

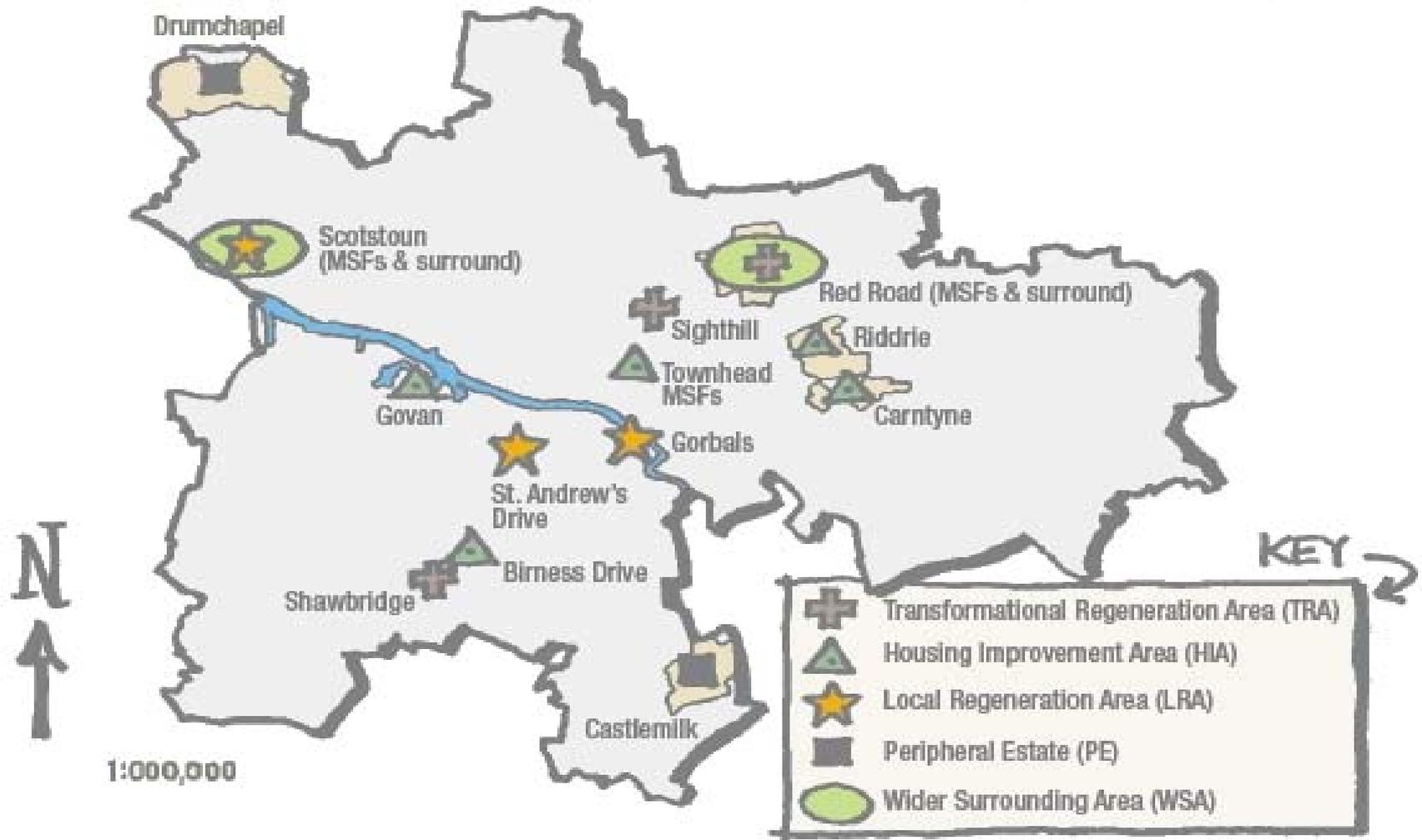
Change Over Time in Glasgow's Communities

**Cross-sectional Findings on Housing,
Neighbourhood and Community Outcomes**

GoWell Annual Event, 26th March 2013



GoWell Study Area Types



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Interventions

- Housing
- Regeneration
- Community Change

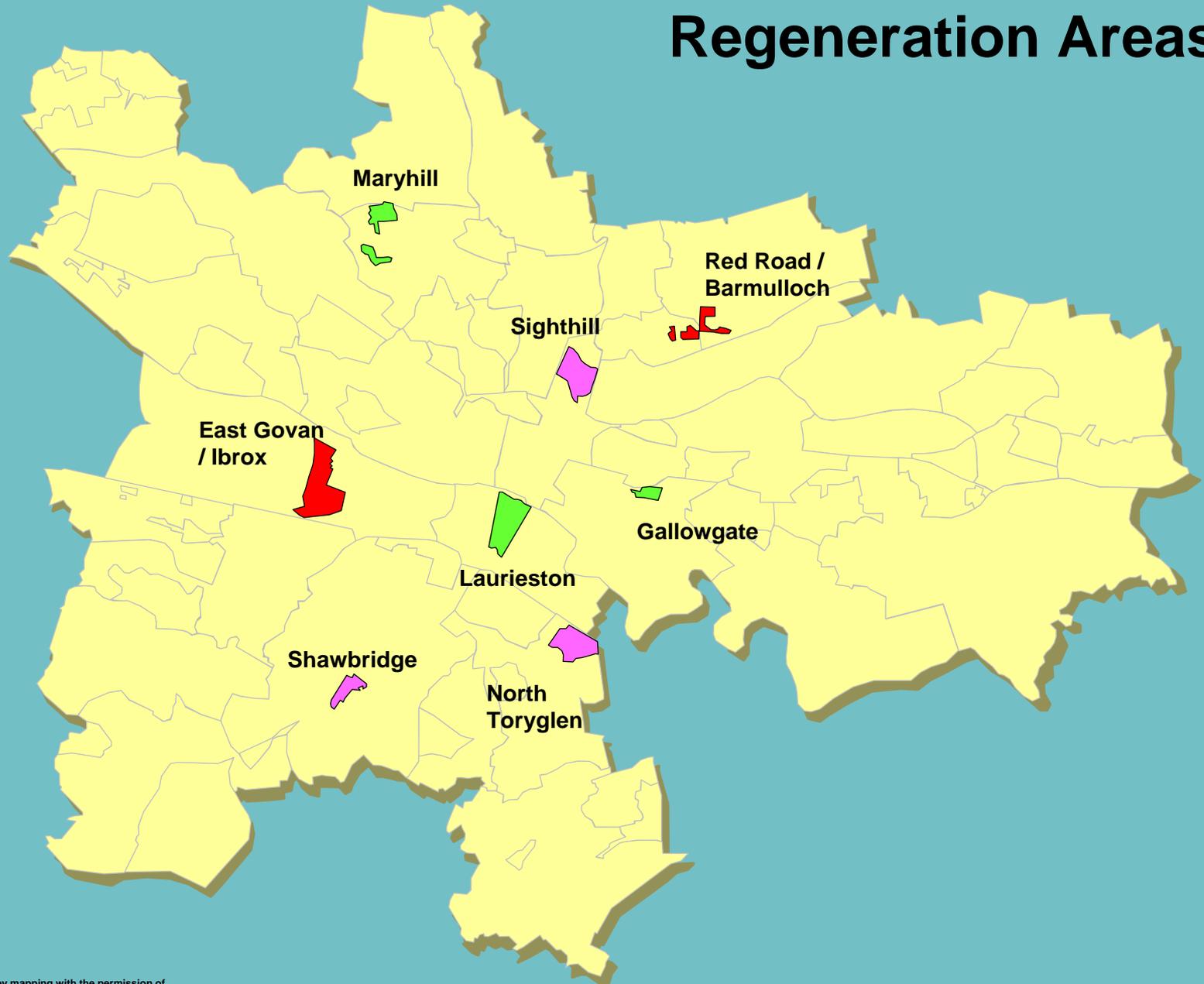
Regeneration Interventions

- Neighbourhood Transformation:
Demolition & Renewal:
 - In regeneration areas (TRAs and LRAs).
 - In other areas(?)
- Relocation from regeneration areas:
 - Individual Level: Rehousing (Displacement?)
 - Community level: Spillover Effects (in WSAs)

