



Social infrastructure on Woodberry Down

SEPTEMBER 2023



Agenda

- Present findings from the social infrastructure baseline and demand assessment
- Discuss implications and recommendations
- Agree on next steps



Social Life's work

1 Baseline assessment, complete

- A review of existing documents
- Three site visits to Woodberry Down and the neighbouring areas
- **Research** to understand the socio-economic dynamics of the area, using data from the Census 2021 and Social Life's Community Dynamics data which shows how people in small local areas are likely to feel about the area.
- **Comparable case studies**

2 Demand assessment, complete

- Drawing on concurrent work for a social impact assessment commissioned by Notting Hill Genesis, adding some extra questions and interviews, including
- **420 surveys of Woodberry Down residents**, Repeating questions asked in 2017 and 2019, exploring perceptions of daily life and of the regeneration, with new questions added on social infrastructure provision

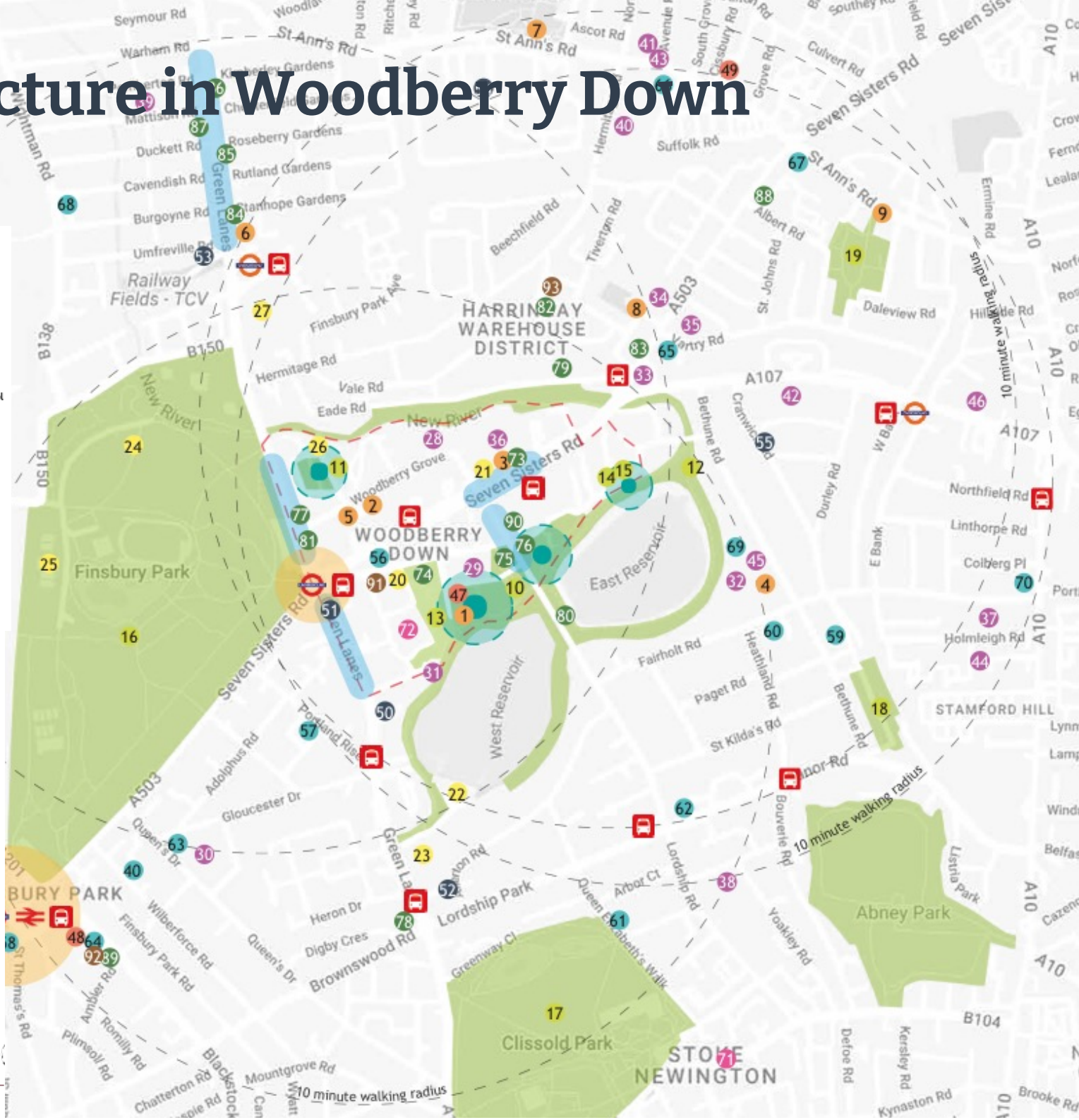
- **Material from 24 depth stakeholder interviews with 25 local stakeholders.** These captured perceptions of existing provisions as well as gaps in facilities. **Three youth workshops with My Place and The Edge.**
- **Ten walking interviews were carried out with Woodberry Down residents living in different tenures.**

