



Bermondsey: A Neighbourhood Study

July 2019

Executive summary

This study offers a portrait of local life in the area surrounding the former Peek Freans Biscuit Factory in Bermondsey. Research was conducted among residents, community stakeholders, local agencies and traders. This report sets out local assets and needs in relation to the four themes of Grosvenor Britain and Ireland's Local Legacy Strategy: community cohesion, health & wellbeing, education, employment & skills, and enterprise. Grosvenor's aim is that the research will help to refine the focus of their Local Legacy Strategy.

STREET INTERVIEWS

OF RESIDENTS INTERVIEWED | **298**

TRADER SURVEY

OF BUSINESSES INTERVIEWED | **16**

YOUTH SURVEY

OF YOUNG PEOPLE INTERVIEWED | **74**

STAKEHOLDER SURVEY

OF STAKEHOLDERS INTERVIEWED | **16**

WALKING INTERVIEWS

OF RESIDENTS INTERVIEWED | **08**

COMMUNITY COHESION



Key findings...

- There remains a supportive and close-knit community among many longstanding residents. We found high levels of neighbourliness and a strong attachment to place.
- However, relationships between people of different backgrounds and social trust are weaker, with ethnic and socio-economic divisions reported to be key features of the area.
- Crime and anti-social behaviour are a significant concern and recent high profile incidents have contributed to a feeling that the area is becoming less safe. However, police data indicates a slight drop in crime levels in recent years.



*The benchmark uses national survey data to compare the area to other neighbourhoods which share similar characteristics

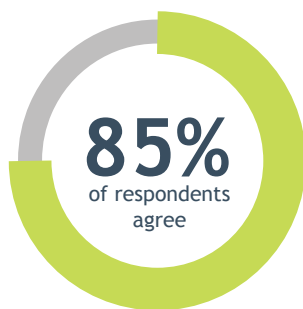
HEALTH & WELLBEING



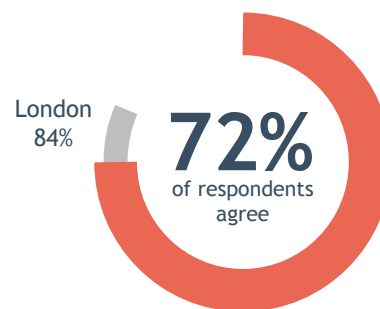
Key findings...

- There is significant deprivation in the area and child poverty rates are well above the borough average.
- Poverty impacts on the health and wellbeing of residents and is reflected in the elevated prevalence of conditions associated with health inequalities, including diabetes and childhood obesity.
- A high incidence of non-acute mental health conditions is not being addressed by appropriate provision.
- There is also significant concern among residents about primary care infrastructure and its ability to cope with a growing population.

IT IS EASY TO BE PHYSICALLY ACTIVE IN BERMONDSEY



FEEL THEY ARE IN GOOD HEALTH



RESIDENTS FEEL IT IS EASY TO BE PHYSICALLY ACTIVE BECAUSE...



59%

Good parks
& outdoor
spaces



42%

Many local
gyms



21%

Good avail-
ability of
classes



16%

Good
outdoor
facilities

EDUCATION, SKILLS & EMPLOYMENT

Key findings...

- Educational engagement, attainment and aspirations among some young people in the area are felt to be low.
- In spite of high demand, vocational options are considered limited, while many voice concerns about youth provision locally.
- A portion of residents are in poorly paid work or insecure work and are unable to access better opportunities.
- Bermondsey is not considered to have good local employment opportunities, however good transport links and proximity to the city centre means this is not felt to be a key issue by residents.



THERE ARE GOOD OPPORTUNITIES IN BERMONDSEY



THERE IS SUPPORT TO FIND WORK



THERE ARE OPPORTUNITIES TO DEVELOP MY SKILLS IN BERMONDSEY



ENTERPRISE



Key findings...

- In spite of challenges, the majority of businesses we spoke to are optimistic and plan to stay in the area.
- Traders in The Blue face particular challenges around low footfall and crime. The Blue also currently attracts less food and groceries trade than other local shopping areas and is little known or used by new residents.
- Changing demographics in the area are considered both a challenge and an opportunity for businesses, and many residents would like to see more shops and food outlets locally.
- There are concerns around the displacement of existing businesses with rising rents and rates.

BUSINESSES WHO PLAN TO STAY IN THE AREA IN THE LONG TERM



HOW OPTIMISTIC ARE YOU ABOUT THE PERFORMANCE OF YOUR BUSINESS?



COMPARED TO LAST YEAR HOW IS YOUR BUSINESS DOING?



BUSINESSES WHO KNOW ABOUT GROSVENOR'S PLANS IN BERMONDSEY



DO YOU FEEL YOU HAVE ANY INFLUENCE OVER WHAT HAPPENS IN THE AREA?



About Social Life

Social Life is a social enterprise, created by the Young Foundation in 2012, to become a specialist centre of research and innovation about the social life of communities. Our work is about understanding how peoples' day-to-day experience of local places is shaped by the built environment - housing, public spaces, parks and local high streets - and how change, through regeneration, new development or small improvements to public spaces, affects the social fabric, opportunities and wellbeing of local areas.

www.social-life.co

Report commissioned by Grosvenor UK and Ireland.
Written and published by Social Life 2019.

