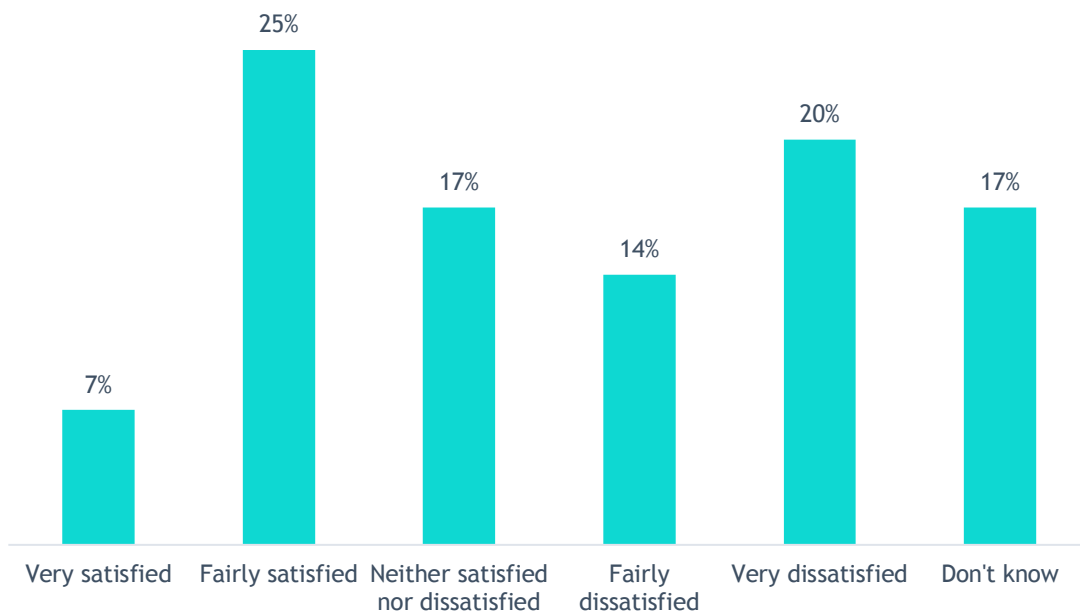
Sport facilities, especially for young people, were repeatedly mentioned as missing and considered a priority for the regeneration. People were keen for basketball, football and tennis, as well as yoga, there were suggestions that the green spaces could be used for calisthenics and Tai Chi.

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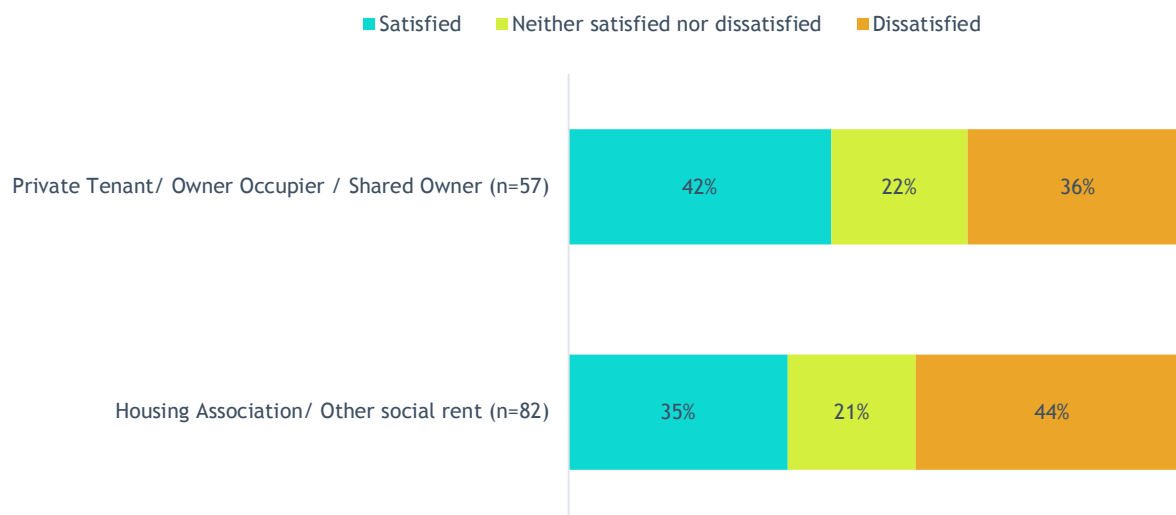
*“I use the little Sainsbury’s and I used to go to the gym next to it, but it became very busy at the gym and I stopped going and also the price went up quite a lot and it’s not a month or month. It’s a six month or 12-month contract, we need more.” – Private tenant (female), 18-24*

The affordability of the local gym was raised by several stakeholders. Many people felt that while it was an important facility to have in the area, the pricing makes it inaccessible to lower income residents. This reinforces concerns among long-standing residents that new facilities and amenities are becoming too expensive for them.



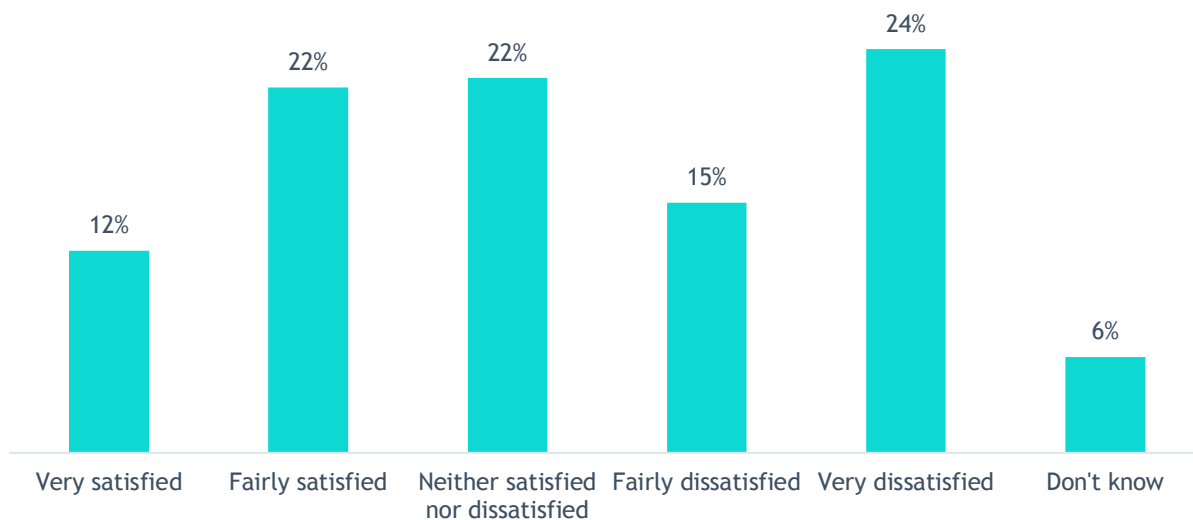


### Satisfaction with sports and leisure facilities (n=176)



### Satisfaction with sports and leisure facilities by tenure

## Spaces for socialising



### Satisfaction with local area to socialise (n=176)

34% of interviewees reported feeling very or fairly satisfied with the local area to socialise, 39% reported feeling fairly or very dissatisfied. Across tenures the picture was similar. Dissatisfaction was highest among people aged between 30 to 44.