3 Social infrastructure plan, next steps

- Bringing together the baseline assessment, demand assessment and CF Commercial's work to **develop a plan for social infrastructure to meet needs and aspirations of new and future residents.**

Social infrastructure in Woodberry Down

- **Community and Charity Spaces**
 - 1- Redmond Community Centre
 - 2- The Edge Youth Club
 - 3- Woodberry Down Community Organisation
 - 4- Oak Tree Community Centre Ltd
 - 5- Woodberry Down Estate Community Club
 - 6- Kurdish Community Centre
 - 7- Chestnut Community Centre
 - 8- The Bridge Community Hut
 - 9- Triangle Children, Young People & Community Centre
 - **Sports and Exercise Facilities**
 - 20- The Gym Group Manor House
 - 21- EVOKE Gym
 - 22- West Reservoir Centre
 - 23- The Castle Climbing Centre
 - 24- Outdoor Gym in Finsbury Park
 - 25- Finsbury Park Basketball Courts
 - 26- Rowley Gardens football pitch
 - 27- The Gym Group Harringay
 - **Children's Facilities**
 - 28- Skinners' Academy
 - 29- Woodberry Down Community Primary School
 - 30- Beis Chinuch Lebonos Girls School
 - 31- Woodberry Down Children's Centre
 - 32- Sir Thomas Abney School
 - 33- Bnos Zion of Bobov Senior Girls School
 - 34- Tiverton Primary School
 - 35- Stamford Hill Primary School
 - 36- Parkwood Primary & Nursery School
 - 37- Homleigh Primary School
 - 38- Grazebrook Primary School
 - 39- South Harringay Junior School
 - 40- Saint Mary's Infant & Juniors School
 - 41- St Ann's CE Primary School
 - 42- Beis Rochel D'Satmar Boys School
 - 43- Little Engineers Nursery
 - 44- Hillside Childrens Centre
 - 45- Beis Aharon Dchasidei Betz Boys School
 - 46- Yesodeh Hatorah Boys School
 - **Green and Outdoor Spaces**
 - 10- Woodberry Down Park
 - 11- Rowley Gardens
 - 12- Woodberry Wetlands
 - 13- Woodberry Down Spring Park
 - 14- Woodberry Down Multi Use Games Area
 - 15- Allerdale House Toddlers Playground
 - 16- Finsbury Park
 - 17- Clissold Park
 - 18- Allens Gardens
 - 19- Paignton Road Open Space
 - **Advice Centre and Food Bank**
 - 71- Stoke Newington Food Bank
 - 72- Woodberry Aid
- **Cafes, Bars and Restaurants**
 - 73- Presto Cafe & Pizzeria
 - 74- Naturalist
 - 75- Zer Coffee and Juice Bar
 - 76- Sublime Pizzeria & Bar
 - 77- The Finsbury Pub
 - 78- The Brownswood Pub
 - 79- New River Studios
 - 80- The Coal House Cafe
 - 81- Dobar
 - 82- Venus Cafe and Social House
 - 83- Bring Back the Love
 - 84- Diyarbakir Restaurant
 - 85- Antepililer Restaurant
 - 86- Gökyüzü Green Lanes
 - 87- Music & Beans Haringey
 - 88- No.8 Seven Sitters
 - 89- Yard Sale Pizza
 - 90- Drury H4
 - **Affordable Workspaces**
 - 91- Hackney Co-operative Development
 - 92- Blight Art Studios
 - 93- Vivid Studios
- 10 minute walking radius
 - Development boundary
 - Social nodes
 - Transport zones
 - Commercial zones
- Overground
 - ◐ Underground
 - ▬ National Rail
 - ⊞ Bus Stop



Community Centres

Community centres within Woodberry Down include the Redmond Community Centre, Woodberry Down Community organisation (WDCO) and The Edge Youth Hub.

The Oaktree Community Centre falls outside of the development but is within walking distance and is used by residents.

MillCo holds the lease for the **Block D** community space, which is still under development.

- Most people interviewed agree that community centres and activities cater to them, with people under 25 agreeing the most (93%). This does not vary significantly across tenures.
- 21% of residents aged over 60 do not agree that community centres and activities caters to them.
- Stakeholders emphasised the need for community spaces to work in a strategic and coordinated way
- The Redmond Centre is frequently not seen affordable, this means the space is sometimes under-used.

“...community centres are about much more than the building...there needs to be a joint strategy around the sustainability of all the activities happening on the estate.” Stakeholder



Green & outdoor spaces

These include the New River Path, Woodberry Wetlands Nature Reserve and Spring Park to the south, Rowley Gardens to the north. Playgrounds on Spring Park and Rowley Gardens, plus the Allerdale House Toddler playground.

- 27% of residents surveyed who have children under 18 feel that they do not have an outdoor space or facilities where they can play safely. This is a -17% change from 2019.
- An overwhelming majority of surveyed residents agree that parks and greenspaces cater to them.
- There are some tensions about use between different groups, these were also reported in 2019.
- Younger people and older people may have different experiences of outdoor and green spaces.
- Outdoor playgrounds and parks are popular and can become very busy.



