
TEVIOT LISTENING CAMPAIGN

A SNAP SHOT

JUNE 2017

INTRODUCTION

The Teviot listening campaign was carried out during April and May 2017. The campaign consulted 333 households across the Teviot Estate.

The purpose of the listening campaign was to gain a snapshot of interest, support and priorities in relation to estate regeneration on the Teviot Estate.

The listening campaign was cautious not to raise expectations in relation to the possibility of regeneration.

Residents were asked what changes they would like to see if there were an opportunity to redevelop the Teviot Estate, and, whether they would support redevelopment.

HOW THE FINDINGS ARE SET OUT

- Section 1 shows who took part in the listening campaign
- Section 2 shows a map of the area covered by the listening campaign
- Section 3 explains the key priorities identified by residents in relation to redevelopment.
- Section 4 presents the priorities geographically across the Teviot Estate.
- Section 5 presents the level of support for regeneration for the Teviot Estate

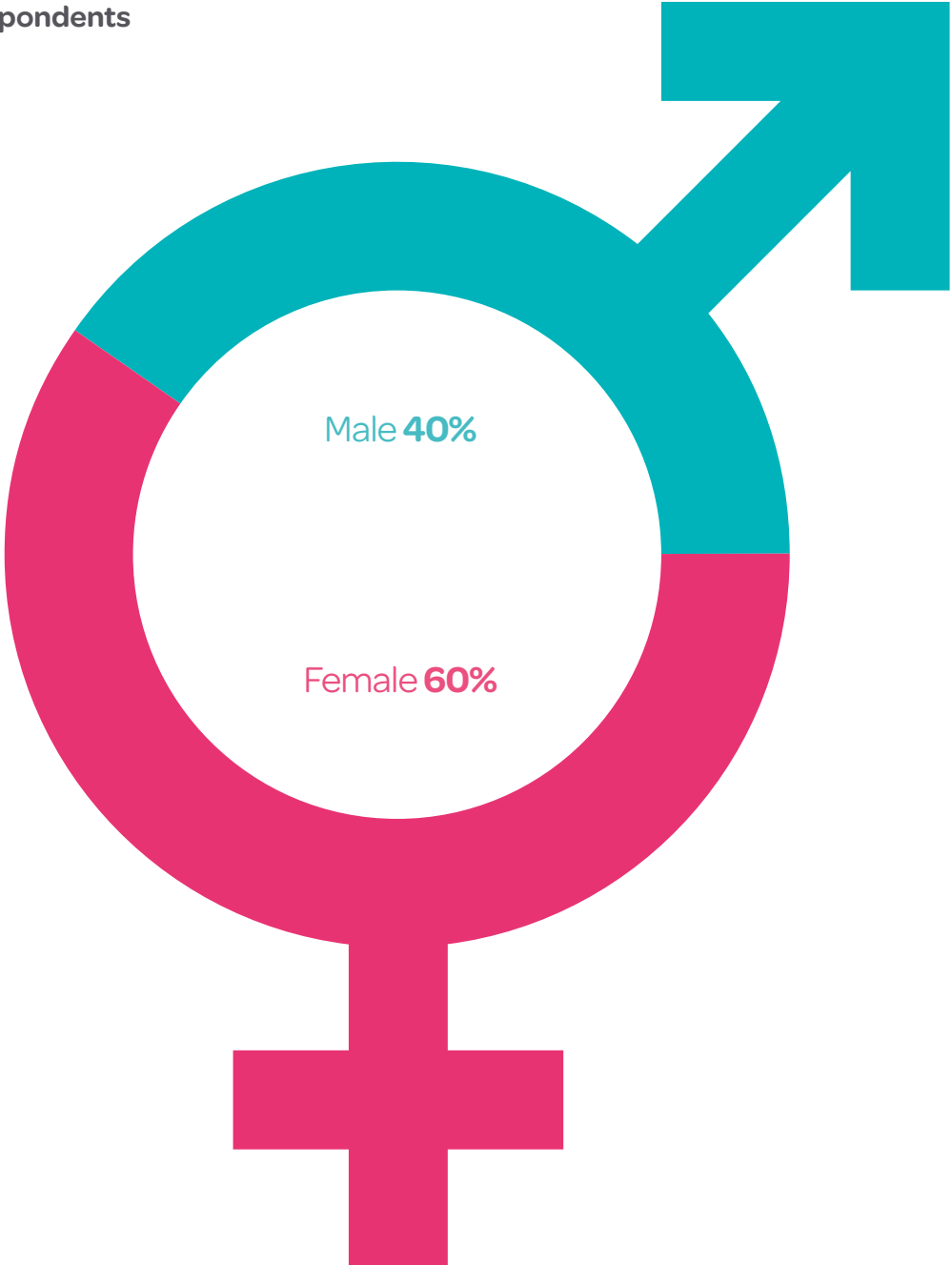
SUMMARY

