Residents' Survey 2018

London Borough of Haringey

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Presentation Content

- Background
- Haringey as a place to live
- Community interactions
- Work and employment
- Health
- Housing

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Methodology

1,901 surveys were completed amongst residents aged 16+, which is subject to a maximum standard error of **±2.25%** at the 95% confidence level on an observed statistic of 50%.

Face-to-face completes via CAPI

1,901 completes

- Sampling points were randomly selected to cover all wards and levels of deprivation across the borough
- A target of 100 interviews was set per ward, with 10 sampling points selected per ward
- A target of approximately 10 interviews was to be achieved per sampling point.
- Targets were set by age and gender within ward and monitored by ethnicity
- Data was weighted, by age and gender at ward level and then by ward to ensure the final data set is representative

Analysis

- Statistically significant variations are referenced throughout this analysis and are show by figure that are bold and underlined or with a circle. These differences have been identified using the t-test. Where the groups being compared are binary e.g. males vs. females the significance is against the opposing group. Where significance testing has been applied across multiple groups e.g. age bands, the significance shown is against the total sample (e.g. residents aged 75+ are significantly more likely than the borough average to...).

- Local Plan Neighbourhoods are the geographical unit used for analysis.

Local Plan Neighbourhoods- composition and completed sample

Neighbourhood	Ward composition	Sample size	Max sampling error
Wood Green	Noel Park, Woodside, Bounds Green wards	304	+/-5.6
North Tottenham	White Hart Lane, Northumberland Park wards	200	+/-6.9
South Tottenham	Tottenham Hale, Tottenham Green, Seven Sisters wards	297	+/-5.7
Harringay	Harringay, St Ann's wards	200	+/-6.9
West Green & Bruce Grove	West Green, Bruce Grove wards	200	+/-6.9
Crouch End	Crouch End, Hornsey, Stroud Green wards	300	+/-5.6
Muswell Hill	Alexandra, Muswell Hill, Fortis Green, Highgate wards	400	+/-4.9

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Benchmarking sources

- Satisfaction with the local area
- Feelings of safety during the day and after dark
- People of different backgrounds getting on well
- Haringey Council keeping residents informed about the services and benefits it provides

- People of different backgrounds getting on well
- Sense of belonging to community
- Interactions with neighbours

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Population Stability

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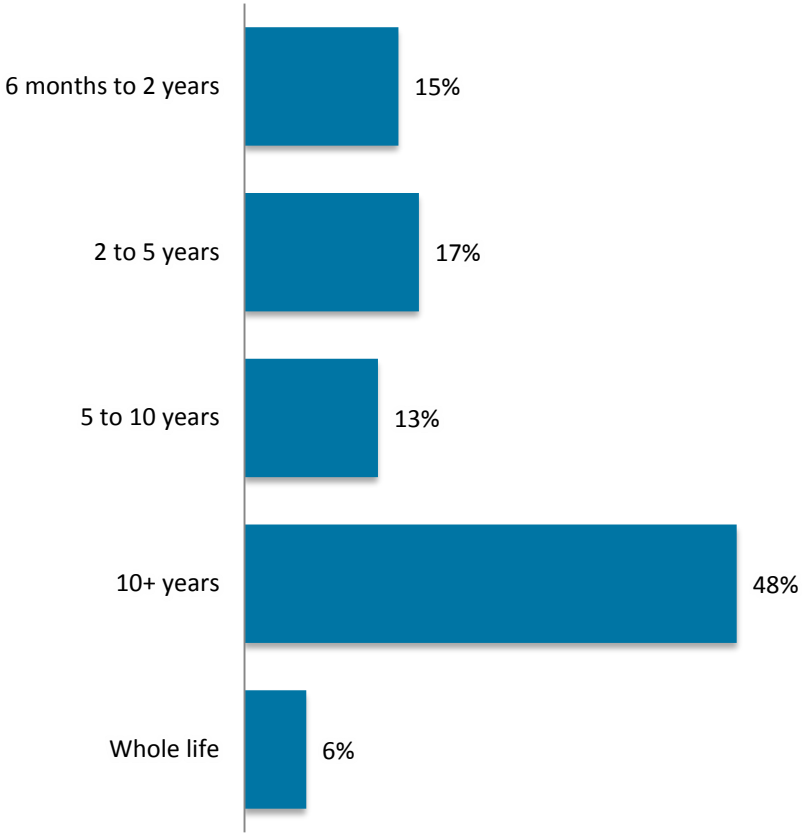
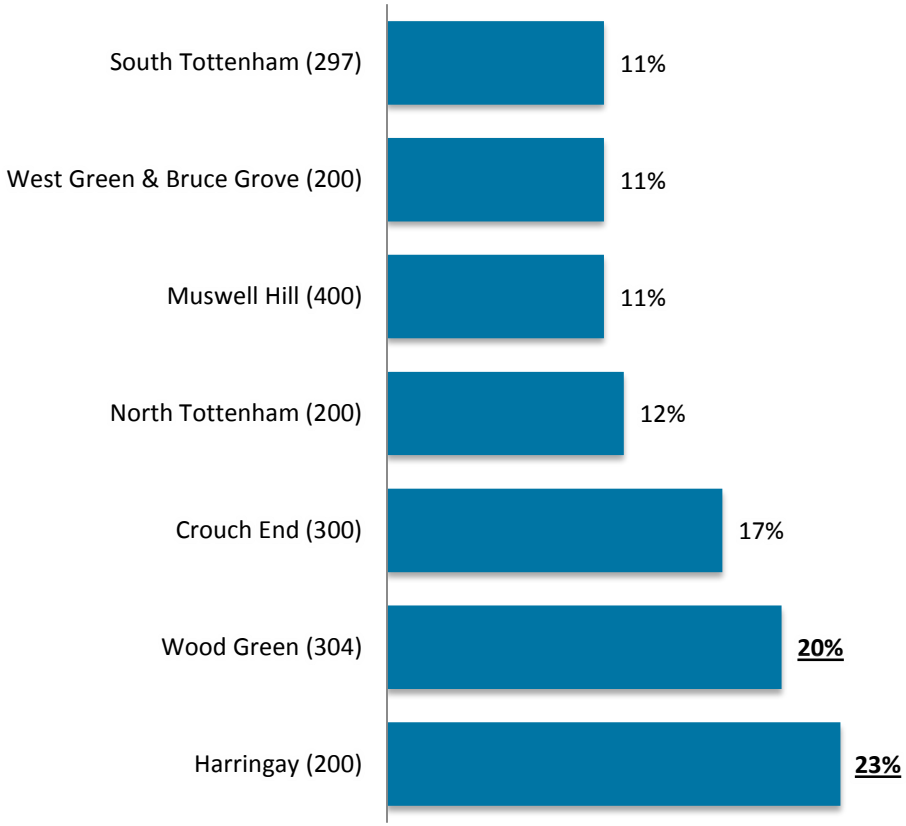
Population stability – 15% of the population have lived in the borough for less than two years, a proportion that rises to 20% in Wood Green and 23% in Harringay

Q3. How long have you lived in the borough of Haringey?



Recent arrivals - Respondents whose answer was 'between 6 months and 2 years'



Unweighted sample base: 1901

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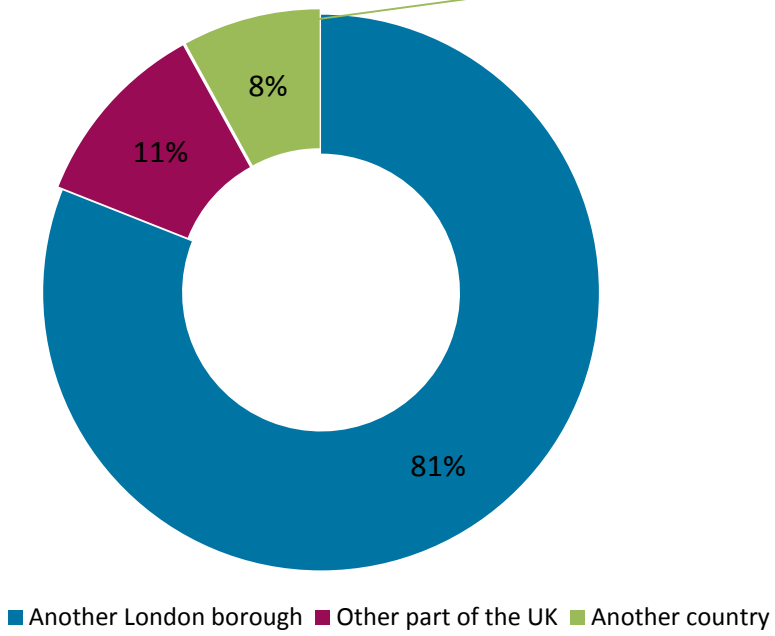
Origin of new arrivals - four in five arrivals within the last two years came from another London borough. Just under one in eleven (8%) came direct to Haringey from another country

Q4. Before living in Haringey did you live...? Base: Where arrived in last 2 years



Equates to 1.1% of the total Haringey population

97% of those who arrived from another country feel confident speaking and communicating in English.

