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A Citizen Prosperity Index for east London: New evidence and a new approach to tackling inequalities

Findings from the *Prosperity
in east London 2021–2031
Longitudinal Study*

Foreword

Professor Dame Henrietta L. Moore

As we face existential and multiple intersecting crises or ‘polycrises’, understanding different experiences and meanings of prosperity has never been so important. When I founded the IGP in 2015, we immediately set out an agenda for transformational change and piloted a new approach of working directly with citizens to rethink prosperity with and for communities in East London.

This new way of working is based on citizen social science, an extension of the citizen science approach, where members of the community are trained to lead on problem identification and formulation, data analysis and interpretation and solution research. Working with citizen social scientists, our aim is to put local residents and organisations in charge of determining and designing prosperity as they see it in their lives; what it entails, what supports it, and what are the barriers and obstacles that prevent people leading a fulfilling and prosperous life.

This report and the work we have been doing over the past 10 years has challenged the status quo and underlying assumptions of the ‘good life’. There has been resistance from those who argue it’s too difficult to do this work or it’s best to remain with outmoded economic metrics like GDP. But we have overcome such challenges and translated complex issues and intersections often defined as being too difficult to measure into new metrics to provide the *Citizen Prosperity Index* based on lived experiences.

The journey to get to this stage has been a collective effort and endeavour from all our partners and stakeholders, both past and present. This has been primarily led by the London Prosperity Board, which is our most sustained and collaborative partnership tasked with developing new forms of knowledge creation and co-creating innovative ideas and solutions to tackle the most pressing challenges faced by Londoners.

Since 2016, many significant achievements have been made. Our first citizen-led prosperity metric was adopted by local authorities in their well-being and growth strategies, and underpinned their policy interventions. It provided the groundwork for the launch of the *Prosperity in East London 2021–2031 Longitudinal Study*; the first

study of its kind to assess the impacts of urban regeneration on household prosperity at a hyper-local level using a mixed-methods approach over time.

A key finding from the IGP’s work in London boroughs and the *Citizen Prosperity Index* is that ‘secure livelihoods’ are consistently identified by communities as the foundational component of a prosperous life. I am delighted that the livelihood security framework has been adopted by the four east London boroughs that form the Growth Boroughs partnership (Hackney, Newham, Tower Hamlets and Waltham Forest) in their inclusive economy strategy.

Last year, we launched the UCL Citizen Science Academy. The UCL Citizen Science certificate, co-designed with the London Prosperity Board, certifies those who have trained in the Academy to work as part of University research teams with specific skills in data collection, analysis and interpretation. This brings the research of top-class Universities into the communities it serves and makes citizen-led and co-designed research part of the process of transformation and renewal. I believe this represents one of the biggest changes to university education since universities admitted women.

This report provides an innovative approach to designing prosperity from a place-based and whole-systems approach. It demonstrates how new ways of working, collaboration and engagement with citizens and multiple stakeholders can lead to a better understanding of social value, sustainability, inequalities, public services and quality of life. With a new Government that is seeking to empower communities and implement greater devolution and local growth plans, this report represents a concrete way for achieving those aims.

Professor Dame Henrietta L. Moore,
Founder and Director of the Institute for Global Prosperity, UCL

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Executive Summary

This report launches the Institute for Global Prosperity's *Citizen Prosperity Index* for east London: a new way of conceptualising and measuring prosperity based on long-term research about the determinants of prosperity for local communities.

The *Citizen Prosperity Index* represents a paradigm shift in the way prosperity is understood, measured, and acted on by government, businesses, and civil society partners. Unlike conventional measures of prosperity that focus on economic growth, job creation, employment, and household income, the *Citizen Prosperity Index* is multi-dimensional – reporting on livelihood security, health and wellbeing, housing quality, education and lifelong learning, community life, and choice and freedom. Developed from research about the lived experiences of local communities, it reflects the array of factors that people say shape pathways to prosperity in east London.

The *Citizen Prosperity Index* has been produced as part of *Prosperity in east London 2021–2031*, a 10-year study tracking the prosperity of over 4,000 households in 15 areas of east London where large-scale and long-term urban regeneration is underway. The goal of the study is to investigate how the 'prosperity gains' from regeneration investments are shared in and between local communities, with a focus on understanding who is thriving and who is struggling, and whether there are observable differences in levels of prosperity between planned, new neighbourhoods in regeneration areas, and established areas that border regeneration sites.

Citizen Prosperity Index data shows significant differences in prosperity across the 15 research sites, and identifies intricate, place-specific patterns of opportunity and inequality across gender, age, and for different ethnic groups:

- Overall, women generally report lower levels of prosperity than men.
- People from non-white backgrounds report lower levels of prosperity than those from white backgrounds.
- Older people tend to be less prosperous than younger people.
- Men are more likely to report higher *Citizen Prosperity Index* scores for secure income and work, and freedom from financial stress. While women are more likely to report higher *Citizen Prosperity Index* scores for social and community-related aspects of prosperity.
- Deep-rooted challenges of livelihood insecurity persist across all areas and demographics, not mapping straightforwardly onto employment status and income.

- Housing affordability is an acute and persistent problem for all demographics and areas. Data show complex interdependencies between livelihood security, financial stress, and health outcomes.
- However, looking across all 15 research sites many areas report high scores in domains of community life across demographics, such as reporting a strong sense of community and feeling about to influence local decisions.

Analysis shows a complex relationship between demographics, place, and prosperity, with major variations in *Citizen Prosperity Index* scores across the 15 research sites:

- *Secure Income and Work* scores vary by over 37%, ranging from 5.59 (Heath, Barking & Dagenham) to 7.69 (Leyton, Waltham Forest).
- *Freedom from Financial Stress* shows the greatest variability, with scores ranging from 1.51 (Leyton, Waltham Forest) to 7.23 (Silvertown Quays, Newham), a striking 378.8% difference. People living in the Leyton research site reported higher debt burdens and less ability to save income compared to other areas – illustrating clearly that income and employment alone do not protect against livelihood insecurity.
- *Healthy Bodies and Healthy Minds* scores vary by 30%, ranging from 5.87 (Heath, Barking & Dagenham) to 8 (Fish Island and Sweetwater, Tower Hamlets).
- *Healthy, Safe and Clean Neighbourhoods* scores vary from 6.2 (Gascoyne Estate, Hackney) to 8.53 (Silvertown Quays, Newham), showing a 37% difference in environmental quality and perceived safety.

Overall, residents in planned, new neighbourhoods in regeneration areas report higher levels of prosperity than those in established neighbourhoods on the fringes of development sites. This is evident across multiple determinants of prosperity, from income to secure employment, financial stress, education and lifelong learning, physical and mental health, satisfaction with the quality of housing and living spaces, and perceptions of neighbourhoods as healthy, safe, and clean, for example:

- Livelihood security is 6.5% higher in new neighbourhoods, and access to services supporting livelihood security is 30% better.
- New neighbourhoods score 7% higher for health and mental well-being and 9% higher for perceptions of healthy, safe, and clean neighbourhoods than established areas.

- Established neighbourhoods score 9.4% higher in *Sense of Community*.

We identify **five key findings** from the *Citizen Prosperity Index* data that challenge current assumptions and approaches to development-led regeneration and have implications for future regeneration policy, planning, and practice:

1. Prosperity gains from regeneration do not 'spillover' to disadvantaged communities in neighbouring areas.
2. In part, because the effects of structural inequalities are too great to address without targeted interventions that adopt an intersectional approach.
3. Regeneration is 'importing prosperity' to new neighbourhoods: different population and prosperity profiles between new and established neighbourhoods support well-rehearsed arguments that regeneration attracts new residents, rather than improving opportunities and outcomes for people living in disadvantaged areas.
4. Livelihood security is the foundation of prosperity and depends on more than income and employment: Livelihood insecurity does not map straightforwardly onto employment status and income. High housing costs are a challenge for all demographics and areas, with even the highest earners reporting difficulties. Levels of financial stress, food and energy insecurity, and debt burdens vary significantly between communities that report similar levels of income.
5. These findings contribute new evidence about the prosperity gains from urban regeneration and highlight the limitations of current assumptions about the 'spillover' benefits that regeneration delivers for disadvantaged neighbourhoods in and around development areas.

In response, we propose it is time to rethink this assumption in regeneration policy, planning, and practice, and adopt an evidence-based approach that takes account of hyper-local spatial and socio-economic gains and inequalities in regeneration outcomes. While this work focuses on communities in east London, the approach to developing citizen-led, policy-relevant knowledge based on lived experiences of prosperity is transferable to cities around the UK. In the context of new conversations about the devolution of power from Whitehall to cities and regions, new evidence and approaches to understanding inequalities will be essential to inform targeted and effective responses.

1.0 The *Citizen Prosperity Index*: Measuring what matters to communities in east London

The *Citizen Prosperity Index* is a new way of measuring prosperity that reports on what matters to local communities in east London. Unlike most indicators and metrics that are decided by experts in government, universities or business, and assumed to be relevant to communities everywhere, the *Citizen Prosperity Index* is based on long-term qualitative research about lived experiences and local determinants of prosperity in east London.

For almost a decade, citizen scientists and academic researchers have worked with the London Prosperity Board, an innovative cross-sector partnership that brings together local, London, and central government, public agencies, businesses, community organisations, and research institutes to collectively rethink what shared and sustainable prosperity means. The goal of the London Prosperity Board is to pilot, test, scale, and mainstream new evidence and new ways of working that bring about meaningful changes to decision-making and outcomes for the prosperity of people and places.

The *Citizen Prosperity Index* is the outcome of sustained collaboration with London Prosperity Board partners:

- Co-producing new knowledge about the determinants, drivers and obstacles to prosperity in east London with citizen scientists – residents employed and trained to work as social researchers in their own neighbourhoods;
- Co-designing a multi-dimensional ‘prosperity model’ for east London with citizen scientists based on their qualitative research;
- Working with researchers from the Office for National Statistics and New Economics Foundation, local government, community, and business partners to translate this model into new prosperity measures that reflect local priorities, aspirations, and challenges;
- Piloting the *Citizen Prosperity Index* in five east London neighbourhoods and evaluating the value and impact of new hyper-local prosperity measures to inform decision-making, strategy, and interventions;
- Co-designing and co-funding the *Prosperity in east London 2021–2031 Longitudinal Study*, of which the *Citizen Prosperity Index* is a key output.

In this introduction, we discuss why rethinking what prosperity means with and for citizens and communities has been the driver for this work, and what changes when citizens define what prosperity means. In section 2, we summarise the research methodology. Section 3 looks at what the *Citizen Prosperity Index* tells us about who is thriving and who is struggling, and the differences between new and established neighbourhoods. In section 4, we discuss the implications for regeneration policy, planning and practice.

1.1 Why rethink prosperity with and for communities?

The *Citizen Prosperity Index* represents a paradigm shift in how prosperity is conceptualised and measured, placing citizens at the heart of the research process. In the context of a new government, cost-of-living crisis, post-austerity, post-Covid, post-Brexit, what it means to prosper and live a good life is once again at the forefront of political debates in the UK (Moore and Woodcraft 2023). These challenges foregrounded the depth and scale of inequalities in income, wealth, housing, living standards, life chances, health, education, and wellbeing around the country, illustrating starkly how socio-economic inequalities worsened livelihood and health outcomes for the most deprived and disadvantaged individuals. Multiple, structural socio-economic inequalities were a feature of UK life before these events. However, they served to highlight again, the limitations of the orthodox definition of prosperity as material wealth and economic growth measured by GDP that has dominated economic and political systems for over two hundred years and become the default measure of societal prosperity (Moore et al. 2023). Growing inequalities in multiple domains of everyday life challenge the assumption that economic growth will ‘trickle down’ and improve living standards for all. This widening gap has resulted in a well-established case for looking for measures of progress beyond economic growth and GDP.

Seeking new understandings of the determinants of prosperity for communities in different places and with different backgrounds is critical, ever more so in the context of a new Labour government prioritising economic growth plans. Cities are often imagined and described as engines of growth and innovation, but experience shows cities drive and concentrate inequalities. London may be one of the world’s wealthiest cities, but it has high levels of income, wealth, housing and health inequalities.

Where people live makes a dramatic difference to their life chances. A child living in Tower Hamlets is four times more likely to be in poverty than a child born in Richmond (Trust for London, 16 January 2024). Understanding these localised patterns of opportunity and inequality is the goal of the *Citizen Prosperity Index*, which focuses on the lived experiences and challenges of east London residents.

1.2 What changes when citizens define prosperity?

“How can we have a prosperous life for everyone, people of all classes? The situation is precarious for people around here. The combination of unaffordable housing, zero-hours contracts, portfolio careers...people have no security. Jobs are not good quality...this is a toxic mix.”

Frances, a professional in her fifties working in the voluntary sector, has lived in Hackney for twenty years; interview; July 2015

Unlike conventional measures of prosperity that focus on economic growth, job creation, employment, and household income, the *Citizen Prosperity Index* is multi-dimensional. It reflects the array of factors that people say affect life chances and pathways to prosperity in east London: from livelihood security to family background; where people live; a sense of control over life decisions; social connections and community; access to shared spaces and services; to environmental conditions and the way economic and social histories shape opportunities in the present. The Index has been designed to interrogate how factors like job security, affordable housing, and mental health intersect in everyday life, and to pay attention to place, recognising the close relationship between life chances, inequalities and geography.

The *Citizen Prosperity Index* was co-designed with a team of citizen social scientists based on in-depth qualitative research about lived experiences and local determinants of prosperity in east London. In the first phase of research (2015-2016), citizen scientists conducted over 250 interviews, focus groups, walking ethnographies and mapping exercises to examine what prosperity means to people and how they described the opportunities and obstacles to prosperity that affect them, their families, friends and communities. This research focused on three areas – Hackney Wick, East Village in the Olympic Park, and Forest Gate in Stratford – experiencing the effects of regeneration in and around the Olympic Park.¹

Citizen scientists worked with academic researchers to analyse and categorise the factors that people identified as essential and important for a prosperous life in east London (Table 1), which were translated into the ‘prosperity model’ that underpins the *Citizen Prosperity Index* (Figure 1). The *Citizen Prosperity Index* reports on five domains and 14 sub-domains of prosperity.

¹ Custom House in Newham, Heath in Barking and Dagenham, and Coventry Cross Estate in Tower Hamlets were added in the second phase of research (2017-2019), where further qualitative research was undertaken and a prototype *Citizen Prosperity Index* developed and tested (Woodcraft and Anderson 2019).

1.0 The Citizen Prosperity Index: Measuring what matters to communities in east London

Figure 1 What does the Citizen Prosperity Index for east London measure?



Table 1 Categorisation of factors that are essential/important for a prosperous life in east London. IGP, 2016.

What does prosperity mean?	Explanations from <i>Prosperity in east London</i> pilot study data
Good quality and secure jobs	A secure livelihood – secure and well-paid work; work satisfaction; equality at work; scope for career progression; work / life balance; feeling part of the economic life of the neighbourhood/city.
Household security and affordability	Secure, affordable and good quality housing; a mix of housing tenures; likelihood of being able to stay in the neighbourhood; living without financial stress.
Inclusion and fairness	Social, financial and digital inclusion; economic fairness; able to access services, work and education; feeling included and safe in the neighbourhood; access to local support networks and care; feeling part of the economic life of the neighbourhood/city.
Local value creation	Strong and inclusive local economies; opportunities for local organisations, businesses and neighbourhoods to share in value generated by wider processes of change; alternative economic models, sharing and circular economies.
Healthy bodies and healthy minds	Mental, physical and social health; access to health and care services; access to informal support and care; local support networks; access to open space; civic participation; life satisfaction; personal safety.
Healthy, safe and secure neighbourhoods	Decent and secure housing; clean air; safe streets and neighbourhoods; road safety; community safety; access to open and green space.
Childhood and adolescence	Early childhood development support; affordable childcare; good quality education; childhood and adolescent wellbeing and health; support for adolescent transitions; pathways to work, education and training for young people.
Good quality basic education	Access to good basic quality education for children and young people; informal and community learning; access to space, sports and culture.
Lifelong learning	Opportunities for formal and informal lifelong learning for children young people, adults and older people; volunteering and community participation.
Autonomy and freedom	Secure personal freedoms and equalities; access to opportunities; time and space to try new things; work / life balance; lifelong learning and personal development.
Social relationships	Feeling included in society and social life of the community; time to spend with family and friends; connections with neighbours; involvement in interest groups; access to local support networks.
Sense of community	Feeling a sense of belonging to local community; neighbours to talk to; access to support networks in the neighbourhood; feeling pride in the neighbourhood; community safety; feeling people will support each other in times of need.
Identities and culture	Feeling secure with cultural, ethnic, religious, personal identities in the neighbourhood; opportunities to participate in cultural life of the area and to pursue participation in cultural / religious activities; feeling part of the cultural life of the community.
Political inclusion	Right to political participation and political representation; feelings of inclusion in political decision-making.
Voice and influence	Opportunities to influence local decision-making; feeling like participation makes a difference; opportunities to make a productive contribution to future of local communities.

1.0 The Citizen Prosperity Index: Measuring what matters to communities in east London

Conceptualising prosperity with citizens based on research about lived experiences challenges conventional ways of thinking about the determinants of a good life. What we see is a multi-dimensional framework, but more importantly the research identifies the distinction people make between the foundations of prosperity, the essential building blocks of a good life, and the opportunities, choices, and freedoms that can be taken up when the building blocks are in place.

Since 2015, three waves of neighbourhood-based research carried out by citizen scientists have investigated the idea of foundations of prosperity and how this relates to other determinants and outcomes. This work has consistently identified livelihood insecurity as the key determinant of, and main obstacle to, prosperity for people living in east London (Woodcraft et al. July 2024). Critically, this research identifies that livelihood security requires more than simply work and income. Households draw on a range of assets, services, and networks for their livelihoods including affordable housing, food and energy security, internet access, affordable local childcare, and public transport (Moore and Woodcraft, 2023). Local networks of family, friends, and neighbours play a crucial role in helping people cope with insecurity, providing informal childcare to enable people employed on zero-hours contracts to work irregular shift patterns and enabling informal and community-led savings networks to operate (Woodcraft and Anderson, 2019).²

1.3 Why look at regeneration and prosperity?

Place-based prosperity has become a policy priority for national, regional and local government in the UK in recent years, in response to growing regional and intra-urban inequalities and social and economic exclusion. Regeneration is an increasingly complex area of urban policy and a key driver in the transformation of the physical, economic, and social dynamics of cities.

During the decade 2021-2031, several large-scale strategic regeneration programmes and national, regional, and local policies designed to create inclusive economies and prosperous communities in east London, will converge. These include initiatives that are part of this research programme, such as London's 2012 Olympic Legacy regeneration strategy, redevelopment of the Royal Docks in Newham, and regeneration of the Teviot Estate in Poplar, and other major schemes like Barking Riverside, Thamesmead, and Greenwich Peninsula.

London's Olympic Legacy regeneration – centred on the development of Queen Elizabeth Olympic Park (QEOP) – aims to close the 'prosperity gap' between east London neighbourhoods with a long-term history of multiple disadvantage and other areas of the city, within 20 years of the Games (HM Government/Mayor of London 2014; Mayors Office 2011). Legacy regeneration includes QEOP as an 'inclusive' Innovation District, with anchor cultural and educational institutions including the BBC, Sadler's Wells, V&A, London College of Fashion and UCL, and creating c. 10,000 homes and public amenities (Arup 2018; LLDC 2016; OPLC 2011). The Olympic Legacy strategy is based on the promise of real and long-lasting social, economic and environmental regeneration for communities in east London (London 2012/LOCOG 2010), recognising that 'place' is connected in multiple ways (local economic strength, public service provision, housing markets, legacy investments in infrastructure and socio-cultural factors) to life chances, quality of life and wellbeing (Tunstall et al. 2014; Buck 2001). The Royal Docks in Newham is described as one of the UK's largest regeneration initiatives, with approximately £5 billion worth of investment planned over the next 20 years.

£2 billion of public and private investment is proposed between 2024 and 2029, including a new tunnel under the Thames and the Silvertown bridge, and proposals for a new commercial shipyard. 55,000 new jobs and 36,000 new homes are forecast. The Royal Docks is part of two major growth priorities in London: the Royal Docks and Beckton Riverside Opportunity Area and London's only Enterprise Zone. Both are large-scale brownfield regeneration initiatives. The Teviot Estate in Poplar is an estate regeneration initiative that will create 1,750 new homes, shops, community and faith facilities, green and open spaces, and infrastructure improvements. There are currently 535 homes in the proposed development boundary. Teviot is a post-war estate built by Poplar Borough Council in the 1950s. Regeneration is proceeding following a ballot in 2019, backed by 86% of residents.

These regeneration programmes adopt a development-led approach to stimulating economic and social renewal and are typical of the long-term, multi-stakeholder partnerships that characterise 'neo-liberal urbanisation' (Lees, Slater et al. 2013): partnerships that combine public land and infrastructure investment with private investment in residential and commercial assets in low-income or 'vacant' – often post-industrial – areas to underwrite the development of social housing, social infrastructure and public space, and to drive economic growth and job creation.

However, four decades of this approach to urban regeneration in London, and other UK cities, shows the benefits are unevenly distributed (Tallon 2021). Gentrification is one of the most widely debated and controversial aspects of regeneration. Low-income households are disproportionately affected by rising land values following the development of 'vacant' post-industrial areas (Imrie, Lees et al. 2009), which has been linked to increasing social inequalities (Poynter and MacRury 2009), displacement (Cohen 2013, Watt 2013, Bernstock 2014), the suburbanisation of poverty (Bailey and Minton 2018), and the emergence of new geographies of inequality and exclusion that Tallon (2021) describes as dual landscapes.