Does your child/do your children have an outdoor space or facilities where they can play safely? (N=88)

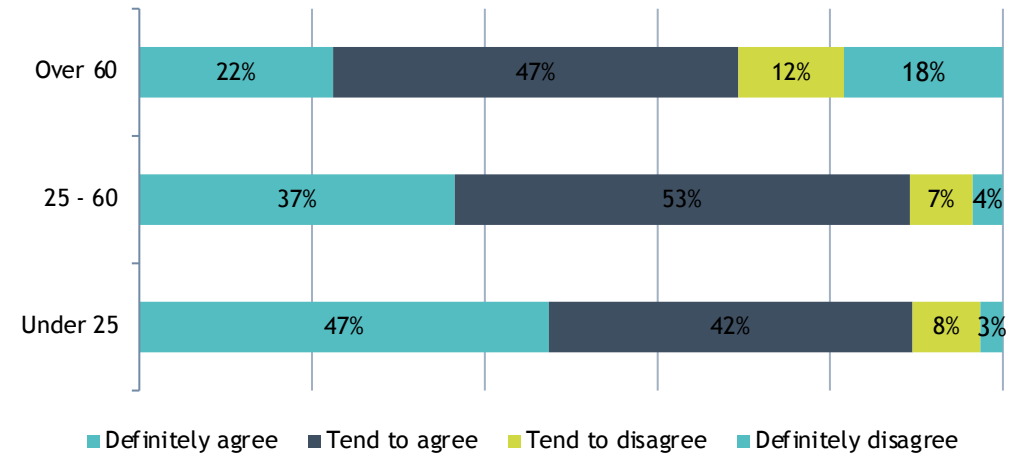
“[Since COVID] there are fewer older people out and about...spaces that are too vast are good for play but not intimate enough for people who want to sit and chat” Stakeholder



Sports and exercise facilities

The two multi-use games areas, one on each side of Seven Sisters Rd, are open access and free to use. Fee-paying facilities include the **West Reservoir**; **The Gym Group** offering low-cost memberships; and **EVOKE**, a higher-end facility offering fitness classes.

- The majority of residents surveyed are satisfied with local sport and leisure facilities. This does not vary significantly across age groups or tenure.
- 41% of people under 25 'definitely agreed' that local sport and leisure facilities cater to people like them, only 25% of people aged 25-60 and 23% of people over 60 responded this way.
- People interviewed who had temporary tenancies are the least satisfied with the quality of sport and leisure facilities in the local area. By contrast, private owners and private renters are most likely to respond positively.



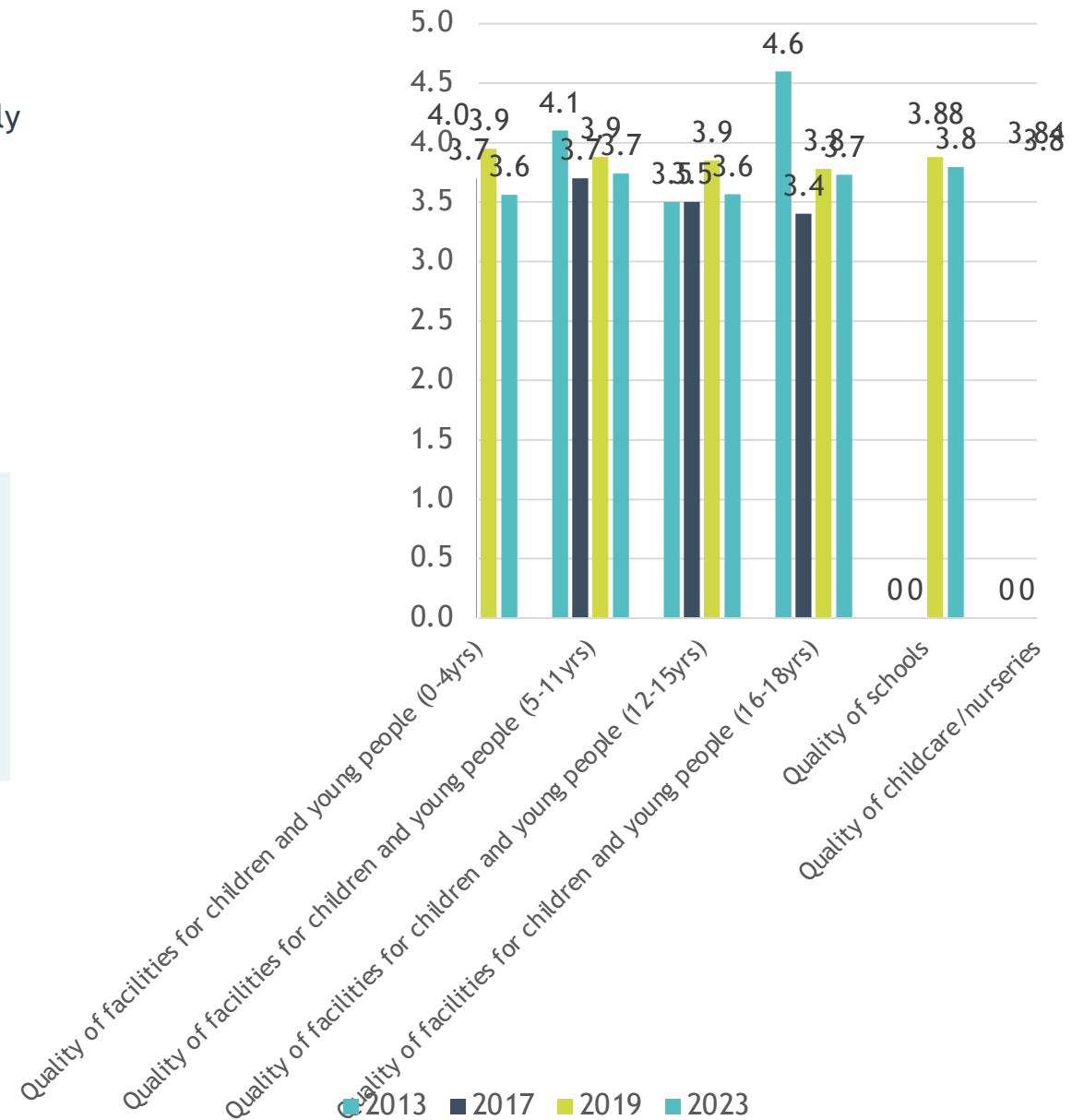
How satisfied are you with the quality of sport and leisure facilities in your local area? (N=370)