Unweighted Sample Base: 290

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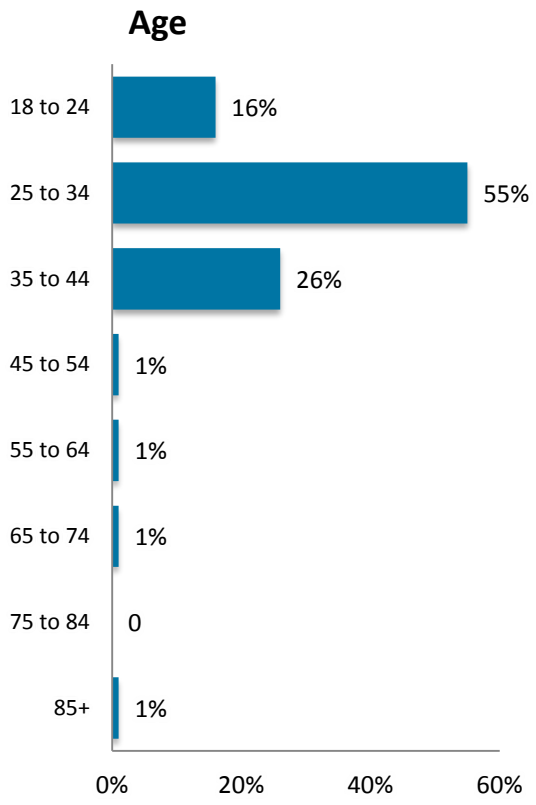
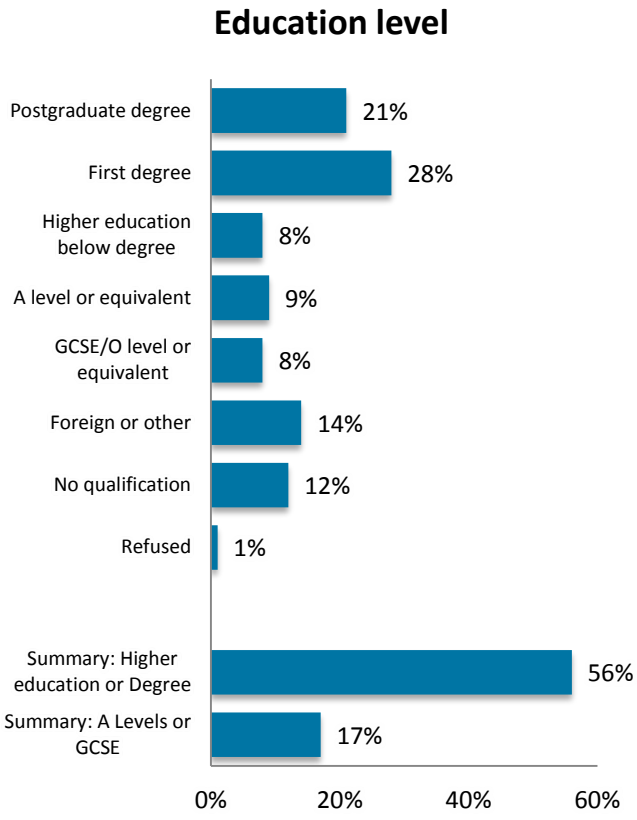
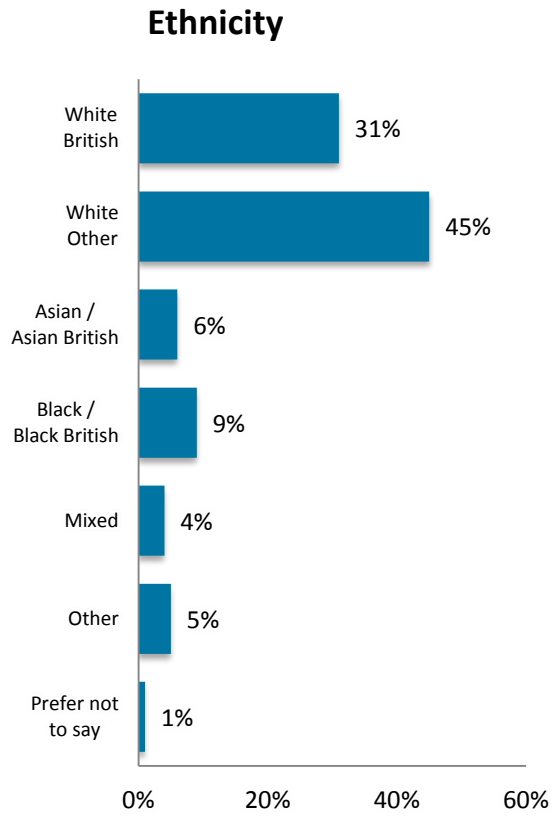
Characteristics of new arrivals within the last two years







Unweighted Sample Base: 290

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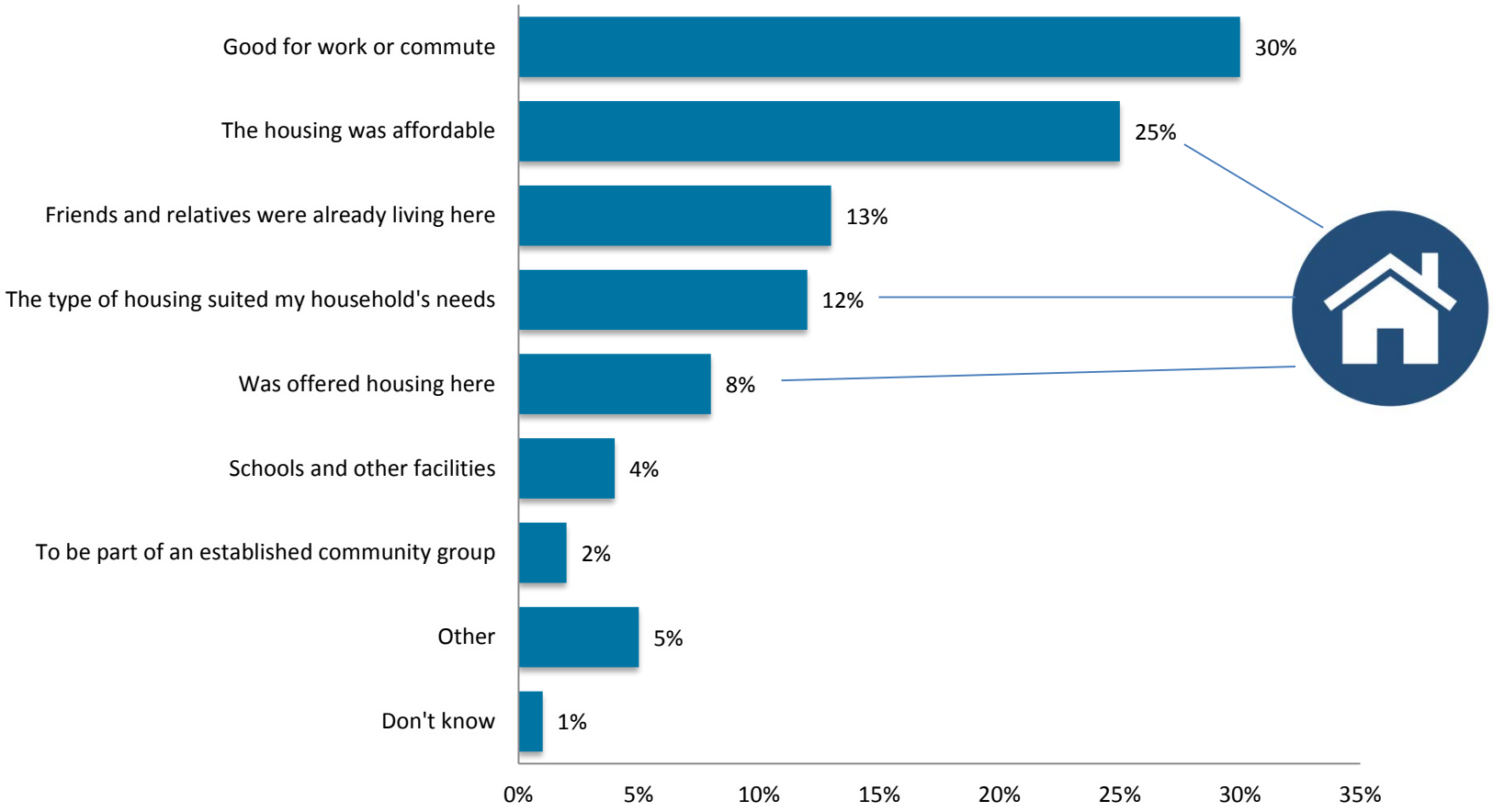
Work or commuting advantages were the most commonly mentioned single reason for moving to Haringey (30%). A total of 45% of recent arrivals gave housing related responses

Which of these reasons best describes why you came to Haringey? (Where arrived in last 2 years)



Unweighted sample base: 290

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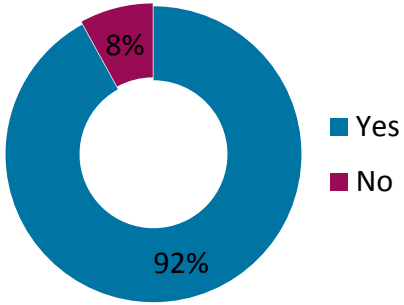
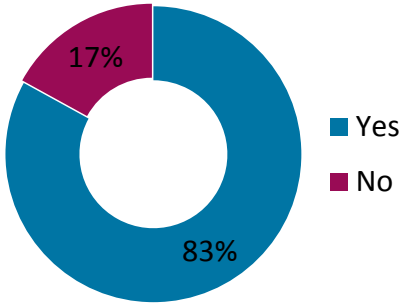
Expectations of remaining in Haringey – more recent arrivals have lower expectations of staying within the borough over the medium to long term

Are you likely are to be living in Haringey in...?