Governance of Regeneration

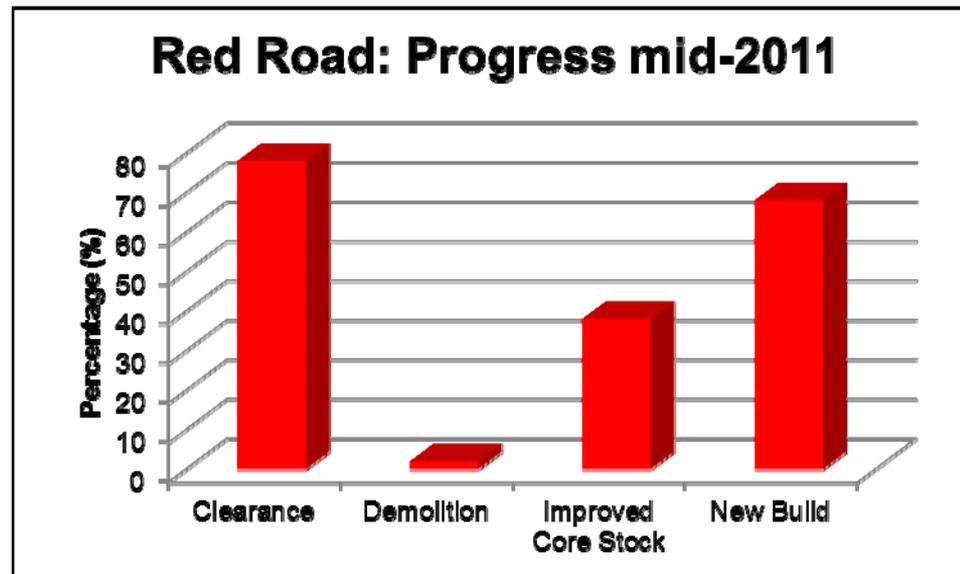
- 2006: GHA & GCC co-operation.
- 2009: Formal Partnership / Shadow Board
- 2012: *Transforming Communities Glasgow* (SPV) with 3 partner organisations:
 - Scottish Government
 - GCC
 - GHA
- Land Disposals Clawback Release.

Transformational Regeneration Areas



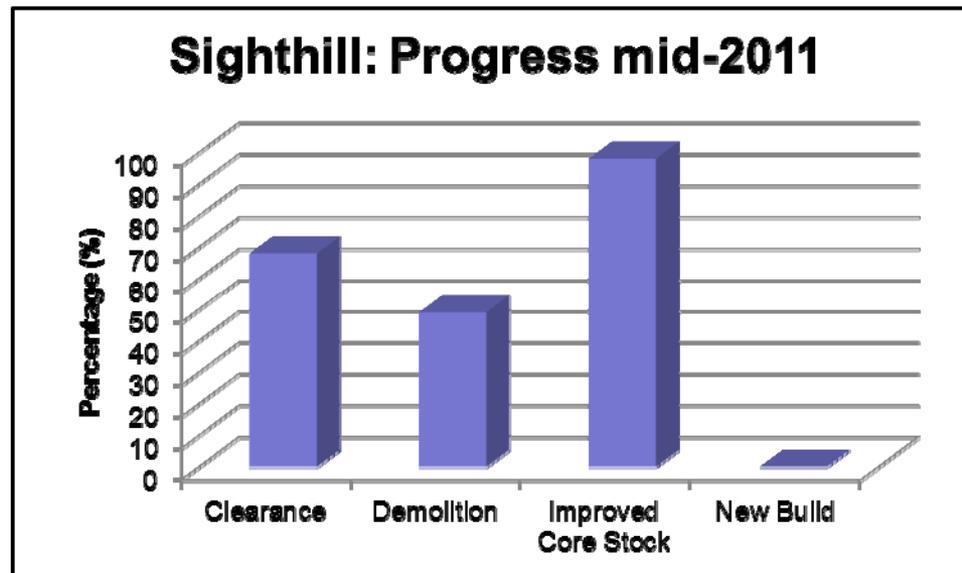
Red Road

- Master Plan: 1,522 Dwellings (2005).
 - Clear and Demolish: 1,347
 - Improve Core Stock: 175
 - New Build: 200 (SR + OO) [+545 in wider area]



Sighthill

- Master Plan: 2,517 Dwellings (2005).
 - Clear and Demolish: 2,456
 - Improve Core Stock: 52
 - New Build: 700=140 SR + 560 OO [Youth Olympics 2012]



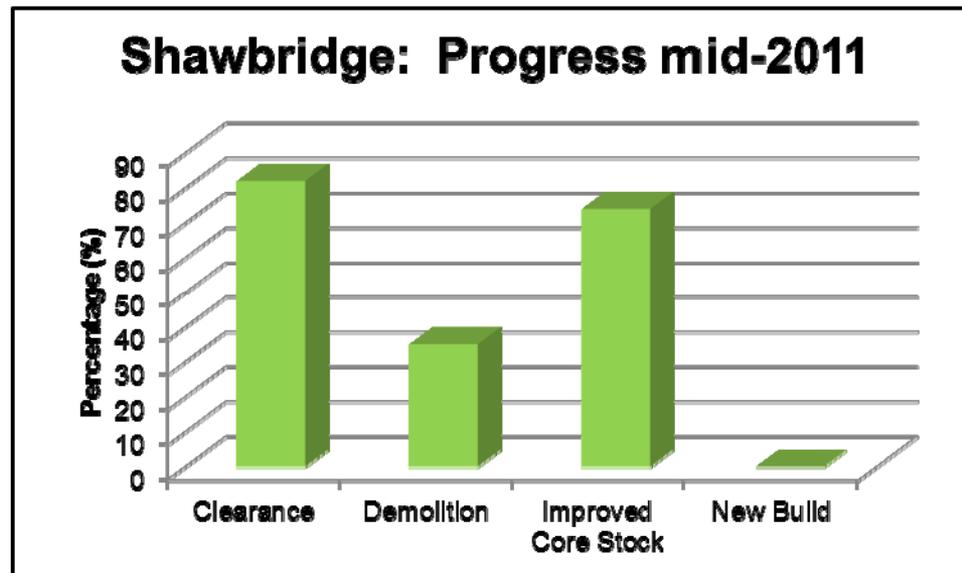
Sighthill TRA

- Acceleration linked to City's 2018 Youth Olympic Games bid
- Procurement underway – Scottish Govt grant approval by June 2013
- Youth Olympic Games decision – July 2013



Shawbridge

- Master Plan: 1,379 Dwellings (2005).
 - Clear and Demolish: 1,288
 - Improve Core Stock: 91
 - New Build: 906 [297 SR + 609 OO]



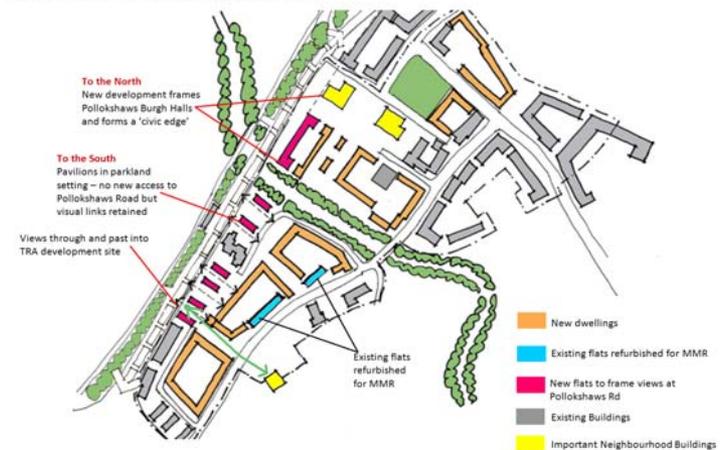
Shawbridge TRA

- First phase of new build completed March 2012 – 93 new homes
- New masterplan & delivery framework being finalised
- TCG agreed procurement approach for next phase in March 2013



DESIGN: concepts

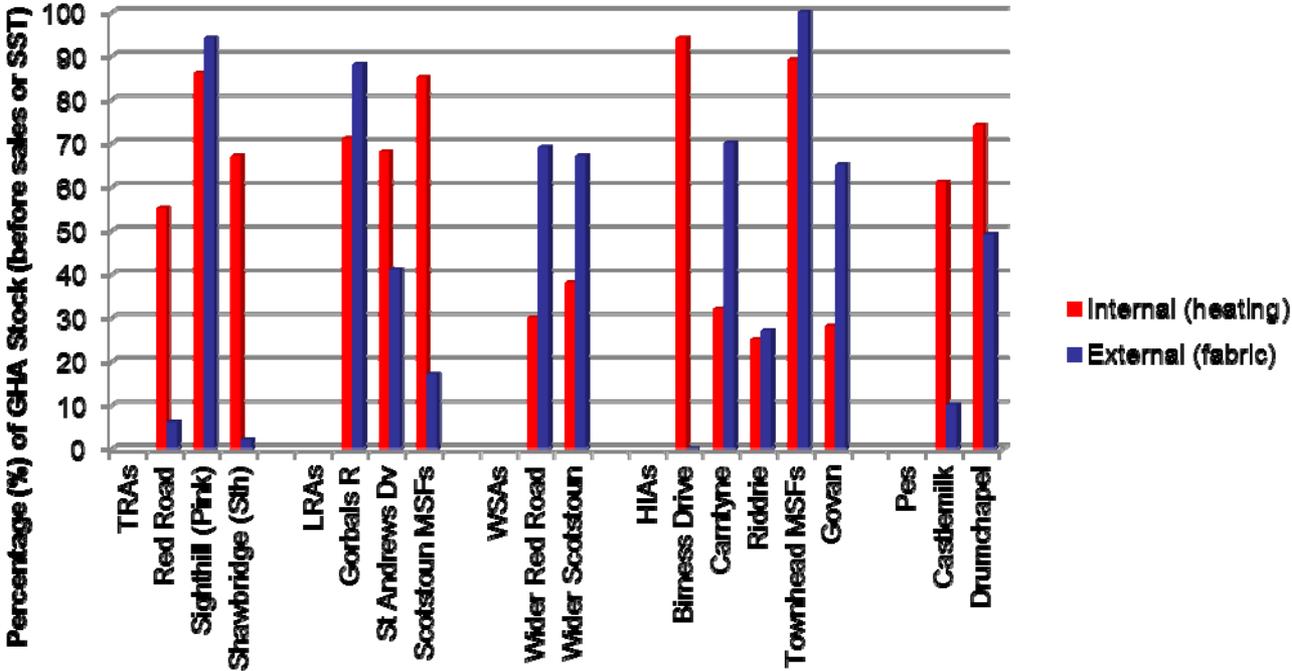
Relate new development to Pollokshaws Road