Children's and young people's facilities

This includes Woodberry Down Primary School, Skinners' Academy, and Woodberry Down Children's Centre, currently being renovated. The nursery and the Lilliput Playgroup at the Children's Centre remain open. **Beis Chinuch Lebonos Girls School** is an independent day school with an Orthodox Jewish ethos.

- At least 70% of residents were satisfied or very satisfied with facilities for children across all age bands.
- However, satisfaction has decreased since 2019.
- Long waitlists to access nursery places were reported.



Libraries

There is currently a small library located in the **Redmond Community Centre**, operated by Hackney Council and fully staffed by volunteers.

“[With] the current campaign to get a bigger library...[there is] questioning around whether they need all these facilities, or fewer facilities but which are better funded.” Stakeholder

- A new library space replacing existing provision has the potential to offer low-cost community space and other community facilities including a café.
- Young people would benefit from a relaxed study space that is open after school hours;
- Extending the library’s opening hours would also make it accessible for people who are working during the day.

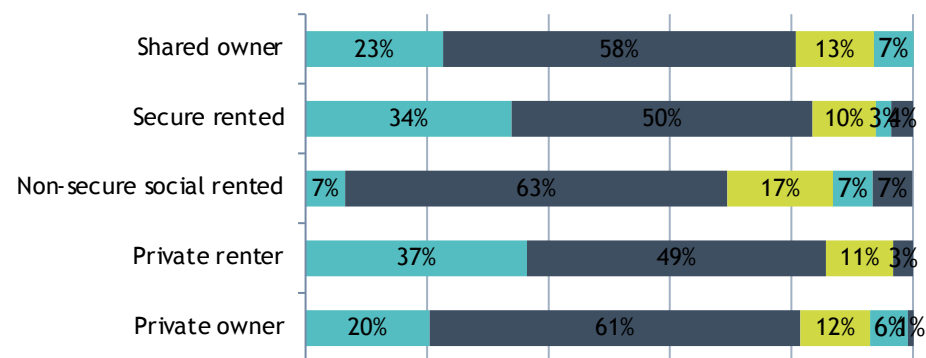


Health facilities

Health facilities include the **John Scott Health Centre** which offers two GP clinics, several pharmacies within a ten-minute walking radius, and a NHS dental practice.

There is an active social prescribing network on the estate, residents are referred by Family Action to community health and fitness initiatives.

- 80% of residents report being satisfied or very satisfied with local healthcare facilities. This is an improvement from 2020.
- Satisfaction with healthcare facilities does not vary significantly across age groups.
- Non-secure social rented tenants have the lowest satisfaction with health facilities, secure tenants and private renters have the highest satisfaction.
- Temporary tenants experience some of the worse health outcomes on Woodberry Down.



■ Very Satisfied ■ Satisfied ■ Neither satisfied nor dissatisfied ■ Dissatisfied ■ Very dissatisfied

Satisfaction with health facilities, by tenure (N=380)

“Health services in the area are generally good...they're oversubscribed as with everywhere” Stakeholder

Places of worship

There are a number of churches and synagogues within walking distance around Woodberry Down. **St Olave's**, an Anglican church, is located on the development. **Finsbury Park mosque**, serving the Muslim community, is slightly further away near Finsbury Park station.