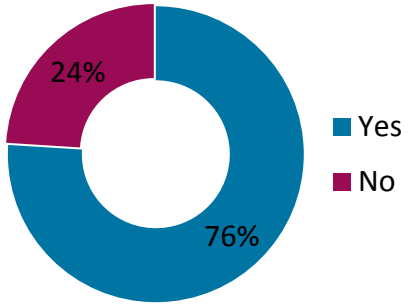
Two years time



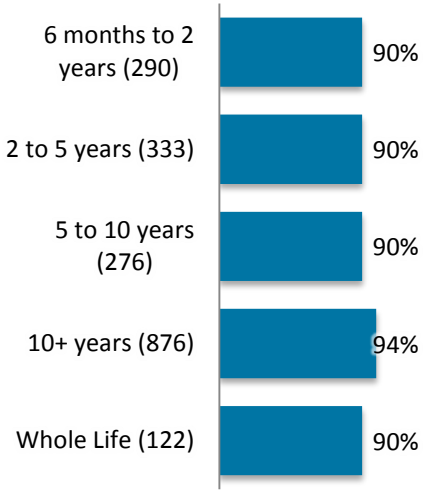
Five years time

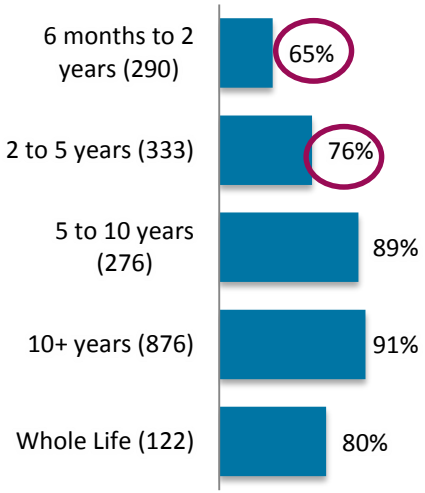


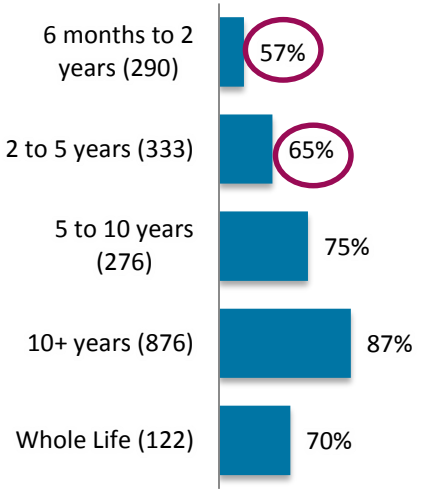
Ten years time



% yes split by existing time in the borough







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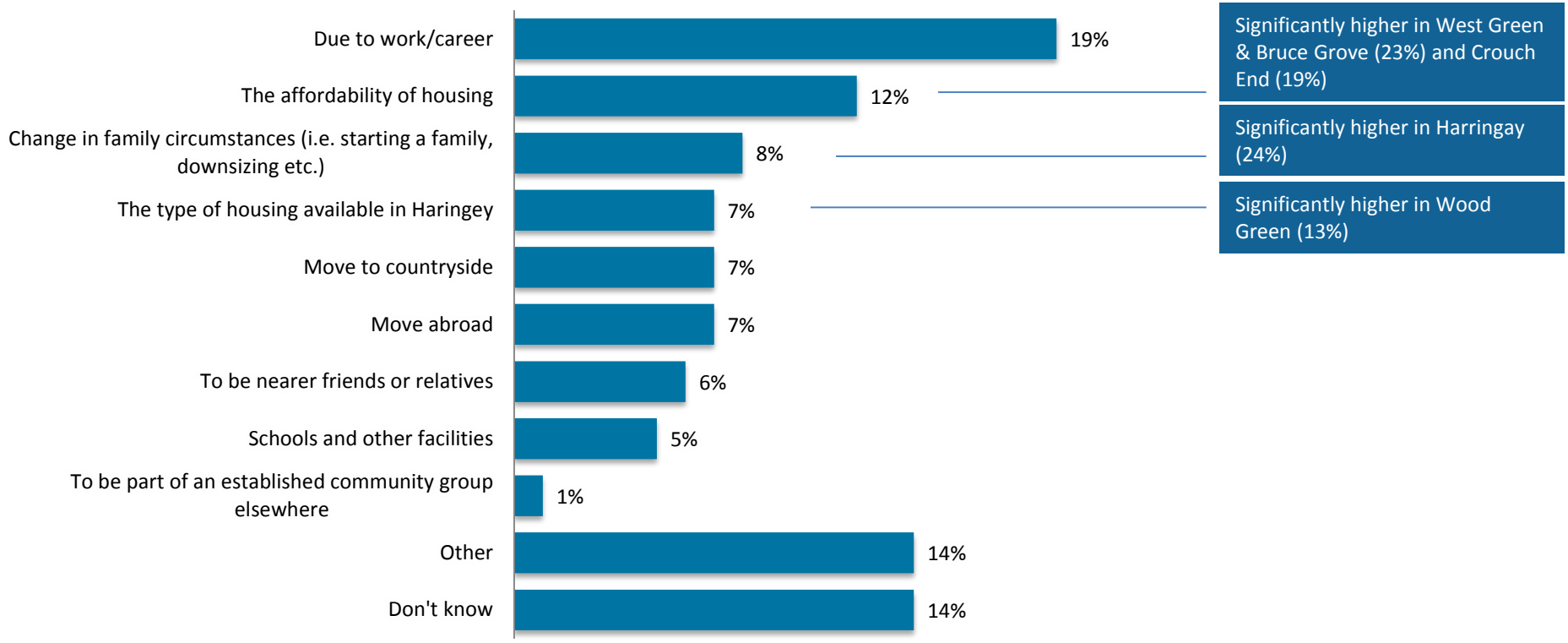
Work and housing as well as being key reasons for in-bound population movements also are key reasons for individuals being likely to move away from the borough

Which of these reasons best describes why you might move away from Haringey? (those who state they are not likely to remain over any timescale)



Unweighted sample base: 490

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Key driver analysis of likelihood to remain in the borough in the next five years

- A stepwise regression was used to determine which questions are predictive of those who state they are likely still be living in Haringey in the next 5 years.

- A final model was then produced using these variables, whilst testing to see if there are any significant interactions between the weighting variables (Age, Gender and Ward) and the other independent variables - there weren't any significant interactions.

- Important predictors of those who state they are likely to still be living in Haringey in the next 5 years, whilst controlling for age, gender and ward are listed on the next slide in order of importance.

Key driver analysis of likelihood to remain in the borough in the next five years

- Those who have **lived in Haringey for longer** are more likely to state they will still be living in Haringey in 5 years time. The odds of someone being likely to be living in Haringey in the next five years, among those who have lived in the area between 5 and 10 years is 5 times greater compared to those who have lived in the borough for less that one year, which is significant.

- Those who are **satisfied with the area** are more likely to state that they will still be living in Haringey in 5 years time.

- Those who state that having **friends and family close by** is one of the things they like best about their area are more likely to state that they will still be living in Haringey in the next 5 years. Their odds are 2 times greater than those who do not mention close friends and family as a key 'like' about their area, which is significant

- Those who **find the area expensive** are less likely to state that they will still be living in Haringey in the next 5 years. Their odds are half of those who do not find the area expensive, which is significant.

- **Couples with children** are more likely to state that they will still be living in the area in the next 5 years, compared to single people with no children. Their odds of stating that they will still be living in the area are 2.5 times greater than for single people with no children, which is significant.

Quality of life in Haringey

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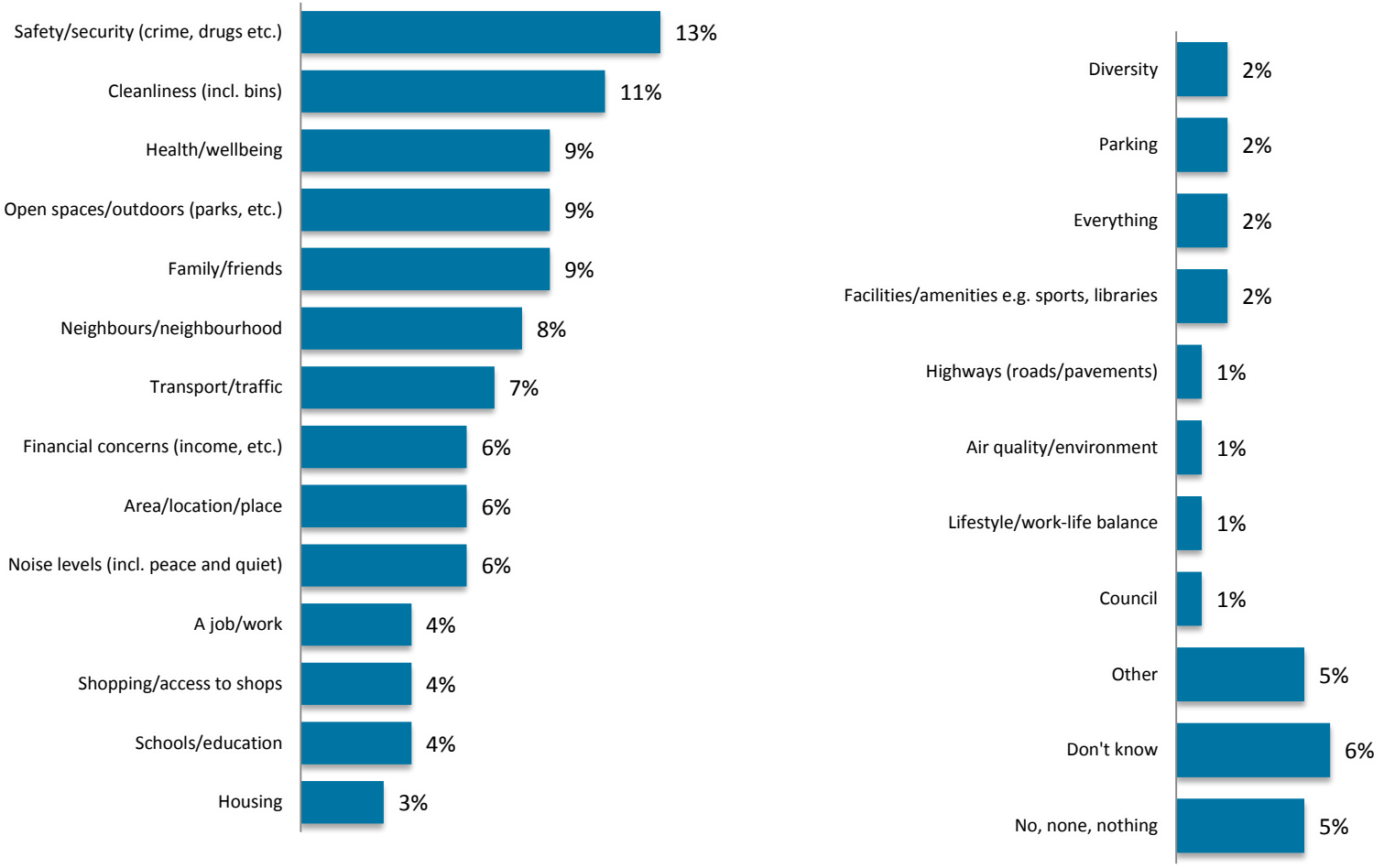
When asked in an open response question what makes the biggest difference to quality of life on a day to day basis, safety and security issues were most commonly mentioned (13%), followed by cleanliness, health/wellbeing, access to open spaces and family and friends.

What makes the most difference to your quality of life on a day-to-day basis?



Unweighted sample base: 1901 - all responses given by 1% or more

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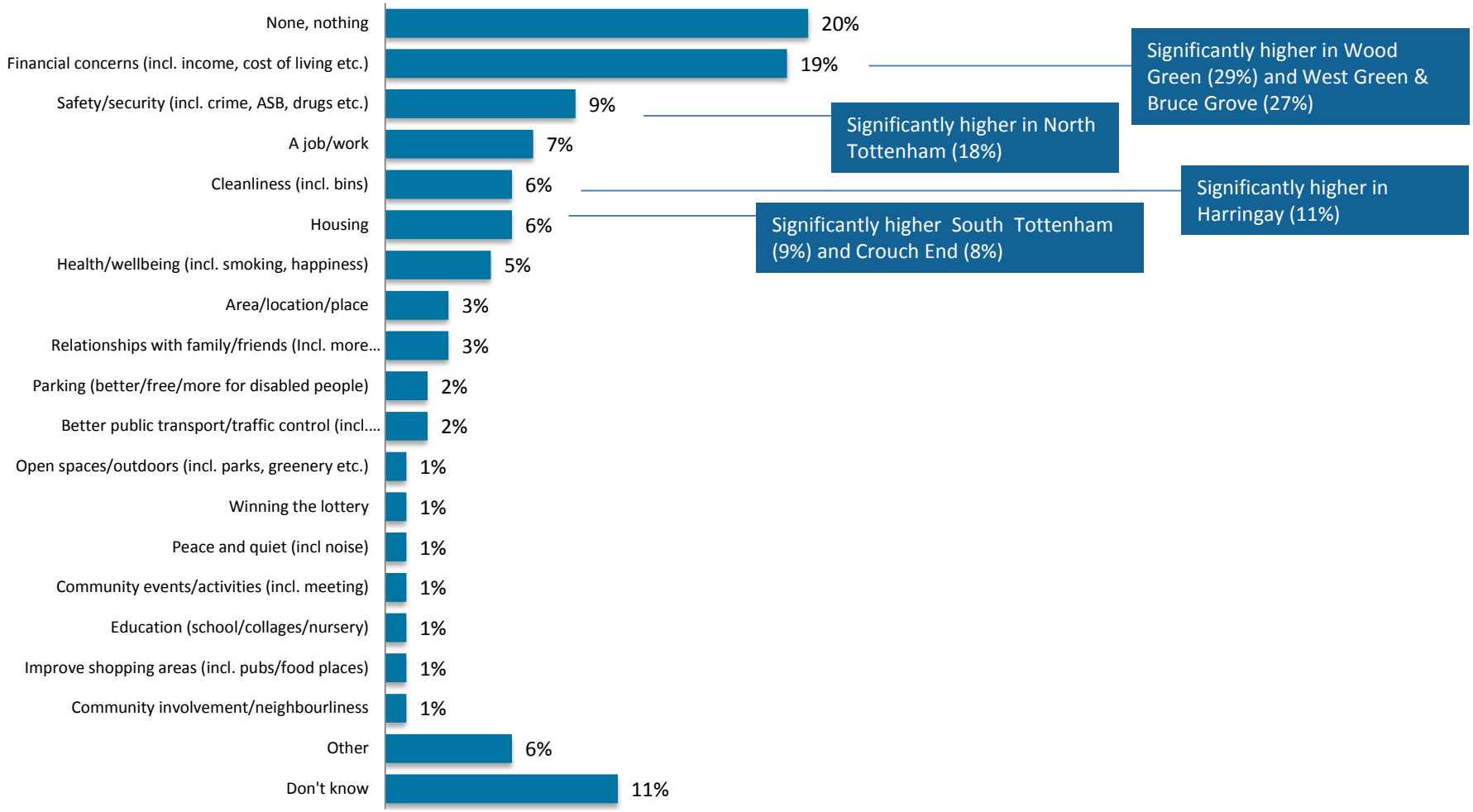
One in five residents could not identify something they would change to improve their quality of life. Addressing financial concerns was the next most common response, given by 19% of residents

Can you tell me what about your life you would change that would make the largest difference to the quality of life for you/your family?