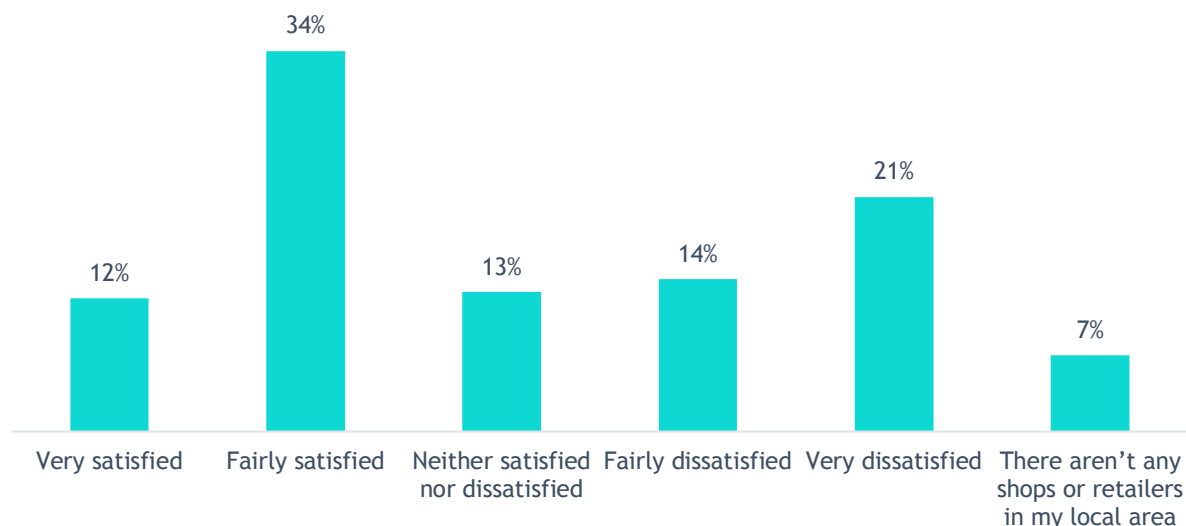
Clapham Park residents had lower satisfaction with places to socialise than people living in comparable areas.

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*“Would like to see a library, a pub, we lost a lot of facilities in the area with the regeneration.” – Owner occupier (female), aged 65+*

*“No where to socialise. Everything is missing and the Cube is terrible, doesn’t accommodate everyone’s needs or seems welcoming either.” – Housing association tenant (male), aged 30-44*

## Shops and retailers

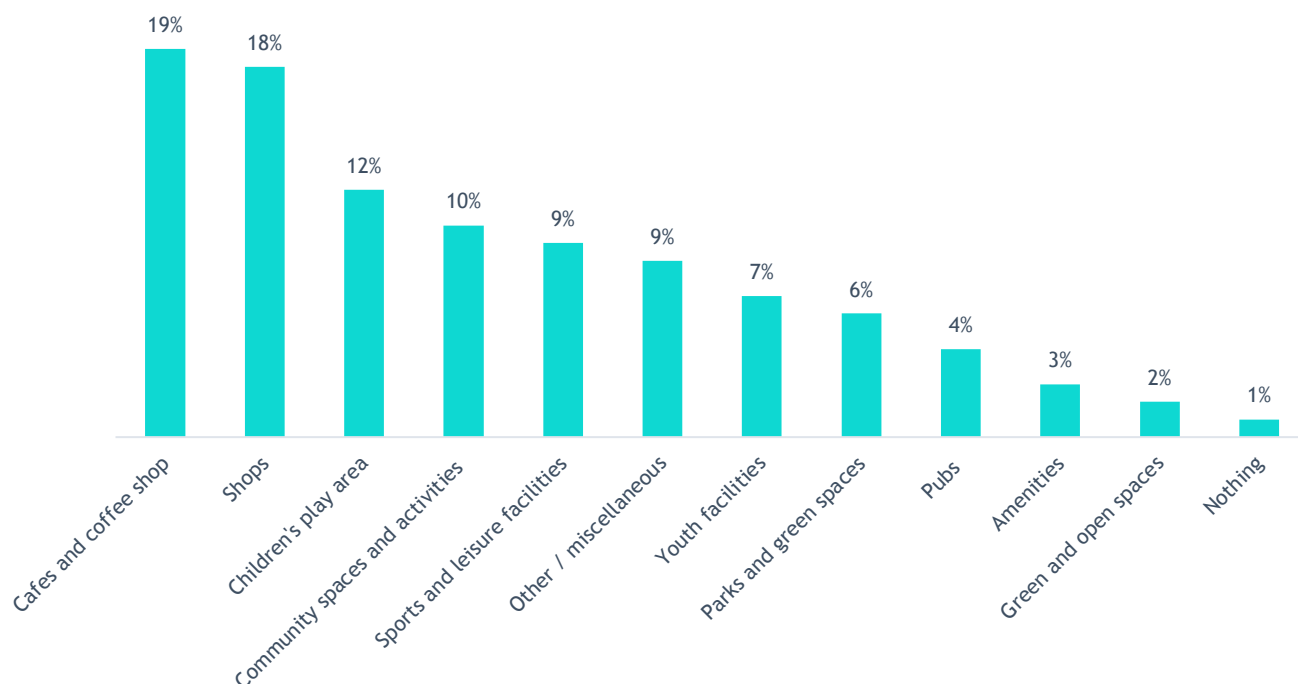


### Satisfaction with shops and retailers in local area (n=176)

46% respondents reported feeling very or fairly satisfied with shops and retailers, 35% reported feeling either dissatisfied or very dissatisfied. 7% felt that there are no shops or retailers in their local area. . Private tenants, owner occupiers and shared owners are more likely be satisfied with shops and retailers (51%), however 30% report dissatisfaction. People aged 30 to 44 were more likely to be dissatisfied, 9% of people between 45 to 64 years old felt there are no shops or retailers in their local area.

Clapham Park residents had lower satisfaction with shops and retail provision than people living in comparable areas.

## What is missing in the area



### What is missing in the local area (n=116)



When asked what was missing, the top things listed were a coffee shop or café (19%), shops (18%) and play spaces for children (12%).