Large-scale regeneration, typically described as schemes of more than 1,000 homes, are designed with increasingly complex socio-economic policy goals in mind, which go much further than developing infrastructure and new housing development. It is ever more common for economic inclusion, local job creation, tackling worklessness, improving health and wellbeing, reducing loneliness, creating resilient communities, and digital inclusion among other challenges to be identified as objectives and desired outcomes of regeneration.

However, there is a lack of research evaluating the outcomes and impacts of regeneration investments (Andrea Colantonio 2010). Explanations for this evidence gap include the diversity of approaches to regeneration and a lack of consensus about how to account for complexity (Tyler, Warnock et al. 2013), and disconnections between research methods and academic disciplines creating limitations to integrated research that examines the impacts of regeneration quantitatively and qualitatively (Lupton 2008). Instead, the Social Value Act and an interest in comparative assessments of regeneration policies has driven a research agenda focused on aggregate valuations that enable cost-benefit analysis (Fujiwara 2013, Tyler, Warnock et al. 2013). These approaches often are developed by experts, are distant from lived experience, and cannot thereby account for the contextualised social impacts described above. There is a further issue of scale: evaluating population change or measuring average resident earnings growth at the borough level masks the dynamics of income inequalities at neighbourhood level. This is particularly evident in areas experiencing rapid population growth that are 'importing prosperity' by attracting higher-income households – as recent survey data from the Olympic Park suggests – and hyper-local areas where multiple forms of

insecurity intersect with gender, ethnicity, and age to create complex spatial and socio-economic inequalities (Woodcraft et al., July 2024).

It is this point of contention – between abstract, aggregate, expert-led and situated, context-specific, community-based approaches to assessing urban policy – where debates about valuing urban regeneration intersect with the emerging field of prosperity research.

Since the 2008 financial crisis, there has been a growing critique of GDP as the default measure of societal prosperity. This has driven efforts in the UK and globally to take account of non-financial aspects of a 'good' life such as subjective wellbeing, happiness, and life satisfaction. However, prosperity as an imaginary and lived experience remains under-studied and under-theorised (Moore and Woodcraft, 2022). Theories about what constitutes prosperity, and the policy pathways that shaped action in the 20th century – economic growth, industrialisation and planetary resource consumption – are no longer applicable (Moore, Davies et al. 2023).

The assumption that economic growth will 'trickle-down' in the form of job opportunities, wage rises and improved public services to improve living standards for all has been disproven by rising inequalities and livelihood precarity (Wilkinson and Pickett 2010), yet continues to underpin regeneration as a form of urban policy.

The *Citizen Prosperity Index* is a key output from the *Prosperity in east London 2021–2031 Longitudinal Study*, which aims to address the gaps in academic theory and policy-relevant knowledge about how investments in urban regeneration can create equitable pathways to place-based prosperity.

² Read a full description of the qualitative research that underpins the *Citizen Prosperity Index* in Moore, H. L. and S. Woodcraft (2023). Local meanings and 'sticky' measures of the good life: redefining prosperity with and for communities in east London. Available at <https://uclpress.co.uk/book/prosperity-in-the-twenty-first-century/>.

2.0 About the *Prosperity in east London* 2021–2031 Longitudinal Study

***Prosperity in east London 2021-2031* is a 10-year study tracking the prosperity of over 4,000 households in 15 areas of east London where large-scale and long-term urban regeneration is driving rapid physical, economic, and social changes in local communities.**

The goal of the Longitudinal Study is to investigate how the ‘prosperity gains’ from regeneration investments are shared in and between local communities. It will look at how regeneration affects the prosperity of people from different backgrounds and neighbourhoods in the long-term, asking:

- **Who benefits and how from urban regeneration investments?**
- **What are the obstacles to prosperity for people from different backgrounds?**

By examining these core questions, the study is designed to fill the gap in research regarding the unequal impacts of regeneration on prosperity, life chances, and quality of life amongst local communities in the long-term.

2.1 Research sites

Each research site is a Lower Super Output Area (LSOA). LSOAs are small geographic areas with a similar population size that are used by government to improve the reporting and analysis of public statistics. LSOAs have an average of approximately 1,500 residents or 650 households. The 15 LSOAs in the study are in 5 London Boroughs: Newham, Tower Hamlets, Hackney, Waltham Forest, and Barking & Dagenham (see Figure 2).

The 15 areas in the study have been selected because they include ‘established’ low-income communities – places where households experience multiple forms of deprivation and inequality, as well as ‘new’ mixed-income communities – places where housing development and job opportunities attract new residents. Neighbourhoods such as East Village in the Olympic Park and Leyton in Waltham Forest are classified as ‘new’ and ‘established’ respectively. The study uses these distinctions to investigate how regeneration affects different types of communities.

2.2 What do we mean by ‘new’ and ‘established’ neighbourhoods?

The 15 research sites in the *Prosperity in east London 2021–2031 Longitudinal Study* include three ‘types’ of neighbourhoods experiencing regeneration:

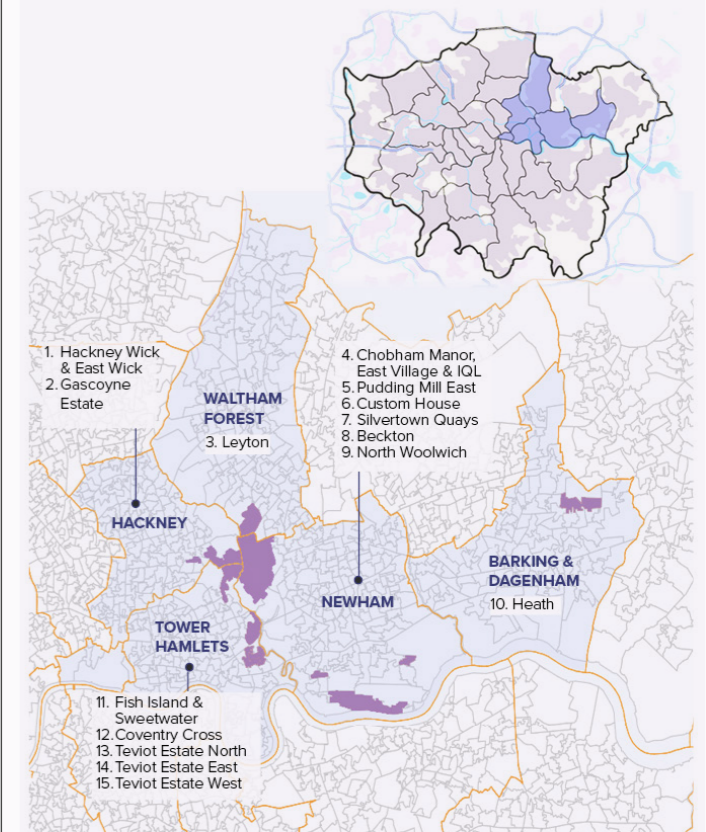
- **Planned new neighbourhoods:** LSOAs in planned new mixed-use neighbourhoods that are part of long-term and large-scale strategic regeneration initiatives in Opportunity Areas. These include Silvertown Quays in Newham’s Royal Docks, and Chobham Manor, East

Wick and Sweetwater, and Pudding Mill East, three of five new neighbourhoods being constructed in the Olympic Park as part of the Legacy Communities Scheme. These new neighbourhoods are part of regeneration initiatives on former industrial sites, with ambitious targets to generate social and economic benefits for local people and communities, as well as create new housing and infrastructure.

- **Estate regeneration neighbourhoods:** LSOAs in estate regeneration areas such as the Teviot Estate in Poplar, Tower Hamlets. Estate regeneration involves the upgrading of existing housing, often through demolition and replacement that requires residents to be rehoused during construction. Estate regeneration often involves the creation of new housing to increase density and creation of new infrastructure and facilities. Estate regeneration in London has been highly controversial because of the displacement of residents and local businesses from regeneration areas.
- **Established neighbourhoods:** these are primarily established residential neighbourhoods on the border of places directly experiencing regeneration or where regeneration is planned for the coming years. These include Leyton in Waltham Forest, Hackney Wick and the Gascoyne Estate in Hackney, which are on the fringes of the Olympic Park, and Custom House, Beckton, and North Woolwich in Newham, which are on the fringes of the Royal Docks regeneration area.

It is important to note that the 15 areas in the Longitudinal Study are at different stages of regeneration, which will impact on research findings. For example, regeneration of the Lower Lea Valley has been underway since infrastructure preparations began in 2007 for the 2012 Olympic Games. East Village, formerly the Athletes’ Village, has been occupied since 2013. Chobham Manor and East Wick, the first two neighbourhoods in the Legacy Communities Scheme, are occupied, and employment, youth engagement, inclusive innovation schemes in the Olympic Park are well-established. Regeneration in the Royal Docks and Teviot Estate is at a very early stage.

Figure 2 Map of the study area



2.0 About the *Prosperity in east London* 2021–2031 Longitudinal Study

Table 2 Description of Locations in the study.

Study area	Research site	New/ established	Regeneration planned, started, completed
Olympic Park and fringes	Chobham Manor, East Village, Stratford Cross (IQL), Newham	New	Chobham Manor is the first neighbourhood in the Olympic Park Legacy Communities Scheme. Construction of 859 new homes began in 2014. The first occupants arrived in 2016, and construction was completed in 2022. East Village is the former Athletes' Village and has been occupied since 2013, although development continues. It has over 3,200 new homes. Stratford Cross is a mixed-use development that includes East Bank, the Olympic Park's new cultural and educational quarter.
	Pudding Mill East, Newham	Established and new	This research site is part of the Pudding Mill and Bridgewater Triangle, one of the five new neighbourhoods in the Olympic Park Legacy Communities Scheme. A planned, mixed-use neighbourhood, Pudding Mill will include 900 new homes and new workspace. Construction is expected to start in 2026. The Pudding Mill and Bridgewater Triangle development site is on the south of the Olympic Park and borders Newham's Carpenters Estate. The LSOA contains areas of existing housing including Victorian terraces and mid to high-rise buildings constructed in the past 15 years.
	Hackney Wick and East Wick, Hackney	Established and new	Hackney Wick is an established neighbourhood experiencing rapid redevelopment and change on the western fringe of the Olympic Park. A former industrial area with a long history of manufacturing, production and entrepreneurship since the late 19th century. Hackney Wick developed into Europe's largest concentration of artists' studios. Hackney Wick has been an area of high deprivation for decades. Rapid regeneration in Hackney Wick since the Olympic Games, including infrastructure, housing, and commercial space, has driven dramatic changes in the neighbourhood, population profile, and housing and wealth inequalities. East Wick is the second neighbourhood in the Olympic Park Legacy Communities Scheme. 870 homes are planned in seven phases. Construction of phase one was completed in 2021.
	Gascoyne Estate, Hackney	Established	The Gascoyne Estate is a post-war development in Hackney, built to replace housing damaged during World War Two. It is west of the Olympic Park and Hackney Wick. It is an area of high deprivation.

Table 2 Description of Locations in the study.

	Fish Island and Sweetwater, Tower Hamlets	New	Fish Island is a former industrial neighbourhood and designated conservation area south of Hackney Wick and on the west of the Olympic Park. It has been a regeneration site since 2016, experiencing rapid development with dramatic impacts on the artists and creative businesses that occupied former industrial buildings. New residential development in Fish Island continues. Sweetwater is the second neighbourhood in the Olympic Park Legacy Communities Scheme. It is the second phase of the East Wick and Sweetwater development and will include 650 new homes. Construction is expected to finish in 2026.
	Leyton, Waltham Forest	Established	This part of Leyton is on the eastern fringes of the Olympic Park. It is the closest established neighbourhood to Chobham Manor and East Village. This research site is an established mainly residential neighbourhood of Victorian terraced and post-war buildings, close to Leyton High Road.
Royal Docks	Silvertown Quays, Newham	New	Silvertown in the Royal Docks is a mixed-use development of the former Millennium Mills that will include 6,500 new homes in five planned new areas of housing, public realm, and commercial space. Construction of the first phase of affordable housing began in 2023.
	Custom House, Newham	Established	Custom House is on the northern fringe of the Royal Docks close to the Excel Centre. It is an area of post-war housing and low-rise tower block flats. It is an area of high deprivation and has been designated as a regeneration area for 20 years. After two decades without progress on regeneration, at the end of 2022 residents voted in favour of a regeneration proposal for Freemasons Road, which will create around 800 new houses, a health centre, shops, and community facilities.
	Beckton, Newham	Established	Beckton is on the eastern side of the Royal Docks. It is a residential suburb that has developed in phases since the late 19th century including post-war council housing, 1980s development of social and private housing, and current developments of low-rise apartment blocks.
	North Woolwich, Newham	Established	North Woolwich is an area on the southern side of the Royal Docks. It is a former industrial area with a mixture of housing, including Victorian terraces, post-war low and high-rise housing, and mid-rise apartment blocks built in the past decade. Like Silvertown, Custom House, and Beckton, North Woolwich was affected by closure of the docklands, and levels of socio-economic deprivation is high.

2.0 About the *Prosperity in east London 2021–2031 Longitudinal Study*

Table 2 Description of Locations in the study.

Teviot Estate and Coventry Cross Estate	Coventry Cross Estate, Tower Hamlets	Established	Coventry Cross is a post-war estate in Bromley-by-Bow, west of the Bow East and Pudding Mill regeneration areas of the Olympic Park, and immediately south of Devas Street where regeneration includes new housing and community facilities. Over 70% of residents are from Black and Minority Ethnic (BME) groups, which is much higher than the London average of around 40%. Levels of deprivation are high, and the area has one of the highest proportions of households with dependent children.
	Teviot Estate (North, East, West), Tower Hamlets	Established	The Teviot Estate is a post-war housing estate in Poplar that was completed in 1955. It includes low-rise housing and mid-rise apartment blocks. Regeneration is planned for the Teviot Estate. 535 homes are included in the regeneration boundaries, which will be replaced with 1,900 new homes in four phases, shops, community and faith facilities, infrastructure, and green space. Regeneration is scheduled to start onsite in late 2025, with the first homes expected to be completed by 2028. The entire project is forecast to be completed by 2042.
Heath	Heath, Barking & Dagenham	Established	This research site is in Heath ward in Dagenham. It is an area of post-war, primarily low-density housing with high rates of council tenants. It is an area of high deprivation (over 62% of deprived households). Median house prices are higher than the borough average. Heath borders a regeneration area that includes Coventry University's east London campus.

2.3 Research methods

Prosperity in east London 2021–2031 is a mixed methods study that combines data from the *Citizen Prosperity Index* household survey, and Obstacles to Prosperity qualitative research, which is undertaken by citizen scientists – residents employed and trained by UCL's Citizen Science Academy to work as social scientists in their neighbourhoods.

Data will be collected in three waves between 2021 and 2031. Each wave will include a survey of over 4,000 households examining how people self-report their experiences and perceptions of prosperity, as well as in-depth interviews and group discussions focusing on lived experiences of residents.

2.4 Citizen Prosperity Index Summary Methodology

The *Citizen Prosperity Index* reports on five domains and 14 sub-domains identified in community-based qualitative research carried out with citizen social scientists between 2015 and 2017 (Moore and Woodcraft 2019; Woodcraft and Anderson 2019).

The Index is constructed using data from the *Prosperity in east London 2021–2031 Citizen Prosperity Index Household Survey* and a simultaneous equation model to estimate values reflecting levels of prosperity³.

Each domain and subdomain in the *Citizen Prosperity Index* is measured on a scale of 0 to 10, with higher scores indicating better outcomes. The score determines how far each point radiates from the centre to the spider-chart's periphery. The greater the value, the farther the point is from the centre. This standardised scale allows for easy comparison across different determinants of prosperity. For a comprehensive list of the indicators used in the *Citizen Prosperity Index*, please refer to Appendix 1.

The sampling strategy aimed for a fully representative sample of the population in each LSOA surveyed. In 2020, east London had an estimated population of 2,869,200 (32% of the total population in London) – the largest among all five sub-regions of London. Black or other ethnic minorities comprised 44% of residents in east London – higher than the London average of 40%. East London also had the second-largest population density (6,214 residents per km²) and the second fastest population growth (13% increase from 2010 to 2020). These statistics are highly mirrored in our sample.

The survey sampled 4,093 households, representing 7,741 residents. Considering recent Census population data, the survey covered about 20 per cent of the total population of all the surveyed sites in the study, providing a representative account of current socio-economic conditions in east London. The data presented in this report is the preliminary evidence from the first wave of the *Citizen Prosperity Index Household Survey* carried out between December 2021 and June 2022.

³ The full East London *Citizen Prosperity Index Methodology Paper* (Melios, Moore et al. September 02, 2024) can be accessed at: https://papers.ssrn.com/sol3/papers.cfm?abstract_id=4945628

3.0 What does the *Citizen Prosperity Index* tell us about how regeneration is shaping prosperity in east London?

In this section, we discuss what *Citizen Prosperity Index* scores tell us about the 'prosperity gains' from regeneration in east London. First, we look at how levels of prosperity vary across the 15 research sites and what this tells us about who is thriving, who is struggling, and how these experiences are shaped by demographics and geography. Second, we analyse the differences in prosperity between planned, new neighbourhoods in regeneration areas, and established neighbourhoods that border areas where regeneration is beginning or planned to start in the coming years. We ask what this evidence tells us about how prosperity is distributed spatially and shared across the population of intended beneficiaries of regeneration.

3.1 Who is thriving and who is struggling?

3.1.1 General trends

Analysis of prosperity levels by gender, age, and for different ethnic groups show intricate, place-specific patterns of opportunity and inequality. Overall, we can see women report lower levels of prosperity than men. People from non-white backgrounds report lower levels of prosperity than people from white backgrounds. Older people are less prosperous than younger people.

Citizen Prosperity Index data shows deep-rooted challenges of livelihood insecurity that do not map straightforwardly onto employment status and income. Housing affordability is an acute and persistent problem in all areas and for all demographics. Levels of financial stress, food and energy insecurity, and debt burdens vary significantly within communities that report similar levels of income. While the cost-of-living crisis might explain some of these stresses, we argue livelihood insecurity is becoming entrenched in east London. Earlier waves of research undertaken by the IGP and citizen scientists in 2015 and 2017 identified livelihood insecurity as the main obstacle to prosperity in east London.

In the first two phases of research, both of which took place before the pandemic and cost-of-living crisis, a high proportion of participants felt they were living with multiple forms of insecurity and instability that undermined their opportunities to prosper. When describing these conditions, it was common to hear people talk about their struggles to cope with stresses caused by low-paid work, zero-hours contracts, unaffordable and insecure housing, and challenges accessing basic services.

Data from IGP's *Citizen Prosperity Index* Pilot Study in 2017-2019, shows east London households in all income brackets were already struggling with job security, unaffordable housing, and low levels of disposable income before the pandemic and current cost-of-living crisis (Woodcraft, Collins et al. 2023). The research took place in 2017, when London's economy was growing faster than any other region of the UK – the employment rate in London was at a record high of 75% and total household wealth was estimated to be £1.8 trillion – yet levels of in-work poverty were rising steadily (ibid., 2019).

The persistence of insecurity across all research sites and demographics highlights the need for livelihood security, as a multi-dimensional concept not solely employment, to be a strategic goal for regeneration policy, recognising the complex interdependencies between livelihood security, financial stress and health outcomes. Housing affordability is a critical dimension of livelihood security. It is widely acknowledged and reported that housing costs are a key driver of poverty in London (Trust for London n.d.). The challenge of housing affordability has specific dynamics in planned new neighbourhoods, such as East Village in the Olympic Park, where qualitative research identifies that high service charges combined with centralised heat and energy services limit residents' choice and ability to manage household costs.