Unweighted sample base: 1901 - all responses given by 1% or more

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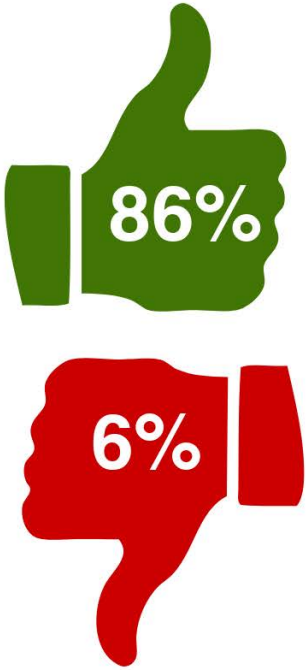
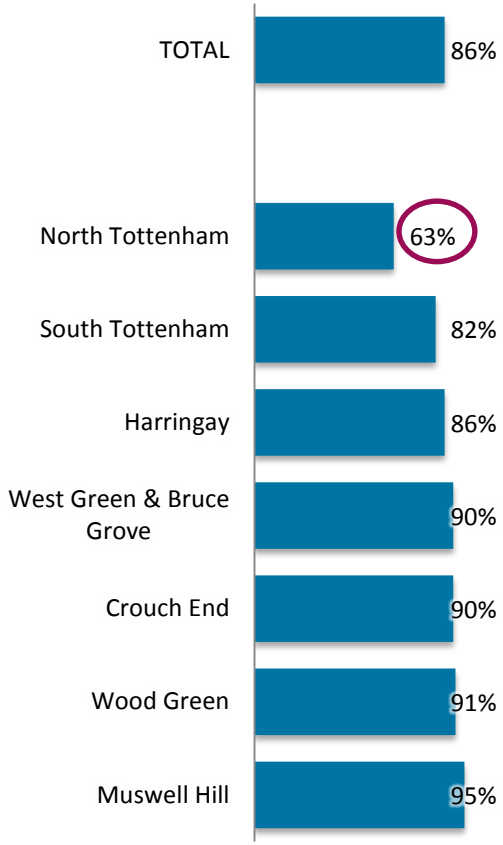
More than four in five residents are satisfied with their local area as a place to live (86%), above the latest LGA benchmark (82%). By neighbourhood there is a 32-percentage point variation between area satisfaction in Muswell Hill (95%) and North Tottenham (63%).

Q10. Overall, how satisfied or dissatisfied are you with your local area as a place to live? – local area defined last 15-20 minutes walk from home

Satisfaction with local area as a place to live





LGA Benchmark (Oct 17): 82 % satisfied

Unweighted sample: 1901

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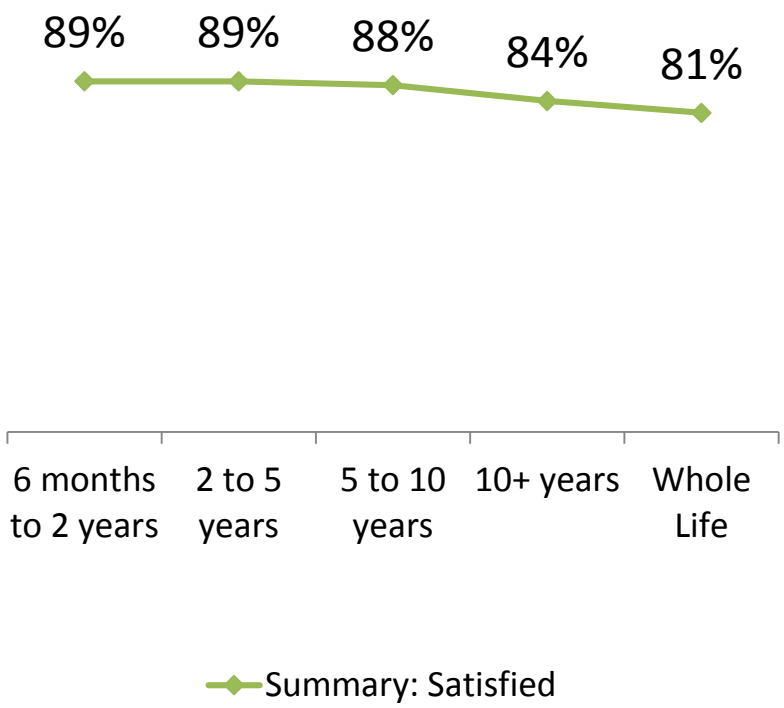
Satisfaction with Haringey is particularly high among those who have recently arrived in the Borough

Haringey average: 86%



By tenure, neighbourhood satisfaction is strongest among owner occupiers (89%) and is lowest among those in social housing (80%).

Positive views on how well different backgrounds get on well together locally, and frequent neighbour interactions are also associated with higher neighbourhood satisfaction.

Q10. Overall, how satisfied or dissatisfied are you with your local area as a place to live?
Sample: 1901

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Top reasons why residents like living in the area

What do you MOST like about living in this area?

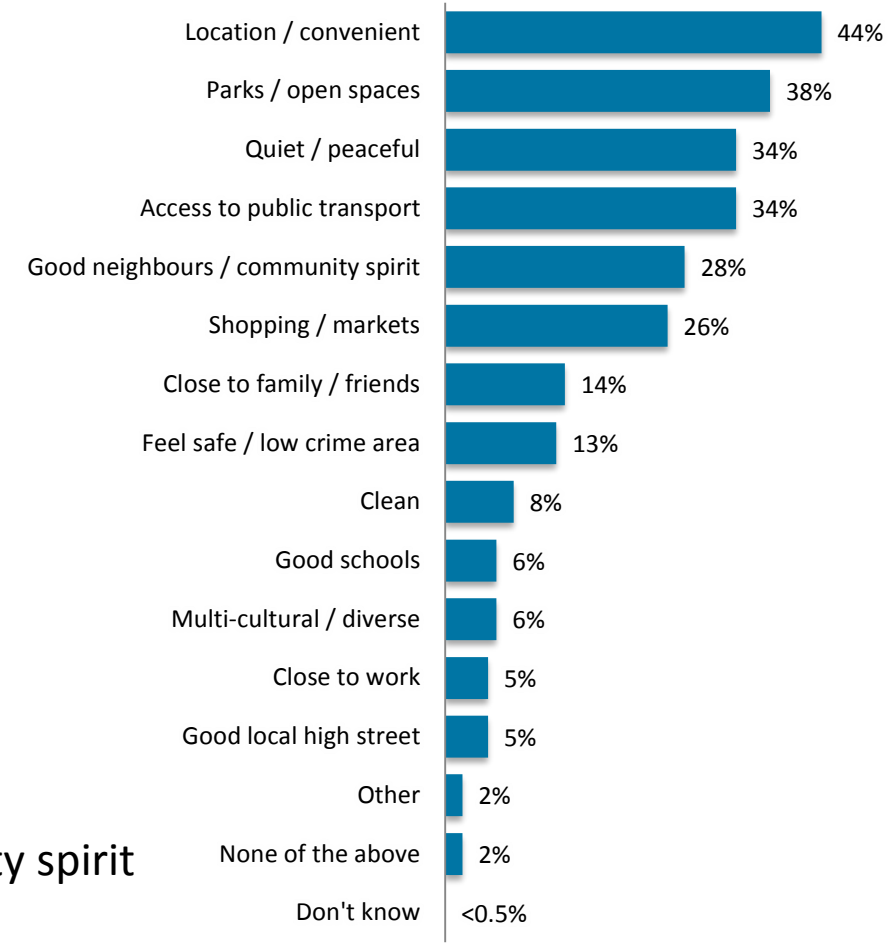
Location / convenient

Parks / open spaces

Quiet / peaceful

Access to public transport

Good neighbours /community spirit



Unweighted sample: 1901

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Strongest likes per neighbourhood vary (top 3 highlighted in the table below)

What do you MOST like about living in this area?

	Wood Green	North Tottenham	South Tottenham	Harringay	West Green & Bruce Grove	Crouch End	Muswell Hill
Location / convenient	32%	34%	56%	42%	49%	47%	44%
Parks / open spaces	28%	18%	26%	39%	33%	67%	51%
Quiet / peaceful	32%	23%	34%	30%	32%	45%	39%
Access to public transport	39%	37%	35%	39%	40%	29%	26%
Good neighbours / community spirit	27%	30%	26%	30%	35%	24%	28%
Shopping / markets	28%	24%	34%	36%	24%	16%	19%
Close to family / friends	12%	23%	13%	18%	21%	10%	7%
Feel safe / low crime area	12%	5%	12%	13%	8%	13%	22%
Clean	8%	3%	9%	12%	7%	6%	9%
Good schools	4%	7%	6%	5%	3%	10%	6%
Multi-cultural / diverse	6%	5%	5%	8%	6%	9%	1%
Close to work	7%	5%	3%	8%	5%	6%	4%
Good local high street	8%	2%	4%	4%	2%	5%	5%
Other	2%	6%	1%	1%	*%	0%	2%
None of the above	2%	5%	3%	0%	1%	1%	0%
Don't know	0%	0%	1%	0%	0%	0%	0%
Unweighted Bases	**304**	**200**	**297**	**200**	**200**	**300**	**400**