Housing Interventions

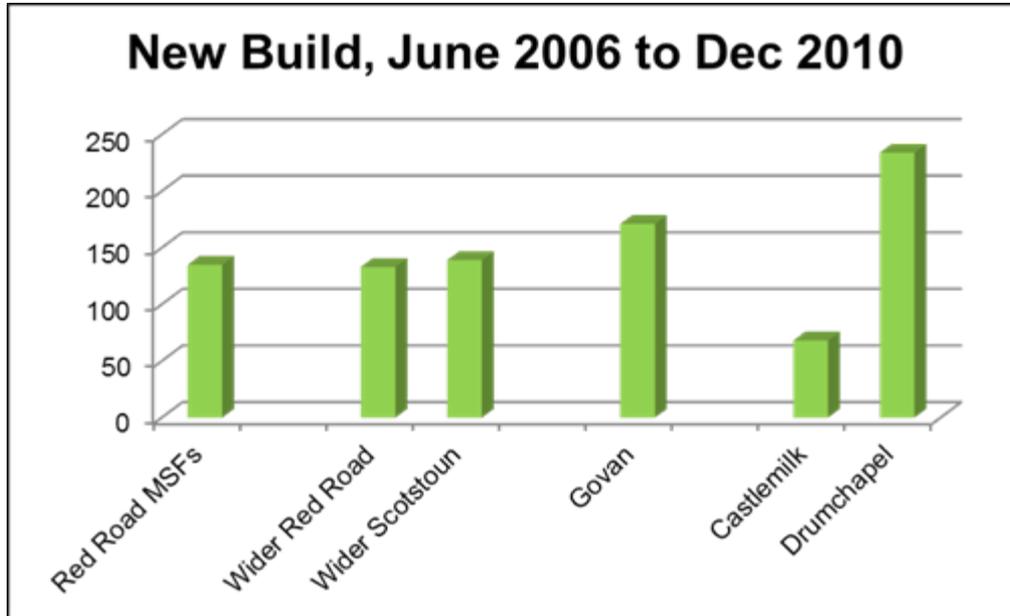
- Housing Improvements:
 - Individual Level: external; security; warmth/energy efficiency; internal.
 - Community level: change in appearance.
- Dwelling Type Change:
 - high-rise to low-rise;
 - existing to improved or new dwellings.

Housing Improvement Works completed to mid-2011



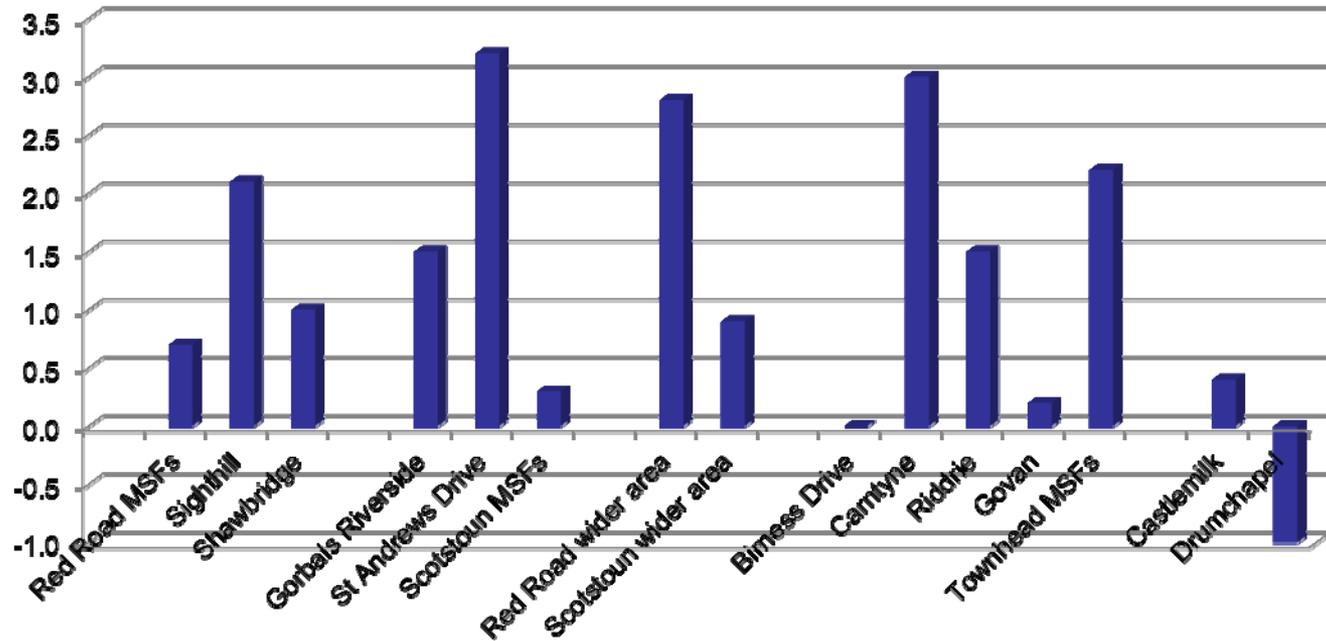
Community Interventions

- **Tenure Mixing:**
 - Through redevelopment and in-fill new build.
- **Social Regeneration:**
 - Interventions on human, economic, & social capital within communities.
- **Tenant & Community Empowerment:**
 - Through housing services; regeneration processes; public service engagement and responsiveness.

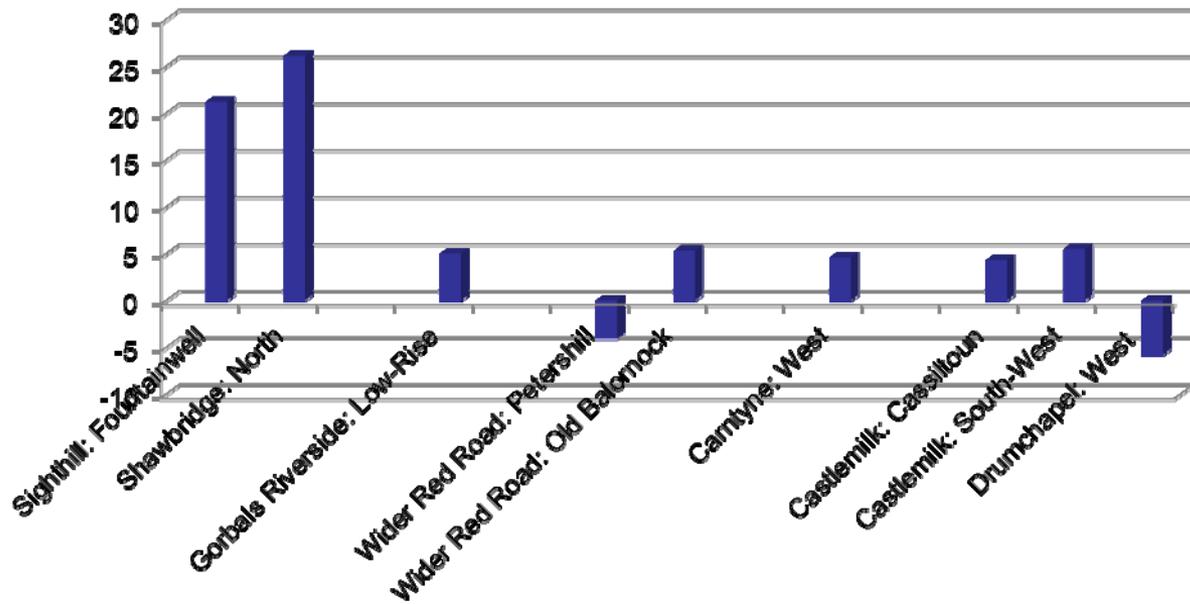


Drumchapel: 36 owned/shared equity; 198 social rented.