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*“More sports facilities, facilities for young people ... there used to be a football pitch a while back but it would be good to have a centre like the Cube but for sporting with a football pitch etc, places for young people to go and socialise ... I have heard that some of my friends have used the music studio to produce music in the Cube, haven't been yet but more stuff like that is cool.” – Housing association tenant (male), aged 18-24*

*“More youth and recreational facilities, coffee shop.” – Shared Owner (male), aged 30-44*

### Provisions for teenagers, children, older people and families

A lack of activities and spaces for youth was raised by stakeholders, particularly open spaces and sport facilities, such as the MUGA which has closed and has yet to be re-provided. Knights Youth Club is located on the boundary of the estate and delivers different programmes for different age groups. Different organisations in the area sub-lease the space and use the services within the building as it is affordable.

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*“You've got one place, Knights, youth Centre, New Park Rd. That's all there is for young people.” - Stakeholder*

### Playgrounds, public and green spaces and outdoor places

The built environment survey concluded that there is poor provision for young people and children. There are few playgrounds and sports facilities on the estate. Providing more playgrounds and play areas was one of the top priorities for the regeneration.

Agnes Riley Gardens is a place for congregation and sport activities, but maintenance was raised as a problem. There is very little seating along the main route through the estate, limiting access and usability for people with mobility issues.

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*“More kids' facilities more youth centres, sports like tennis.” – Housing association tenant (female) aged 30-44*

*“We don't have any benches. if you're an elderly person, you've been shopping, and you want to sit down for a breather. There's nowhere to sit down.” – Stakeholder*

### Transport that meets everyone's needs

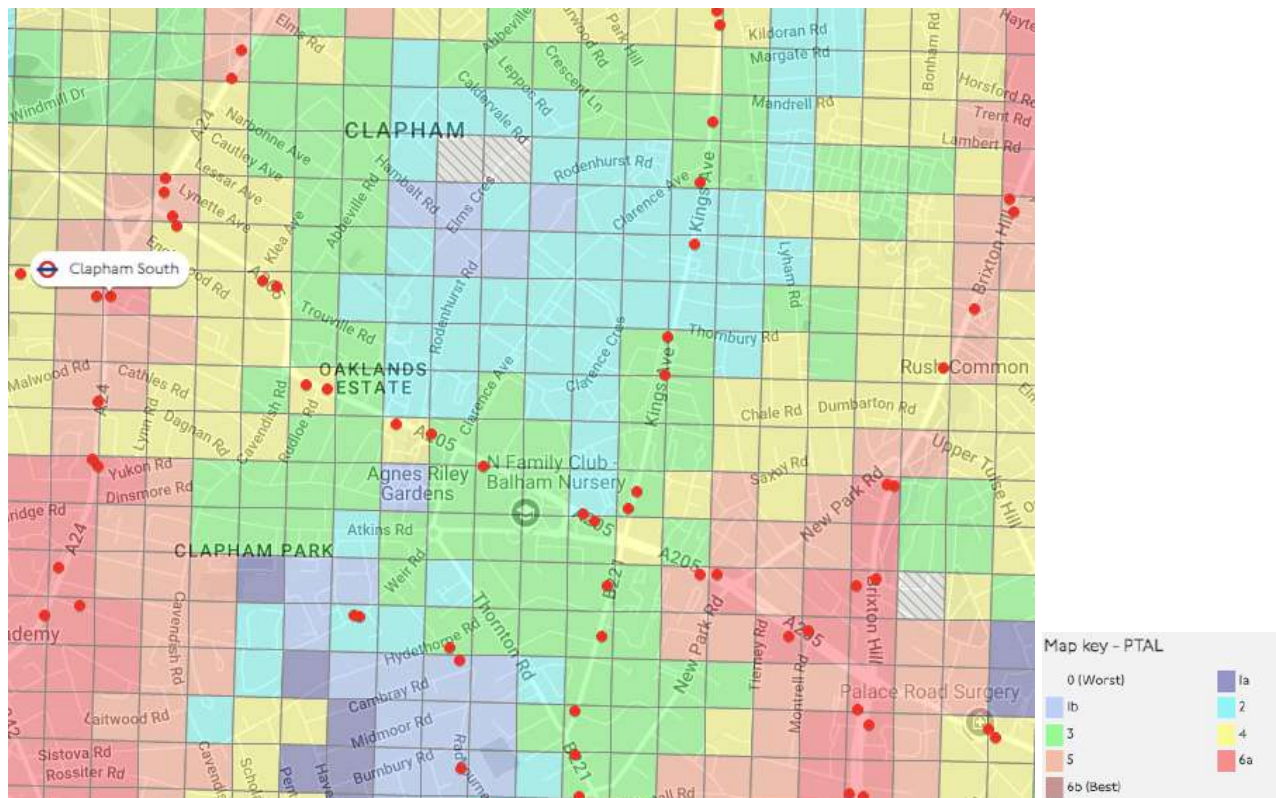
Transport in the area is generally considered good and was one of the top positives cited by residents. Clapham Park Estate is served by several bus routes, it is close to Streatham Hill train station and Clapham South underground. The area averages a Transport for London PTAL rating between 2 and 3,

which is considered good. Residents appreciated being able to get to places locally and across London with ease.

In a focus group with young people living on the estate, good transport links were reported to be enabling teenagers to leave the estate to socialise, often going into central London.

The train and underground stations are a 15-minute walk from the core of the estate, some residents highlight that after dark this can feel unsafe, potentially reducing their mobility.

After the survey had taken place, Transport for London rerouted the 45 bus route away from Clapham Park through Brixton Hill; the decision was implemented March 2025 .



Map showing public transport connectivity in Clapham Park

***“Transport. Close to trains and close to Brixton.” – Housing association tenant (female), aged 45-64***

***“There is a lack of certain shops around here and it would be sad if the 45 bus goes as that is a key transport link.” – Housing association tenant (female), aged 45-64***

# Walking interview - Amenities and social infrastructure

Tenure: Social rented

Age: 65+

Ethnicity: White and Black Caribbean

“We’re coming up to what used to be called Poynders Parade, [Gestures towards an area] a semicircle space that used to have a chemist, Londis shop, a Chinese takeaway, pub on the corner. That’s all been demolished now and is being replaced. There was a post office, which of course lots of people need [...] there is a lack of what I would argue as facilities. For example. We don’t have any benches, if you’re an elderly person, you’ve been shopping, and you want to sit down for a breather, there’s nowhere to sit down.”

You’ve got a very expensive Tesco Metro just up there, and you’ve got a very expensive Sainsbury’s just here and those are the local supermarkets. If you go towards Streatham there’s a massive Tesco’s there, but how many elderly people can do that journey? Or if you’ve got disabilities?”

“[...]In the summer, I used to come over here and meet local residents, sit and have coffee. You’d have lunch and if you needed your prescriptions, you could’ve got them from the local chemist. Now all of that has disappeared. You’ve got the kind of heartbeat of the community, which for years people needed to go to, has been completely cut out [...] As a result, what you’ve got is a massive building program and very, very few facilities.”