Highest percentage

Second highest percentage

Third highest percentage

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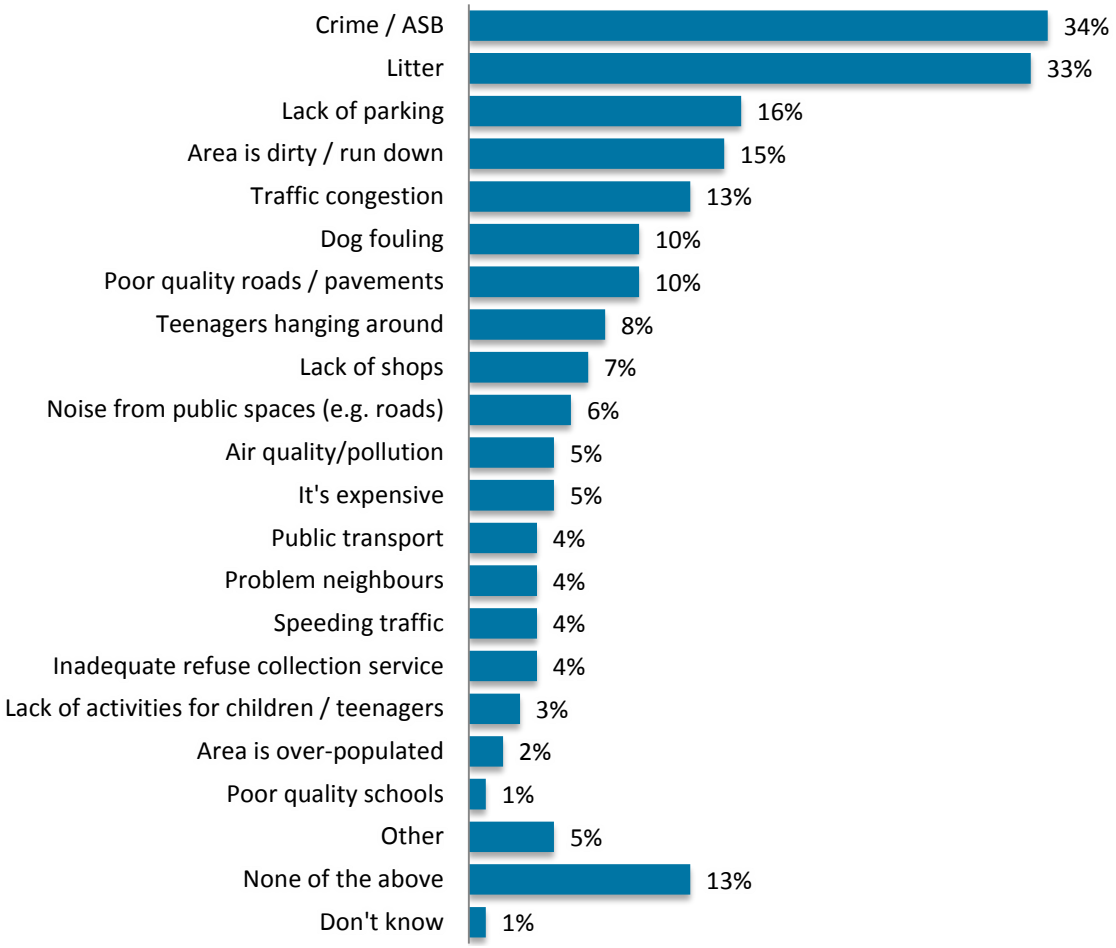
Crime /ASB is the most commonly identified neighbourhood 'dislike '(34%). Given that safety and security was most commonly identified as the factor that makes the most difference to quality of life on a day to day basis, this is of particular importance. A further third (33%) suggest litter is an issue

Q12. And, what do you MOST dislike about living in this area?



Key issues per neighbourhood

Q12. And, what do you MOST dislike about living in this area?

Crime / ASB	36%
Litter	33%
Area is dirty / run down	17%

Crime / ASB	52%
Litter	32%
Area is dirty / run down	24%

Lack of parking	21%
Crime / ASB	16%
Traffic congestion	13%

Litter	37%
Crime / ASB	32%
Area is dirty / run down	21%

Litter	34%
Crime / ASB	22%
Dog fouling	22%
Lack of parking	20%

Litter	51%
Crime / ASB	45%
Traffic congestion	23%
Area is dirty / run down	21%

Crime / ASB	44%
Litter	37%
Area is dirty / run down	17%

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Teenagers hanging around

- The 8% of residents who indicate teenagers hanging around as one of their 'dislikes,' rises significantly to 17% in North Tottenham and to 11% in South Tottenham.

- There is no significant variation by age group in the proportion citing teenagers hanging around as a problem. Nor is there a signifcant difference between those who have children within their household and those who do not.

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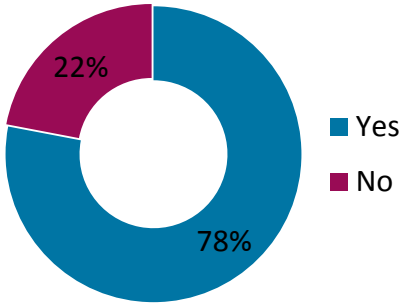
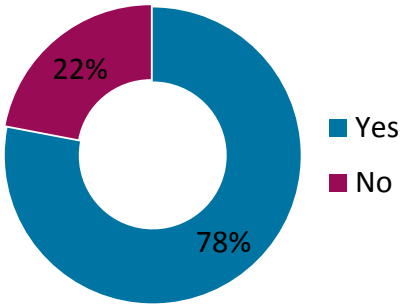
Approaching four in five residents feel the borough is a good place to bring up children (78%). 22% feel it is not.

Do you think Haringey is a good place to bring up children?

All residents



Those with children in the household



Most common reasons for saying yes (all residents):

Good schools/education - 41%

Good area/location/place (incl. nothing wrong, no problems) - 16%

Good parks/open spaces -8% Good neighbourhood/close to family/friends (incl. community) -8%

Most common reasons for saying no:

Safety/security (incl. crime, ASB, drugs etc.) - 53%

Rough/deprived area - 8%

Schools/education - 7%

Unweighted sample: 1901 / 736

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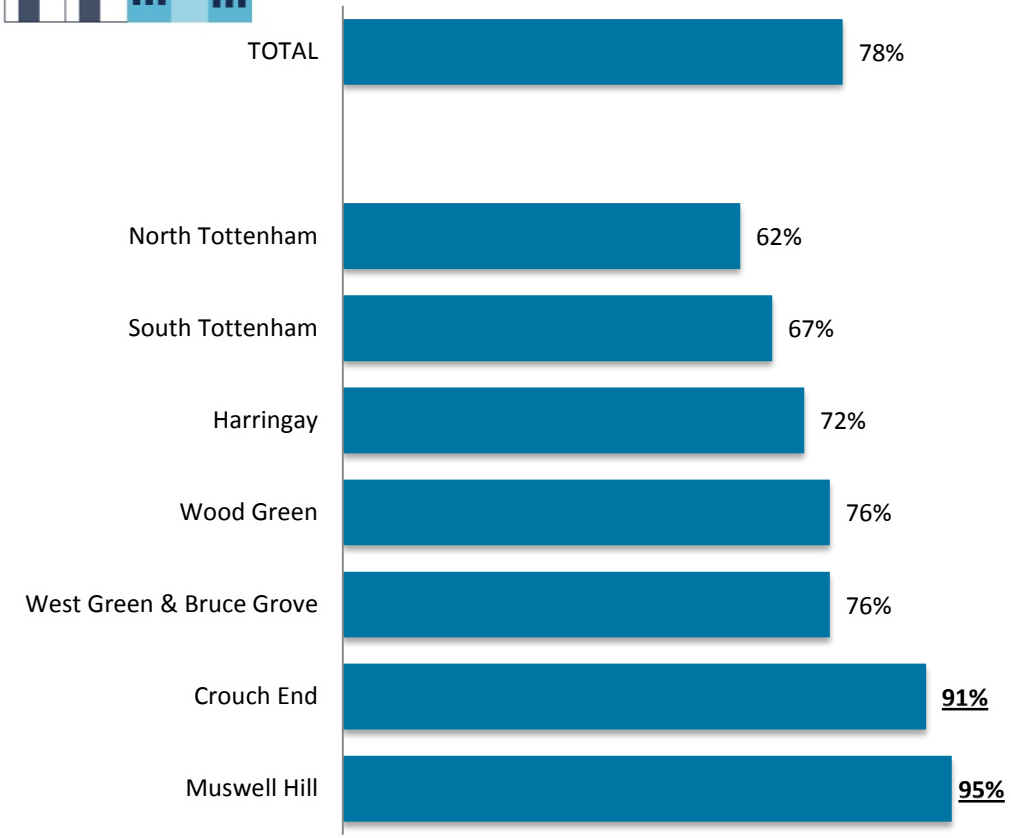
Perceptions of Haringey as a place to bring up children vary significantly by neighbourhood

Do you think Haringey is a good place to bring up children?

Views by neighbourhood



Agreement is highest among those who have been in the borough 5-10 years (77%), lowest among those who have lived here 0-2 years (63%).

By ethnicity there are peaks in agreement among White British (84%) and Asian/Asian British residents (82%).

Highest disagreement (above survey average) is among Black British (28%) and White Other residents (26%).

Unweighted sample base: 1901

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Perceptions of neighbourhood safety during the day are high and are in line with the LGA benchmark. After dark the 69% who feel safe is below the LGA benchmark of 76%

	Safe	Not Safe	LGA Polling Benchmark Oct 17
During the day	94%	2%	95% safe
After dark	69%	15%	76% safe

Q15/1. How safe or unsafe do you feel when outside in your local area...? : After dark
Q15/2. How safe or unsafe do you feel when outside in your local area...? : During the day
Sample: 1901