The findings demonstrate a strong level of support with a range of priorities emerging across the estate. The main priorities identified were in relation to public realm, housing, community safety, play and retail. The priorities vary across the estate, with Teviot South identifying the quality of homes and public realm as the biggest problems that need addressing, the North East identifying play & parking and the North West identifying retail and parking.

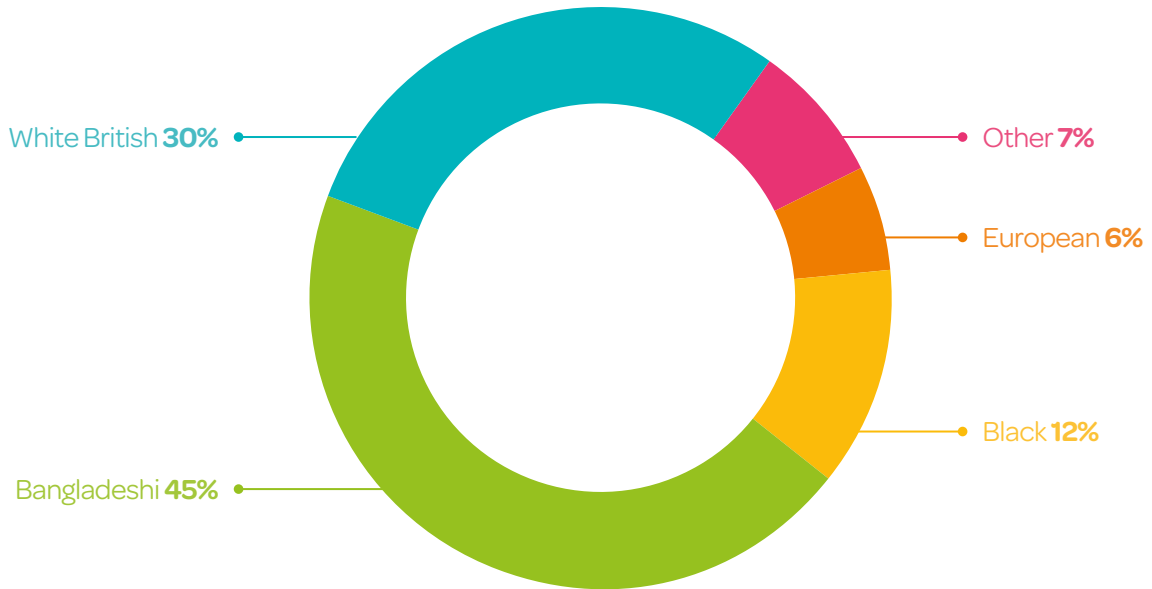
The high level of support and appetite for regeneration and change can be attributed to a number of factors. The South of Teviot clearly identifies concerns with the current quality of housing and public realm and links these to ASB problems in the area. More generally there is an awareness of improvements taking place on neighbouring Estates - Brownfield & Aberfeldy were mentioned on a number of occasions - as well as wider afield across London. There appears to be a raising expectation of how modern Neighbourhoods should look and feel and what they should comprise of, as well as a fear of being left behind as improvements take shape in other neighbourhoods.