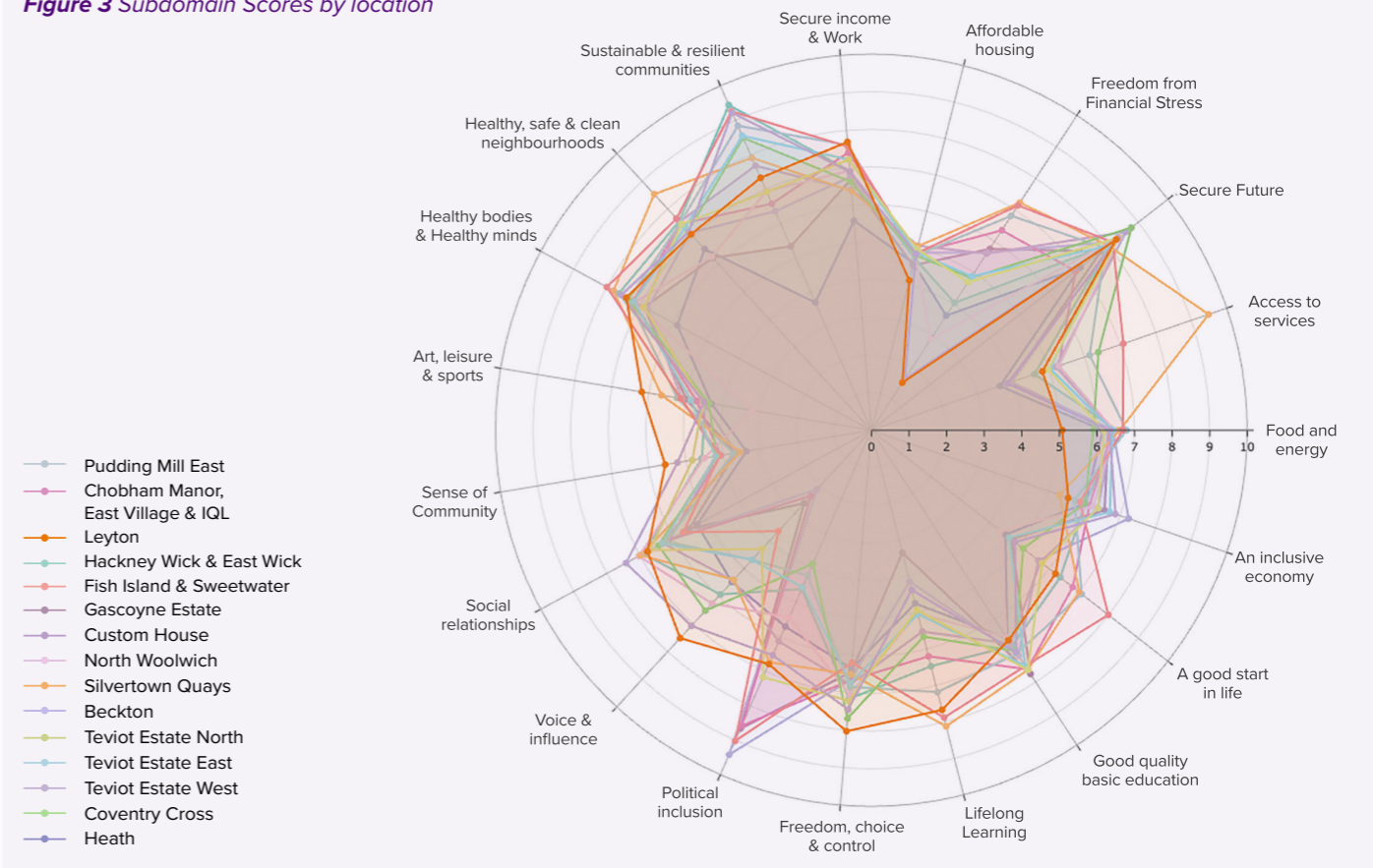
Despite these challenges, the data reveal encouraging aspects. Many areas perform well in domains related to community life, with high scores for 'Sense of Community' and 'Voice and Influence' across demographics. Silvertown Quays and Fish Island and Sweetwater score above 8 in 'Access to Services', indicating well-connected neighbourhoods. The 'Healthy Bodies and Healthy Minds' domain yields promising results, with most areas scoring above 7, suggesting effective public health services and initiatives. Notably, new neighbourhoods in the Olympic Legacy Opportunity Area like Hackney Wick, East Wick, Chobham Manor and East Village show high scores in 'Secure Income and Work' and 'An inclusive economy'. Residents of new neighbourhoods also report smaller disparities between demographic groups, implying less inequalities exist within the population in these areas. Furthermore, certain subgroups, such as young adults in economic domains and older adults in community engagement, thrive in specific areas.

These scores indicate better economic outcomes, greater security, and a more equitable distribution of benefits for people living in new neighbourhoods. At face value, this suggests regeneration has been successful in delivering measurable improvements to local prosperity. However, it is important to note the stark differences in economic opportunity and stability between people living in new and established neighbourhoods. Data shows employment rates are comparable at 94%, but income, job security, and levels of financial stress present a different picture of prosperity gains. This is particularly evident in the case of new and established neighbourhoods that are situated side-by-side, such as Chobham Manor in the Olympic Park, and Leyton on the Park's fringes. 'Fringe neighbourhoods', or areas within 1-2 miles of the Olympic Park boundary, are identified in the Legacy regeneration strategy as intended beneficiaries of regeneration investments.

Looking at hyper-local levels of prosperity in areas such as these where regeneration has been underway for over a decade, suggests that prosperity is 'imported' by attracting higher-income households to east London and not generating prosperity gains for disadvantaged local communities (Woodcraft et al., July 2024).

Looking at the relationship between place and prosperity for each domain and sub-domain of the *Citizen Prosperity Index* we see how east London's history of deindustrialisation, economic development, migration and welfare interventions, such as post-war social housing, continue to shape peoples' daily lives and prosperity pathways. Housing tenure, for example, is closely linked to housing affordability, housing security, and housing quality, which intersect with health, wellbeing, and household disposable income, among other factors shaping lived experiences of prosperity (Woodcraft et al. July 2024).

Figure 3 Subdomain Scores by location



3.0 What does the *Citizen Prosperity Index* tell us about how regeneration is shaping prosperity in east London?

3.1.2 Place and prosperity: Spatial patterns by Index domain

Analysis shows highly localised differences in prosperity across the 15 research sites. Figure 3 summarises these varied experiences, with dramatic variations in scores for access to services demonstrating the unevenness of experience. In contrast, subdomains like affordable housing exhibit more consistent scores. Overall, the chart illustrates the complex, multidimensional nature of prosperity and the hyperlocal variation in opportunities and challenges.

The analysis of prosperity and opportunity across various research sites reveals complex patterns of inequality that intersect with gender, ethnicity, and age. Gender disparities are evident in many areas. Men generally score higher in economic domains such as 'Secure Income & Work' and 'Freedom from Financial Stress', while women often score better in social and community-related aspects. In Teviot East, for instance, men score 20.9% higher in economic security, but women report a score 8.1% higher in 'Voice and influence'. This trend is mirrored, though to varying degrees, in other locations like Leyton and Chobham Manor and East Village. Notably, health-related domains show less pronounced gender differences, with both sexes scoring similarly in 'Healthy Bodies and Healthy Minds' across most sites.

Ethnic disparities present a more nuanced picture, varying significantly between locations. Fish Island & Sweetwater demonstrates this complexity, with non-white residents scoring 24.4% higher in 'Freedom from Financial Stress' and 13.9% higher in 'Freedom, choice & control', but 11.5% lower in 'Food and Energy' compared to white residents. Hackney Wick and East Wick presents a contrasting scenario, where white residents report higher scores in most domains, particularly in Affordable Housing (35.9% higher) and Access to Services (17.6% higher). The Gascoyne Estate further illustrates this variability, with non-white residents reporting significantly higher scores in economic domains but lagging in community and health-related ones. These diverse patterns underscore the influence of local demographics, housing policies, and community dynamics on ethnic inequalities.

Age emerges as the most significant factor in shaping experiences of prosperity and opportunity. The disparities between age groups are often stark and consistent across sites. Younger adults, typically aged 20-40, score higher in economic domains, while older adults frequently lead in community-related areas. The 'Affordable housing' domain exhibits some of the most dramatic age-related differences, with scores in North Woolwich ranging from 3.33 for age 85 to above 9 for several age groups – a 200% difference. The 'Healthy bodies & healthy minds' domain often displays a U-shaped pattern, with younger and older adults outperforming middle-aged groups, specifically in indicators such as stress and anxiety. In Beckton, for example, scores in this domain vary by 71.3% between the highest and lowest-scoring age groups.

The overall index scores reveal that while disparities exist across all demographic categories, their nature and magnitude vary significantly by location and specific subdomain. Economic domains consistently show the largest gaps, with differences often exceeding 100% between the highest and lowest scoring groups in areas like 'Freedom from Financial Stress'. Social and community-related domains exhibit more moderate disparities, typically ranging from 10-30%, suggesting a more equitable distribution of community engagement and social cohesion. Health-related domains generally show the smallest gaps, often less than 10%, potentially reflecting the success of public health initiatives in achieving more uniform outcomes.

The considerable variation between sites highlights the crucial role of local context in shaping these outcomes. The extreme variability in domains such as 'Affordable housing', where differences can exceed 200% between age groups in the same area, underscores this point. This multifaceted landscape of inequality demonstrates that a complex interplay of gender, ethnicity, age, and local conditions shapes prosperity and opportunity. Addressing these disparities effectively requires targeted, context-specific interventions considering each community's unique challenges and opportunities.

Foundations of Prosperity

Foundations of Prosperity Domain comprises three subdomains: Secure Livelihoods, an Inclusive Economy, and a Good Start in Life – totalling 21 individual indicators. This domain assesses efforts to foster a local economy that prioritise livelihood security, fairness, social integration, and sustainable value creation.

Secure livelihoods

- Secure Income and Work scores vary by 37.6% across the research sites, ranging from 5.59 (Heath, Barking & Dagenham) to 7.69 (Leyton, Waltham Forest).
- Affordable Housing is an acute and persistent problem in all areas and demographics, with scores ranging from 4.11 (Leyton, Waltham Forest) to 5.06 (Custom House, Newham). While housing affordability scores improve slightly with income, even the highest earners score below 6 on a 10-point scale, indicating widespread housing stress. There is a 10% increase in housing affordability scores between the highest earners (£50,000+) and lowest (- £17,500).
- Freedom from Financial Stress shows the greatest variability, with scores ranging from 1.51 (Leyton, Waltham Forest) to 7.23 (Silvertown Quays, Newham), a striking 378.8% difference. This can be attributed to higher debt burdens and lower capabilities of saving income compared to other research sites.
- Access to Services scores range from 3.62 (Heath, Barking & Dagenham) to 9.49 (Silvertown Quays, Newham). More specifically, these scores indicate a combination of access to services such as internet, as well as accessibility and satisfaction with transport to workplaces. Low scores indicate a combination of both poor accessibility to these services, as well as dissatisfaction with modes and pricing of commute.

An inclusive economy

- Scores vary by 20.5% ranging from 6.01 in Heath, Barking & Dagenham to 7.24 in Beckton, Newham.
- Lower scores are likely driven by limited access to affordable childcare and fewer part-time or full-time job opportunities, while income inequality exacerbates disparities in economic participation.

A good start in life

- Scores show a 50.2% variation, from 4.52 in Heath, Barking & Dagenham to 6.79 in Chobham Manor, Newham.
- Childhood poverty and higher unemployment rates, coupled with challenges in school attendance and transitions to further education or work, are key drivers in lower-scoring areas.

Opportunities and Aspirations

Opportunities and Aspirations Domain includes three subdomains: Good Quality Education, Lifelong Learning, and Freedom, Choice and Control, incorporating 14 indicators. This domain evaluates educational standards, lifelong learning opportunities, and individuals' sense of autonomy and control.

- Good Quality Basic Education scores range from 6.58 (Heath, Barking & Dagenham; North Woolwich, Newham) to 8.12 (Silvertown Quays, Newham; Gascoyne Estate, Hackney), a 22.7% difference.
- Lifelong Learning Scores show even greater variation, from 3.36 (Gascoyne Estate, Hackney) to 8.12 (Silvertown Quays, Newham), a 141.7% difference.
- Freedom, Choice and Control scores range from 6.2 (Fish Island & Sweetwater, Tower Hamlets) to 8.03 (Leyton, Waltham Forest), indicating a 33.4% difference in perceived autonomy across areas.

Power, Voice, and Influence

Power, Voice, and Influence Domain consists of two subdomains: Political Inclusion, and Voice and Influence, with two composite indicators measuring political participation, trust in institutions, inclusivity, feelings of influence and empowerment, and perceptions of social change.

- Political Inclusion scores range from 3.88 (Coventry Cross, Tower Hamlets) to 9.42 (Beckton, Newham), a 142.8% difference.
- Voice and Influence scores show even greater variation, from 2.13 (Beckton, Newham) to 7.51 (Leyton, Waltham Forest), a 252.6% difference.
- The data suggests that high levels of political inclusion do not always translate to a sense of personal empowerment or influence.

3.0 What does the *Citizen Prosperity Index* tell us about how regeneration is shaping prosperity in east London?

Belonging, Connections and Leisure

Belonging, Connections, and Leisure Domain includes three subdomains: Social Relationships, Sense of Community, and Arts, Leisure, and Sports, covering eight individual indicators. This domain assesses social connectedness, community involvement, and equitable access to arts, sports, and leisure activities.

- Social Relationships scores ranging from 5.27 (Heath, Barking & Dagenham) to 7.42 (Teviot West, Tower Hamlets), a 41% difference.
- Sense of Community shows even more notable disparities, with scores ranging from 3.37 (Heath, Barking & Dagenham) to 5.56 (Leyton, Waltham Forest), a 65% difference.
- Arts, Leisure, and Sports participation scores exhibit a similar pattern of inequality, ranging from 3.22 (North Woolwich, Newham) to 6.19 (Leyton, Waltham Forest), a 92% difference.

Health and Healthy Environments

Health and Healthy Environments Domain incorporates three subdomains: Healthy Bodies and Healthy Minds; Healthy, Safe and Clean Neighbourhoods; and Sustainable and Resilient Communities, with 15 indicators. Measures well-being, mental and physical health, life satisfaction, and access to related services. Also evaluates housing quality, safety, cleanliness, and access to green spaces.

- Healthy Bodies & Healthy Minds scores range from 5.87 (Heath, Barking & Dagenham) to 8 (Fish Island and Sweetwater, Tower Hamlets), indicating a 30% difference in physical and mental health outcomes.
- Healthy, Safe & Clean Neighbourhoods scores vary from 6.2 (Gascoyne Estate, Hackney) to 8.53 (Silvertown Quays, Newham), showing a 37% difference in environmental quality and perceived safety.
- The most striking disparity is seen in Sustainable & Resilient Communities scores, which range from 3.71 (Heath, Barking & Dagenham) to 9.44 (Hackney Wick & East Wick), a difference of 154.4% in environmental sustainability and community resilience.

These findings underscore the potential for regeneration to address health inequalities and highlight the importance of integrating health-promoting features in urban design. However, policymakers should approach these results cautiously, recognising that correlation does not imply causation. Long-term monitoring of health outcomes in regenerated areas will be crucial to refine policies and ensure that the benefits of regeneration are equitably distributed, ultimately working towards creating healthier, more resilient communities across both new and established neighbourhoods.

3.0 What does the *Citizen Prosperity Index* tell us about how regeneration is shaping prosperity in east London?

3.1.3 Demographics and prosperity: Socio-economic patterns by Index domain

In this section, we look at the relationship between demographic variables – income, education, ethnicity, age – and prosperity by *Index* domain.

Foundations of Prosperity

Income and education

Income and education correlate with better outcomes across all three sub-domains. As shown in Figure 4, there is a clear positive relationship between income and Freedom from financial stress. Higher-income individuals generally report greater financial security, with those in the highest income bracket (£50,000+) scoring nearly twice as high on this measure compared to those in the lowest bracket. However, disparities persist even among those with similar educational attainment. There is a strong positive relationship between education and the ability to save money (Figure 5).

Income does not protect against housing stress

Housing affordability is a significant challenge across all areas and demographics, with even higher-income individuals reporting difficulties. We observe a 10% increase in affordable housing scores between the highest earners (£50,000+) and lowest (-£17,500). Figure 6 shows that while affordability scores improve slightly with income, even the highest earners score below 6 on a 10-point scale, indicating widespread housing stress.

Figure 5 Ability to Save by education

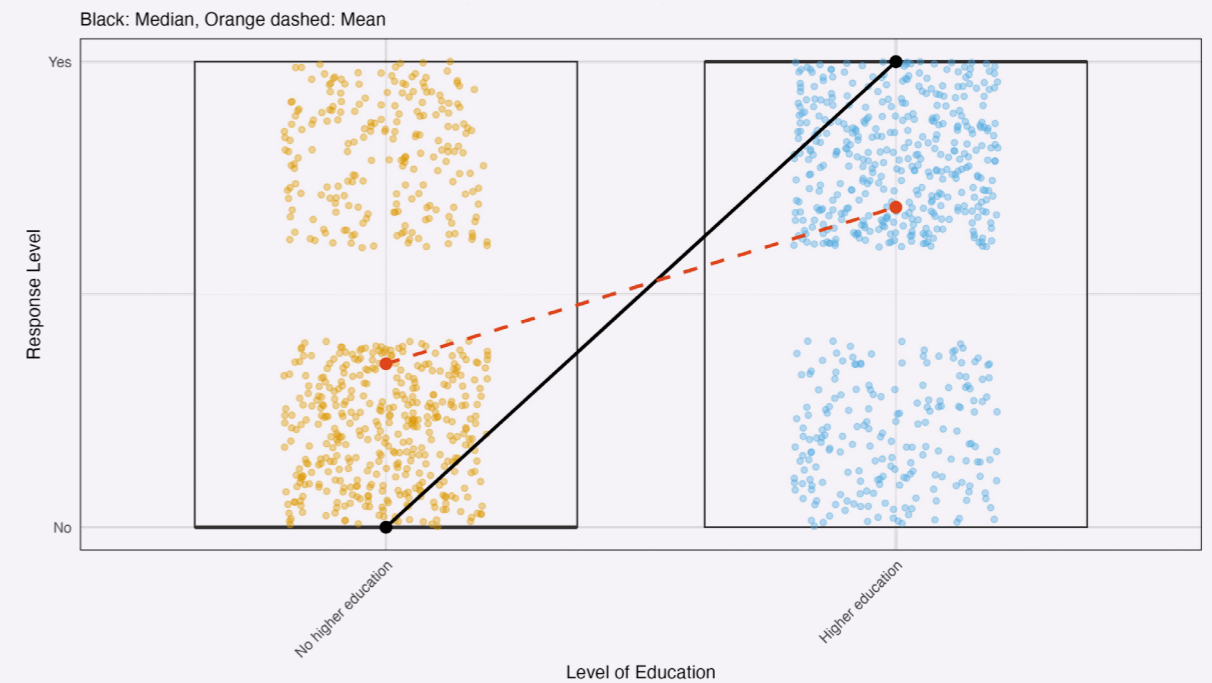


Figure 4 Freedom from financial stress by income



Figure 6 Affordable housing scores by income



3.0 What does the *Citizen Prosperity Index* tell us about how regeneration is shaping prosperity in east London?

Ethnicity and income

Figure 7 presents a net income distribution box plot across different ethnic groups. In this visualisation, each box represents the middle 50% of the data for that group, with the horizontal line inside the box indicating the median income. Each box's lower and upper boundaries represent the first (25th percentile) and third (75th percentile) quartiles, respectively. The 'whiskers' extending from the boxes show the range of the data, excluding outliers. Any points plotted beyond the whiskers are considered outliers representing unusual values in the dataset. This type of plot allows us to compare not just the median incomes across ethnic groups but also the spread and any skewness in the income distributions.

Significant gaps exist in economic outcomes between ethnic groups, with Black individuals often facing the most substantial challenges (Figures 7 and 8). There is a notable income disparity across ethnic groups, with White and Asian individuals generally reporting higher incomes than individuals from Black and Mixed-Ethnic backgrounds. The data on financial stress (Figure 8) further underscores these disparities, showing that Black African, Caribbean or Black British individuals experience the highest levels of financial stress with an average score of 5.03, compared to White individuals who report the lowest levels at 4.45. This indicates that Black communities are disproportionately affected by financial pressures, likely reflecting broader systemic inequalities in economic opportunities and outcomes.

Figure 7 Net income by ethnic group

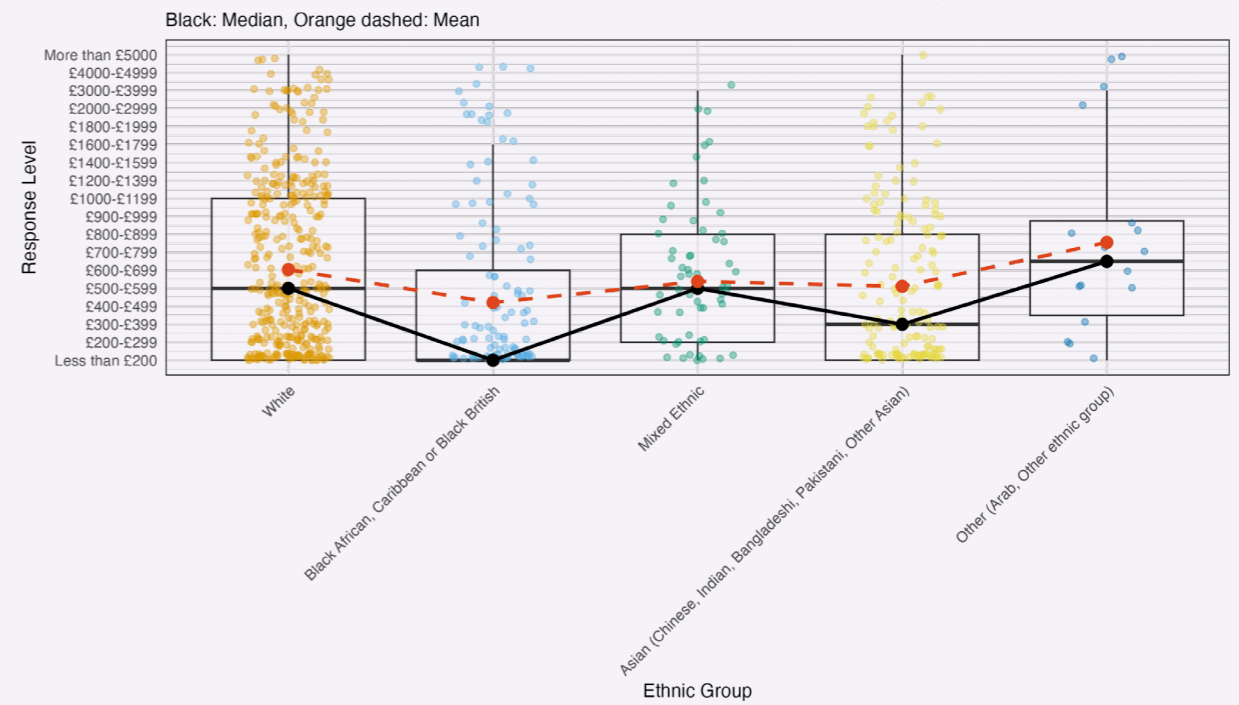
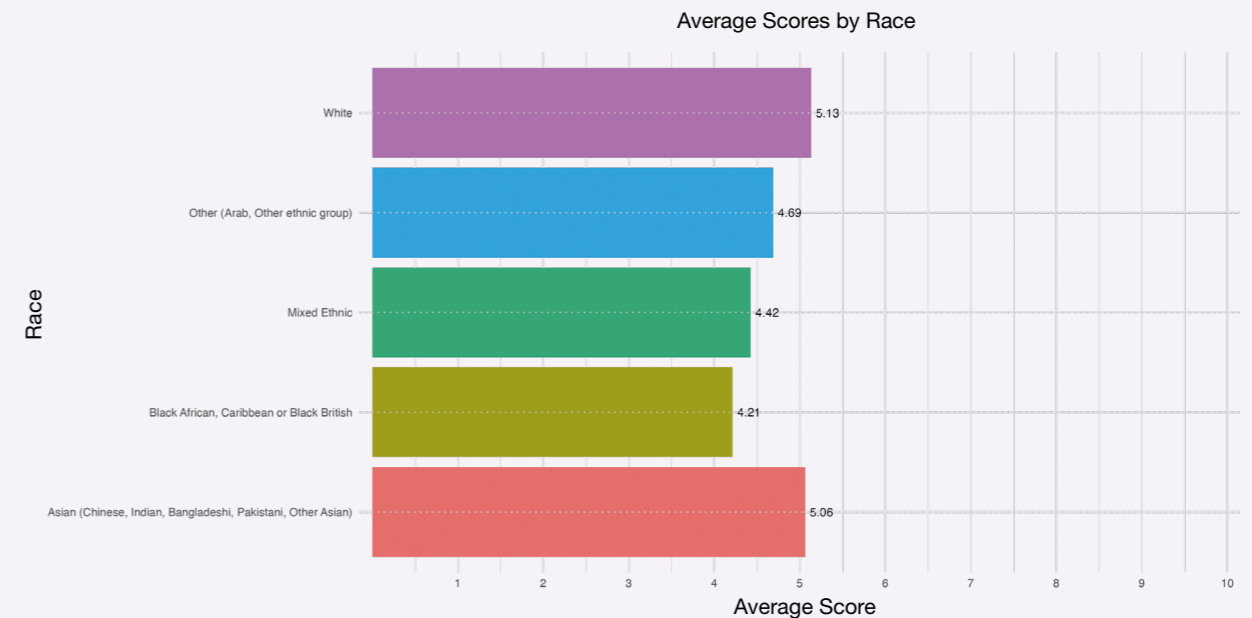


Figure 8 Freedom from financial stress scores by ethnic group



3.0 What does the *Citizen Prosperity Index* tell us about how regeneration is shaping prosperity in east London?

Opportunities and Aspirations

Income

The relationship between income and perceived educational quality is complex and nuanced. Figure 9 demonstrates that while there is a positive correlation between income and satisfaction with educational quality, the relationship is not strictly linear. This finding suggests that factors beyond school quality, such as access to additional educational resources or extracurricular activities, may influence perceptions of educational quality.