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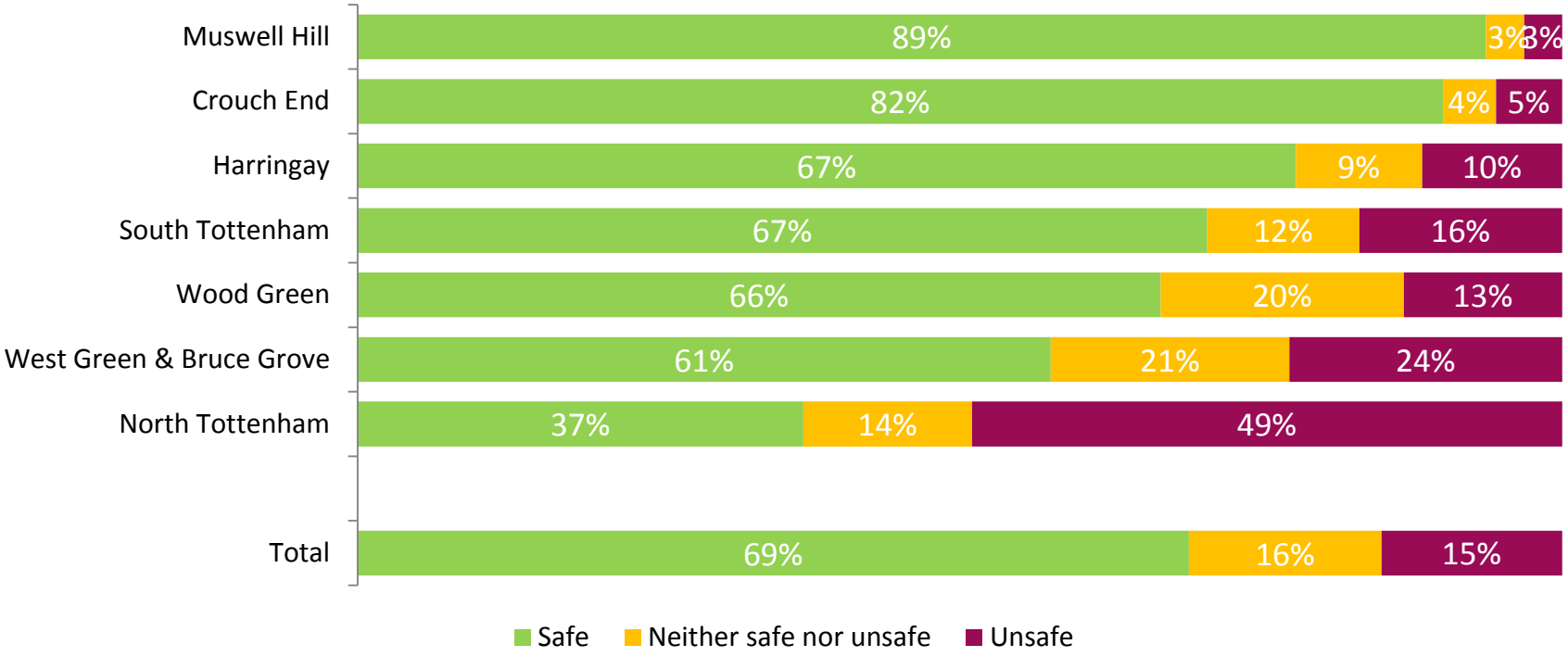
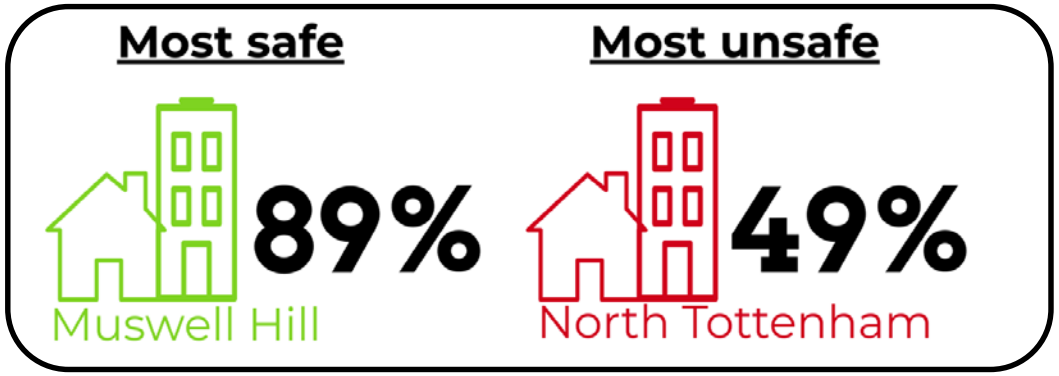
Perceptions of safety after dark vary by 52-percentage points by neighbourhood. More residents feel unsafe than safe after dark in North Tottenham.





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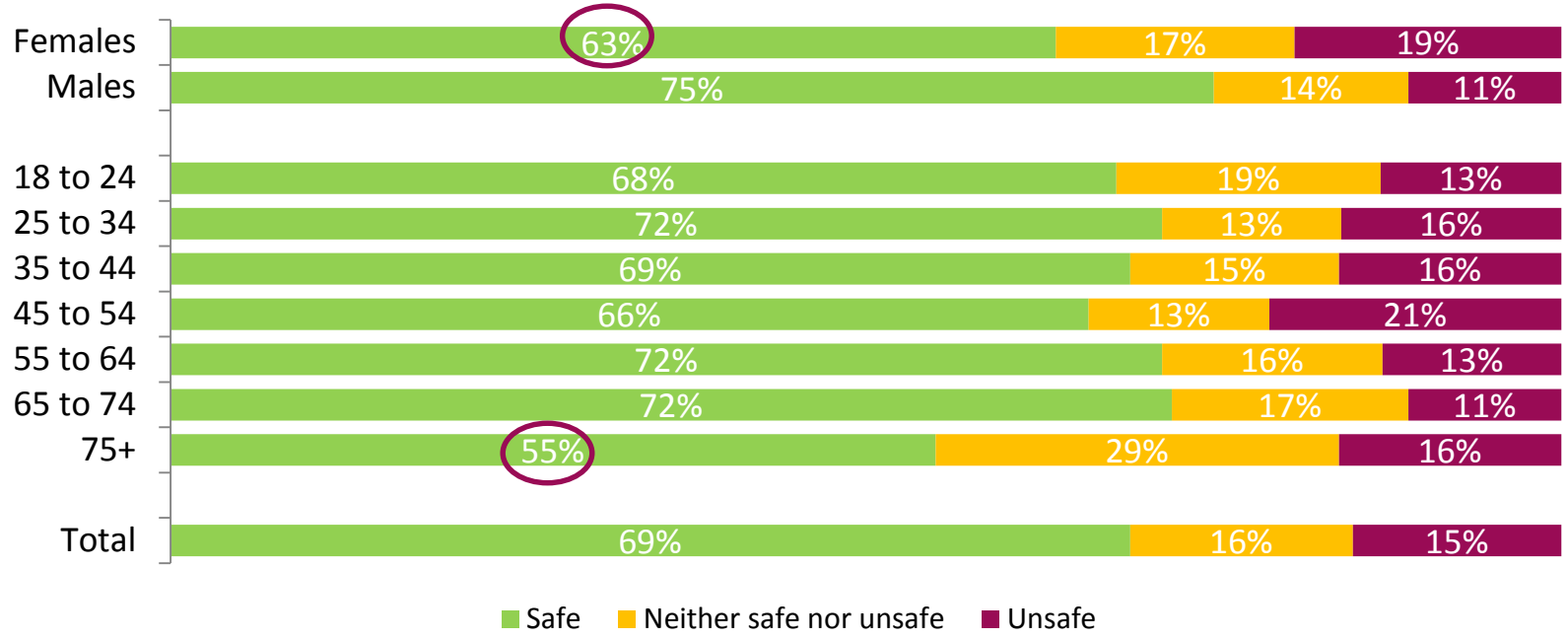
Females and those aged 45-54 are most likely to feel unsafe in their local area after dark.

How safe or unsafe do you feel when outside in your local area...? : After dark



Most unsafe

21%

45-54 years old

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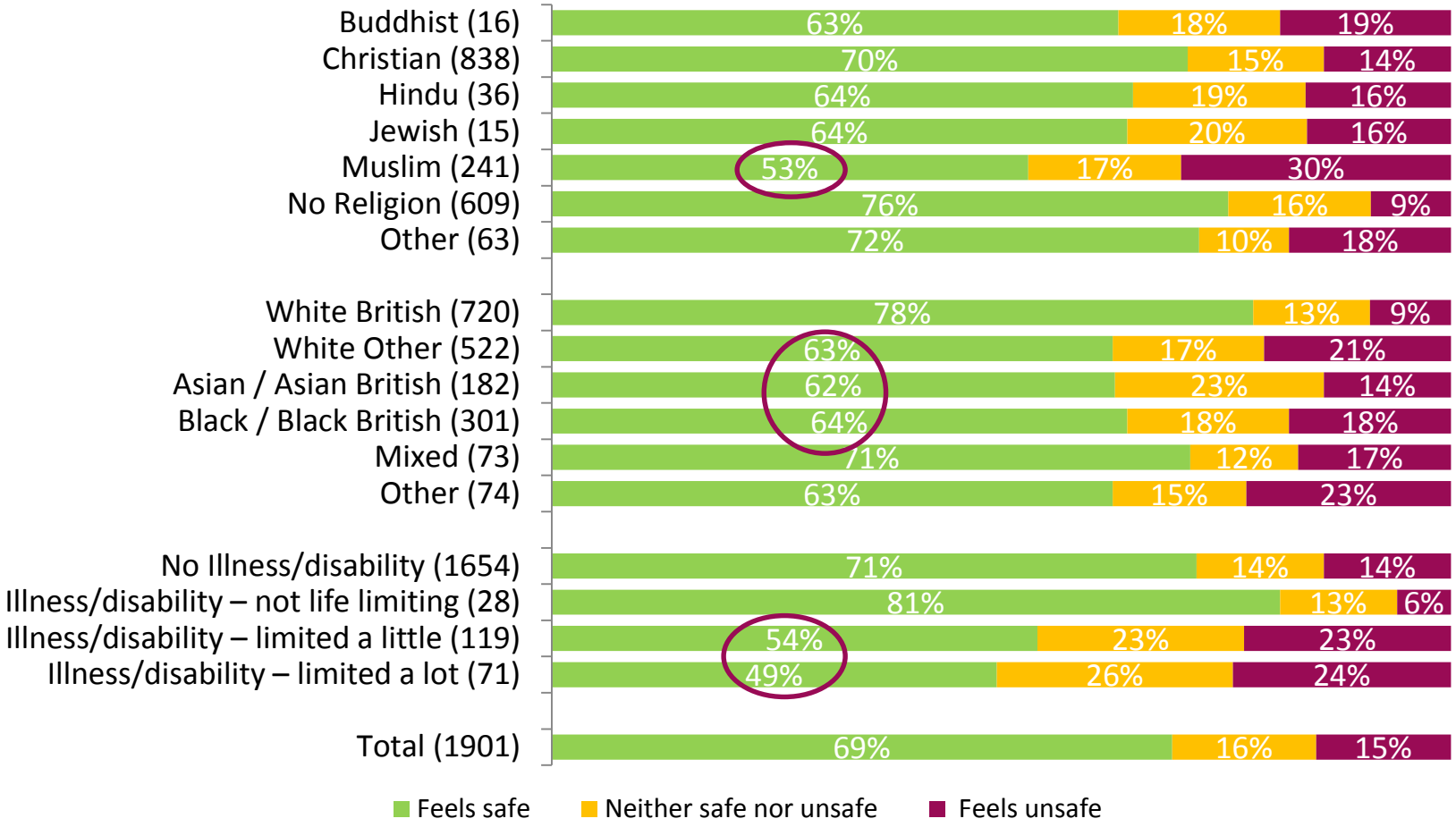
Views among those groups that tend to more commonly be victims of hate crime...

How safe or unsafe do you feel when outside in your local area...? : After dark



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Community Cohesion

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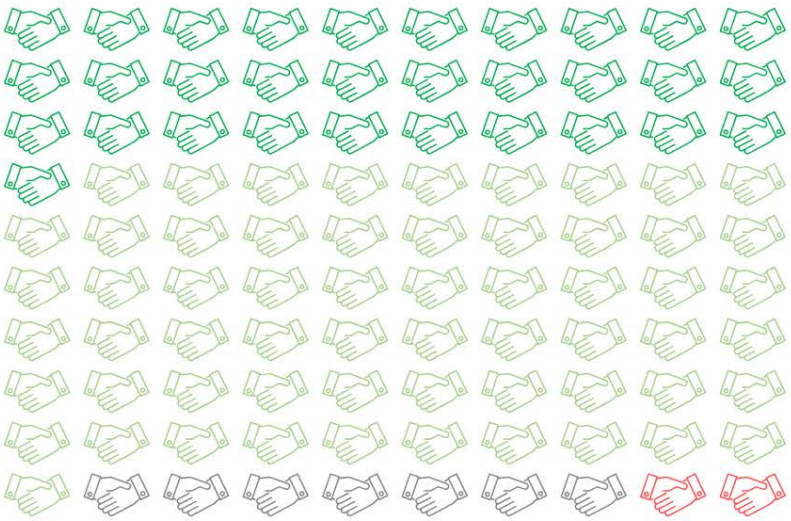
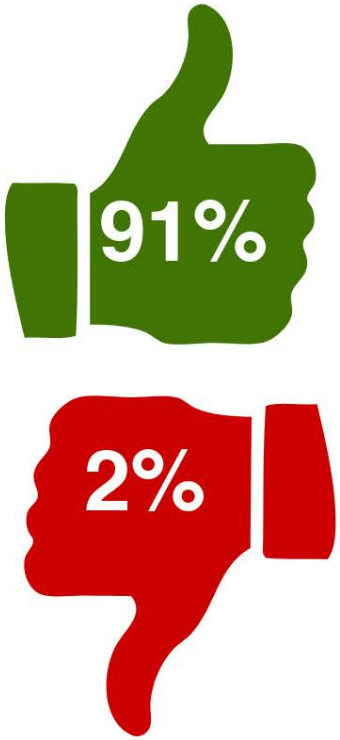
The high perceptions of community cohesion found among Haringey residents is notably above the available national benchmarks

To what extent do you agree or disagree that your local area is a place where people from different backgrounds get on well together?