WHO TOOK PART?

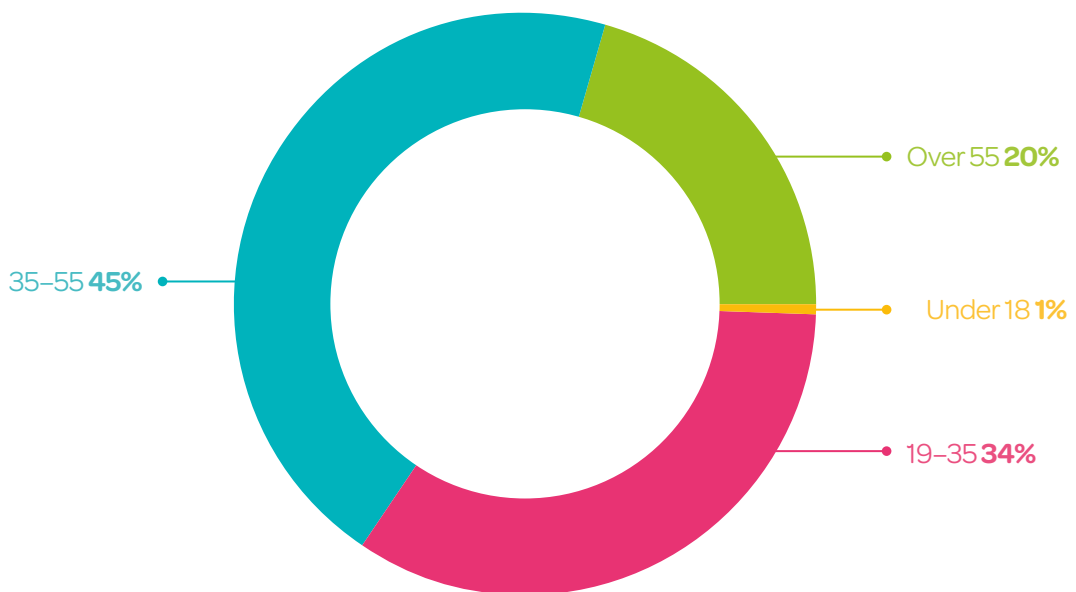
Gender of respondents



Ethnicity of respondents



Age range of respondents





AREA PROFILE



KEY FINDINGS

Community priorities in relation to regeneration

More benches

More green space

Grass areas under used

Better use of canal/crossing

The pavements are dangerous

Better lighting as area in darkness

Need green between the concrete

Pavements and paths difficult to walk on

Internal/external repairs

Need better quality housing

Would like to see redevelopment

Happy to be rehoused in a new build

Damp means electricity bills are sky high

Too cold in winter, too hot in summer

More houses needed

Floor is sliding

Damp

Need more play space

Need slides and swings

Places for children to play

Children have no where to play football

More services for young people

Places to meet and socialize

Gym equipment in park

Bigger mosque

GP/Chemist

HOUSING

PUBLIC REALM

PLAY SPACE

PROVISION

PARKING / HIGHWAYS

Drugs

Stabbing

Knife crime

Crime hot spots

Hidden areas

Don't feel safe

Feel intimidated

Need more CCTV

Get rid of alley ways

Young people gathering