Change in Private Sector Housing (%) 2006-2011



Change in Private Housing Tenure (%) 2006-2011: Study Sub-Areas



+/- at least 4%

Study Design: Community Survey

- Prospective, quasi-experimental design.
- Repeat cross-sectional **community survey** with embedded longitudinal cohort.
 - Describing change in areas + changes for individuals.
- W1: All Areas: Random property selection.
- W2: Regen Areas: All properties.
Other Areas: Random selection.
- W3 & 4: Regen Areas: All remaining pre-existing properties, plus all new-builds.
Other Areas: Return to all previous interview addresses, plus all new-builds.

Participant Selection

- Head of household or partner (name on deeds/tenancy agreement).
- For longitudinal survey: make three attempts to re-interview same person; if not, then other householder; if not, then participant from new household in dwelling (not in Outmover survey).

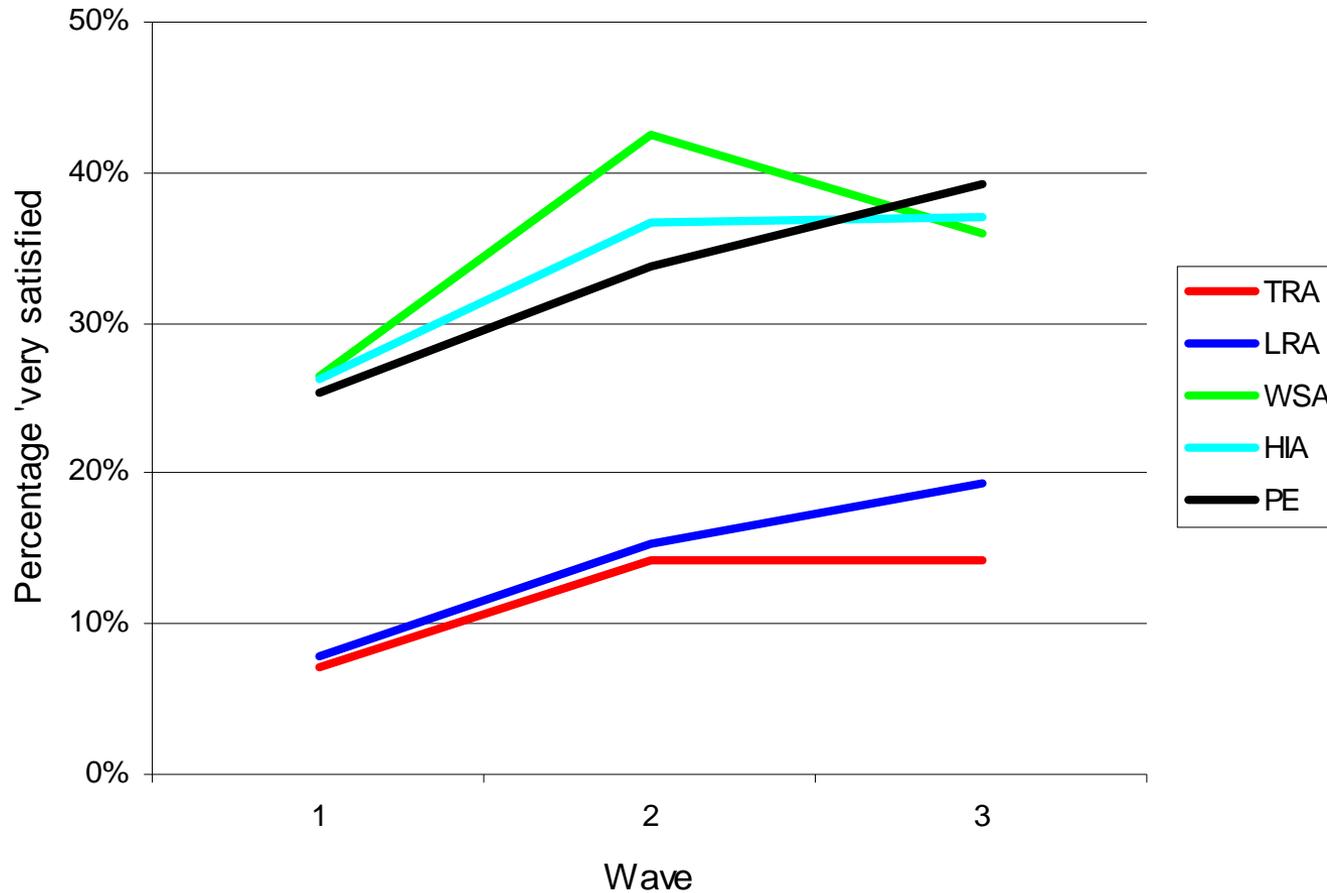
Main Survey: Samples & Response Rates

- Wave 1: 6,008, 50.3%
- Wave 2: 4,709, 47.5%
- Wave 3: 4,063, 45.4%

Housing Findings

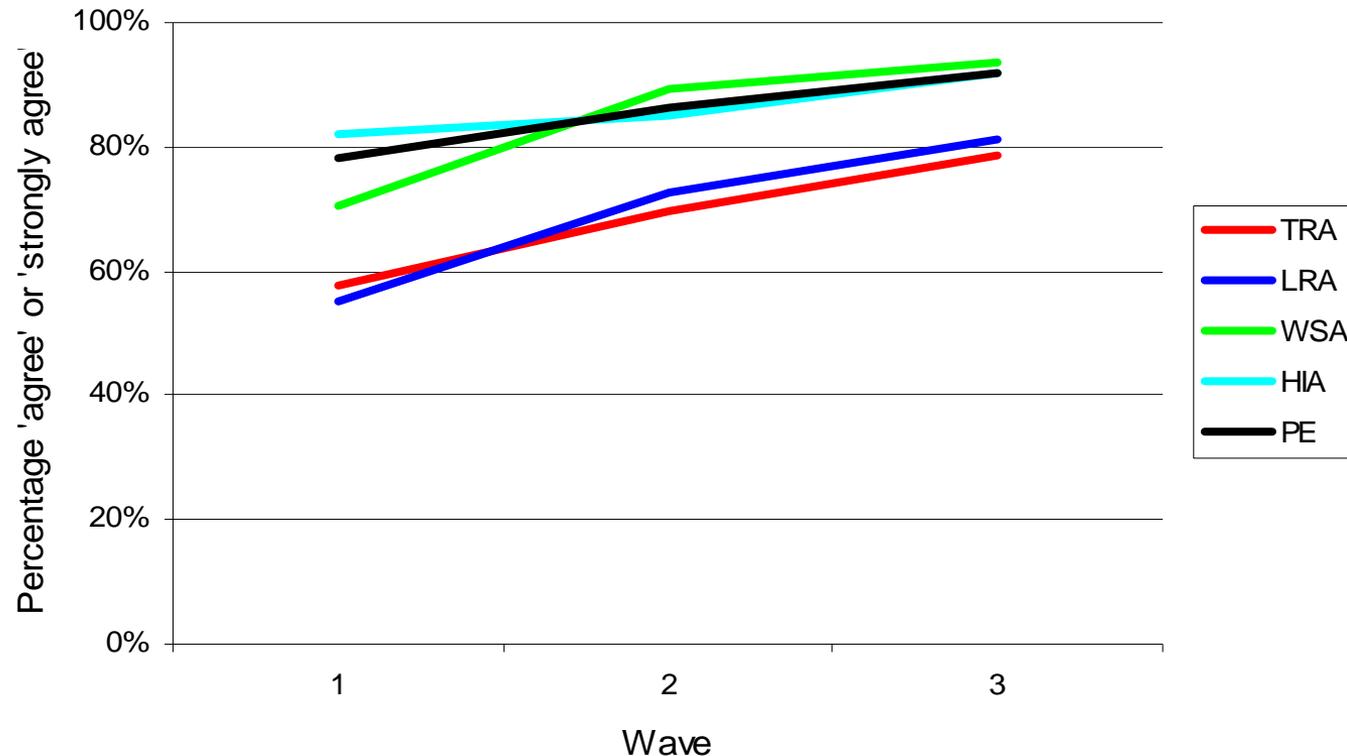
- o There are strong indications of improvements over time in many housing outcomes, both physical/condition and psychosocial.
- o It is likely that housing improvement works have been effective in this regard.