“That’s where there used to be a football pitch. That’s all gone. So, the kids have got nowhere to play [...] You’ve got one place, Knights Youth Centre, New Park Rd. That’s all there is for young people.”

“As I said, everything is centred around housing. But where are the amenities? There are no barbershops. Many council estates have laundrettes for those who can’t afford washing machines, but we don’t even have that here [...] Where are the local pubs? Where do young people on the estate go to socialise? You probably travel outside of Clapham Park to meet friends [...] where do you go for a social life in this area? There’s nothing that fosters a sense of community. [...] One of the biggest issues is that the regeneration hasn’t really considered the needs of the local community things like shops and facilities. They simply don’t exist.”

Walking interviews are a type of research which allow us to gain an in-depth understanding of an area from the perspective of residents.

Each walking interview in this project illustrates the experiences of a particular participant, situated within the dimension of the social sustainability framework to which they refer most closely.





## 12. Built environment assessment

### Summary

A walking assessment of the estate was conducted in March 2025, supplemented by design and planning information.

Clapham Park Estate's built environment achieved an average score in all three categories of the assessment - integrated neighbourhoods, distinctive places and streets for all.

The site survey is based on the **Building for Healthy Life 2020** protocol developed by Design for Homes, Homes England and adapted by Social Life to expand the assessment to include socially relevant categories, based on a decade of assessing using the predecessor approach - Building for Life 12.

Each of the sub-categories is given a value of 1, 0.5 or 0. Those are then aggregated for the three main categories (Integrated neighbourhoods, Distinctive places and Streets for all)

1 = there is sufficient evidence that the design meets the criteria

0.5 = a specific part of the design meets the criteria, but another does not

0 = there is not enough evidence that the design meets the criteria, or the evidence shows that the design does not meet the criteria. The mean of the scores for each question within an indicator were combined to provide an overall mean score for each indicator.

**This overall mean score was RAG Rated:**

≥0.75 = green

≥0.5 but <0.75 = yellow

<0.5 = red

The main methodology involved a walking assessment of the built environment, supplemented by design and planning information. The assessment walk was conducted on 11th of March 2025 by Social Life staff with architecture and urban design training.

### Category 1: Integrated neighbourhoods

This looks at the way the area is integrated within the wider borough and allow residents to access needed infrastructure. Clapham Park scored best on homes for everyone in this category and worst on social infrastructure.

#### **Natural connections**

There is a defined street pattern, but no dedicated cycle paths. Although there are two very busy arterial roads, side streets allow a low traffic environment. However, pavements and surfaces are uneven. Connections to nature in the 1930s developments to the east are better than in the west side of the estate.

### **Walking, cycling and public transport**

Active mobility measures are poor, with lack of micro-mobility provisions such as cycling. There is a good connection to public transport. Across the estate the main arterial roads provide challenges to safety and there are challenges for the community to access facilities.

### **Social infrastructure**

There is a very limited mix of uses across the estate and lack of active frontages. There are very few places that feel truly inclusive, accessible to everyone and promoting intergenerational mix. Opportunities for serendipitous meetings and shared uses are limited. The management and stewardship of shared and green spaces is good and they appear well-maintained.

### **Homes for everyone**

Generally, the design of the housing is tenure blind allowing for equal access to services. Tenure mix and location of affordable housing is generally spread across the estate, but there are some clusters in the north. The typology mix is restricted and there are few townhouses. Private and community amenities are better in the restored older parts of the estate.

### **Adaptability and resilience**

There is good evidence of the potential for external spaces to adapt to community needs and there is clear evidence of gardening activities and planters are provided. Internal spaces, on the other hand, are restricted in their design and access with very limited adaptability. There are no visible meanwhile provisions.

## **Category 2: Distinctive places**

### **Making the most of what is there**

Mature trees have been retained in certain parts of the estate and the parts of the 1930s estate that are of architectural quality. However, this is not consistent across the estate. The Cube is a key social asset at a prominent location, but the old community hub is disused and in disrepair. The development presents sensitive massing and the density at the moment of surveying does not feel overbearing. There is little provision of community infrastructure and social spaces, leading to a low score for public assets and neighbourliness.

### **A memorable character**

The development takes some local inspiration, however, there is little distinctiveness. There is no obvious landscaping design or strategy creating unique spaces. The most memorable part of the estate is the retained 1930s developments. Placenames do not necessarily incorporate local history or connections in an obvious manner. There are some emerging art and cultural interventions.

### **Well defined streets and spaces**

Street patterns are well defined but lack active frontages. There is a good public/private definition, and the design of passive security is generally suitable. However, there are many inactivated corners.

### **Easy wayfinding**

Accessibility of the estate, especially for people with physical or other limitations, is inadequate. There is no clear design on views and vistas. General legibility and wayfinding around the estate is poor.

## Category 3: Streets for all

### Healthy social streets

Streets within the development have speed limits but few spaces to sit, chat and linger. Intergeneration provisions such as on-street play or benches for elderly people are not immediately evident. The lack of crossings on main arterial roads contributes to an unsafe environment. Similarly hoardings around sites and black facades contribute to feelings of unsafety. On the other hand, there is a good amount of greenery which is associated with wellbeing and buffers air pollution.

### Cycle and car parking

There are very few cycle stores available for public use, although the new blocks provide cycle storage. Parking is typically found in courtyards and on the street, which leads to a feeling of a car-oriented site. The new blocks have better integration of parking provisions. There are currently no creative solutions to minimise harm from car parking.

### Green and blue social infrastructure

Sport and play provision is insufficient and no significant sport facilities could be seen on site. There are some good semi-private open spaces and public open spaces. There are limited wildlife links and access to nature. Spaces appeared to be well-kept.

### Back of pavement, front of home

The development felt tenure blind. Boundary treatments varied in quality. Amenity spaces such as balconies and deck access were good. Storage and waste provision was varied in quality and there were issues with sub-terranean water facilities and fly tipping.

### Meanwhile use

There were no meanwhile uses to be seen at the time of the site survey. Some creative adaptations of hoardings were observed.