Education and lifelong learning

Higher education levels strongly correlate with increased participation in lifelong learning activities. As illustrated in Figure 10, individuals with tertiary education demonstrate a 27% higher engagement rate in lifelong learning compared to those with lower educational attainment.

Ethnicity and perceptions of educational quality

Significant variations exist across ethnic groups in perceptions of educational quality and access to lifelong learning opportunities. These disparities point to potential systemic inequalities in the education system and highlight the need for culturally sensitive approaches to education and lifelong learning.

Age, optimism, and lifelong learning

Age is a significant factor in shaping perceptions of life control and engagement in lifelong learning and cultural activities. Figure 11 shows as individuals age, they tend to become more pessimistic about their ability to improve their lives.

The figure shows the mean and median scores of perceived life control across different age groups, with both measures consistently declining as age increases. We observe a 15% decrease in optimism from the youngest to the oldest age groups. This trend suggests a need for targeted interventions to support older adults in accessing opportunities and maintaining a sense of control over their lives.

Figure 10 Lifelong learning by education level

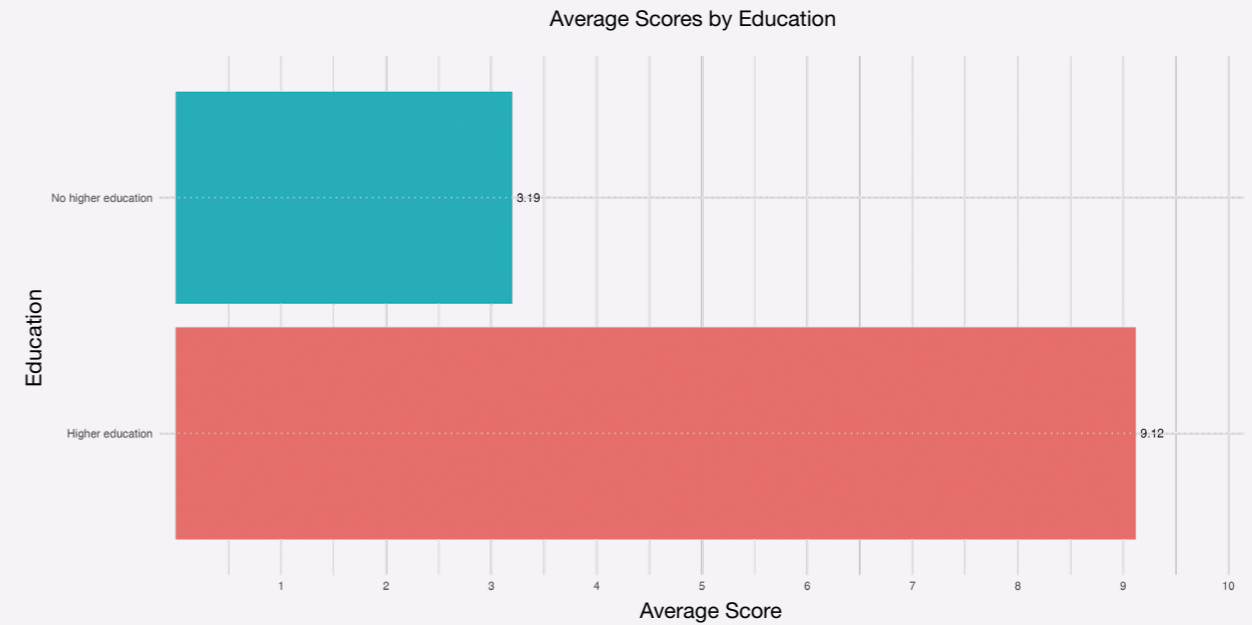


Figure 9 Satisfaction with local education by income

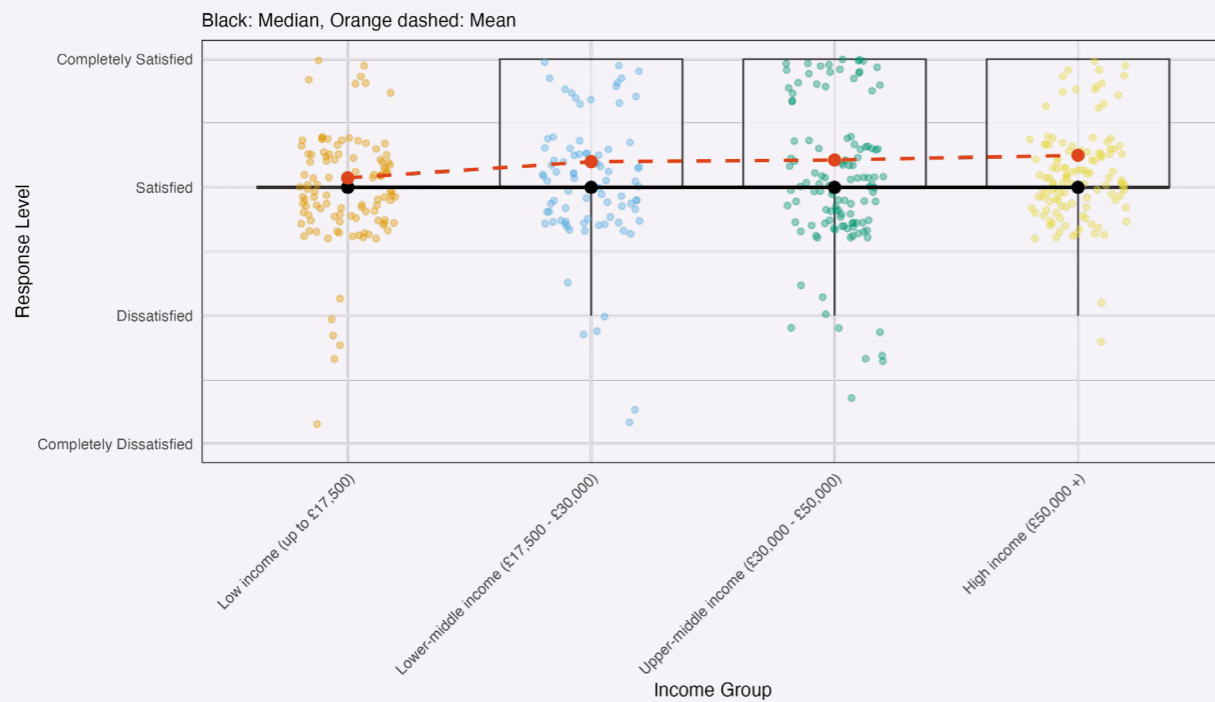
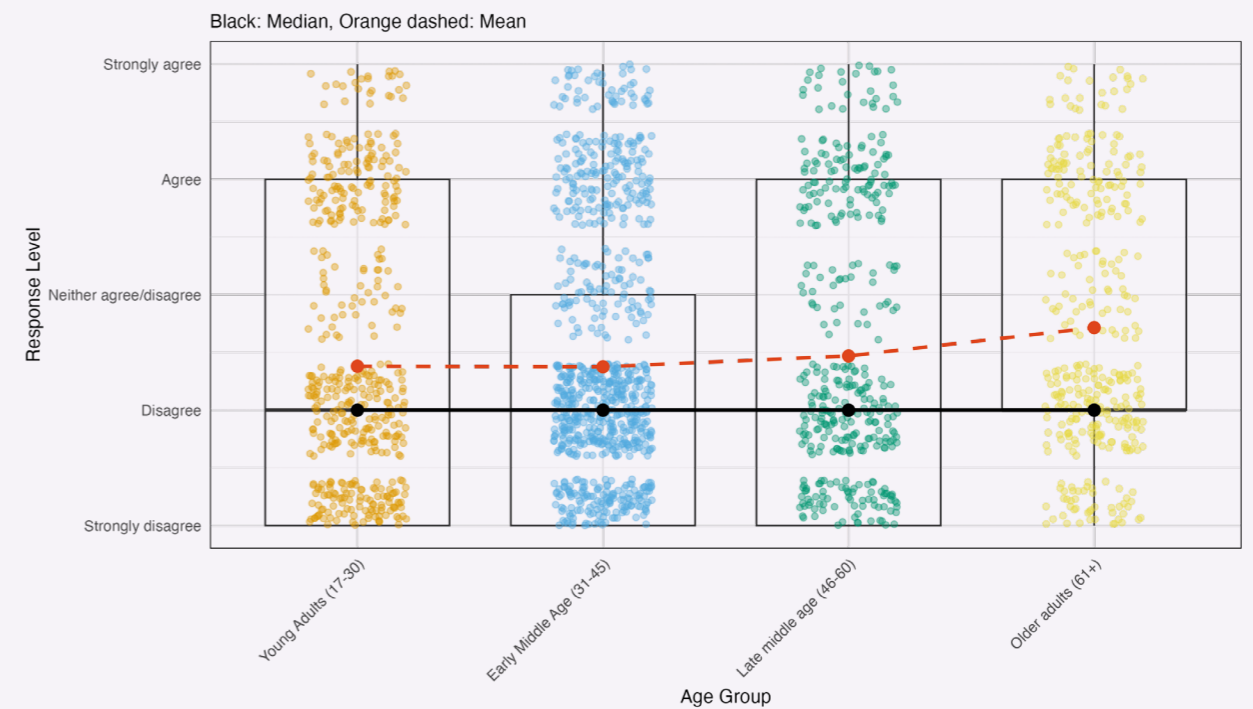


Figure 11 Agreement with the statement 'No point in trying to improve life' by age



3.0 What does the *Citizen Prosperity Index* tell us about how regeneration is shaping prosperity in east London?

Power, Voice, and Influence

Income

The *Citizen Prosperity Index* reveals an unexpected relationship between income and perceived control over life decisions. As shown in Figure 12, individuals earning above £50,000 annually report a decrease in perceived control over their lives compared to lower income brackets. This counterintuitive finding challenges assumptions about the relationship between financial resources and empowerment, suggesting that factors beyond income play crucial roles in shaping individuals' sense of agency and control.

As depicted in Figure 13, higher income is associated with greater trust in authorities and feelings of political inclusion, with a 25% increase from the lowest to highest income brackets. This relationship raises important questions about the inclusivity of political systems across different socio-economic strata and suggests that economic factors play a significant role in shaping political engagement.

Education

Education also plays a role in political engagement, though its impact is more nuanced. Figure 14 illustrates that higher education levels correlate positively with feelings of influence over one's life. However, the increase in perceived decision-making influence is only marginal, at about 5%.

Figure 12 Political Inclusion by Income

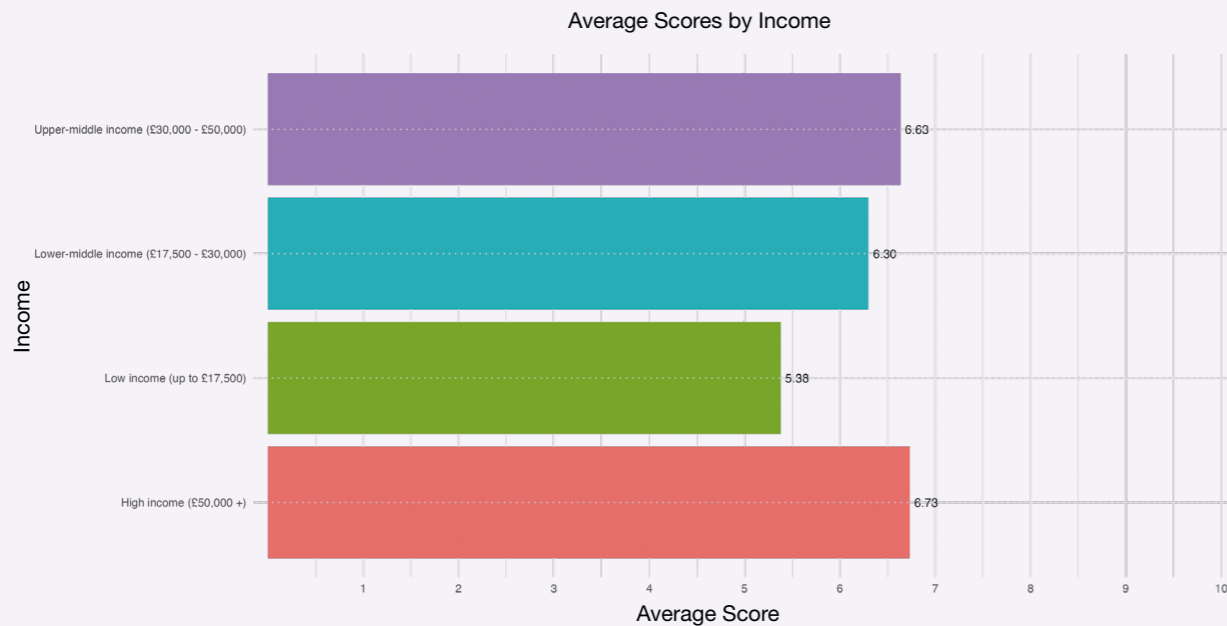


Figure 13 Trust in Institutions by Income

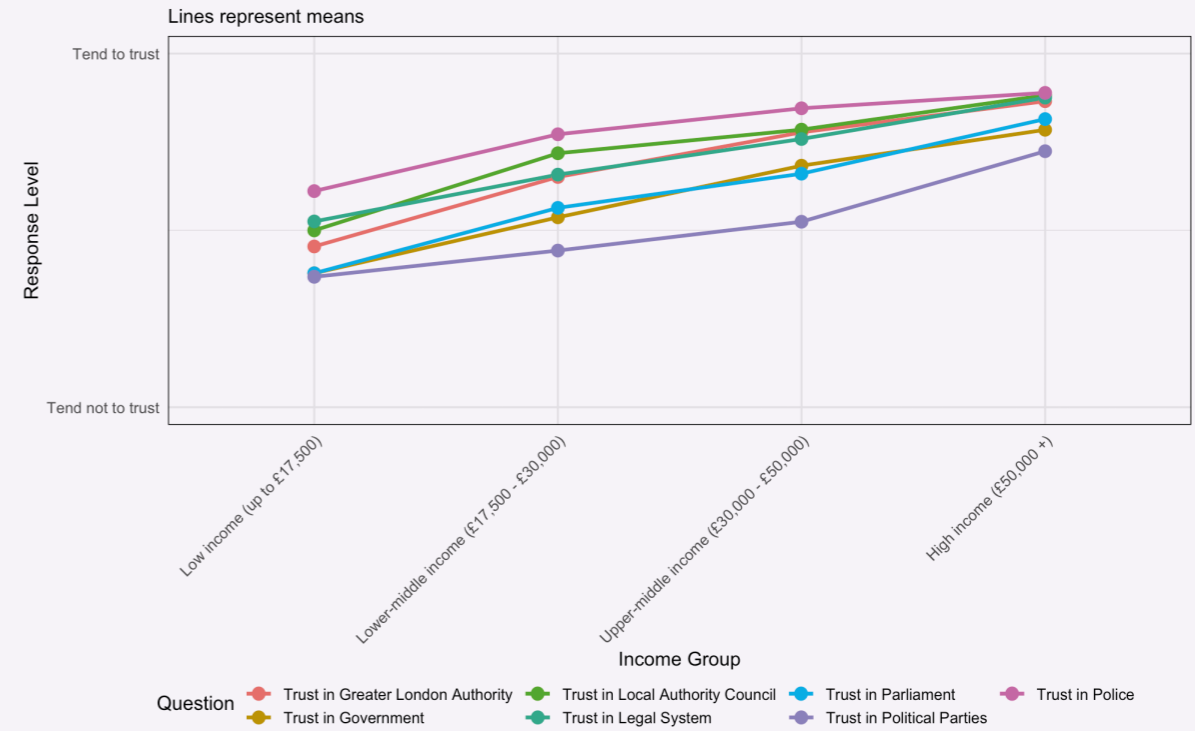
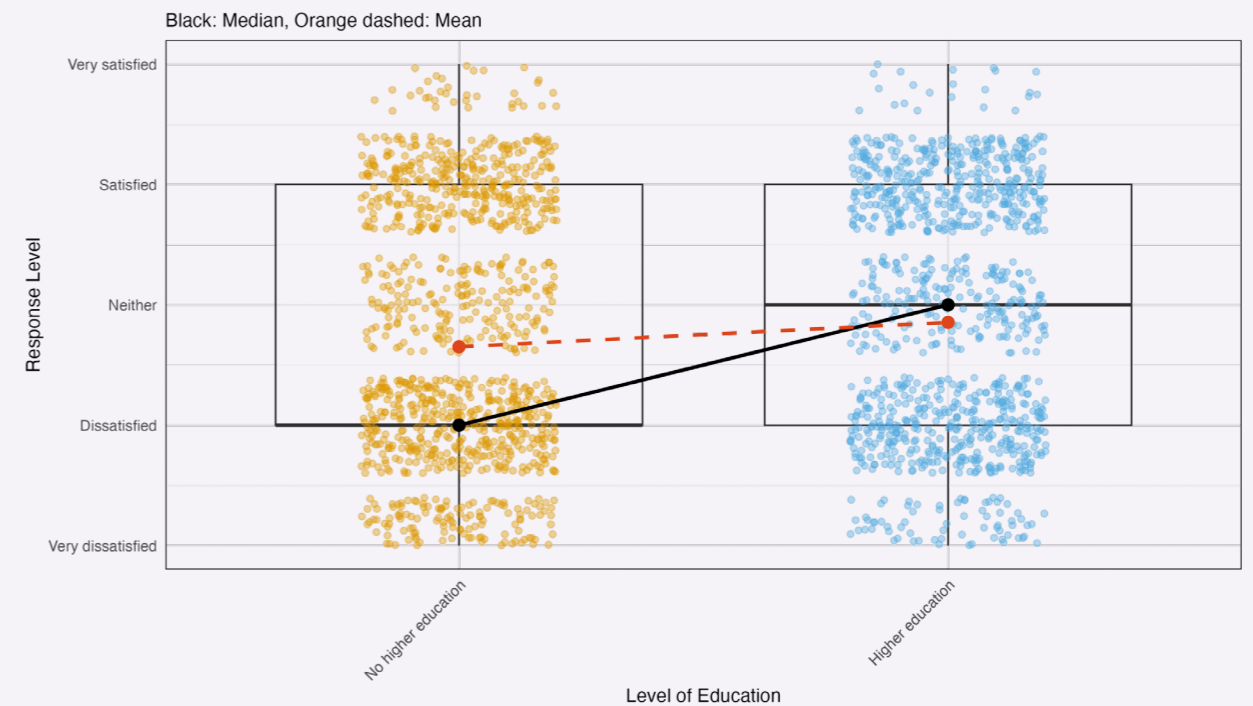


Figure 14 Influence Decisions by Education



3.0 What does the *Citizen Prosperity Index* tell us about how regeneration is shaping prosperity in east London?

Age

Citizen Prosperity Index scores indicate trust in authorities generally increases with age, a trend clearly illustrated in Figure 15. The data shows that the 20-29 age group demonstrates the lowest levels of trust and political engagement, approximately 40% lower than the oldest age group.