Housing satisfaction



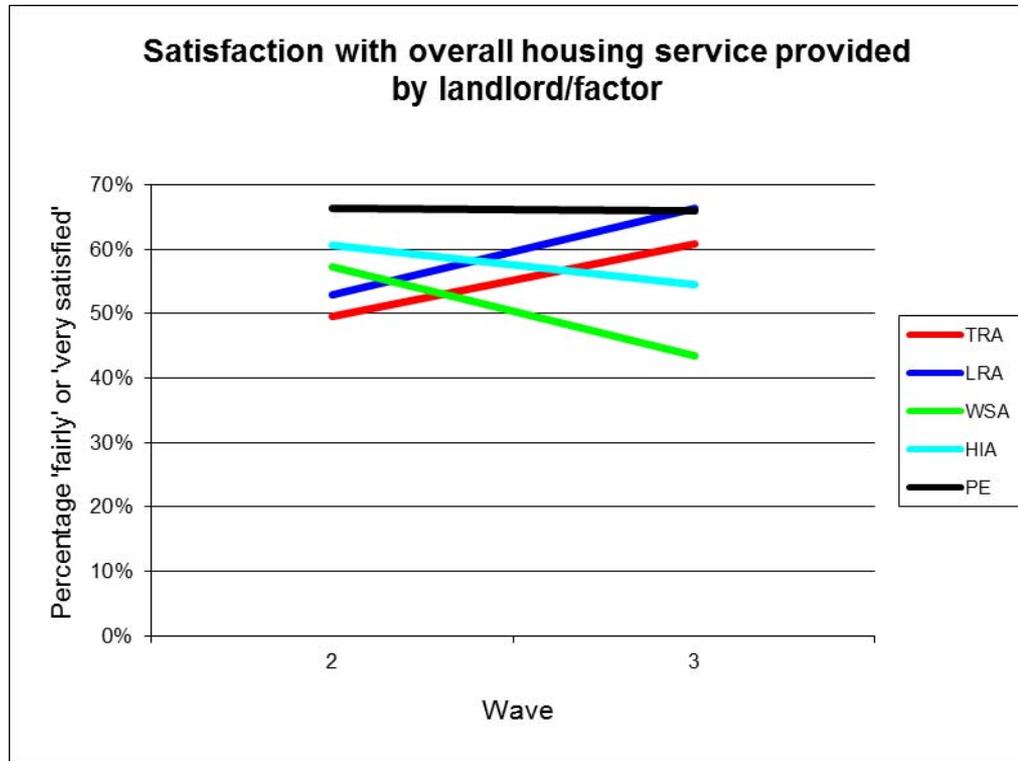
English Housing Survey 2010-11: 'Very Satisfied' = 44% SR; 69% OO

Psychosocial benefit: feel safe in the home



English Housing Survey 2010-11: Feel 'very' or 'fairly safe' at home alone = 97% OO; 90% SR.

Housing Services

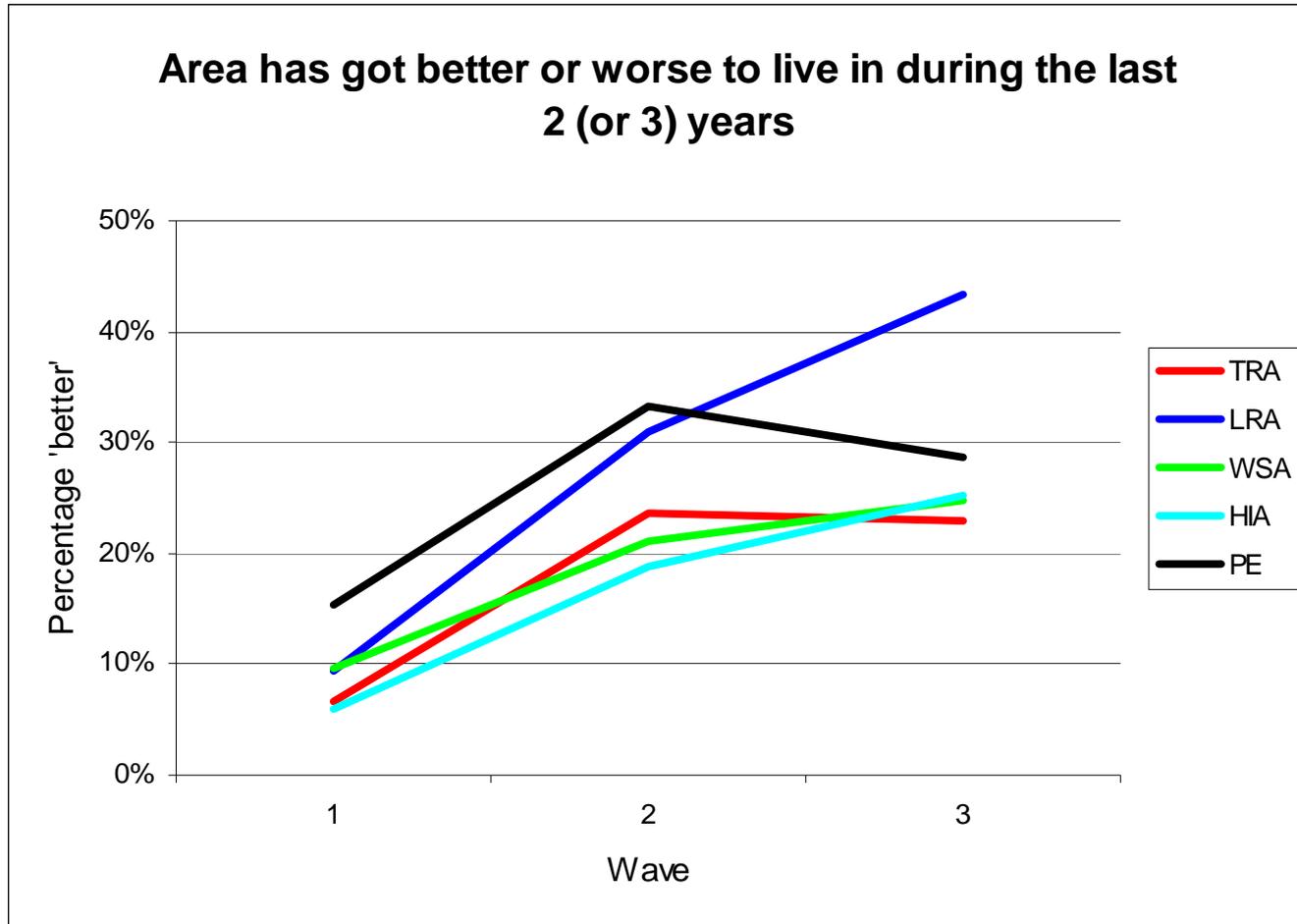


English Housing Survey 2010-11: Satisfied with repairs or maintenance services = 66% OO; 70% SR

Neighbourhood Findings

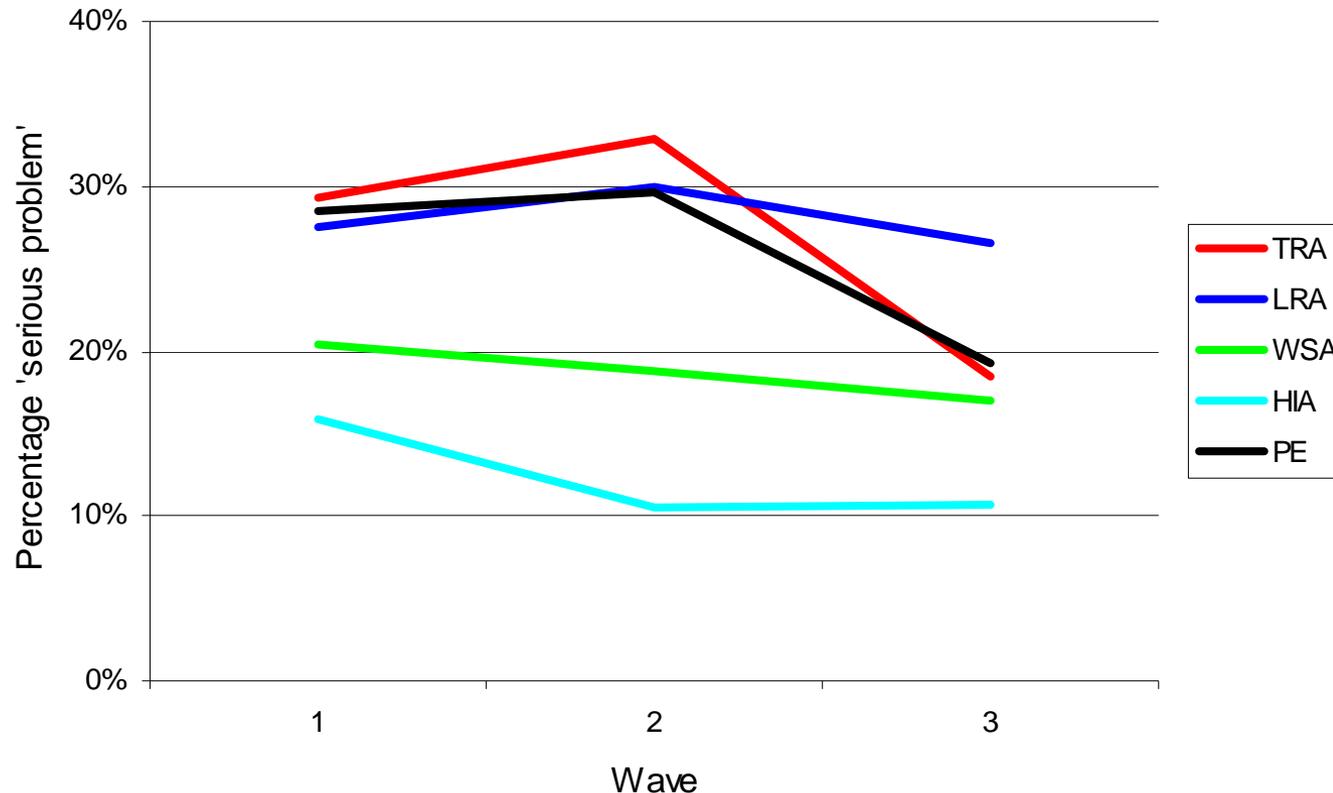
- o In most areas, people think their neighbourhoods are getting better to live in.
- o There are steady improvements in perceptions of the environment, local shops, and antisocial behaviour.
- o However, other problems persist and are perceived to be getting worse, most notably related to the provision of youth facilities, and local drug problems.
- o There are some contrary results for the WSAs that require further investigation.