“So that's my local church. I've been going there for many, many years. But again, there's not as many people go to it on the estate now. My mum goes there, so that's why it was important for her to be still around. That's her community.” Local resident

- The vicar of St Olave's reported that the church serves a largely Afro-Caribbean and White working-class community, and they tend to be elderly.
- The vicar, alongside other interviewees with knowledge of St Olave's have commented on a diminishing congregation.
- A stakeholder commented that the Redmond Community Centre used to be used by the Islamic community for Friday prayers, however it was “not quite the right space for them...there should be some sort of space for them.”



Cafes, bars & pubs

South of Seven Sisters Rd, there is the **Naturalist pub**, the cafes **Zer Cafe** and **Drury N4**, and **Sublime Pizzeria**. **Presto Pizzeria** is located on the northside of Seven Sisters Rd. Outside the development, **The Brownswood** and **The Finsbury** were also cited as being used by Woodberry Down residents.



- While the majority of people surveyed feel that local cafés, bars and pubs cater to them, this has decreased since 2019.
- Stakeholder and local resident interviews report that affordability and diversity of local offerings are concerns. The needs of young people and older residents can be better met.
- There is little night-time provision in the area
- There is an appetite from local businesses to be more involved in with local community organisations.

“There are fewer people on the street & everything’s shut...the new cafés close early at 4 or 5pm.” Stakeholder

“The Naturalist is really expensive and the older lot won’t go. They’ve dispersed, they either go to other pubs off the estate or they just stay at home.” Stakeholder

“[Plans for] the new town centre - it’s exciting but it can’t all be sourdough pizza... it needs to reach everyone” Stakeholder

Advice centres, food banks and community projects

Advice centres and foodbank do not have a space of their own and operate from scattered. **Woodberry Aid** has a temporary location in block D, There is a **community fridge** at the Redmond Centre, a drop in from **Citizens Advice** at WDCO's office and **Friends of Woodberry Down** holding sessions at The Edge.

- Over half of residents surveyed use services in the local area for advice, information and support.
- Stakeholders have identified a need for appropriate venues for community services

Affordable workspaces

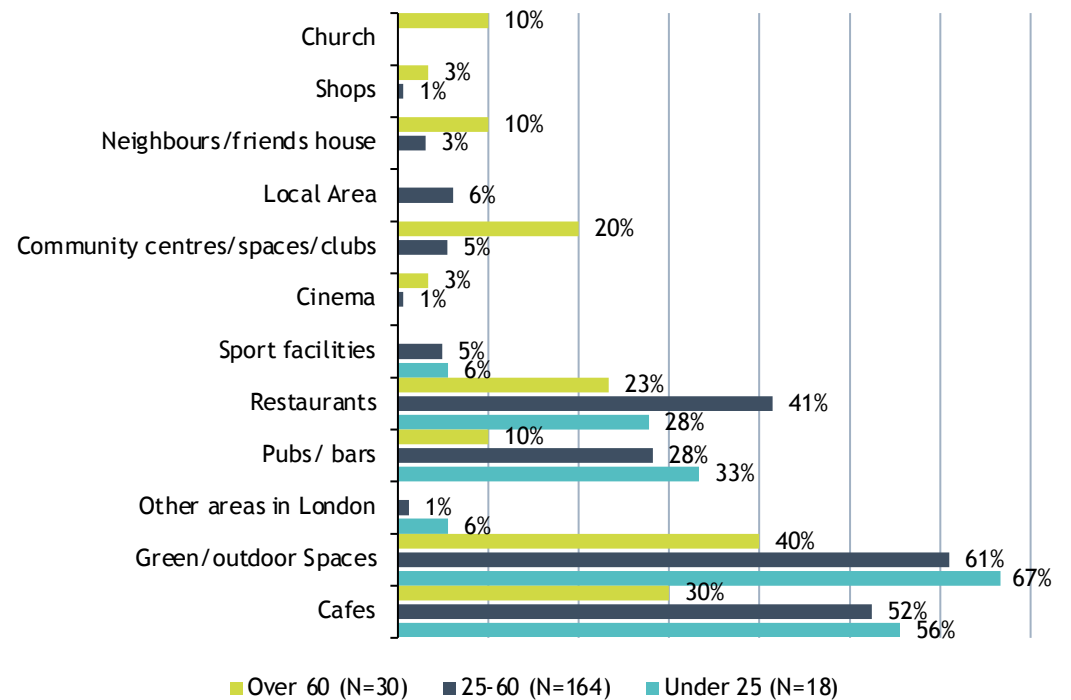
Hackney Cooperative Development operates a flexible co-working space, some services are offered at a discount to Woodberry Down residents. Hackney Council's Neighbourhood Office and a mix of social enterprises and businesses operate from this space.



Patterns of use: socialising

- Green and outdoor spaces around Woodberry Down are important spaces for residents across all ages and tenures for socialising with friends and family, spending time, and improving health and wellbeing.
- Residents surveyed between 25-60 are more likely to socialise outside of Woodberry Down, people 60+ age group or who are secure social rent tenants are more likely to place importance on their local friendships and associations and regularly talk to their neighbours.
- The community-wide events on Woodberry Down, such as the Hidden River Festival, engage the whole community across age groups and tenure.