## Scored Built Environment Assessment /BHL20

	Score	RAG rating
<b>Integrated neighbourhoods</b>	<b>12.5/24</b>	
Natural connections	2.5/4	
Walking, cycling and public transport	2.5/5	
Social infrastructure	2/6	
Homes for everyone	4/5	
Adaptability and resilience	1.5/3	
<b>% achieved out of maximum possible score</b>	<b>52%</b>	

<b>Distinctive places</b>	<b>8.5/17</b>	
Making the most of what's there	3/5	
A memorable character	2/5	
Well defined streets and spaces	2.5/3	
Easy wayfinding	1/3	
<b>% achieved out of maximum possible score</b>	<b>50%</b>	

<b>Streets for all</b>	<b>7/16</b>	
Healthy social streets	1.5/4	
Cycle and car parking	0.5/3	
Green and blue social infrastructure	2/4	
Back of pavement, front of home	2.5/4	
Meanwhile use	0.5/2	
<b>% achieved out of maximum possible score</b>	<b>41%</b>	

# Clapham Park Built Environment Assessment



— Clapham Park development boundary

— BE Assessment walking route



1. Agnes Riley Park and Gardens



2. Phase C01 on the South Circular



3. The South Circular



4. Green buffer, phase C03-4



5. Waste management, phase C03



6. Phase C03 public realm



7. View of gyratory & bus stand





8. Parking and planting



9. Paving quality



10. Evidence of building maintenance



11. Shared gardens and mature trees



12. The Cube and crossings



13. Edge condition phase E01



14. Pedestrian entrance, phase E01



15. Parking-dominated space



16. Resident-led greening



17. Waste storage & cycle parking



18. Landscaped turning circle



19. Shared green space, E03



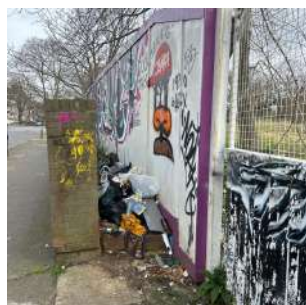
20. Cycle storage & signage



21. Church & community centre



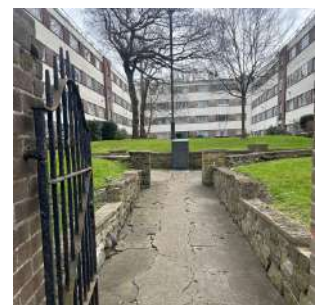
22. Vacant site hoarding & security



23. Hazardous fly-tipping



24. Boundary condition, F01



25. Shared space & access





26. Green buffer & front doors



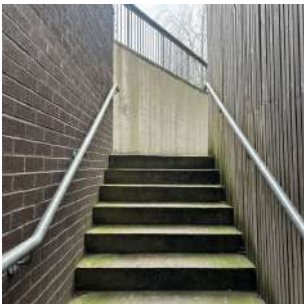
27. Shared spaces & back gardens



28. Car park & residential entrance



29. Inactive street frontages



30. Enclosed access to gardens



31. Shared podium gardens



32. Knights Youth Centre, South Circular road



33. Share space accessed via broken fences and desire line



34. Parking and bin storage



35. Personalisation



36. Playground & sports court



37. Maintenance & benches



38. Residents' gardening bed and Sheffield cycle stand



39. Allotment beds



40. Informal cycle parking



41. Shared street & allotments



42. Bird boxes





43. Shared vegetable gardens



44. Play space/benches



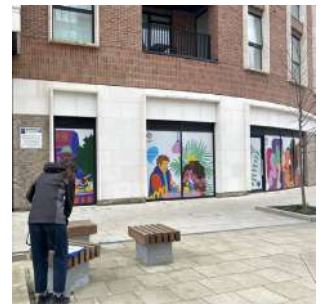
45. Landscaping and views to new development



46. Wayfinding and fob access to shared gardens



47. Infill & interface, D01



48. Empty commercial unit, D01



49. Waste disposal issue



50. Public space/crossing



51. Community Resource Centre



52. Community Resource Centre



53. Desire line, Crescent Park, C08



54. Crescent Park public space



55. Waste storage, street parking & car park entrance



56. Access to shared gardens



57. Cycle storage entrance



58. Defensible space



59. Parking on the curb





60. Construction/maintenance works



61. Dense hedges and green buffer along Clarence Avenue



62. Community notice board, A01



63. Hoardings & construction, C01



64. Green mesh hoardings



65. Pedestrian interface



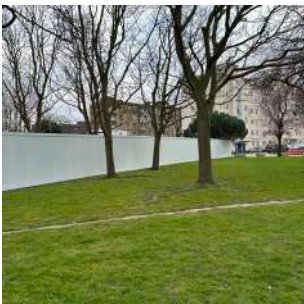
66. Community noticeboard



67. Shared gardens entry



68. Mural on hoarding facing Crescent Park



69. Blank hoardings (Crescent Park)



70. Temporary path & desire line



71. Phase C06/7 building condition



72. Desire lines and site entry



A photograph of a city street scene. In the foreground, there is a lush garden with large, green, leafy plants, possibly chard or similar leafy greens. Behind the garden is a high, multi-tiered brick wall made of dark, weathered bricks. The wall has a decorative top layer of reddish-brown bricks. A black metal railing runs along the top of the wall. In the background, there are several buildings. On the left, a modern brick building with large windows and balconies. To the right, a row of older brick buildings with red-tiled roofs and multiple chimneys. The sky is overcast and grey.

**Adaptability  
and resilience**



## 13. Adaptability and resilience

This section describes the existence of flexible planning, spaces and places that can adapt over time; adaptable use of buildings & public space; and ability to withstand future economic and social shocks.

### Findings

- Existing initiatives can enable resident representatives to shape the future of their local area and to be supported economically; however, these are not engaging the full community.
- The cost-of-living crisis has increased precarity for people who were already financially vulnerable.
- There are few examples of community-led uses, meanwhile activities or informal appropriation.
- There are some strong community networks and many aspects of neighbourliness are strong. However there is a lack of confidence within the community about its capacity to absorb difference in the future.

### Residents' ability to shape their own neighbourhood in the future

#### Clapham Park Residents Committee

There is an active residents committee, bringing together a diverse mix of residents and local councillors. The committee meets regularly and is convened by the joint venture partners, who attend the meetings. The committee is one of the main ways that the residents can impact the regeneration.

There are no residents' associations active on the estate. Clapham Park West Residents Association (CPWRA) was disbanded in 2016. There is a listed Clapham Park Neighbourhood Forum part of Lambeth Forum Network and run by Clapham Park Project, a potential vehicle for the creation of a neighbourhood plan under the Localism Act 2011.

#### Young Connectors

The Clapham Park Young Connectors programme, established in 2023 is delivered in partnership with the Active Communities Network. The programme supports empowering young people, giving them a voice within their community. The scheme also offers a training and mentorship programme where young people learn about community development, health and wellbeing, and safeguarding. They also develop skills in networking and connecting with services, with the goal of becoming youth workers.

The programme acts as a bridge between young people, residents, and local services to address local issues and deliver youth-led projects that focus on personal development. The group partners with local organisations such as youth clubs in the area to ensure that their services are responding to local issues.

#### Clapham Park Futures

Clapham Park Futures programme is a collaboration between Learning in Action, MTVH and Impact on Urban Health. The programme promotes financial security and improved health and wellbeing of residents in the area.