Area has got better or worse to live in during the last 2 (or 3) years



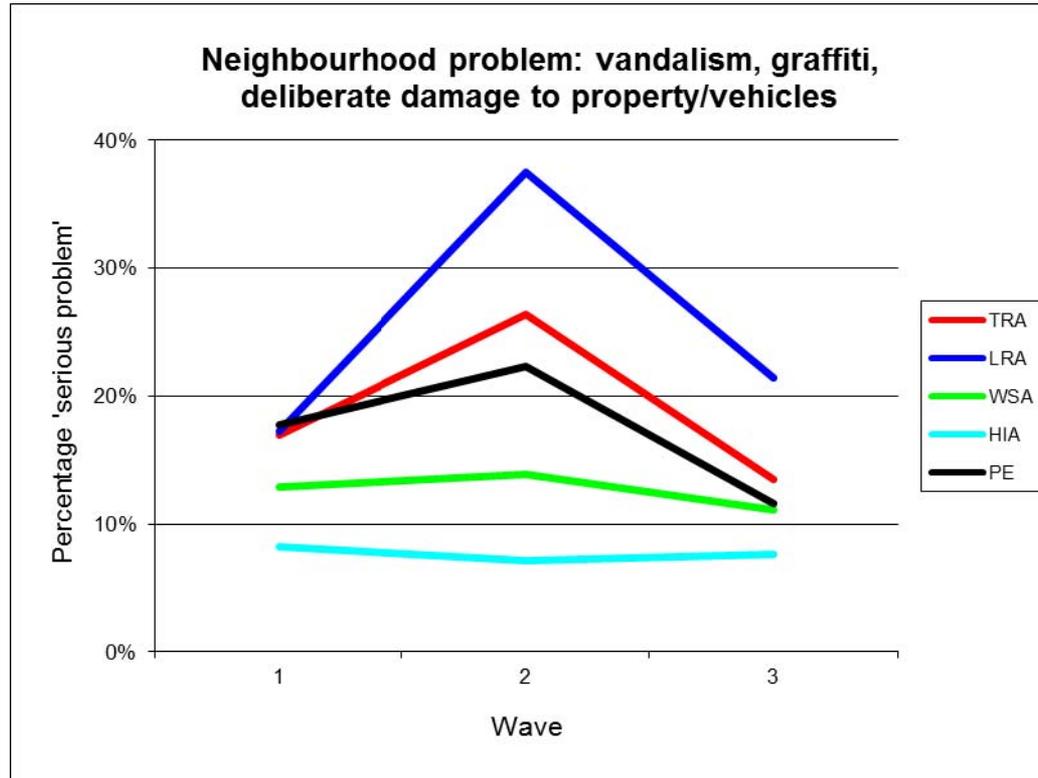
Scottish Household Survey 2011: Neighbourhood got better in last 3 years = 12% of all; 22% in most deprived areas.

ASB: Teenagers Hanging Around



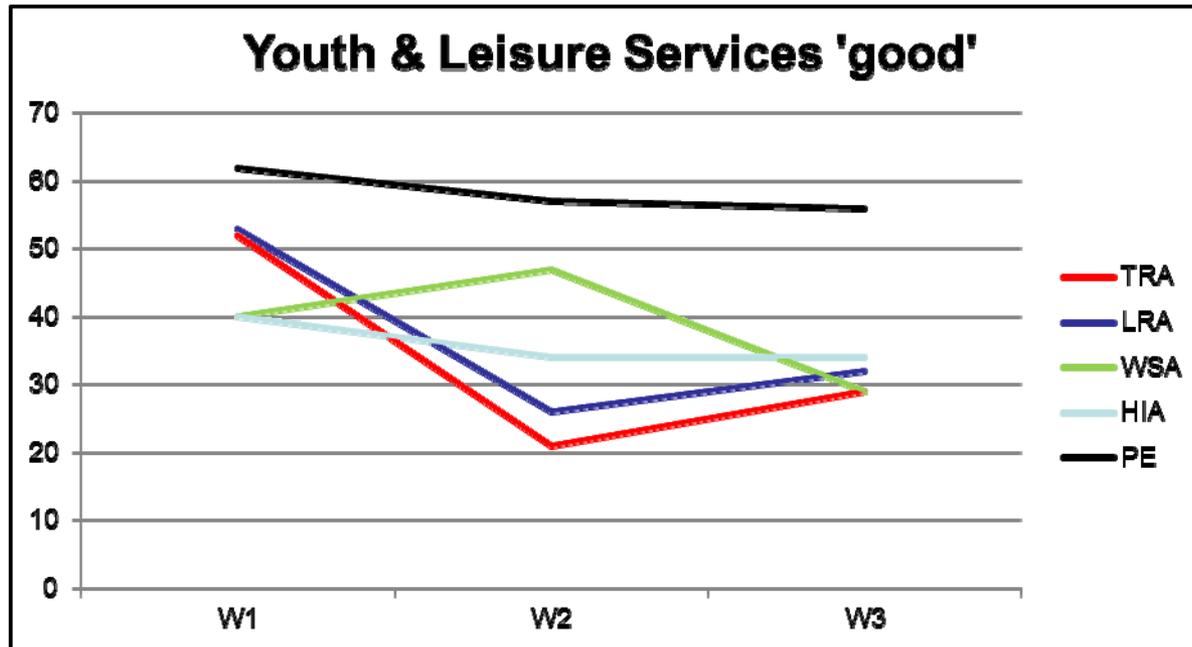
Scottish Household Survey: 3% fall in people identifying groups and harassment as a common problem in their neighbourhood.