Agree local area is a place where people from different backgrounds get on well





Strongly agree (31%) | Tend to agree (60%) | Neither (7%) | Tend to disagree (2%) | Strongly disagree (0%)

Among those who agree people get on locally, 89% are satisfied with their area as a place to live. Among those who disagree, 30% are satisfied with their neighbourhood.

LGA Benchmark: 81% agree
Nat Cen Benchmark: 55 % agree

Unweighted sample: 1901

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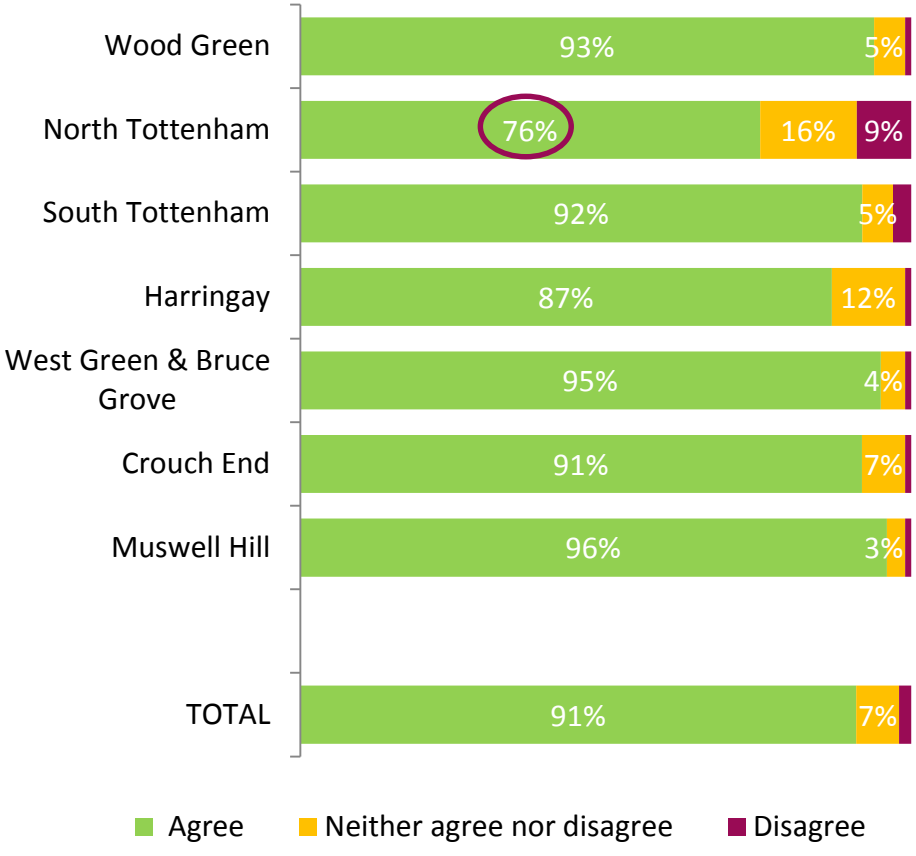
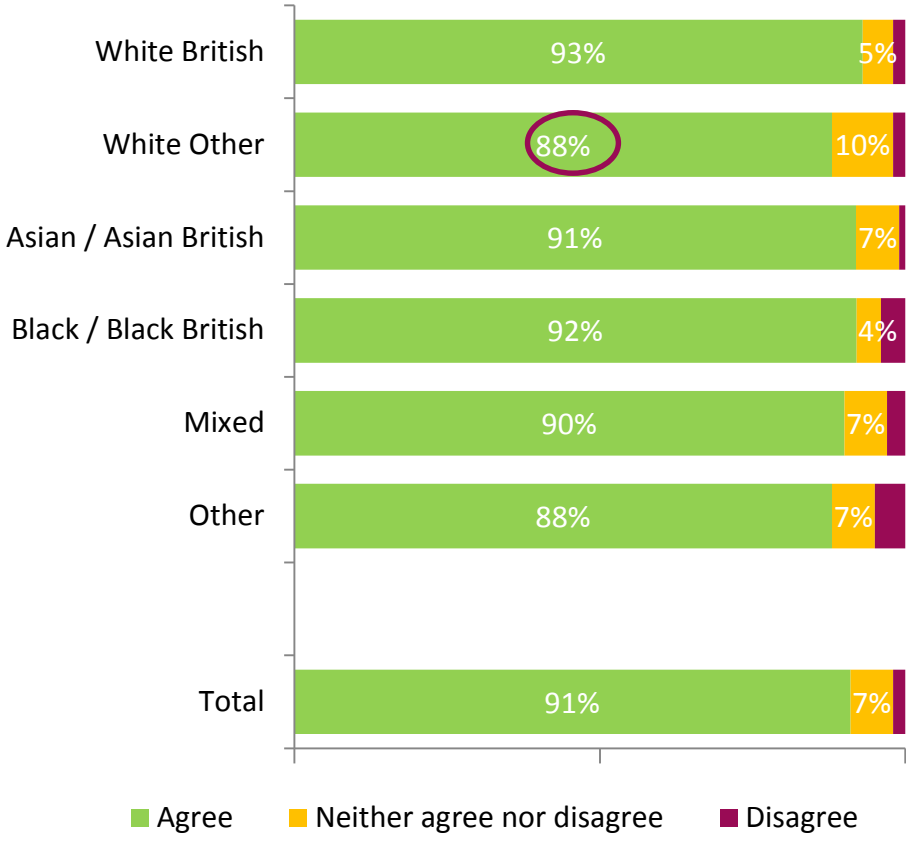
Within the overall positivity on community cohesion, perceptions are significantly lower among North Tottenham residents and those who are White Other.

Views by neighbourhood

Views by ethnicity





Q18. To what extent do you agree or disagree that your local area is a place where people from different backgrounds get on well together? Sample: 1901

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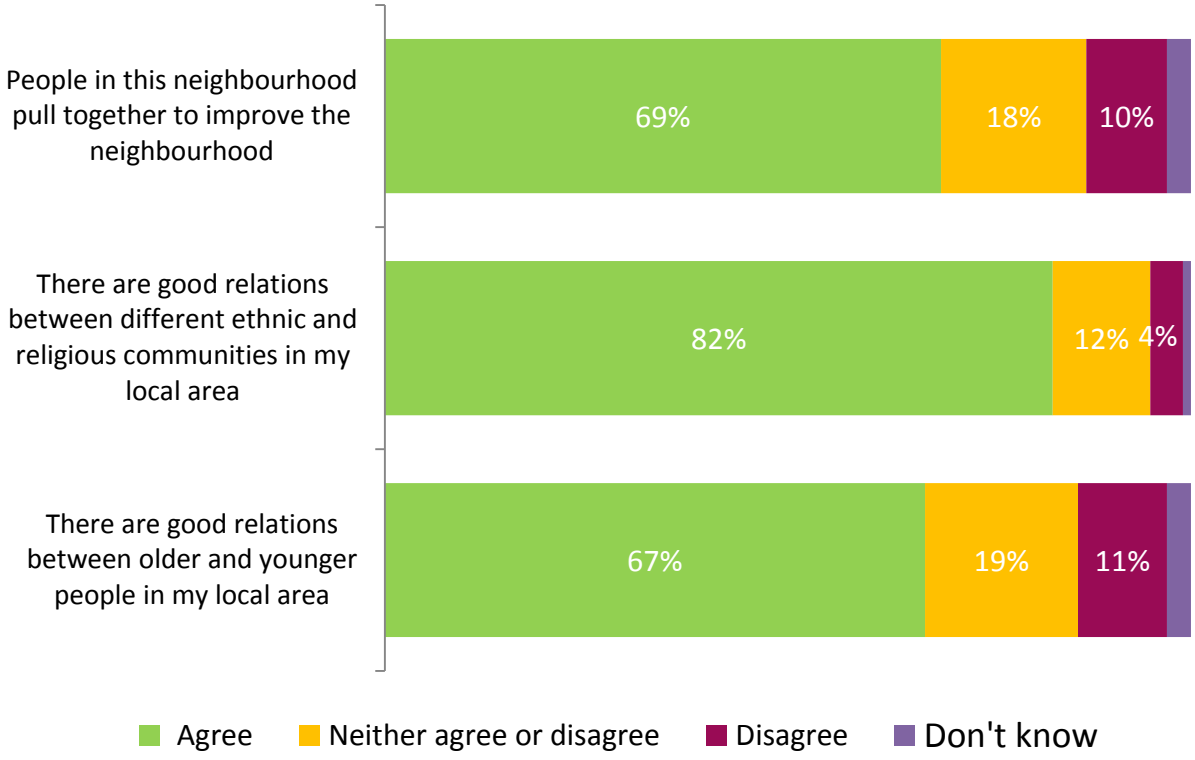
Stronger cohesion is perceived between different ethnic and religious communities than between age groups

To what extent do you agree or disagree with the following statements?



Significantly higher in West Green & Bruce Grove (75%) . Muswell Hill (75%) and Crouch End (74%). Lowest in North Tottenham (50%).

No significant variation evident by ethnicity. Levels of disagreement are consistent by religious group.

Disagreement rises to 9% in North Tottenham.

Levels of disagreement do not vary significantly by age group.

Disagreement is significantly higher in West Green and Bruce Grove (21%).