Need better security

Young guys drug dealing

Motor bikes on pavements

No ball games signs not followed

COMMUNITY SAFETY

A12 is dangerous

Pollution from A12

Parking is in crisis

Change road layout

Resurface the roads

Loss of garage space

One road in one road out

Emissions turn windows black

More parking spaces needed

Visitors can't park due to new build

A12 - impact on health and environment

Road gets blocked no access for emergency vehicles

SHOPS

Need more variety of shops

Abandoned shops on Spey Street

Chrip Street needs development

Don't shop on the estate

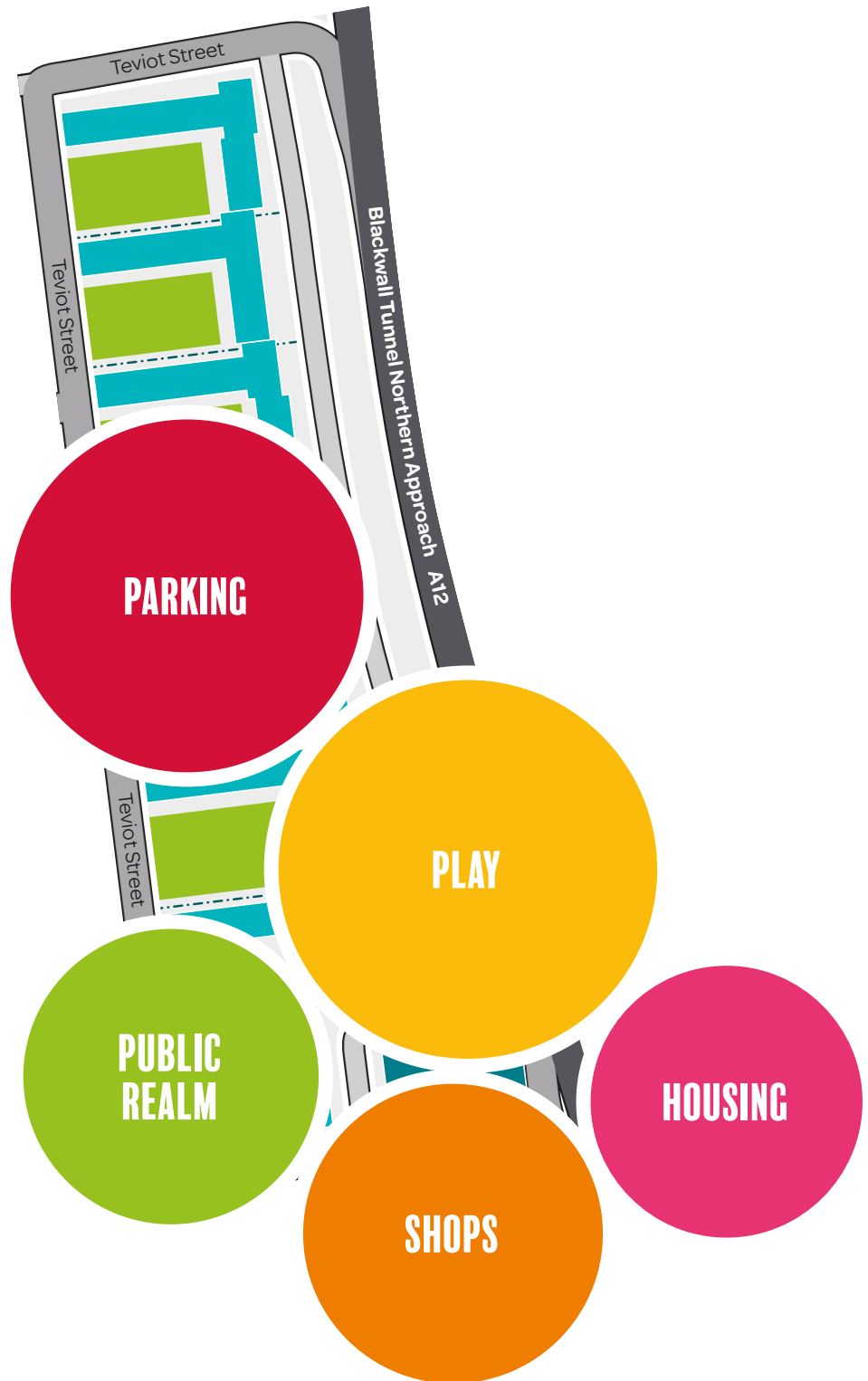
Shops need to be closer

Want more shops but scared of children hanging around them

NORTH EAST TEVIOT

Teviot St, Tynne Court, Ilsley

Frequency of themes mentioned



The North East identified the need for a play area and parking as the two highest priorities in relation to redevelopment. The new Tynne Court development includes no parking, this has exacerbated parking tensions in the area. Residents felt that Langdon park was too far and not suitable for younger children and wanted a wider range of play equipment located locally.