ASB: Vandalism

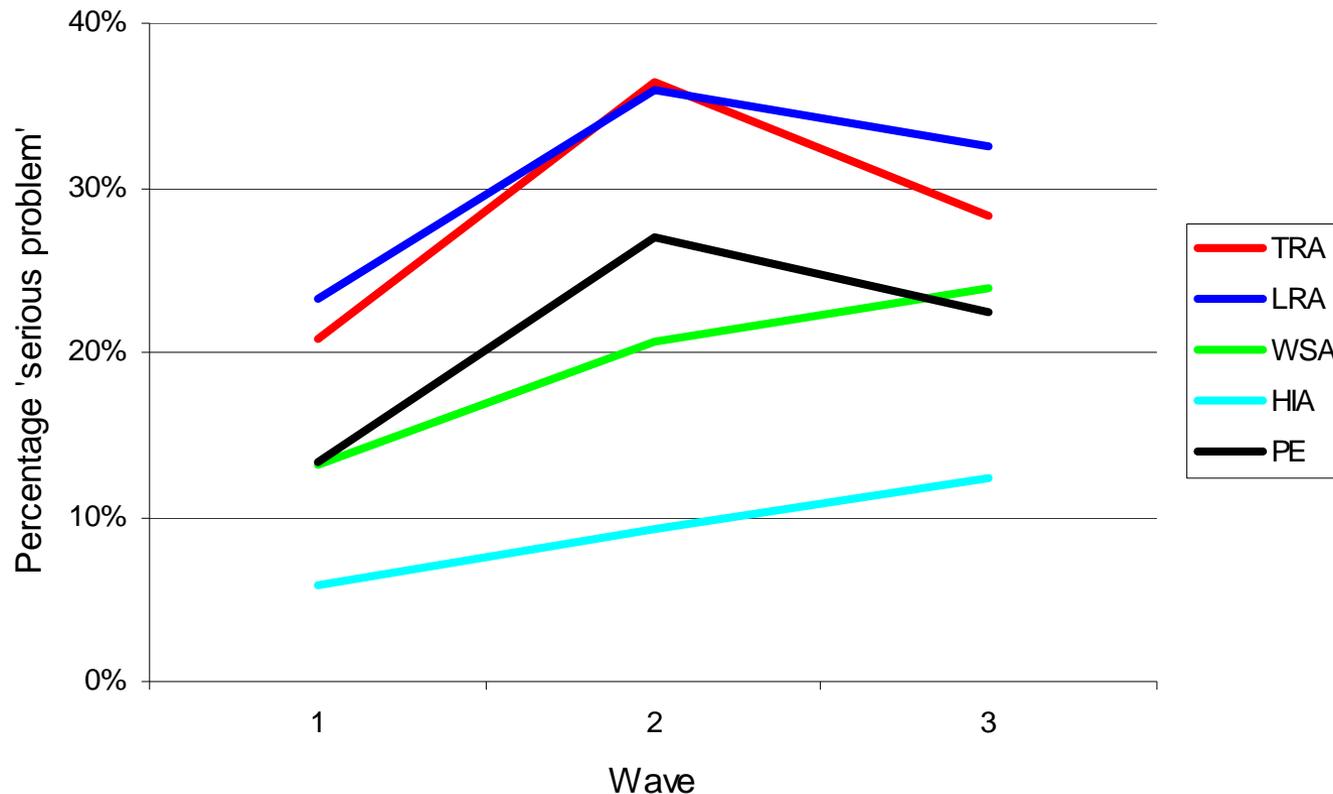


Scottish Household Survey: 5% fall in people identifying vandalism as a common problem in their neighbourhood.

Local Services

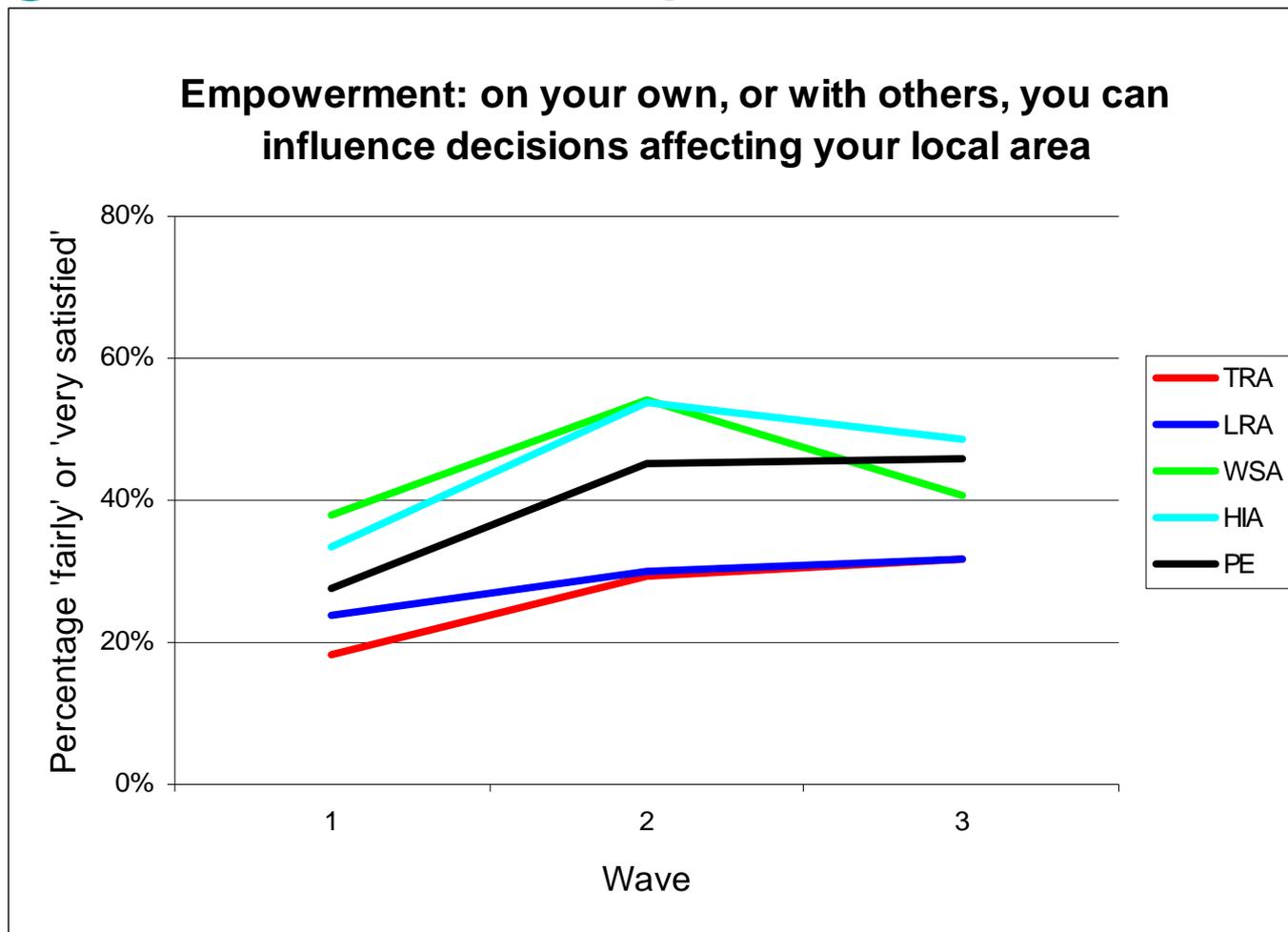


ASB: People Using or Dealing Drugs



Scottish Household Survey: no change over time, and lower rates of identification of drugs as a common neighbourhood problem (12%)

Neighbourhood Empowerment



Citizenship Survey, England: In 2010-11, 38% of people felt able to influence decisions, unchanged since 2005 (39%).