Ethnicity

There are notable differences in political inclusion and influence scores across ethnic groups, as illustrated in Figure 16. While trust in authorities remains relatively consistent across groups, with variations within a 10% range, significant disparities emerge in political inclusion and influence. Other ethnic groups report the highest level of political inclusion at 7.4, followed by Asian respondents at 7.0, while Black and Mixed Ethnic groups score 5.74 and 5.54, respectively. The average score of the top two groups (7.2) is notably higher than that of the bottom two groups (5.64), a difference of about 28%. These findings highlight how some groups feel considerably more empowered in political processes while others experience lower levels of inclusion despite similar trust in authorities.

Figure 15 Trust in Institutions by Age

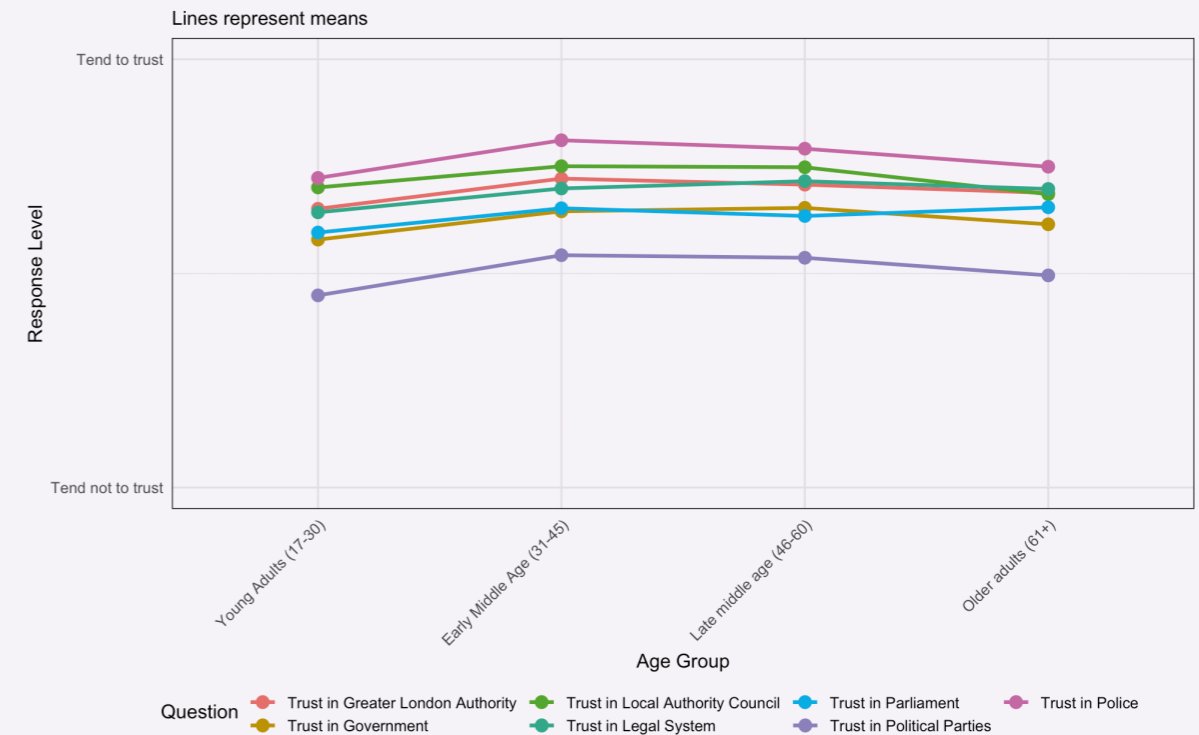
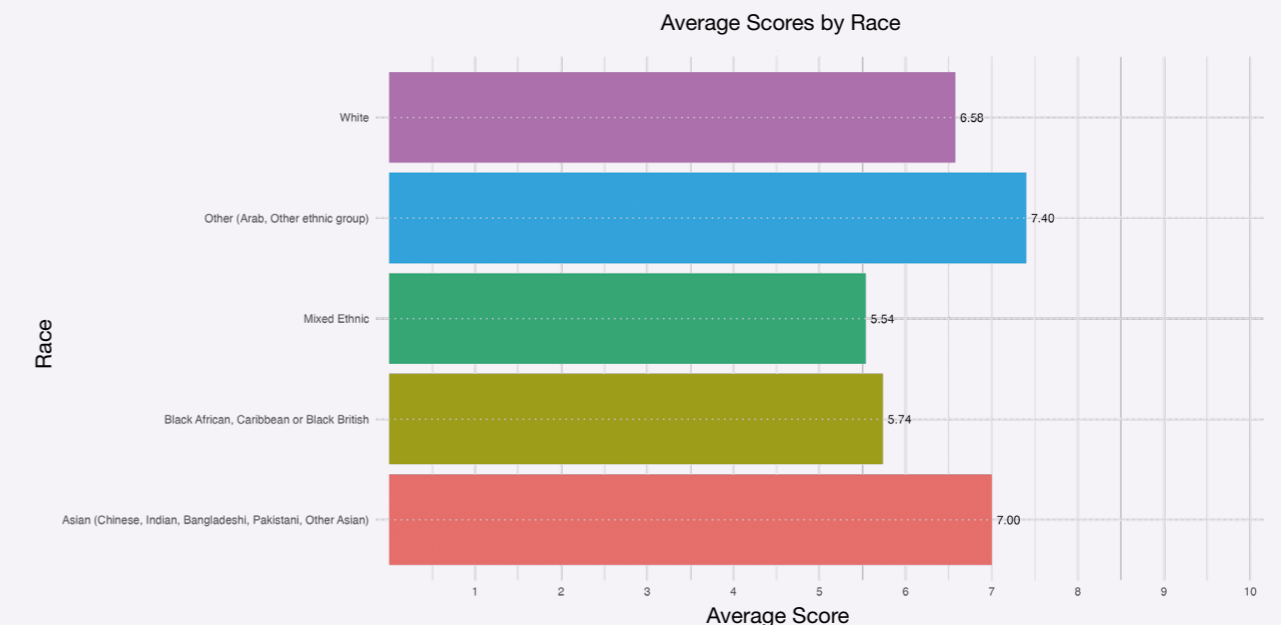


Figure 16 Political Inclusion scores by Ethnic Group



3.0 What does the *Citizen Prosperity Index* tell us about how regeneration is shaping prosperity in east London?

Belonging, Connections and Leisure

Belonging, Connections, and Leisure Domain includes three subdomains: Social Relationships, Sense of Community, and Arts, Leisure, and Sports, covering eight individual indicators. This domain assesses social connectedness, community involvement, and equitable access to arts, sports, and leisure activities.

Income

Income is as a significant factor influencing social experiences and leisure participation. Higher income is associated with lower levels of loneliness (Figure 17) and increased participation in leisure activities.

Education

Higher education levels strongly correlate with increased participation in organisations and leisure activities, as well as higher income. This relationship suggests that educational attainment not only provides individuals with more opportunities or inclination to engage in community and leisure pursuits but also enhances their earning potential, further supporting such involvement.

Age

Age is a significant factor in shaping experiences of belonging and social connection. As illustrated in Figure 18, older individuals report a stronger sense of belonging to their neighbourhoods, with scores approximately 20% higher than the youngest age group.

However, this increased sense of belonging is paradoxically accompanied by higher levels of loneliness (Figure 19), with older residents reporting loneliness levels about 15% higher than their younger counterparts.

Figure 18 Sense of Community Scores by Age

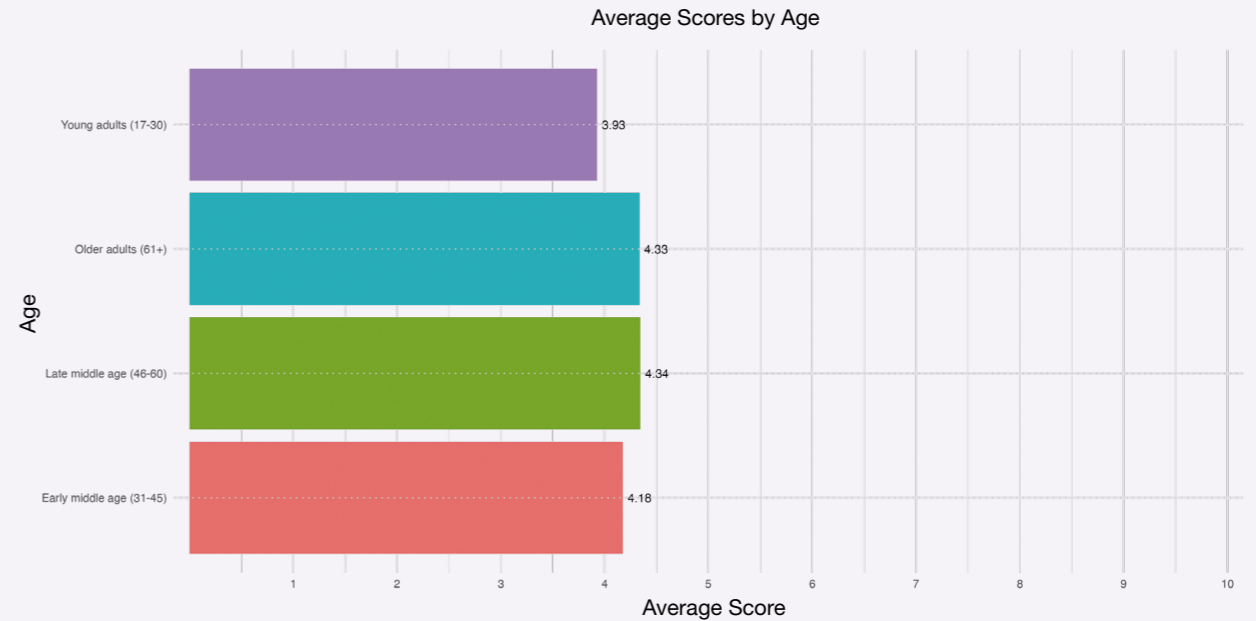


Figure 17 Feelings of Loneliness by Income

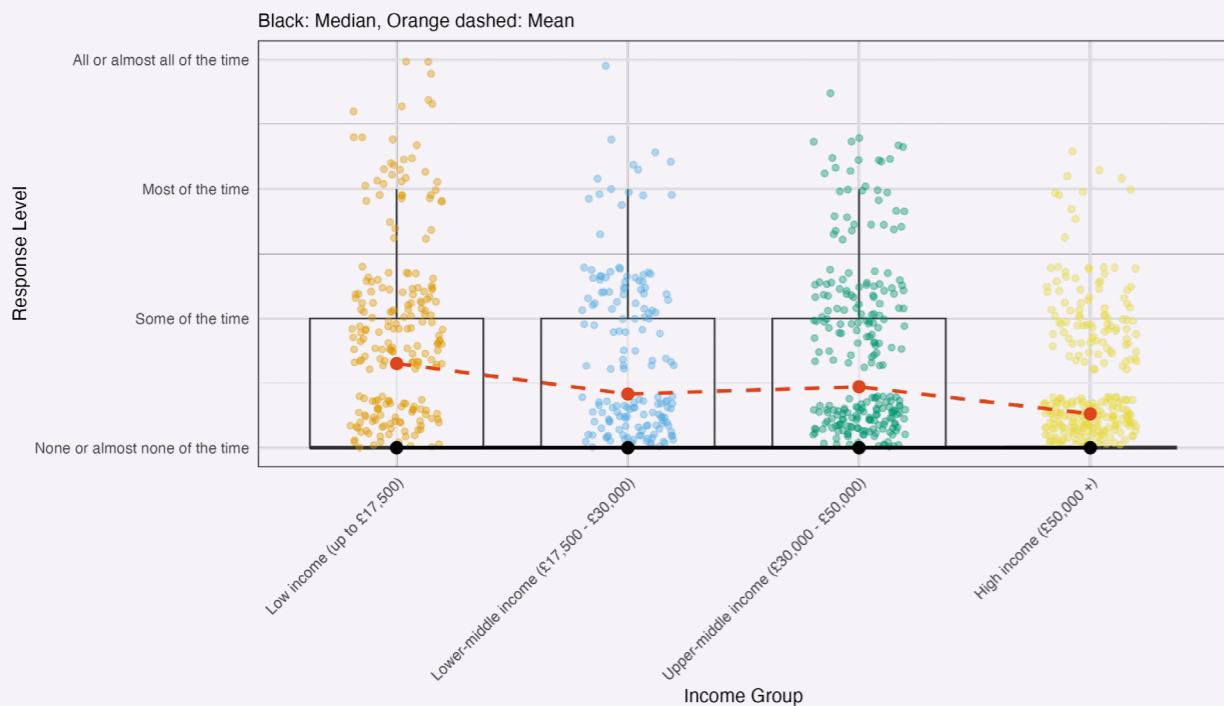
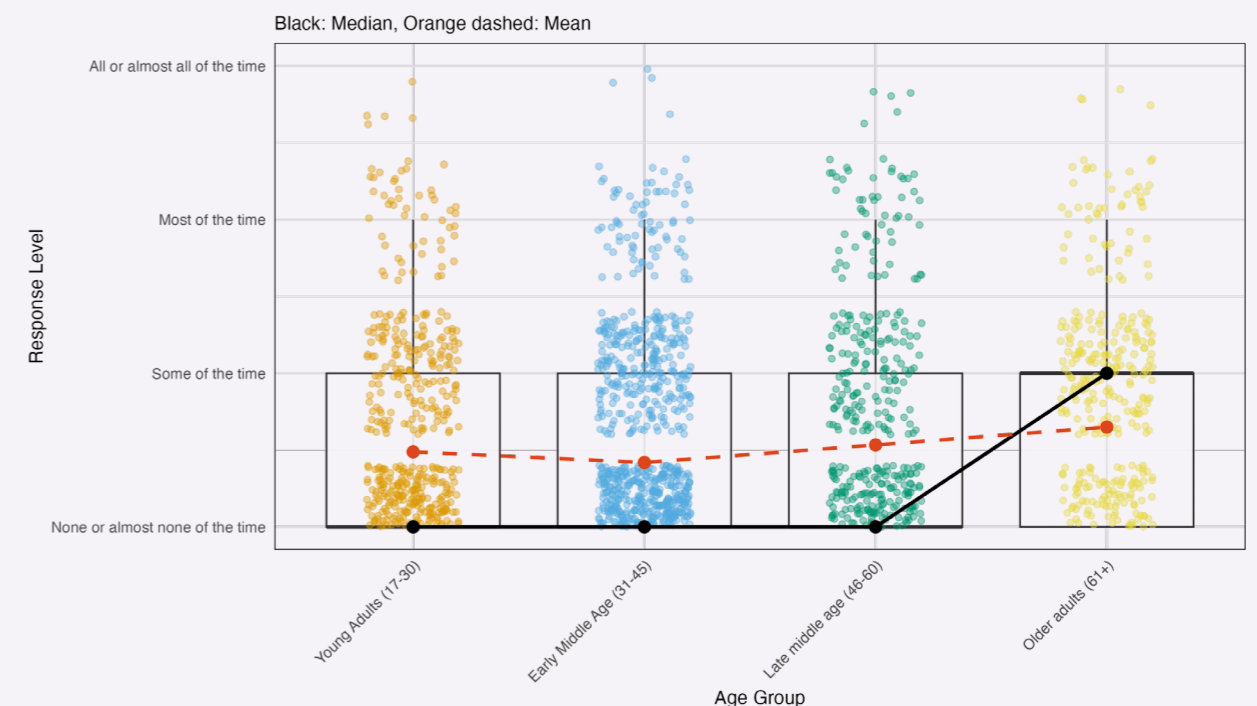


Figure 19 Reported Loneliness by Age



3.0 What does the *Citizen Prosperity Index* tell us about how regeneration is shaping prosperity in east London?

Health and Healthy Environments

Health and Healthy Environments Domain incorporates three subdomains: Healthy Bodies and Healthy Minds; Healthy, Safe and Clean Neighbourhoods; and Sustainable and Resilient Communities, with 15 indicators. Measures well-being, mental and physical health, life satisfaction, and access to related services. Also evaluates housing quality, safety, cleanliness, and access to green spaces.

Income and health outcomes

Income is strongly associated with various health outcomes. Figures 20 to 22 illustrate that higher income correlates with lower anxiety, higher life satisfaction, and better self-reported health. Individuals in the highest income bracket (£50,000 +) report 25% better self-reported health, 20% lower anxiety levels, and 30% higher life satisfaction than those in the lowest income bracket.

Education and health outcomes

Education emerges as another critical factor influencing health and well-being. Figure 23 demonstrates that higher education levels correlate with increased happiness, more frequent physical activity, and higher life satisfaction. Compared to those with lower educational attainment, those with tertiary education report 15% higher happiness levels, engage in physical activity 25% more frequently, and express 20% higher life satisfaction.