“Longer term residents...worked across London but their friendships are locally based. People who are moving in have friends across London...have long term relationships elsewhere. They see London as their neighbourhood rather than Woodberry Down.”
Stakeholder



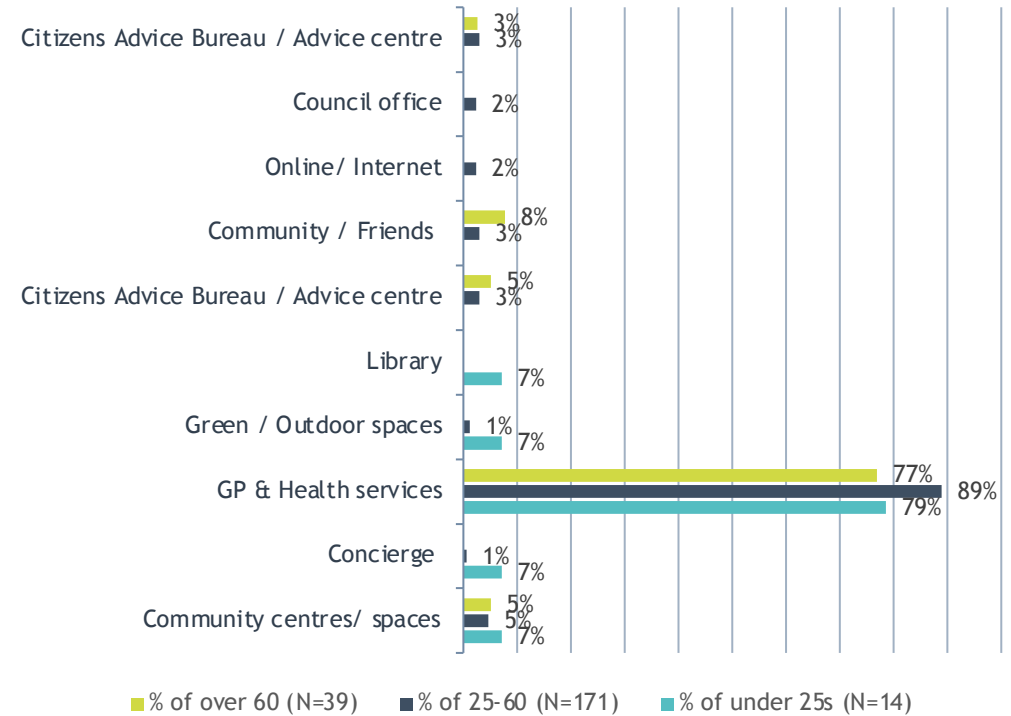
Where do you go in the local area to socialise?

Patterns of use: Advice and support

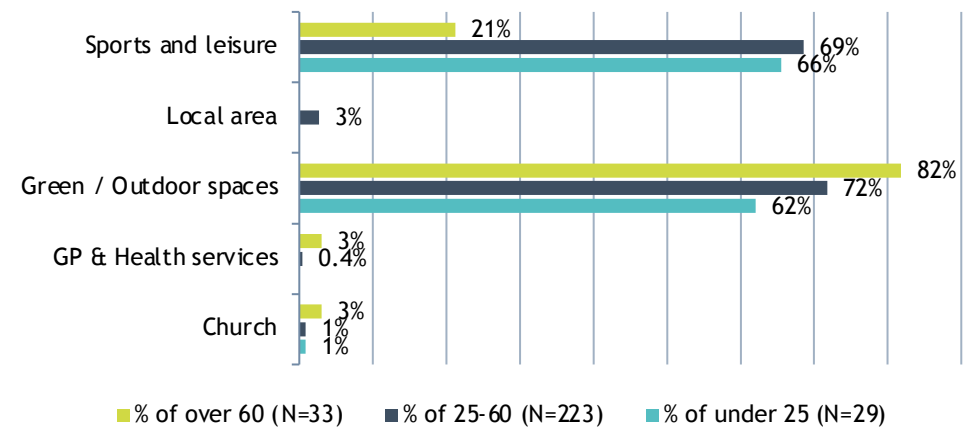
- 54% of those interviewed say that they use local places to seek advice and support. However, under 25s are less likely to do so.

Patterns of use: Health and wellbeing

- Older and younger residents have the most to gain from future social infrastructure provision to address their needs.
- Older residents are less likely to use local provisions to support health and wellbeing, but report lower levels of general health. The social group for older people which provides health and wellbeing activities is struggling to find an appropriate and affordable venue for their activities.