There is an emerging art programme as well under the social value commitments led by the Clapham Park Public Art Committee.

## Capacity of an area to adapt to meet future needs and aspirations

There are very limited mixed-use spaces around the area. The Tesco Express, Sainsbury's Local, convenience store and two pharmacies serve the area within the boundary of the estate; all are located along major roads or at key junctions. The new builds include ground-floor commercial and public use areas but remain unoccupied apart from one unit for the gym, which was deemed unaffordable by a lot of residents. Leisure facilities, cafés, restaurants and evening options on the site are scarce, which limits opportunities for social mixing and supporting activity beyond daytime hours. There are no active frontages in the new and old blocks to allow for visual or physical engagement between street users and ground floors of buildings. This can lead to concerns about safety and can fail to encourage football and social activity.

There is a poor provision of infrastructure for young people and children. There are few playgrounds, and no sports facilities are available apart from Agnes Riley Gardens. There is no seating provision along the main artery of the site, limiting access and usability for elderly people and people with mobility issues.

The lack of social infrastructure and “third places” that enable residents to mix limits the area’s capacity to meet future communities’ needs.

The internal courtyards in the old blocks create interaction though provision of seating and community projects, like shared planters. One courtyard provides communal games, like a ping pong table. One courtyard in the 1920s blocks had a new playground. None of the other public spaces promote interaction because of the lack of seating, lack of pathways, both compartmentalising the landscape. However, in the newer blocks, internal courtyard spaces are only accessible to residents and is dependent on tenure which may inhibit or discourage social mixing. The 1920 blocks have a lot of stairs in the shared courtyards and in between the blocks limiting access to people with disability, prams, and the elderly.

There is good maintenance of shared spaces across the site. Green spaces have been maintained, with pruned bushes, flower beds in bloom and no rubbish. However, some issues remain such as overflowing bins across the old development and the new development.

## Capacity of an area to adapt to changing economic circumstances

Many residents are living on low incomes in poor quality work. The cost-of-living crisis has increased precarity for people who were already financially vulnerable.

Clapham Park Futures in partnership with Learning in Action has supported MTVH to develop a long-term plan to support and invest in the residents of Clapham Park. Their research has identified a range of health, economic and employment challenges faced by residents. Identified barriers to employment include gaps in skills, a need for ESOL (English for Speakers of Other Languages) support, and difficulties finding suitable job opportunities. MTVH has introduced the MTVH Works programme in Clapham Park to help residents access quality employment and training. However, there is somewhat limited clarity around the specific support offered and how well it is promoted and signposted to residents.

As part of the Section 106 requirements, the joint venture has committed to support employment of local people.



## Under-used space

There are many semi-private open spaces around the development, but few public open spaces. The circle central green space is currently in construction. Open and green space is under used. While there are many green spaces and trees, it is not ecologically rich and biodiverse, and does not show evidence of regular use by residents.

The Cube is in good condition and is well-maintained. The old community hub (Community Resource Centre) is not open anymore, but the building is still present on Kings Avenue. The single-storey building appears in a state of disrepair and detracts from the quality of the street scene. It also takes up a proportion of the greenspace in that area. The new Hub, situated opposite the Cube is due to become a marketing suite in 2025. It was previously used to host a food bank.

## Extent of adaptable spaces and facilities

There is some sense of stewardship and appropriation in parts of the developments, especially the older blocks in the east of Clapham Park. This was evident through gorilla gardening of planting boxes with elements of personalisation.

The Cube is the main community amenity but, while the building itself is a good asset, the space requires booking for any events and has a doorbell to enter the space. For the size of the regeneration and increase in population density, the size of the Cube does not feel sufficient.

## Meanwhile, temporary and transitional spaces and interventions beneficial to residents

No visible meanwhile provisions can be observed across the estate. Community boards with activities are dotted around the development with MTVH as the main visible provider. There are no community or alternative governance structures visible, however, we understand that there are commitments to exploring Community Land Trust structures.

Hoardings are varied in quality across the site. In some case, the hoardings divide the estate, making it harder for disabled residents to access from one side to the other. This also stop the development of informal walking routes, or “desire lines” across the estate.

Construction sites are currently contained to the west side and as such do not burden all residents. The sites located on the main road also benefit from the road as a buffer and help reduce the presence of HGV construction vehicles on quiet residential streets.

## Ability to react to crisis

A key element of a community’s ability to react to crisis is the strength of social networks to help support mutual aid, to share information and to enable people to find new forms of self-help. This was seen visibly in the COVID-19 pandemic across south London’s neighbourhoods.

There are clear strengths of community networks within communities defined by language and ethnicity, and many aspects of neighbourliness are strong. However, concerns frequently voiced about the impact of demographic change may undermine these strengths. The existence of these concerns suggests weaknesses in social solidarity and a lack of confidence in the community’s capacity to absorb difference, for example if people from different social and economic backgrounds move into the estate in the future.



# Conclusion





## 14. Conclusion

This report provides a baseline assessment of the impact of the regeneration of Clapham Park Estate, drawing on a face to face and online resident survey, stakeholder views, walking interviews and a built environment assessment to understand the impacts of the ongoing regeneration programme. The findings reveal a rich and complex picture of the estate, highlighting existing strengths as well as the challenges that need to be addressed.

A strength of Clapham Park is its strong sense of community and neighbourliness. Most residents agree that people from different backgrounds get on well together and many residents express a desire to remain in the neighbourhood in the future. Neighbourliness, belonging and satisfaction with the local area are stronger than what would be expected in comparable areas. The area is diverse and is home to long-standing communities.

Although nearly half of residents feel positively about the changes that are taking place as a result of the regeneration, a notable proportion hold negative views, often associated with fears that regeneration will not meet the needs of long-standing communities. Our research also highlights weaknesses in amenities and social infrastructure. There is a need for more affordable and informal places to socialise, and a demand for more retail, play areas for children and facilities and spaces for youth. Perceptions of safety are seen to be improving as a consequence of the regeneration but this remains a priority.

The spatial aspects of the estate are under-recognised within the regeneration plans. Clapham Park is a large estate, and changes within the environment define residents' experiences. The way that social infrastructure and supports for socialising, such as benches and seating are provided, and how ground-floor frontages are activated, will need to be sensitive to the different areas within the estate, acknowledging what already exists, the proximity to other facilities and services in the immediate surroundings, and the particular geography and design of the new blocks and landscaping as they are built. There is also a need to tackle the factors that contribute to negative perceptions of the environment including uneven pavements and poor waste management.

The long history of the regeneration programme affects residents' current perceptions, and their trust in agencies, reinforcing the ongoing need for transparency and good communication. Boosting and protecting the existing social assets of Clapham Park Estate is a priority for the future. It is important to recognise the fragility of social relationships and social cohesion in the face of demographic change, and the arrival of new residents into privately owned and rented and social housing blocks.