The North East identified Shops and Public realm as the next priorities. Residents wanted shops located closer, and a better range of shops available, in relation to public realm, residents wanted to see more green space, inc. better access to existing green space, better lighting, improved road systems and road surfacing, more places to sit and residents wanted to see more opportunities incorporating the canal.

Housing was the next priority, Teviot Street residents felt much of the stock was in need of improvement with many feeling the current homes were in poor condition, residents identified a need for more homes.

**“HOME, TOO COLD IN THE WINTER,
TOO HOT IN THE SUMMER”**

Other issues raised by residents in the North East included, the poor air quality and noise in relation to the A12, ASB in relation to drugs and young people gathering, and the need for more events to bring the community together.

NORTH WEST TEVIOT

Mallory Close, David Court, Brushwood Close, Passfield Drive, Celtic Street, Uamvar Street, Venue Street, Clutton Street

Frequency of themes mentioned



The North West identified Shops and parking as the two highest priorities. Residents wanted to see better access and a wider range of shops. Parking and traffic systems were identified as a problem, with blocked access and a need for a better road system, with many identifying the single access road onto the Estate as a problem.

“NO PARKING AFTER 9PM”

“I SHOP OUTSIDE THE AREA”

Community safety was the next biggest concern in the North West. Many residents were concerned about young people gathering, the use of drugs, dealing near the shops, gangs, a number of residents identified the need for more provision for young people.

The next two priorities were in relation to public realm and play space including more play equipment. Residents identified a need for more or better access to green space, better lighting - with links made to community safety concerns, better use of the canal, and the need to redevelop the bridge.

“GREEN SPACES ARE CURRENTLY INACCESSIBLE, OR NOTHING ON THEM”

Other issues identified by residents in the North East include; feeling that the new housing was good but there is a need for more, bus stops could be closer and there is a need for lock up space for bikes.

“I LIVE AT HOME, BUT WOULD LIKE TO MOVE OUT BUT STAY CLOSE TO MUM, BUT NOTHING AVAILABLE LOCALLY”

SOUTH TEVIOT

Spey Street, Brion Place, Ullin Street, Zetland Street, Dewbury Street

Frequency of themes mentioned



The highest priority in the South was in relation to public realm. Residents identified problems with paving, roads, alley ways and poor lighting on the Estate. Residents said there was a lack of green space, or that available green space was not suitable.

“PAVEMENTS ARE CRACKED AND DANGEROUS”

“GET RID OF ALLEYWAYS”

“GREEN AREAS ARE WASTED”

The next two priorities in the South were in relation to Housing and Community Safety. Many residents felt that housing was in poor condition, identifying problems with damp, repairs and age of accommodation. Community safety was a concern, with problems with young people gathering in hot spots on the estate, across the area, drug dealing, cars speeding on Zetland Street and children ignoring no ball signs, there was a close relationship between public realm issues and community safety concerns.

“NEED NEW / IMPROVED HOUSING”

“BOYS IN CAR PARK BLOCK OUR WAY”