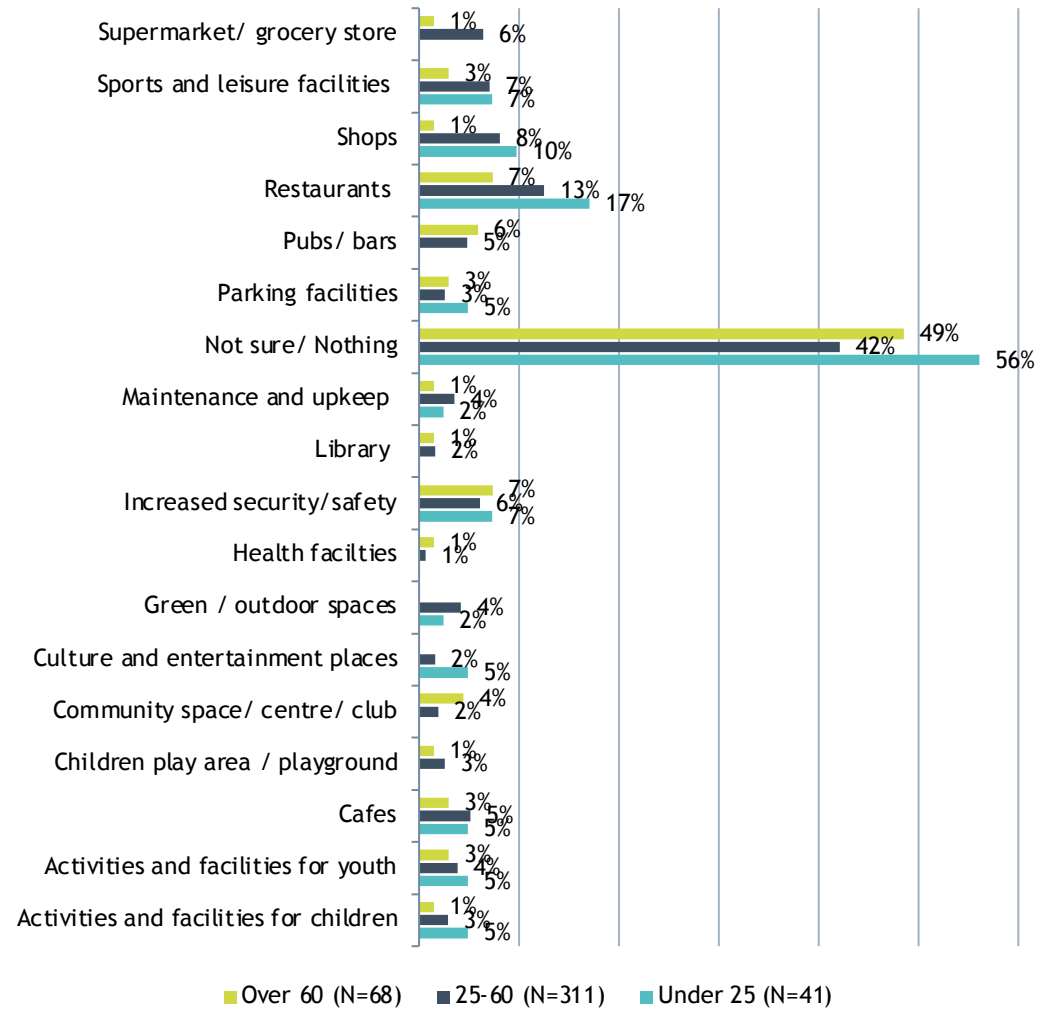
Where do you go if you need support, advice or information? By age



Where do you go to in the local area to do activities that improve your wellbeing, by age

Patterns of use: Missing social infrastructure

- Young people said there is not enough informal social and study spaces. They are less likely to socialise and access advice and support locally.
- 12% of people interviewed mentioned a lack of restaurants in the local area, 6% said there was a need for increased security and safety measures.
- Under 25s feel that shops and sports and leisure facilities are missing from the local area.
- People over 60 are more likely to point to the quality of housing and related issues, as well as the lack of pubs and bars.