Figure 20 Healthy Bodies and Healthy Minds scores by Income

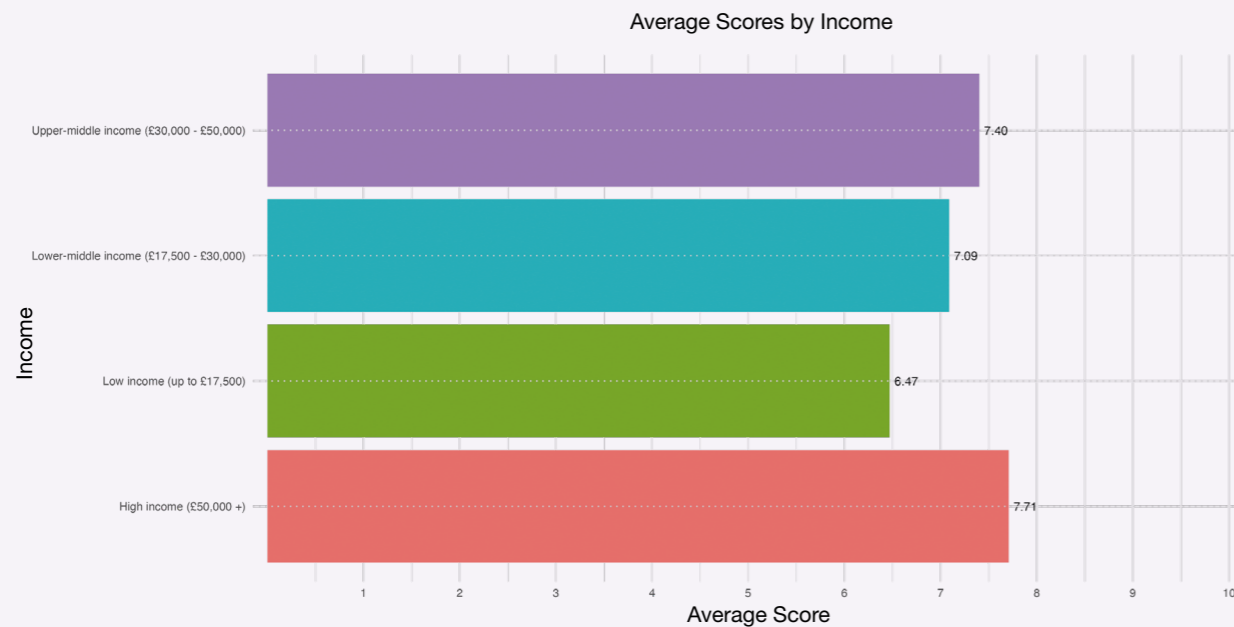


Figure 21 Self-reported Health by income

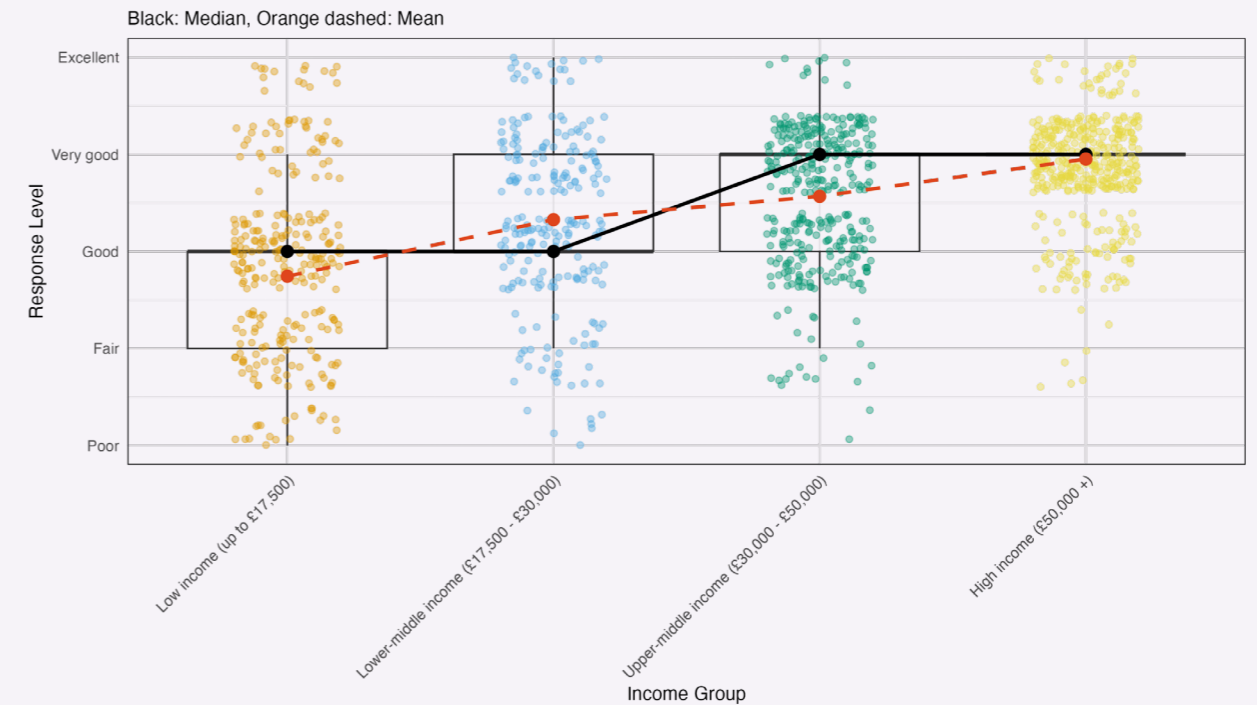
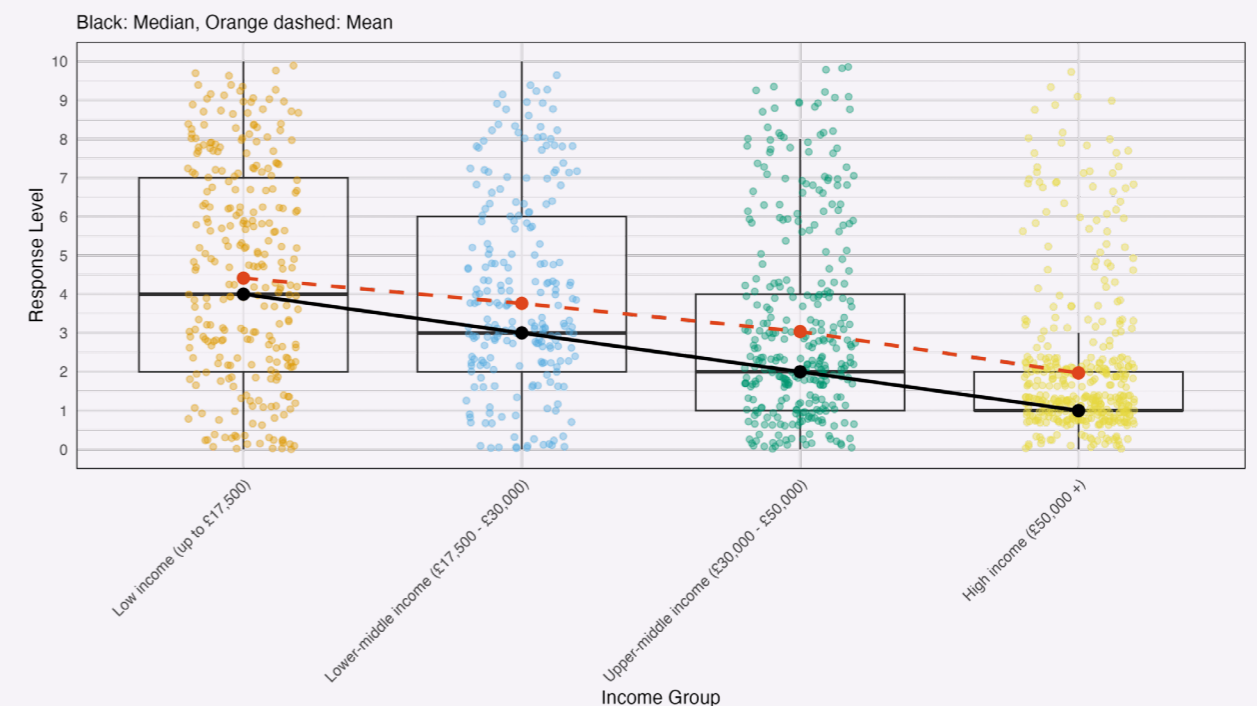


Figure 22 Self-reported Anxiety by Income



3.0 What does the *Citizen Prosperity Index* tell us about how regeneration is shaping prosperity in east London?

Ethnicity

Figure 24, which illustrates healthy, safe, and clean neighbourhood scores across racial groups, reveals noteworthy disparities. The scores range from 6.96 to 7.63, with the 'Other' category (including Arab and other ethnic groups) reporting the highest satisfaction at 7.63, while those of Mixed Ethnic background express the lowest at 6.96. This 0.67-point gap is significant given the scale used. White respondents score second highest at 7.34, followed by Asian groups at 7.19, and Black African, Caribbean or Black British at 7.13. These variations suggest that different racial groups have distinct experiences or perceptions of their neighbourhood conditions. The lower score for Mixed Ethnic individuals is particularly striking and may indicate unique challenges this group faces regarding neighbourhood health, safety, or cleanliness. This data highlights the need for further research to understand these disparities and potentially address inequalities in neighbourhood experiences across racial lines.

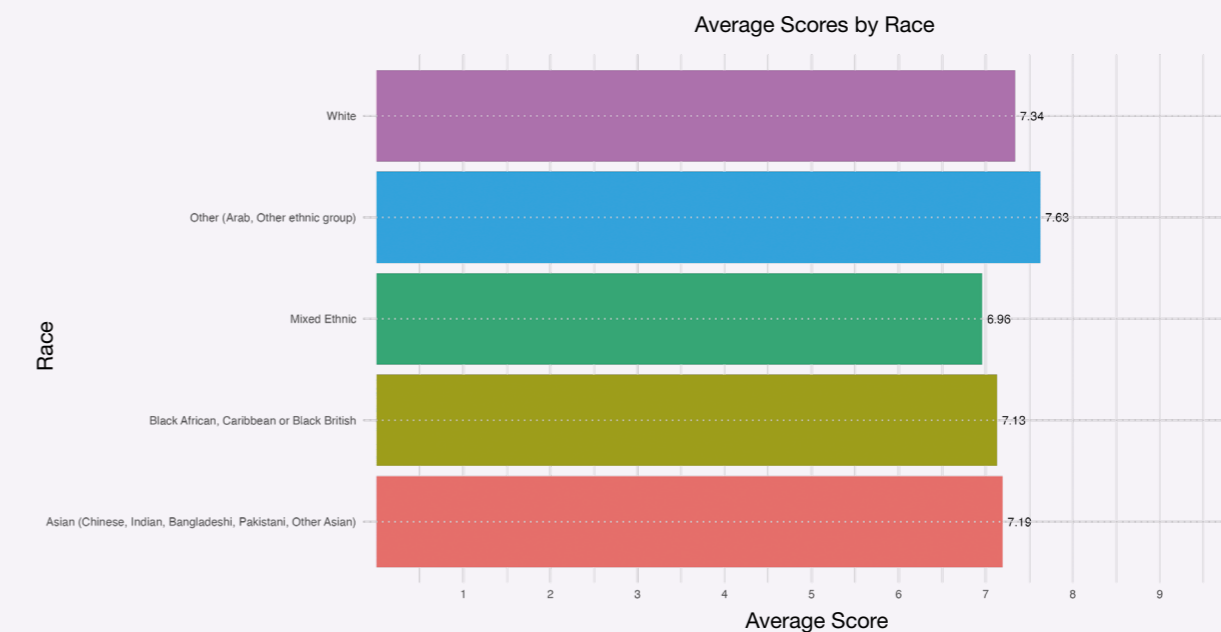
Age

Age plays a critical role in shaping both health outcomes and environmental engagement. Self-reported health declines steadily with age, with a 20% drop from the youngest to the oldest groups, reflecting the natural impact of ageing on physical well-being. In contrast, anxiety levels rise by about 15%, likely due to increasing concerns around health, financial security, and social connections. These shifts suggest that as people age, physical health may limit their capacity for engagement, while heightened anxiety could further influence their interaction with their environment and community. Our analysis reveals an interesting pattern in how age affects satisfaction with living spaces and engagement with nature. Older individuals report lower satisfaction with living spaces (15% lower) and decreased frequency of nature visits (25% lower) than younger age groups.

Figure 23 Healthy Bodies and Healthy Minds scores by Education



Figure 24 Healthy, Safe & Clean Neighbourhood scores across racial groups



3.0 What does the *Citizen Prosperity Index* tell us about how regeneration is shaping prosperity in east London?

3.2 How are prosperity gains distributed between new and established communities?

In this section we look at what preliminary analysis of prosperity levels between new and established communities can tell us about the distribution of 'gains' from regeneration investments. This is a complex question, and it is important to highlight that identifying and isolating causal relationships between regeneration investments and outcomes is extremely difficult. However, preliminary analysis indicates fruitful directions for future analysis.

3.2.1 Do new and established communities have different population profiles?

Table 3 presents summary statistics comparing the demographic characteristics of planned new and established neighbourhoods, revealing significant socio-economic differences between these residential areas.

The data illustrates a marked contrast in age profiles. New neighbourhoods show a concentration of younger residents, with a median age range of 30-39 years. This is notably younger than established neighbourhoods, where the median age range is 40-49 years. Table 3 highlights a particular concentration of 20-29 and 30-39-year-olds in new neighbourhoods, indicating a demographic skew towards younger adults. The average household compositions in new and established neighbourhoods show a meaningful difference. New areas have an average of 2 members per household, typically representing couples or young professionals living together. In contrast, established neighbourhoods have an average of 3 members, often indicating families with children. This one-person difference reflects distinct lifestyle patterns between these areas.

Our findings indicate that employment rates are identical in new and established neighbourhoods. Both areas have employed residents, but the distribution of employment types differs. New neighbourhoods show a significantly higher proportion of full-time employed individuals. In contrast, established neighbourhoods have a higher percentage of part-time workers. The table also indicates that fewer residents in new neighbourhoods report their primary occupation as 'looking after the home' compared to those in established areas.

The income disparity between the two neighbourhood types is substantial. Table 3 shows that the median income range in new neighbourhoods is £40,000-£49,999, which is £15,000 to £20,000 higher than in established neighbourhoods, where the median income range is £25,000-£29,999. This significant difference suggests a considerable economic gap between residents of these two types of neighbourhoods.

The patterns of housing tenure differ between new and established neighbourhoods. A significant difference is in home ownership rates: in new neighbourhoods, 28% of residents own their homes, compared to only 19% in established areas. The higher proportion of owner-occupiers in new neighbourhoods contrasts with the greater prevalence of renters in older areas. The lower home ownership rate in established neighbourhoods may reflect broader socio-economic factors. It could indicate lower income levels among residents in these areas, implying less purchasing power. Our findings show a shorter average tenancy length in new neighbourhoods (7 years) compared to established ones (11 years), likely reflecting their recent development and a more transient population, potentially driven by factors like career mobility or community formation.

Educational attainment also differs markedly. The statistics reveal that residents of new neighbourhoods are more likely to have attained degree-level education. In contrast, those in established neighbourhoods show a higher tendency towards further education qualifications, suggesting a difference in the types of educational paths residents pursue in these areas.

These statistics paint a picture of new neighbourhoods as areas populated by younger, more highly educated individuals with higher incomes and fuller employment, in contrast to the more diverse age range, varied employment statuses, and lower median incomes found in established neighbourhoods.

Table 3 Summary Statistics for new and established neighbourhoods

Neighbourhood	New	Established
Gender		
Male	45%	48%
Female	55%	52%
Age		
Mean	39.09	43.63
Median	35.00	41.00
Ethnicity		
White	53%	44%
Black African, Caribbean or Black British	17%	17%
Mixed Ethnic	5%	6%
Asian	22%	30%
Other	3%	3%
Education		
Other Qualifications	11%	23%
Secondary Education	14%	27%
Further Education	14%	14%
Higher Education	62%	36%
Income		
Low Income (up to £17,500)	11%	34%
Lower-middle Income (£17,500 – £30,000)	17%	19%
Upper-middle income (£30,000 – £50,000)	26%	27%
High Income (£50,000 +)	46%	20%
Mean	£35,000	£21,250
Median	£45,000	£27,500
Unemployment		
Employed	94%	94%
Unemployed	6%	6%
Employment Type		
Full-time employment	82%	63%
Part-time employment	18%	37%
Length of residence in the neighbourhood		
Mean year people moved to LSOA	2015	2010
Mean length of residence	6 years	11 years

3.0 What does the *Citizen Prosperity Index* tell us about how regeneration is shaping prosperity in east London?

3.2.2 Do new and established communities have different prosperity profiles?

Citizen Prosperity Index scores show that overall, people living in planned, new neighbourhoods have higher levels of prosperity than people living in established neighbourhoods. We discuss these nuanced patterns below, looking first at livelihood security, which previous research identifies as the key determinant of prosperity in east London. Here the Index shows affordable housing is a challenge for both new and established neighbourhoods, but for other dimensions of livelihood security there are dramatic differences between new and established neighbourhoods. Some of these differences are linked to higher levels of income and education. As discussed in the previous section, these correlate with better employment and health outcomes. We then look at where there are significant variations in levels of prosperity in other domains of the *Citizen Prosperity Index* and discuss the determinants of prosperity that are stronger in established neighbourhoods.

Foundations of Prosperity

A secure livelihood is identified in previous waves of research as the key determinant of prosperity for people in east London. This sub-domain reports on good quality work and secure income, housing affordability, food and energy security, financial stress, and feeling secure about the future. *Citizen Prosperity Index* scores show livelihood security overall is 6.5% higher in new neighbourhoods. If we look at the different aspects of livelihood security, we see:

- Secure income and work subdomain scores differ considerably between new and established neighbourhoods, with the former performing better, with an average difference of 6.4%. This disparity is attributed to disparities in key indicators such as income levels and job satisfaction between the two neighbourhood types.
- There is only a marginal difference in housing affordability between new and established neighbourhoods. On average, there seems to be a 2.8% increase in housing affordability scores between new and established neighbourhoods, again pointing towards the widespread difficulties of housing affordability and rent-to-income ratios.
- Food and energy security is 7.5% higher in new neighbourhoods. However, levels of financial stress are 60% higher in established neighbourhoods (Figure 25), where people are struggling with debt burdens (Figure 26) and are unable to save (Figure 27). These results indicate the value of incorporating financial resilience metrics into the evaluation of regeneration initiatives, which could inform future urban planning and community development strategies.
- Access to the services that support livelihood security is 30% better in new neighbourhoods. This finding could reflect the planned provision of improved transport and social infrastructure as part of regeneration investments, indicating a notable prosperity gain in new neighbourhoods.
- However, residents in established neighbourhoods report feeling 8% more secure about their future, a sentiment driven by factors such as greater job security, stronger social support networks, and lower anticipation of having to move out of the area.

Figure 25 Freedom from Financial Stress scores for new and established neighbourhoods

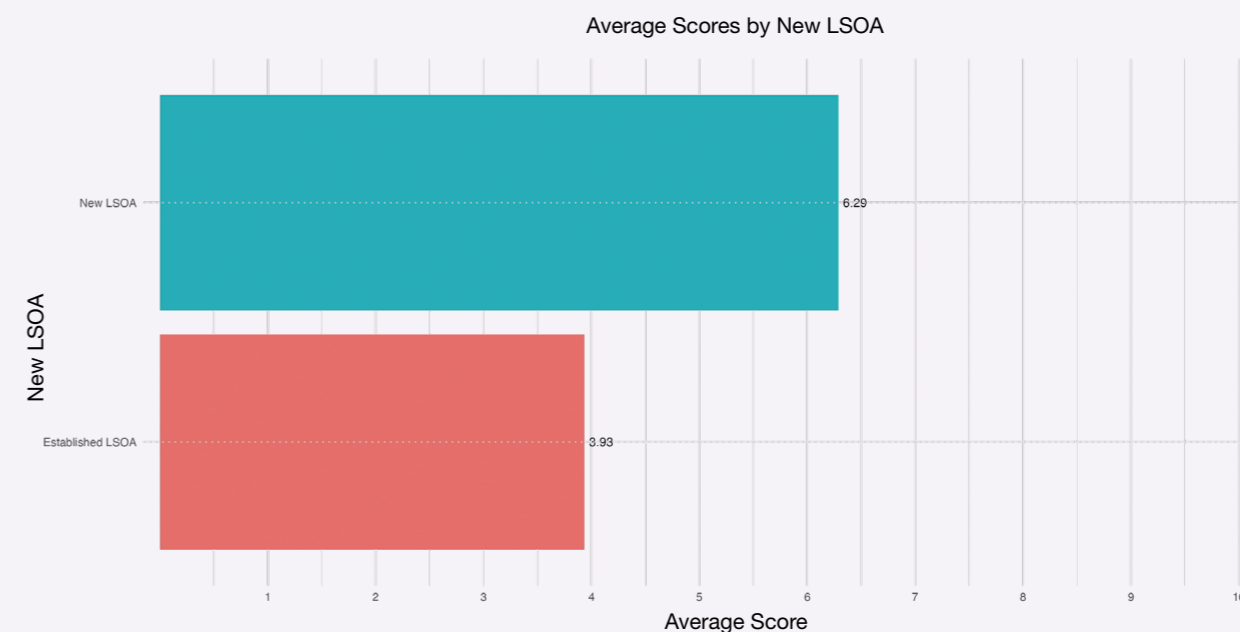
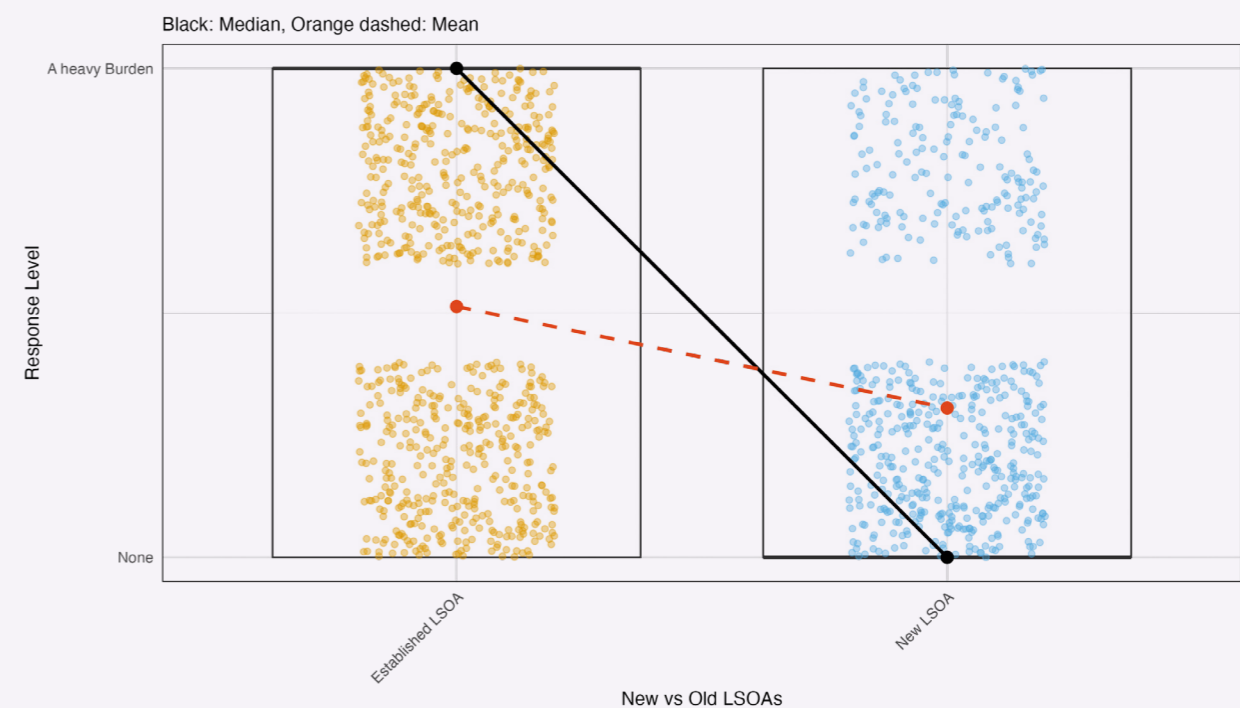


Figure 26 Debt Burden responses for new and established neighbourhoods



3.0 What does the *Citizen Prosperity Index* tell us about how regeneration is shaping prosperity in east London?

The 'An inclusive economy' sub-domain, which assesses access to fair and sustainable economic opportunities, shows that established neighbourhoods score 6.32, slightly higher than new neighbourhoods at 5.93, reflecting a 6.5% advantage for more established communities in terms of economic inclusion. In contrast, Figure 28 highlights the A good start in life sub-domain, which captures childhood poverty and adolescent transitions to work or study. New neighbourhoods significantly outperform established ones, with scores of 7.02 compared to 5.24, a 35% higher score, indicating that newer neighbourhoods better support children and adolescents in these critical areas.

Opportunities and Aspirations

The comparison of new and established neighbourhoods across the three subdomains reveals notable differences in perceived Opportunities and Aspirations. The most striking contrast is observed in Lifelong Learning (Figure 29), where residents of new neighbourhoods report significantly higher average scores (6.89) compared to those in established neighbourhoods (5.16).

This substantial gap of about 33% suggests that inhabitants of new neighbourhoods perceive considerably greater access to and engagement with ongoing educational opportunities throughout their lives.

While less pronounced, differences are also evident in the other two subdomains. For Good Quality Basic Education, new neighbourhoods score slightly higher (7.42) than established ones (7.11), indicating a marginally more positive perception of educational resources. Interestingly, in the Freedom, Choice, and Control subdomain, established neighbourhoods score higher (7.11) than new ones (6.67). This result hints at potentially complex factors influencing residents' sense of autonomy and decision-making power in different neighbourhood contexts.

Overall, these findings point to varying perceptions of opportunities and personal development between new and established neighbourhoods, with the most significant advantage for new neighbourhoods in the realm of lifelong learning opportunities.