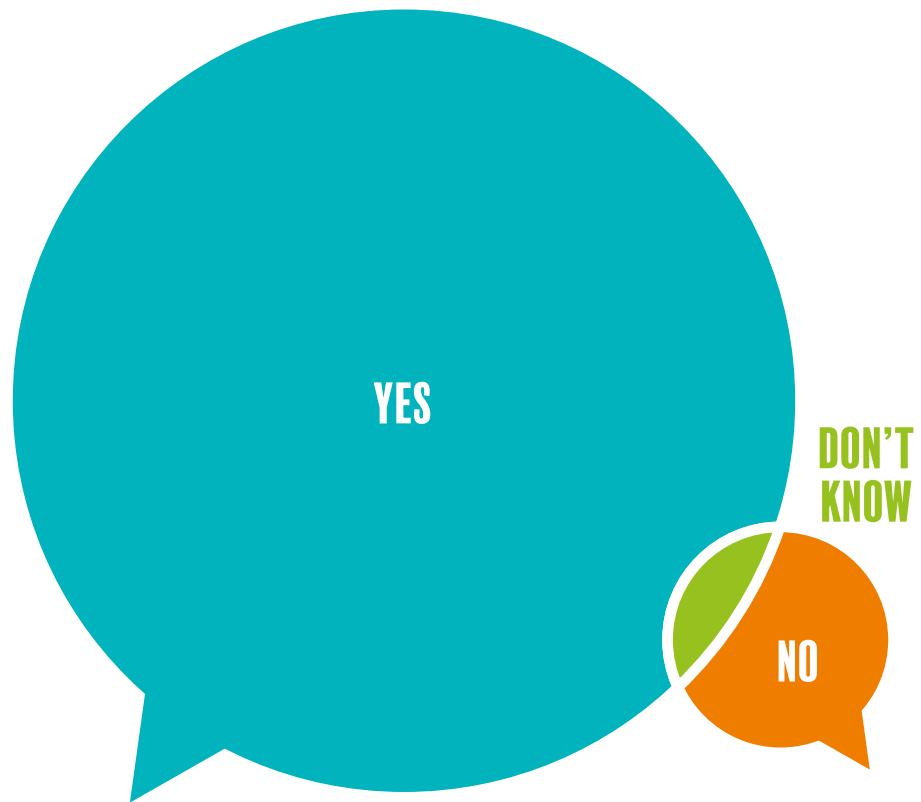
“NEED A NICE ENTRANCE AT SPEY ST SO IT LOOKS WELCOMING”

Residents in the South also identified need for better quality and availability of shops, a larger prayer facility, more play space for children and gym equipment in the park.

“ABANDONED SHOPS”

“NEED A CAFÉ”

SUPPORT FOR REGENERATION



Residents were asked

WOULD YOU SUPPORT REDEVELOPMENT?

Over 80% of residents consulted said they would support redevelopment on the Teviot Estate, this was in relation to the range priorities identified across the Estate. Residents who said No were concerned about the scale of changes, personal impact and required more information.

271 people were in favour of redevelopment

“HAPPY TO SEE REDEVELOPMENT”

“UP FOR ANY IMPROVEMENTS”

“HAPPY TO SEE ANY IMPROVEMENTS”

“HAPPY WITH DEVELOPMENT GOING AHEAD”

“HAPPY WITH CHANGES”

“OK WITH ANY IMPROVEMENTS”

21 were against redevelopment

“NO MORE HOUSING”

“LOSS OF GARAGES”

“WOULD NEED MORE INFORMATION”

**“WORRIED WILL BE KICKED OUT
OF PROPERTY DUE TO REDEVELOPMENT”**

31 people weren't sure whether redevelopment was a good idea or not

“DEPENDS WHAT IT IS”

“I DON'T MIND REALLY”

“NEED MORE INFORMATION FIRST”

‘DEPENDS ON CHANGES’

“

NEED A CAFÉ

**BOYS IN CAR PARK
BLOCK OUR WAY**

**GREEN AREAS
ARE WASTED**

**PAVEMENTS ARE
CRACKED AND DANGEROUS**

NEED NEW / IMPROVED HOUSING

**HOME, TOO GOLD IN THE WINTER,
TOO HOT IN THE SUMMER**

**HAPPY TO SEE
REDEVELOPMENT**

ABANDONED SHOPS

**WORRIED WILL BE
KICKED OUT OF
PROPERTY DUE TO
REDEVELOPMENT**

GET RID OF ALLEYWAYS

**GREEN SPACES ARE CURRENTLY
INACCESSIBLE, OR NOTHING ON THEM**

**NO PARKING
AFTER 9PM**

”