What is missing in the area, by age

Overall perception of the area compared to similar places



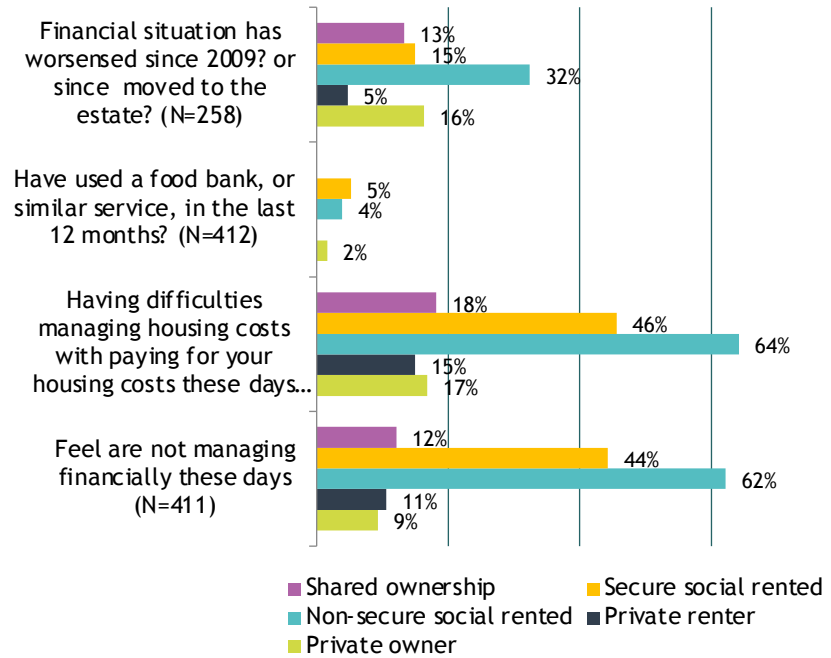
Perception of safety

- 42% of people interviewed overall worry about the possibility that they, or anyone else who lives with them, might be the victim of crime. This is an increase from 2019.
- Temporary tenants are least likely to worry about the crime, people living in shared ownership and private owners are most likely to worry about this.
- 73% of people interviewed report feeling safe in the local area walking alone at night. This has fallen since 2019. The proportion who report feeling safe walking alone in Woodberry Down also decreased.
- Secure social tenants, private renters and Older people are more likely to find Woodberry Down less safe than the surrounding area,
- Private owners and younger people under 25 say they feel safer in Woodberry Down than the surrounding area



Economic challenge

- Non-secure social tenants are the most likely to report struggling with living costs. Across all tenures people report a worsening financial situation.
- Food bank use is highest among social housing tenants (secure and insecure) although a small number of private owners are also using food banks.



Recommendations

Recommendations to inform the social infrastructure plan

1. **Improve access to safe play areas** - 27% of residents identify this as a problem. Replace facilities due to be demolished and expand play facilities in completed phases and in the next phases of the masterplan. This should include spaces for younger and older children, and teenagers.
2. **Address issues around perception of safety** by boosting footfall - increase the number of shops, cafes and community facilities used in the evening on key pedestrian routes.
3. **Work across sectors to increase capacity of key supports and services**, acknowledging that existing health, nursery and youth services are at full capacity. New provision to increase capacity must be considered for new residents moving into the area at each phase as the population grows. This includes: **additional GP capacity, additional nursery capacity, and additional youth programming**
4. **Use block D space and programming, and potential library, to address the need for low and extremely low-cost space rental** and create opportunities to bring new and old residents into one space.
5. **Continue planning and increase numbers of events** that bring different parts of the community together. It is important to boost social integration with new residents arriving on an ongoing basis.

Recommendations to inform the social infrastructure plan

- 6. Provide quality green space on the north side** of Seven Sisters Road to meet needs of new residents and improve provision for existing residents.
- 7. Support affordable and free advice, support and retail** (including food) for people on very low incomes. This includes people on temporary tenancies, many have lived on the estate for several years.
- 8. Provide affordable food options and social facilities (including commercial hospitality) for people on low/ moderate incomes** acknowledging that many across tenures are paying very high housing costs.
- 9. Improve coordination of community provision and programming.** A network of organisations currently active on the site could be set up with a dedicated person managing communication and coordination.
- 10. Use social infrastructure now and in the future to maintain and boost the many assets and positives of Woodberry Down.** Woodberry Down is performing strongly on many perception metrics such as self-reported health, intentions to stay living in the area, sense of belonging. These are supported by the full range of social infrastructure in the area. In the next stages of the regeneration, maintaining these positive aspects will be critical to support' quality of life and the strength of the community.

Next steps: developing the social infrastructure plan

1. We will develop an outline social infrastructure plan and strategy which integrates existing and proposed amenities into a coherent plan that meets current needs and aspirations for spaces that offer support, information, activities, play and the opportunity to socialise.
2. The plan will give recommendations for a range of community/public leisure facilities for the site for both existing and future phases (if viable). It will produce a small number of key case studies showing how provision has been developed elsewhere.
3. It will be informed by a **workshop** with all the delivery and regeneration partners.



Case studies

Barking Learning Centre

Barking learning centre is part of the 20-year Barking Town Centre regeneration project, which involves transforming 400 hectares and delivering 10,800 new homes.

The existing library was redeveloped into a learning centre, located on a new square playing a key role in activating the public realm.

- Offers council services, educational services, advice, and social services.
- Hosts Community Solutions program, including employment support, financial advice, and housing security.
- Accommodates services like Citizens Advice Bureau, health spa, cafe, nursery, reading groups, prayer rooms, food clubs, etc.

The library functions as a third space helping to strengthen the community and provides a range of services including access to books and services which contributes to generating economic value.



Library of Birmingham

The library of Birmingham opened in 2013, the modern building aims to be more than a traditional library offering services including:

- **Library Services:** It provides a wide range of library services, including book lending, reading spaces, and digital resources.
- **Community Hub:** Acts as a community hub with spaces for events, workshops, and exhibitions.
- **Health Services:** Partnerships with local health organisations bring health services to the library.
- **Educational Programs:** Collaborates with local schools and colleges to offer educational programs.
- **Technology Access:** Provides free access to computers and the internet, supporting digital literacy.

By collaborating with local organisations, the library can host health and wellbeing initiatives which is also supported through cross-sector partnerships which allows for a sustainable financing model.