Figure 28 A good start in life scores for new and established neighbourhoods



Figure 27 Ability to Save responses for new and established neighbourhoods

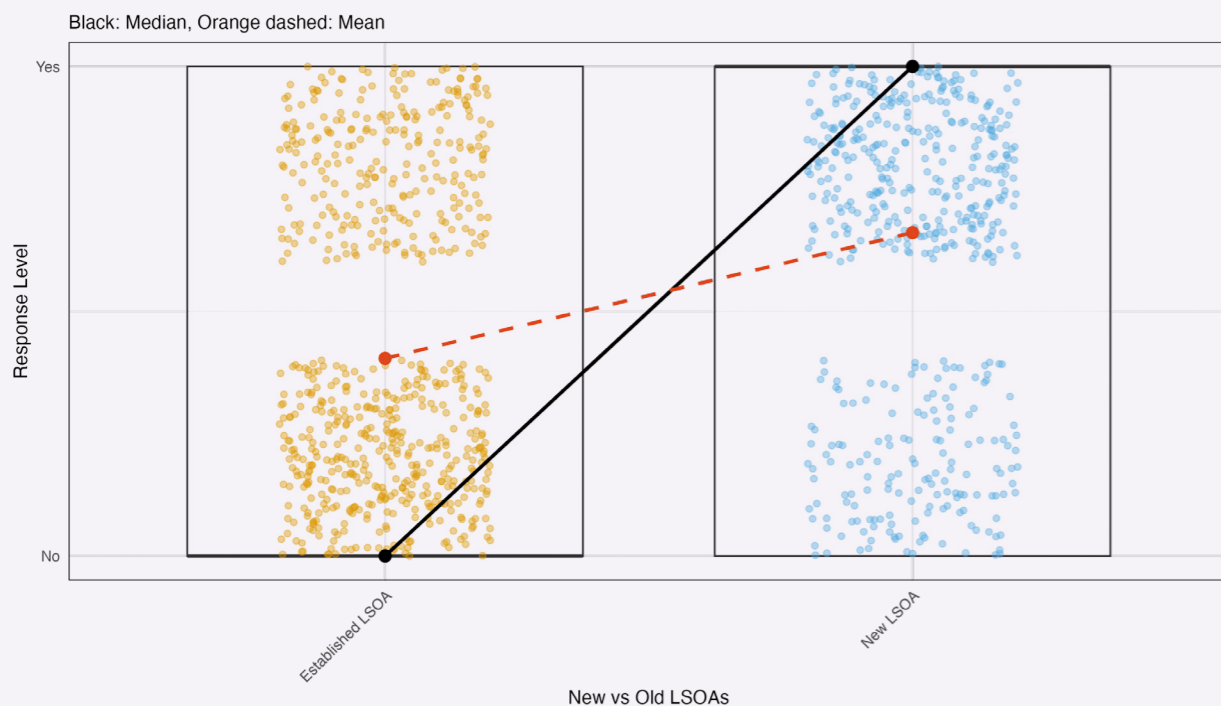
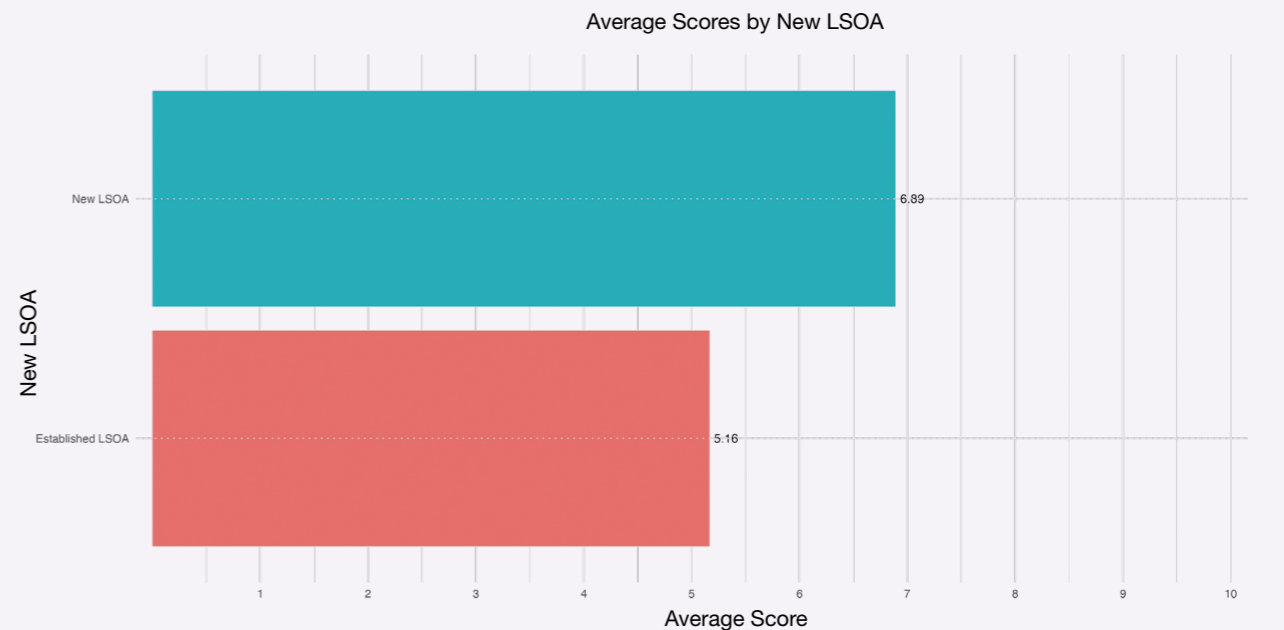


Figure 29 Lifelong Learning scores for new and established neighbourhoods



3.0 What does the *Citizen Prosperity Index* tell us about how regeneration is shaping prosperity in east London?

Power, Voice and Influence

The comparison between new and established neighbourhoods regarding 'Power, Voice, and Influence' reveals intriguing contrasts. The most notable difference is observed in 'Voice and Influence' (Figure 30), where residents of established neighbourhoods report significantly higher average scores (5.34) compared to those in new neighbourhoods (3.74).

This substantial gap (43%) suggests that people of established neighbourhoods perceive a greater ability to make their voices heard and exert influence in their communities.

Conversely, in the subdomain of Political Inclusion, new neighbourhoods score higher (7.28) than established ones (6.56), with about a 10% difference favouring new areas. This indicates that residents of new neighbourhoods feel more politically included and engaged. This disparity suggests a complex dynamic in community engagement and empowerment.

The higher political inclusion in new neighbourhoods could be attributed to their younger, more educated, and higher-income residents, who may be more inclined to engage with formal political structures. However, the markedly higher score for Voice and Influence in established neighbourhoods indicates that residents in these areas perceive themselves as having a stronger ability to affect change and be heard in their communities. This could reflect the time it takes to build effective community networks and channels of influence, with established neighbourhoods benefiting from longer-standing social structures and community ties.

Belonging, Connections & Leisure

Belonging, Connections, and Leisure Domain includes three subdomains: Social Relationships, Sense of Community, and Arts, Leisure, and Sports, covering eight individual indicators. This domain assesses social connectedness, community involvement, and equitable access to arts, sports, and leisure activities.

This domain reports on belonging, social relationships and interactions, and participation in community activities and leisure. Creating a sense of community is often a stated goal in regeneration initiatives, with attention to interventions that are designed to encourage social interaction and support community action.

The comparison between new and established neighbourhoods regarding belonging, identities, and culture reveals subtle differences across various aspects. The most notable contrast is observed in Social Relationships (Figure 31), where residents of established neighbourhoods (6.42) report very similar scores to those in new neighbourhoods (6.26).

The difference is more pronounced in the Sense of Community subdomain (Figure 32), where established neighbourhoods scored 4.43 versus 4.05 in new neighbourhoods, representing a 9.4% difference. This disparity could be attributed to the shorter average tenancy in new neighbourhoods, where residents typically stay about two-thirds as long as those in established areas.

Regarding Arts, Leisure, and Sports, the data shows a slight advantage for new neighbourhoods (4.92) over established ones (4.72). This suggests that newer areas might offer marginally better-perceived access to or engagement with cultural and recreational activities. Overall, these findings paint a nuanced picture of community dynamics, with established neighbourhoods showing small advantages in social cohesion while new neighbourhoods demonstrate a slight edge in cultural and recreational opportunities.

Figure 30 Voice and Influence scores for new and established neighbourhoods

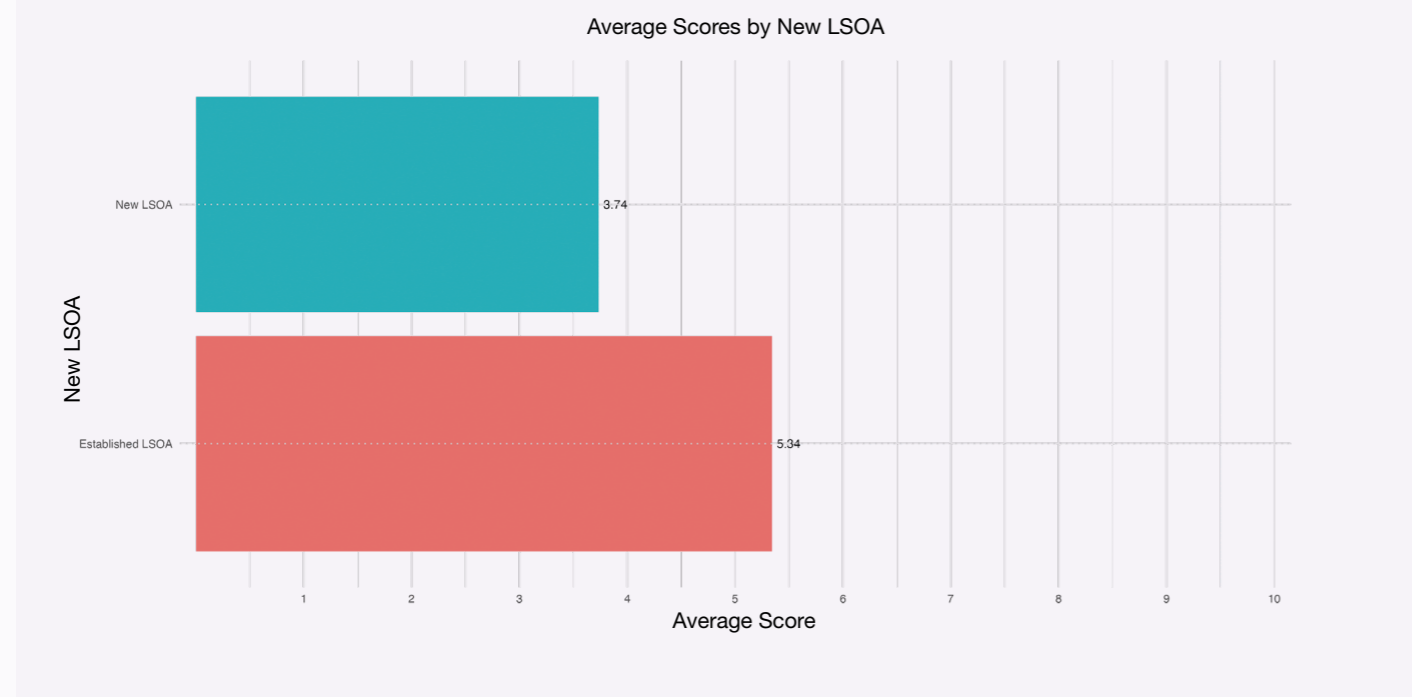
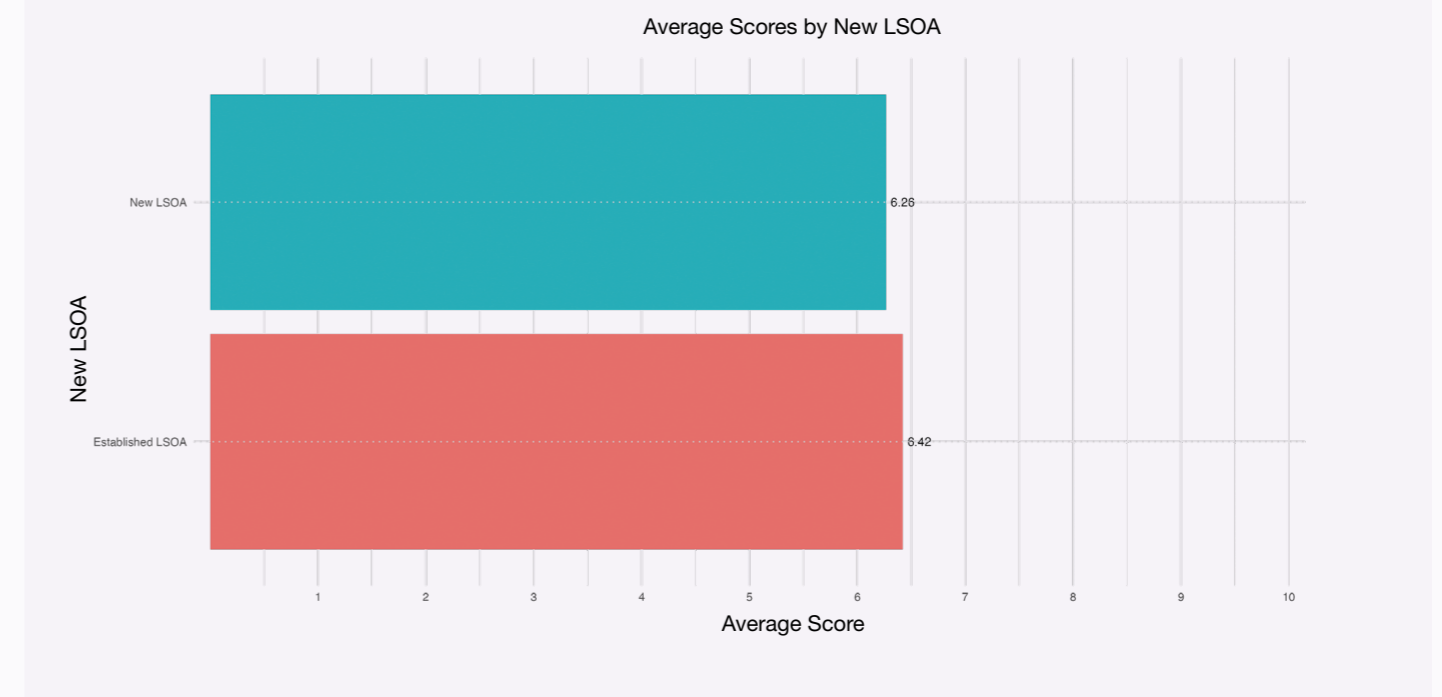


Figure 31 Social Relationships scores for new and established neighbourhoods



3.0 What does the *Citizen Prosperity Index* tell us about how regeneration is shaping prosperity in east London?

Figure 32 Sense of Community scores for new and established neighbourhoods

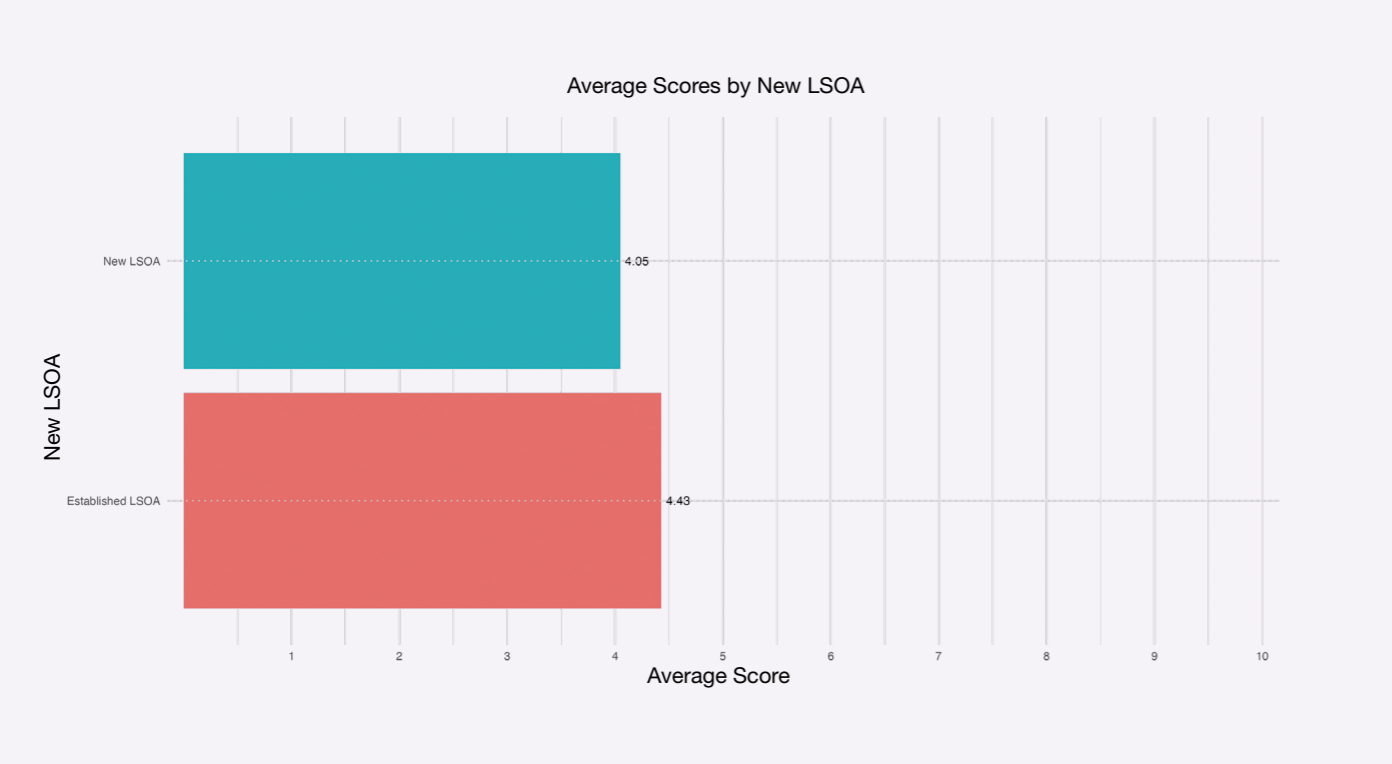
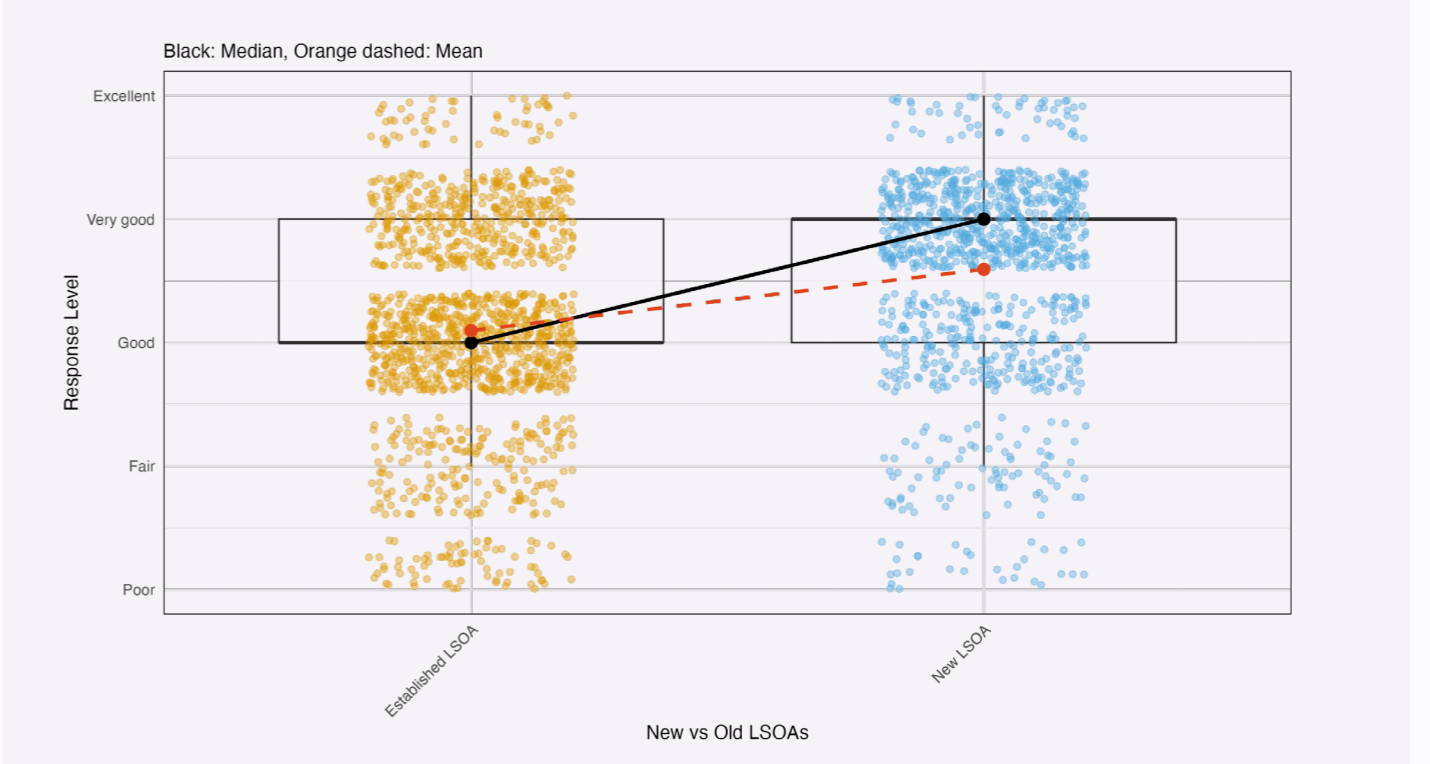