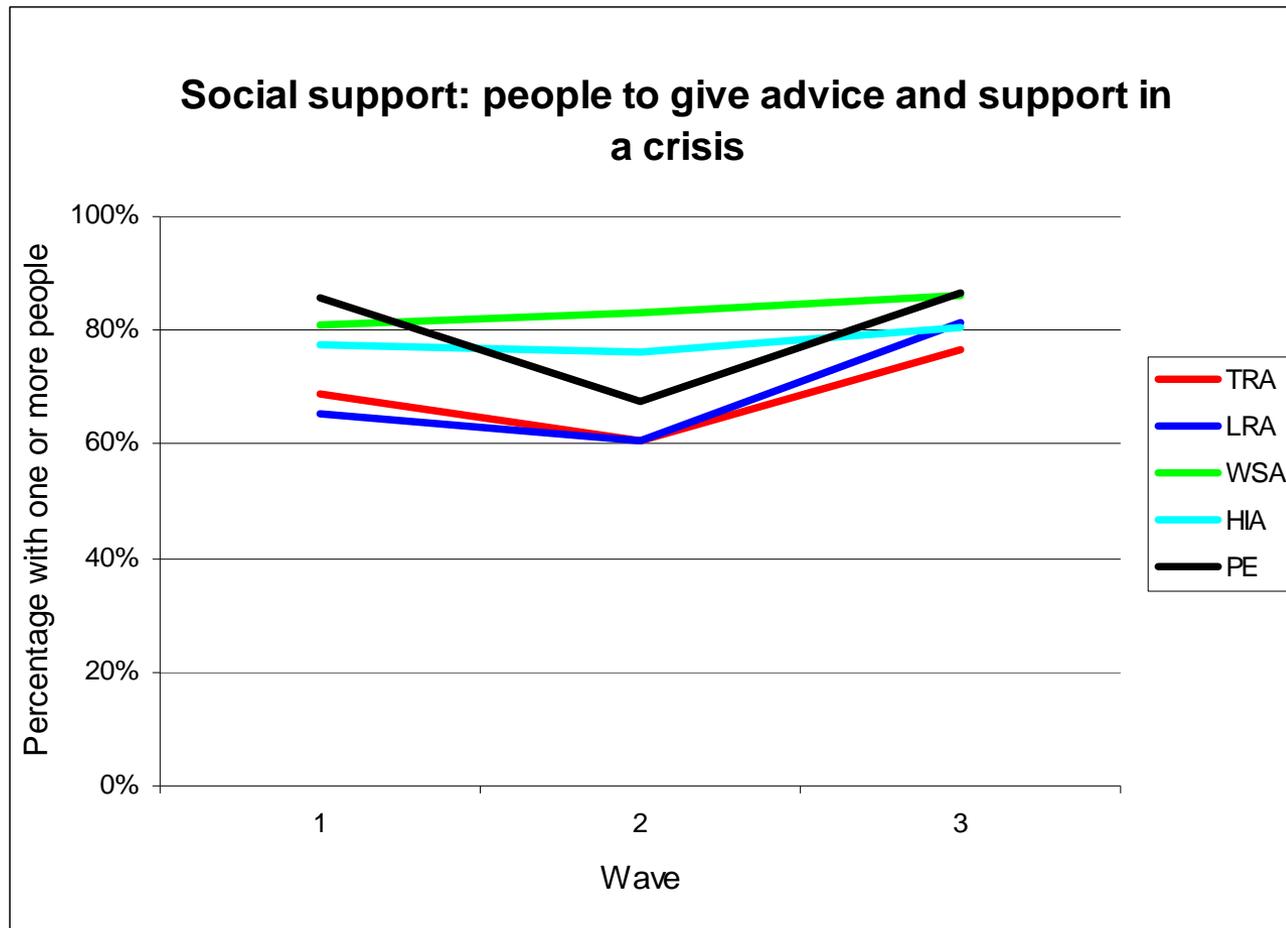
Community Findings

- There are some positive signs in measures of close relations between people.
- There are some negative trends in indicators of wider community cohesion, relating to issues of trust and reliance in other people in the area.
- Feelings of safety in the area have fallen over time, but improved more recently.

Social Contacts

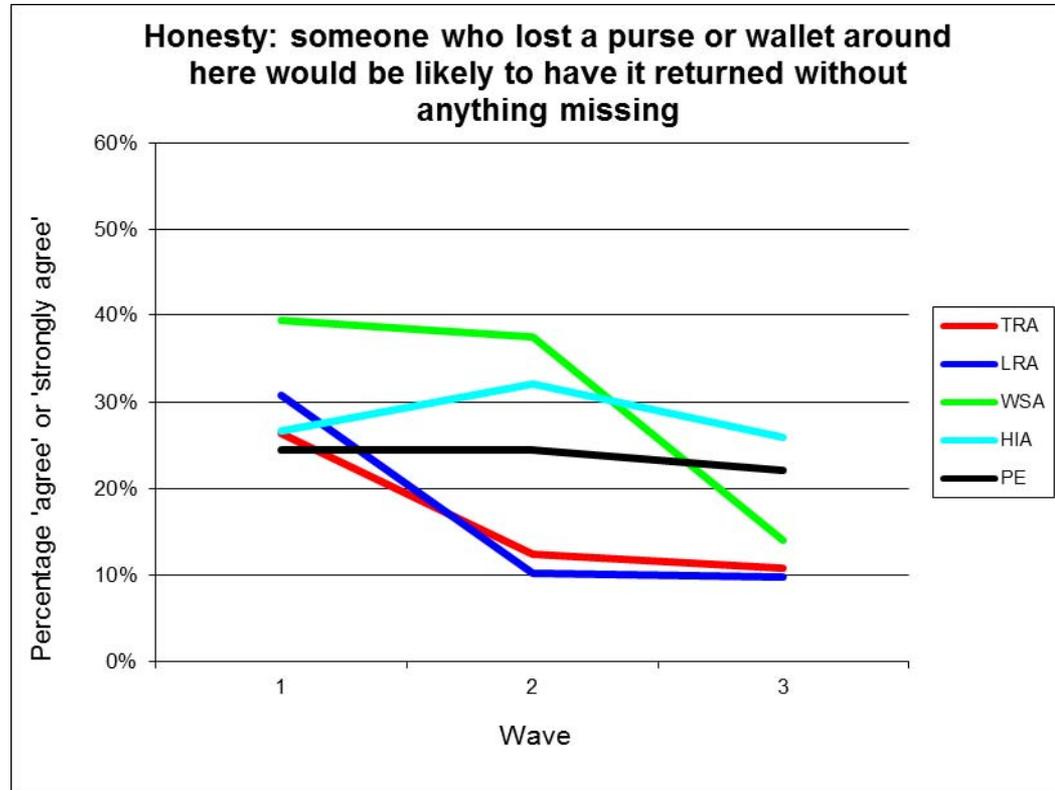
- Small and mixed changes over time in three of the IATs: LRAs, WSAs, HIAs.
- Declines in the TRAs in measures of weekly contact with neighbours (-6%) and friends (-8%).
- Decline in the PEs in measure of weekly contact with friends (-12%).

Emotional Support



Citizenship Survey 2007-8: 94% had one or more close friends to talk to or call upon for help.

Trust: Honesty

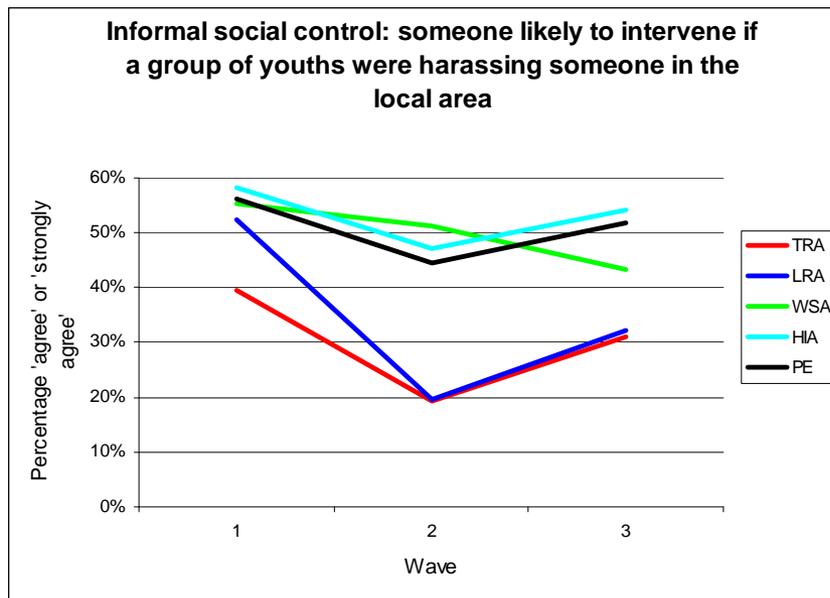


Citizenship Survey:

-2003: 48% said a wallet would be returned intact.

-2008-9: 50% said 'many' of their neighbours could be trusted, up 3% from 2003.

Safety & Informal Social Control



Scottish Household Survey:

Feeling safe walking alone at night up by +10% from 55% in 2007-8 to 65% in 2011.

Feeling unsafe in GoWell IATs ranged 12% (HIAs) to 26% (LRAs) compared with 32% for most deprived areas in Scotland in 2007-8.

Housing Interventions

- Housing Progress:
 - Good progress with housing improvements and indications of improvements in condition, satisfaction and psychosocial benefits such as control, safety and personal progress. These should feed through to mental wellbeing gains.

- Housing Questions:
 - Do health behaviour changes occur after housing improvement or relocation?
 - Do high-rise occupants benefit to the same extent as others from improvements?
 - How have processes like Second Stage Transfer affected housing customer outcomes?

Neighbourhood Interventions

- Neighbourhood Progress:
 - People are reporting improvements over time in their neighbourhood physical and social environments and in some local amenities.
 - Many of these improvements exceed national trends over the same time period.
 - Feelings of local empowerment have also improved indicating that *how* regeneration is enacted matters too.

- **Neighbourhood Questions:**
 - Why have resident concerns shifted away from young people in public space (despite low ratings of youth and leisure services) towards drugs issues? Is the drugs problem really getting worse?
 - Have housing improvements had an impact on neighbourhood attractiveness? Can we measure this?
 - How have the shops changed in our areas and what impacts has this had on people's behaviours?

Community Interventions

- Community Progress
 - There are good signs of progress in terms of social contacts and social support, i.e. relations to those who are 'close'. But there are variations in this across the areas.
 - Feelings of safety have also improved in the most recent years in all types of area.
 - It is an encouraging sign that regeneration areas have shared in these improvements.

- **Community Questions:**
 - Why do the Wider Surrounding Areas appear to exhibit counter trends on many indicators?
 - Is this due to community changes that have resulted from relocation of people out of the regeneration areas into the WSAs?
 - Why are the findings on issues related to trust and reliance running in a negative direction? Is there a need for social regeneration activity?
 - Would a greater degree of mixed tenure help or hinder further progress on cohesion?



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**Glasgow Community Health and Well-being
Research and Learning Programme:
Investigating the Processes and Impacts of Neighbourhood Change**

GoWell is a collaborative partnership between the Glasgow Centre for Population Health, the University of Glasgow and the MRC/CSO Social and Public Health Sciences Unit, sponsored by Glasgow Housing Association, the Scottish Government, NHS Health Scotland and NHS Greater Glasgow & Clyde.