# Appendix

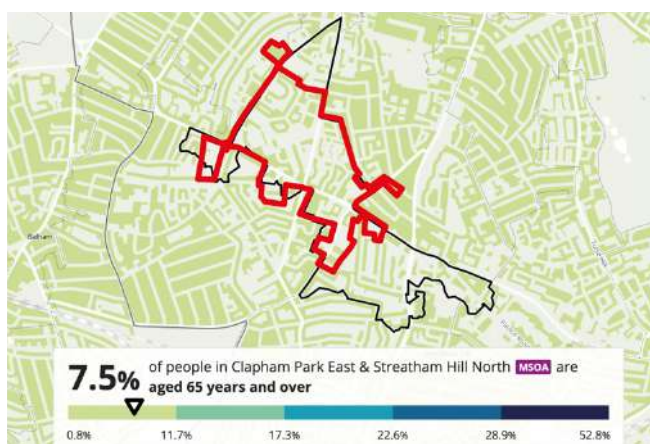
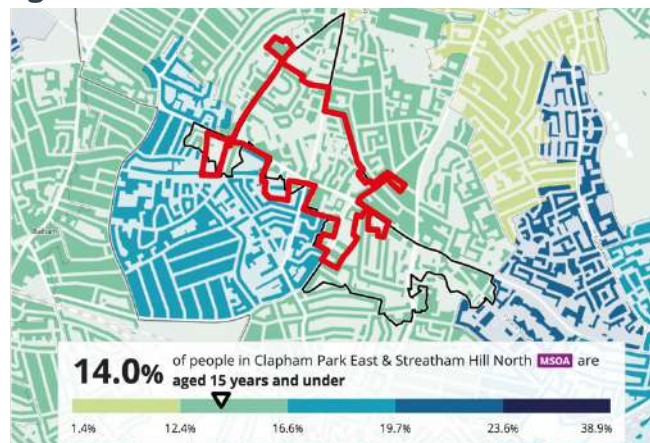
To understand the demographic profile of the Clapham Park Estate, data from NOMIS provided by the ONS was analysed. The majority of this data is from the 2021 Census. To do this we selected the Output Areas that were as closely aligned to the boundary of the Clapham Park Estate. Note that the boundaries do not align perfectly, some Output Areas spill over beyond the estate boundary, which has caused some discrepancies in the data. (Output Areas are the ONS' lowest statistical geography, each covers between 40 and 250 households).<sup>23</sup>

The data includes key indicators such as age distribution, housing tenure, education qualifications, disability, and ethic group composition. Some of the data is compared to the Clapham Park ward and the borough of Lambeth for reference.

## Population

	Population numbers
Clapham Park Estate	4,955
Clapham Park Ward	12,426
Lambeth	316,700

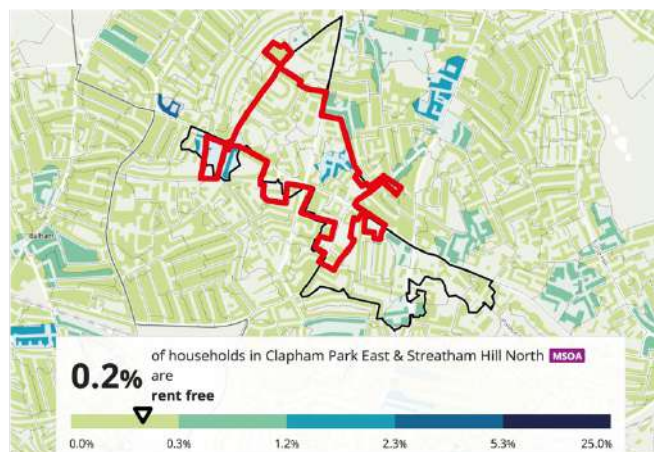
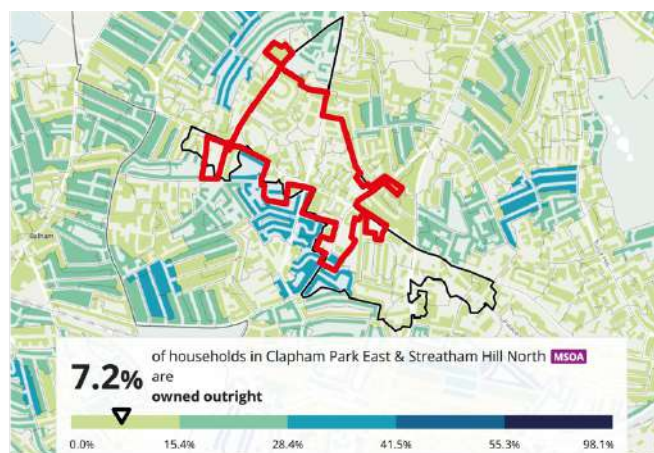
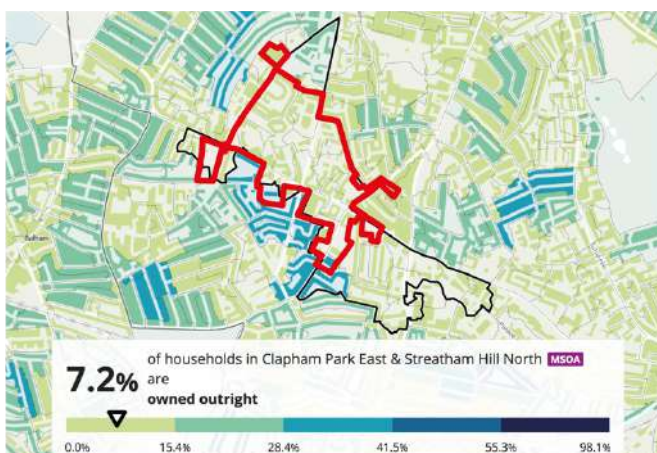
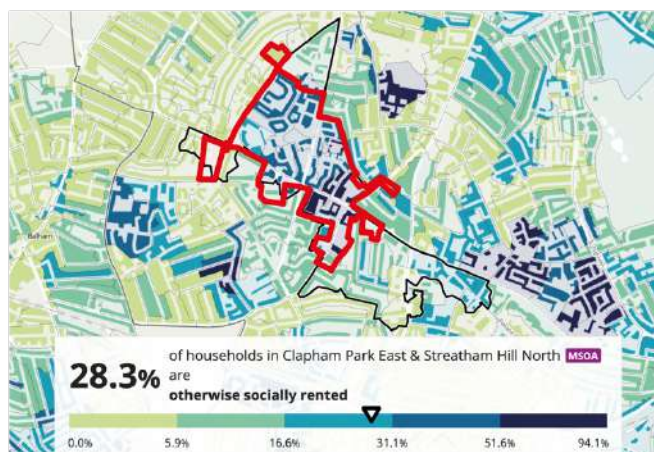
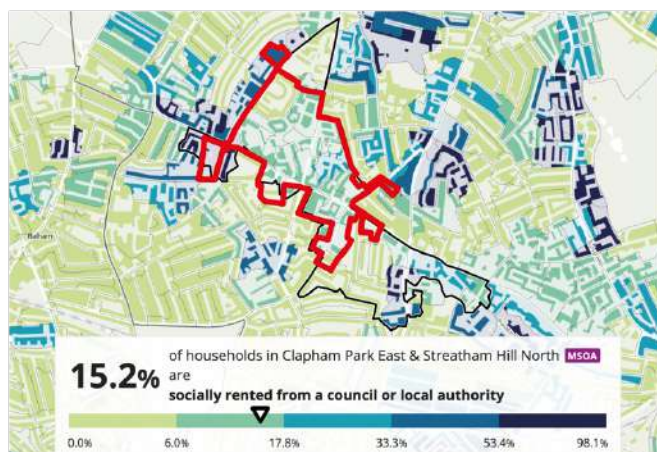
## Age