Figure 33 Self-reported Health for new and established neighbourhoods



Health and Healthy Environments

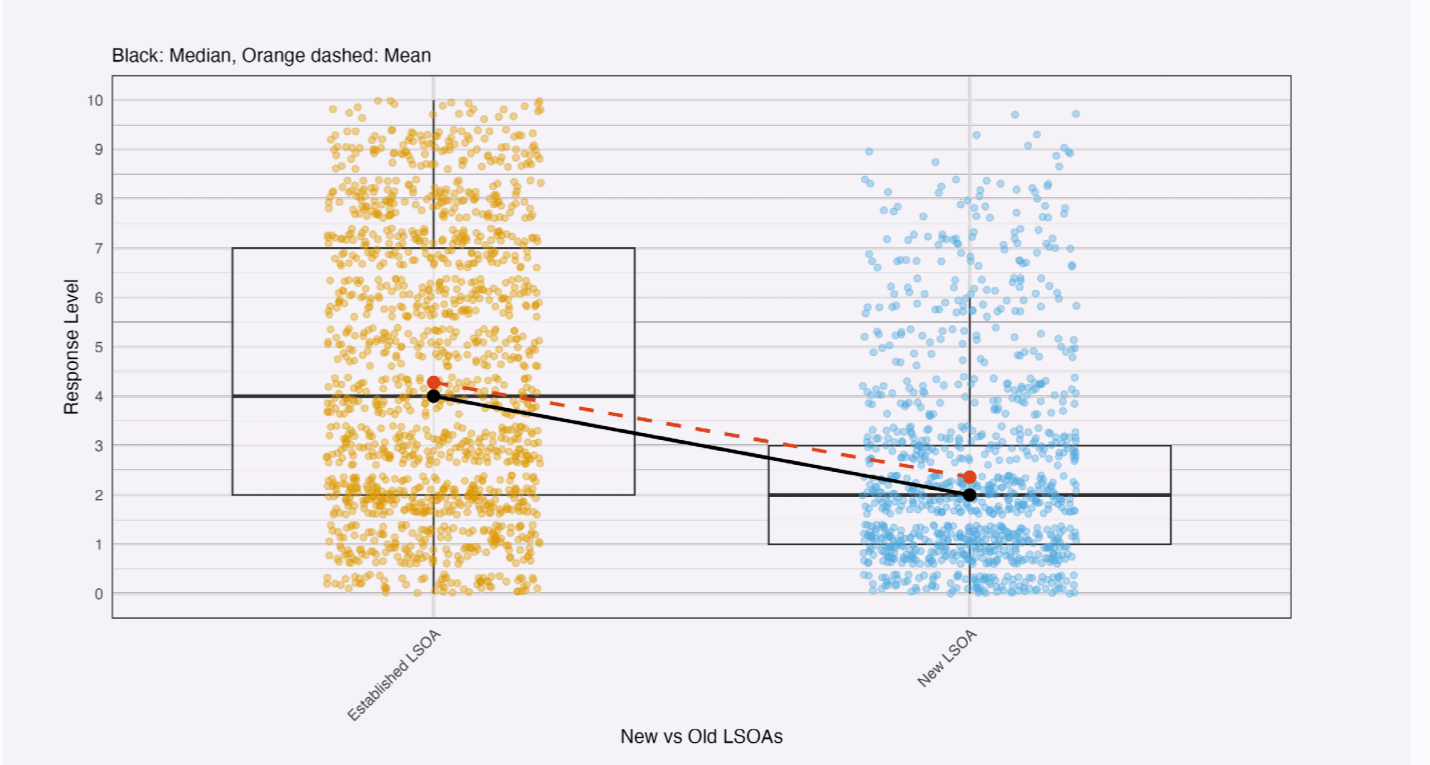
Health and Healthy Environments Domain incorporates three subdomains: Healthy Bodies and Healthy Minds; Healthy, Safe and Clean Neighbourhoods; and Sustainable and Resilient Communities, with 15 indicators. Measures well-being, mental and physical health, life satisfaction, and access to related services. Also evaluates housing quality, safety, cleanliness, and access to green spaces.

An analysis of health and neighbourhood conditions reveals that new neighbourhoods fare better than established ones. Overall, residents in new neighbourhoods report scores 7% higher for health and mental well-being and 9% higher for the perception of their neighbourhoods as healthy, safe, and clean.

A closer examination of the determinants of prosperity in this domain uncovers more specific disparities. Notably, there are marked differences in self-rated health and levels of anxiety between new and established neighbourhoods (Figures 33 and 34). Residents of new neighbourhoods tend to rate their health more favourably and report lower anxiety levels than those in established areas.

Additionally, new neighbourhoods score higher in terms of satisfaction with living space and housing quality. These findings suggest that the newer residential areas may offer environmental and lifestyle factors that contribute positively to both physical and mental health outcomes and overall living conditions.

Figure 34 Self-reported Anxiety for new and established neighbourhoods



4.0 Implications for regeneration policy, planning, and practice

In this section we discuss five key findings from the *Citizen Prosperity Index* data that have implications for regeneration policy, planning, and practice. The findings advance knowledge about the uneven outcomes of regeneration by contributing new evidence about hyper-local impacts, and providing insights about who benefits, who doesn't, and how. These findings highlight the limitations of current assumptions about the 'spillover' benefits that regeneration delivers for disadvantaged neighbourhoods in and around development areas. In response, we propose it is time to rethink this assumption in regeneration policy, planning, and practice, and adopt an evidence-based approach that takes account of hyper-local spatial and socio-economic gains and inequalities in regeneration outcomes. This report demonstrates how developing evidence that reflects lived experiences of regeneration and what residents say about the drivers and obstacles to prosperity can identify both strengths and needs in local neighbourhoods and provide different starting points and pathways for regeneration planning and targeted interventions. In the context of extreme pressures on local authority resources after austerity, the Covid pandemic, and cost-of-living crisis, nuanced evidence of this sort can support more informed, effective, and responsive decision-making about regeneration investments and interventions, and avoid interventions that inadvertently exacerbate inequalities.

1. Prosperity gains from regeneration do not 'spillover' to disadvantaged communities in neighbouring areas: *Citizen Prosperity Index* data challenges the assumption that development-led regeneration will benefit disadvantaged communities in surrounding areas by improving socio-economic opportunities and outcomes. Data about the Olympic Park, where regeneration has been underway for well over a decade, indicates prosperity gains from regeneration do not 'spillover' to areas outside development boundaries, despite Legacy regeneration policies identifying fringe neighbourhoods as target beneficiaries. People living in the Park's Legacy Communities Scheme new neighbourhoods are more prosperous and have a different population profile to residents of established neighbourhoods on the Park's fringes, where livelihood insecurity, levels of financial stress, and rates of part-time employment are higher.

2. Regeneration is 'importing prosperity' to new neighbourhoods: The different population and prosperity profiles between new and established neighbourhoods in this study support well-rehearsed arguments that regeneration attracts new residents, rather than improving opportunities and outcomes for people living in disadvantaged areas. This is evident across multiple determinants of prosperity, from income to secure employment, financial stress, education and lifelong learning, physical and mental health, satisfaction with the quality of housing and living spaces, and perceptions of neighbourhoods as healthy, safe, and clean.

3. Regeneration cannot address effects of structural inequalities without targeted interventions: Analysis of the differences between new and established neighbourhoods and data about how age, gender, and ethnicity impact on prosperity indicate that the effects of structural inequalities are too great for regeneration investments to generate positive 'spillover' effects in deprived neighbourhoods without targeted interventions that adopt an intersectional approach.

4. Livelihood security is the foundation of prosperity and depends on more than income and employment: Long-term citizen-led and community-based research identifies livelihood security as the foundation of prosperity for people in east London. High levels of insecurity are the main obstacle to living a good life. Livelihood security is multi-dimensional, and people rely on an overlapping set of resources including secure

work and income, secure and genuinely affordable housing, food and energy security, freedom from financial stress, and basic services like public transport and internet access. *Citizen Prosperity Index* data shows livelihood insecurity does not map straightforwardly onto employment status and income. High housing costs are a challenge for all demographics and areas, with even the highest earners reporting difficulties. Levels of financial stress, food and energy insecurity, and debt burdens vary significantly between communities that report similar levels of income.

5. Understanding how determinants of prosperity intersect and shape outcomes across different domains of policy is critical and can inform preventative interventions: *Citizen Prosperity Index* data identifies how determinants of prosperity intersect in daily life to shape opportunities and outcomes. Understanding these relationships such as links between livelihood insecurity, anxiety, and loneliness, or the factors that are keeping people in part-time work, can highlight areas where regeneration investments can be targeted towards preventative interventions.

When considering action in response to these findings, the distinction between regeneration policy, planning, and practice is an important one. As earlier identified, regeneration is an increasingly complex field of urban policy that is driving major transformations in the infrastructure and built environment of cities, while also seeking to address multifaceted socio-economic challenges, from creating high-quality new jobs to improving public health and wellbeing, delivering on net zero transition targets, supporting innovation and enterprise, and more. Large-scale regeneration initiatives involve local authority, housing association, and private-sector developers in long-term partnerships to finance, plan, construct, manage, and measure outcomes, often with central government funding, and city or regional authorities in a strategic role. While local government planning policy will determine key outcomes such as the amount and type of affordable housing that regeneration delivers, and economic strategy will determine how local authorities approach growth, job creation, and the extent to which economic activity is targeted towards community wealth building or reducing inequalities, there are numerous aspects of regeneration delivery that rely on cross-sector collaboration with business and civil society partners.

As a result, national, and local government policy goals are translated into multiple domains of professional practice, across sectors and a constellation of actors whose investments and interventions need to 'work in the direction' of policy priorities yet are beyond the direct scope of central and local government to deliver. Approaches to place stewardship, community involvement and consultation, architectural and landscape design, procurement and contracting are all aspects of regeneration that can be leveraged, to a greater or lesser degree through social value strategies, supply chain partners, and other tools, to support socio-economic goals.

Shared evidence can maximise the impact of investments and action across these complex networks and collaborative partnerships. There are examples of good practice in this space, including work led by the Royal Docks on creating a community-led social value legacy and encouraging collaborative planning and responses by cross-sector partners, and the Good Growth Hub in the Olympic Park, which focuses on paid traineeships, careers support, enterprise training, and business support for young east Londoners from local communities to address obstacles to entrepreneurship and creative industries careers, however, approaches like these are not yet mainstream practices in regeneration delivery. New data, insights, and knowledge about how the prosperity gains from regeneration are shared within and between communities will be critical to develop evidence-based assumptions about how regeneration transforms urban areas and community life.

Partners and Funders

Prosperity in east London 2021–2031 is an innovative cross-sector research collaboration that brings together university, government, voluntary sector, business, citizen scientists, local residents, and community organisations.

Managed by the Institute for Global Prosperity's (IGP) Prosperity Co-laboratory UK (PROCOL UK) in partnership with the UCL Centre for Longitudinal Studies, the study was co-designed with members of the London Prosperity Board.

The study is jointly funded by London Prosperity Board members: Royal Docks, Lendlease, London Legacy Development Corporation, Hill Group, Poplar HARCA, and the London Boroughs of Hackney, Waltham Forest, and Barking and Dagenham.



About us

The Institute for Global Prosperity

The Institute for Global Prosperity aims to rethink what prosperity means for people around the globe. Our vision is to help build a prosperous, sustainable, global future, underpinned by the principles of fairness and justice, and allied to a realistic, long-term vision of humanity's place in the world. The IGP undertakes pioneering research that seeks to dramatically improve the quality of life for current and future generations. Its strength lies in the way it allies intellectual creativity to effective collaboration and policy development. Of particular importance to the IGP's approach is the way in which it integrates non-academic expertise into its knowledge generation by engaging with decision-makers, business, civil society, and local communities.

PROCOL UK

Prosperity Co-Lab (PROCOL) UK is an innovative initiative to develop transformational thinking and action on shared prosperity for the UK. Our goal is to achieve a sustained shift in public debate, policymaking, investment and community action for shared prosperity. Led by the IGP at UCL, PROCOL UK brings together citizen-led research, cutting-edge academic research, and collaborative, multi-stakeholder partnerships with communities, government, business and researchers, to develop new forms of knowledge and new ways of working that bring about transformational change. PROCOL UK's work addresses the question 'What are the pathways to shared prosperity in the UK?' in the context of pressing challenges facing British society: climate emergency, rising social and financial inequalities, Brexit, austerity and public services, and the changing nature of work in the era of AI and robotics. We work across major challenges to identify the new forms of knowledge, governance and ways of working for shared prosperity.

London Prosperity Board

The London Prosperity Board is an innovative cross-sector partnership established by the Institute for Global Prosperity (IGP) to rethink what prosperity means for London. The goal of the London Prosperity Board is to change the way decision-makers think and act for prosperity by developing new forms of evidence and new ways of working that make shared and inclusive prosperity a reality.

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Appendix 1: Citizen Prosperity Index indicators table

The following tables show all the measures that make up the *Citizen Prosperity Index*. Each of these represents a survey question (e.g. 'thinking about your main job, how many hours excluding meal breaks but including overtime do you work in a normal week?' = Satisfactory Hours (49h or less/week) indicator). We aggregate these measures under composite 'headline indicators', such as 'Secure Income and Good Quality Work', which is informed by 11 measures. And these headline indicators belong to specific subdomains, which are part of the five wider domains that make up the Prosperity model.

1. Foundations of Prosperity				
Subdomain	Headline (Composite) Indicator	Measures (survey question description)		
Secure livelihoods	Secure income and good quality work	Pre-tax income		
		Real household disposable income		
		Proportion of Permanent Contracts		
		Commute time		
		Satisfactory leisure time		
		Overall job satisfaction		
		Satisfaction with opportunities for promotion		
		Satisfaction with quality of available jobs		
		Genuinely affordable and secure housing		Affordable housing
				Size of House
				Mortgage (i.e., whether they have a mortgage or not)
House ownership				
Ability to keep up-to-date with bills				
Freedom from financial stress		Debt burden		
		Ability to save		
Food and energy security		Eating less due to lack of money		
		Use of food banks		
		Ability to keep accommodation warm		
Access to key basic services: public transport, internet and childcare		Affordable public transport		
		Satisfaction with public transport		
		Mode of transportation for work/education		
		Internet access		
Feeling secure about the future		Having social support when in need		
		Anticipation of moving out of the area		
An inclusive economy	Fairness and equity	Childcare spending		
		Part time or full time Job		
		Income Inequality		
A good start in life	Childhood poverty	Use of Childcare		
		Household Size		
		Children present in the household		
	Adolescent transitions to work or study		Students leaving key stage 4 and transitioning to any sustained educational destination	
			Unemployment	
		School attendance		

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2. Opportunities and Aspirations

Subdomain	Headline (Composite) Indicator	Measures (survey question description)
Good quality basic education	Access to good quality education	Level of education attained
		Satisfaction with education
Lifelong learning	Access to skills and training for work	Participation in professional training through work
	Opportunities for self-improvement and personal development	Participation in adult learning classes
Freedom, choice and control	Freedom from discrimination	Degree to which people with different backgrounds can live in harmony
		Degree to which different cultures, beliefs and identities can flourish in the area
	Having choices and control over one's future	Feeling free to make decisions about one's life
		Degree to which people feel they can take steps to improve their life

3. Power, Voice and Influence

Subdomain	Headline (Composite) Indicator	Measures (survey question description)
Political inclusion	Political inclusion	Trust in the Local Authority / Council
		Trust in political parties
		Trust in the Parliament
		Trust in the police
		Trust in the British legal system
		Trust in the Greater London Authority (GLA)
		Trust in the National Government
		Taking part in political party activities
Voice and influence	Feelings of influence	Degree to which people feel they can influence decisions about their local area
		Taking part in demonstrations
		Boycott
		Contacted a politician, local, non-local government official

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4. Belonging, Connections and Leisure

Subdomain	Headline (Composite) Indicator	Measures (survey question description)
Social relationships	Regular contact with family, friends, and neighbours	Having contact with family at least 2-3 times per week
		Having contact with friends at least 2-3 times per week
		Having contact with neighbours at least 2-3 times per week
		Feelings of loneliness
Sense of community	Community cohesion	Feeling like they belong to the neighbourhood
		Plans to remain in the neighbourhood for a number of years
		Feeling like the friendships and associations in their neighbourhood mean a lot to them
	Getting involved in community life	Trusting people in their neighbourhood
		Feeling like their neighbours will help them
		Borrowing and exchanging favours with neighbours
Arts, leisure and sports	Participation in arts, sport, and leisure activities	Volunteer work
		Membership in civic and voluntary organisations
		Participation in local social activities
		Participation in organised arts or cultural activities
		Membership in club (e.g., sports club)

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5. Health and Healthy Environments

Subdomain	Headline (Composite) Indicator	Measures (survey question description)
Healthy bodies and healthy minds	Healthy bodies	Subjective health
		Health and disability status
	Wellbeing	Visited Nature Recently
		Number of days where respondent walked more than 10 minutes in past 10 days
Access to health and care services	Wellbeing	Happiness
		Life satisfaction
		Feeling life is worthwhile
		Anxiety
Healthy, safe and clean neighbourhoods	Good quality housing	Access to mental healthcare
		Access to physician for physical health problems in your local area
	Safe and clean neighbourhoods	Satisfaction with quality of health services
		Satisfaction with local housing quality
Sustainable and resilient communities	Natural Environment	Satisfaction with living conditions
		Safety at night
		Safety in the day
Sustainable and resilient communities	Natural Environment	Satisfaction with green/open spaces
		Satisfaction with local natural environment

Appendix 2: Citizen Prosperity Index

detailed scores by research site and domain

	Heath	Gascoyne Estate	Hackney Wick & East Wick	Beckton	Chobham Manor, East Village & IQL	Custom House	North Woolwich	Pudding Mill East	Silvertown Quays	Coventry Cross	Fish Island & Sweetwater	Teviot East	Teviot North	Teviot West	Leyton
Study Area	LBBB	OLOA	OLOA	RD	OLOA	RD	RD	OLOA	RD	TECC	OLOA	TECC	TECC	TECC	OLOA
Borough	Barking & Dagenham	Hackney	Hackney	Newham	Newham	Newham	Newham	Newham	Newham	Tower Hamlets	Tower Hamlets	Tower Hamlets	Tower Hamlets	Tower Hamlets	Waltham Forest
Domain indicator															
Secure Income & Work	5.59	6.68	6.92	6.76	7.41	6.41	6.93	7.61	6.38	6.63	7.57	7.22	7.22	6.89	7.69
Affordable housing	4.58	4.52	4.71	4.87	4.86	5.06	4.78	4.79	5.05	4.8	4.84	4.87	4.97	4.84	4.11
Freedom from Financial Stress	3.64	5.76	4.05	5.64	6.35	5.61	2.89	6.81	7.23	4.84	7.14	4.89	4.7	1.63	1.51
Food and Energy	6.16	6.31	6.55	6.43	6.43	6.44	6.46	6.79	6.61	5.91	6.69	6.42	6.19	6.34	5.08
Access to Services	3.62	3.91	4.59	3.95	5.27	5.19	5.28	6.14	9.49	6.39	7.09	5.03	4.97	3.83	4.81
Secure Future	7.05	7.74	8.03	8.16	6.89	8.59	8.37	7.89	7.99	8.77	8.14	7.98	8.34	8.32	8.26
An inclusive economy	6.01	6.56	6.02	7.24	6.14	6.37	6.24	5.72	5.3	6	5.87	6.71	6.38	6.87	5.54
A good start in life	4.52	4.72	6.37	5.63	6.79	5.7	4.36	7.09	7.01	5.12	7.99	4.65	5.76	4.84	6.21
Good quality basic education	6.62	7.74	6.85	7.15	7.59	6.78	6.58	7.09	7.61	7.01	7.49	7.48	7.61	7.05	6.67
Lifelong learning	4.75	3.36	6.47	4.15	6.2	5.52	5.02	7.18	8.12	5.66	7.88	5.04	4.93	4.38	7.67
Freedom, choice & control	6.36	6.45	7.17	6.65	6.67	6.78	7.05	6.85	6.51	7.69	6.2	6.75	7.22	7.45	8.03
Political inclusion	5.7	8.66	4.61	9.42	8.58	6.13	5.44	4.22	6.74	3.88	9.02	4.56	7.17	6.53	6.79
Voice & influence	5.48	2.64	5.93	2.13	2.37	5.43	6.26	4.68	5.4	6.52	3.65	4.68	4.29	7.07	7.51
Social relationships	5.27	5.51	6.91	6.1	6.14	6.31	7.03	6.21	6.99	6.44	5.69	6.32	6.7	7.42	6.77
Sense of community	3.37	3.67	4.57	4.16	4.06	3.65	4.51	3.72	3.53	4.18	4.08	4.2	4.83	5.23	5.56
Arts, leisure and sports	4.31	4.99	4.48	5.11	4.71	4.53	3.22	5.24	5.66	4.38	5.14	4.87	4.54	4.52	6.19
Healthy bodies & healthy minds	5.87	6.87	7.64	6.77	7.21	6.86	7.15	7.34	7.8	7.37	8	7.19	6.88	7.56	7.41
Healthy, safe & clean neighbourhoods	6.55	6.23	7.55	7.13	7.46	7.53	6.27	7.5	8.53	7.2	7.65	7.32	7.45	7.17	7.08
Sustainable & resilient communities	3.71	5.34	9.44	6.36	6.58	7.68	6.94	8.84	7.91	8.49	9.26	8.55	6.92	9.22	7.33

Study Areas

LBBB: London Borough of Barking and Dagenham

OLOA: Olympic Legacy Opportunity Area

RD: Royal Docks

TECC: Teviot Estate and Coventry Cross Estate

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