<sup>23</sup> [https://www.ons.gov.uk/methodology/geography/ukgeographies/statisticalgeographies#:~:text=Lower%20layer%20Super%20Output%20Areas%20\(LSOAs\)%20are%20made%20up%20of,between%201%2C000%20and%203%2C000%20persons.](https://www.ons.gov.uk/methodology/geography/ukgeographies/statisticalgeographies#:~:text=Lower%20layer%20Super%20Output%20Areas%20(LSOAs)%20are%20made%20up%20of,between%201%2C000%20and%203%2C000%20persons.)



## Tenure

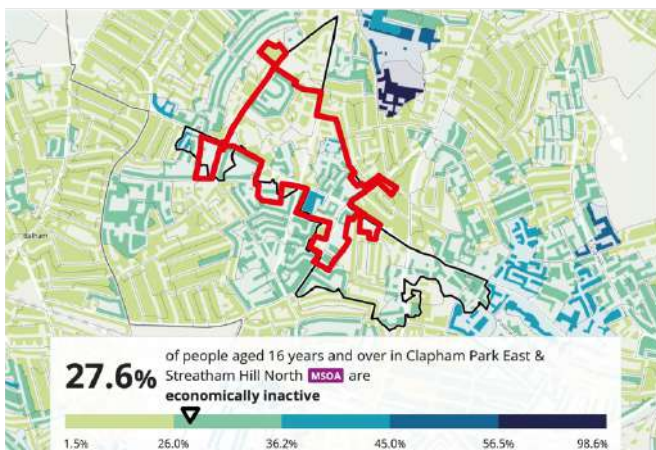
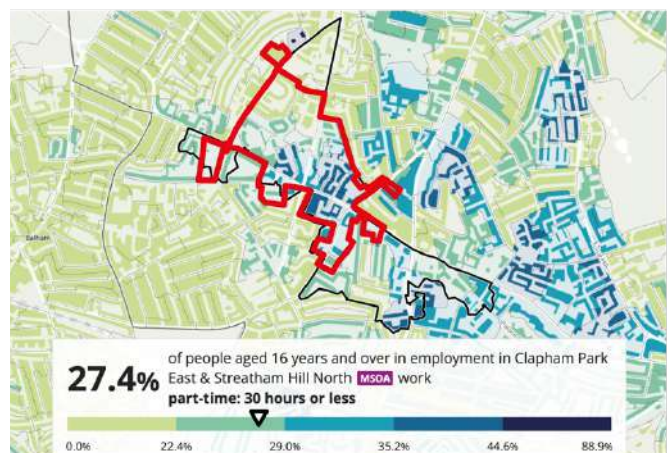




## Education

	No qualifications	Level 1 and entry level qualifications	Level 2 qualifications	Level 3 qualifications	Level 4 qualifications or above	Apprenticeship	Other qualifications
Clapham Park Estate	769 (18%)	395 (9%)	462 (11%)	577 (13%)	1,891 (43%)	151 (3%)	121 (3%)
Clapham Park Ward	1,457 (13%)	749 (7%)	887 (8%)	1,314 (12%)	5,909 (54%)	301 (3%)	243 (2%)
Lambeth	35,185 (13%)	16,252 (6%)	21,025 (8%)	31,935 (12%)	151,312 (56%)	6,973 (3%)	6,263 (2%)

## Employment





## Disability



## Ethnicity

	Clapham Park Estate	Clapham Park Ward	Lambeth
<b>Asian, Asian British or Asian Welsh</b>			
Bangladeshi	57 (1%)	150 (1%)	2,502 (1%)
Chinese	63 (1%)	134 (1%)	4,986 (2%)
Indian	45 (1%)	201 (2%)	6,054 (2%)
Pakistani	50 (1%)	132 (1%)	3,868 (1%)
Other Asian	61 (1%)	228 (2%)	5,641 (2%)
<b>Black, Black British, Black Welsh, Caribbean or African</b>			
African	1,115 (22%)	1,881 (15%)	37,359 (12%)
Caribbean	579 (11%)	1,195 (9%)	28,991 (9%)
Other Black	197 (4%)	347 (3%)	9,795 (3%)
<b>Mixed or Multiple ethnic groups</b>			
White and Asian	30 (1%)	153 (1%)	4,541 (2%)
White and Black African	90 (2%)	203 (2%)	4,006 (1%)
White and Black Caribbean	149 (3%)	291 (2%)	8,348 (3%)
Other Mixed or Multiple ethnic groups	161 (3%)	385 (3%)	8,735 (3%)
<b>White</b>			
English, Welsh, Scottish, Northern Irish or British	1,170 (23%)	4,437 (35%)	119,395 (38%)
Irish	73 (1%)	265 (2%)	6,828 (2%)
Gypsy or Irish Traveller	2 (0%)	7 (0%)	146 (0%)
Roma	56 (1%)	107 (1%)	1,537 (1%)
Other White	723 (14%)	1,734 (14%)	46,872 (15%)
<b>Other ethnic group</b>			
Arab	36 (1%)	82 (1%)	2,649 (1%)
Any other ethnic group	427 (8%)	753 (6%)	15,397 (5%)

## The research

The report was written by Mena Ali and Simeon Shtebunaev, with research and analysis by Fiona Smith, Larissa Begault, Nicola Bacon and Alix Naylor

The street interviews were carried out by six community researchers living on the Clapham Park Estate, alongside the Social Life's field team and researchers.

**Social Life** was created by the Young Foundation in 2012, to become a specialist centre of research and innovation about the social life of communities. All our work is about the relationship between people and the places they live and understanding how change, through regeneration, new development or small improvements to public spaces, affects the social fabric, opportunities and wellbeing of local areas. We work in the UK and internationally.

[www.social-life.co](http://www.social-life.co)



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