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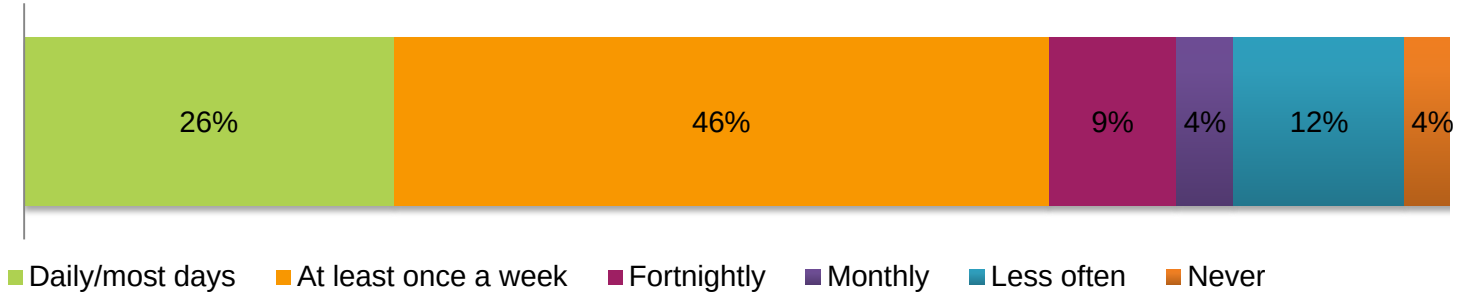
Regular neighbour interactions (at least monthly) are commonplace, but are relatively low in South Tottenham (71%)

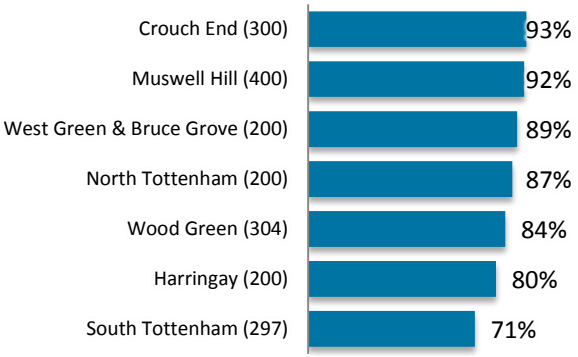
How often do you chat to any of your neighbours, more than to just say hello?



Once a month or more 85%

Less often than month or never 15%

Nat Cen comparison 75%



Among those who chat with neighbours at least monthly 92% agree their neighbourhood is a place where people of different backgrounds gets on. The equivalent proportion is 85% among those who have less regular neighbour contact.

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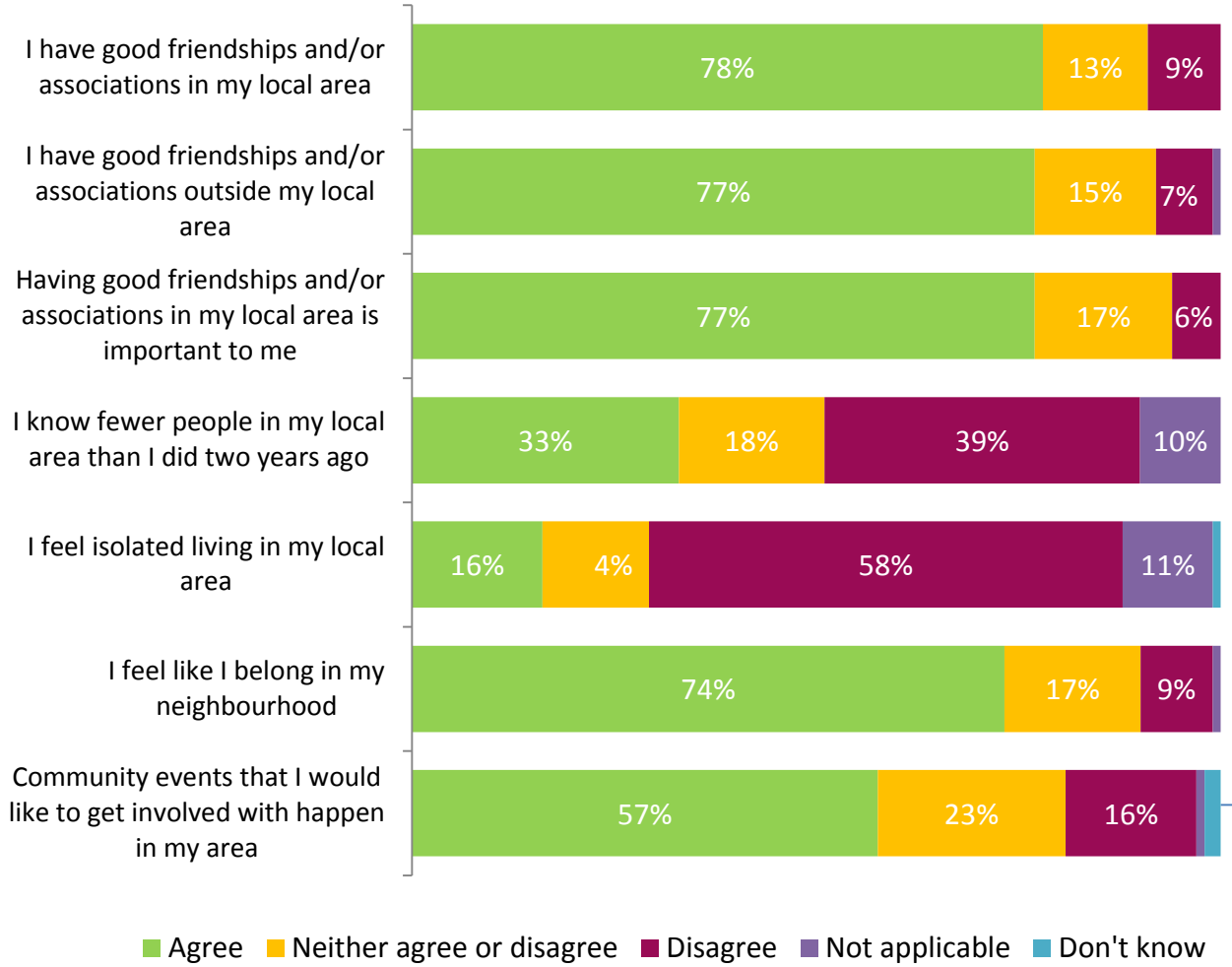
Further insight into community interactions

To what extent do you agree or disagree with the following statements?



Agreement is significantly higher in Crouch End (47%) – link with level of population churn

Agreement is highest in South Tottenham (33%), among those with infrequent neighbour contact (28%), those who are retired (26%) and low income households (22%)

Agreement is above the Nat Cen comparison of 55%

Disagreement is significantly higher in Wood Green (21%) and North Tottenham (32%)

Unweighted sample base: 1901

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Just under three in ten residents (28%) have taken part in any volunteering activities during the last 12 months, with the highest volunteering levels found among the 18-24 and 35-44 age groups

Over the last twelve months, how often, if at all, have you taken part in any volunteering activities?

	Total	18 to 24	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+	Male	Female
Once a week	4%	5%	2%	4%	6%	8%	3%	5%	3%	**5%**
Once a month	5%	6%	3%	5%	8%	5%	6%	1%	4%	5%
Every few months	4%	4%	4%	5%	3%	3%	4%	8%	5%	4%
At least once a year	15%	**21%**	17%	16%	11%	9%	11%	2%	15%	14%
Never	72%	65%	74%	69%	72%	75%	77%	**84%**	74%	71%
Summary: Ever	28%	**35%**	26%	**31%**	28%	25%	23%	16%	26%	29%
Unweighted Bases	**1901**	**195**	**525**	**679**	**145**	**134**	**128**	**79**	**927**	**974**

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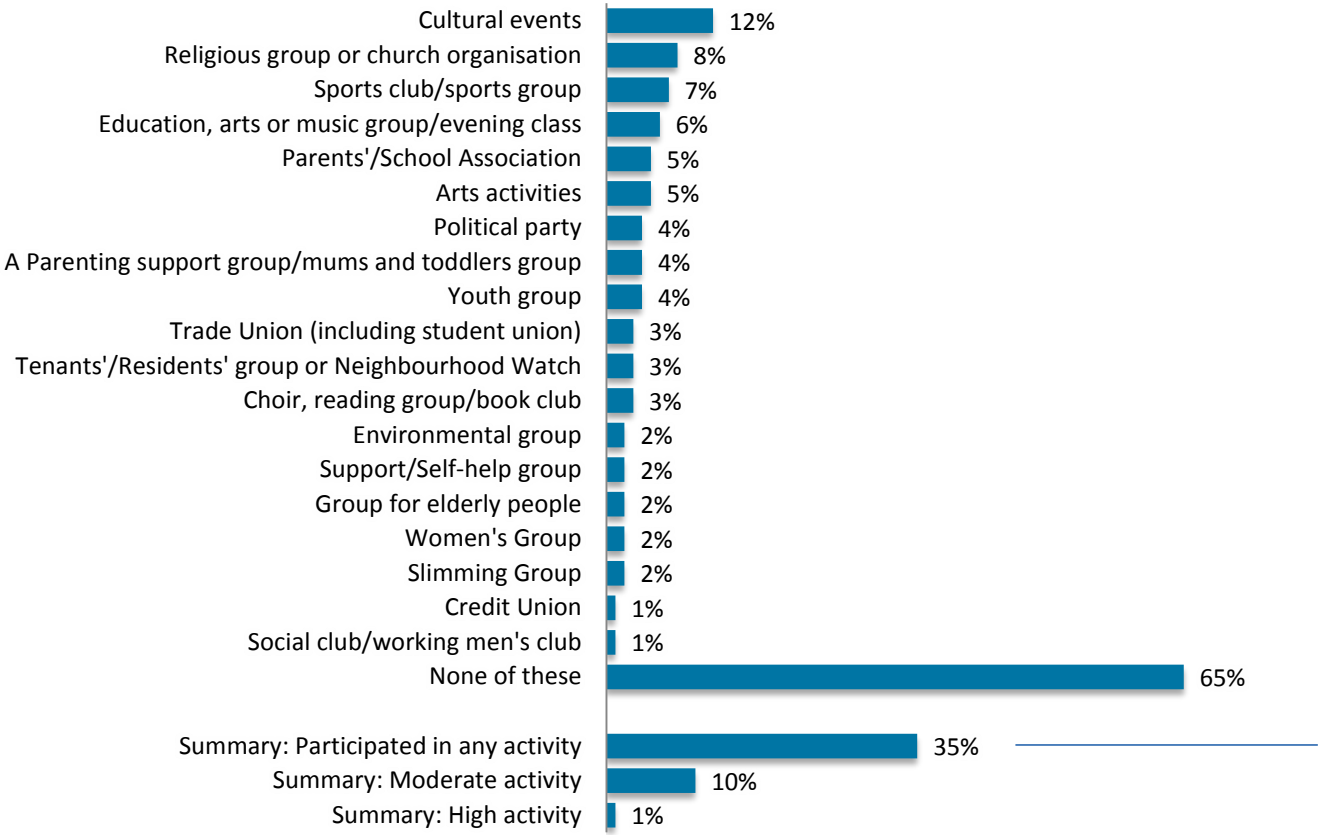
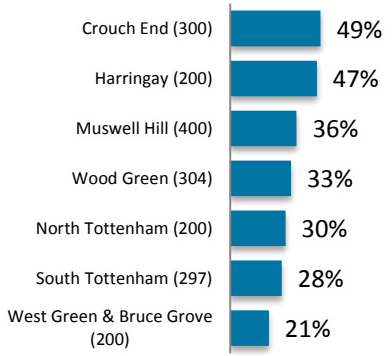
A third of residents (35%) take part in at least one of nineteen listed volunteering activities. This proportion rises to 49% in Crouch End.

During the last year have you taken part in any of these organisations or activities?



% participated in any



Unweighted sample base: 1901

Moderate activity: selected 3 – 5 organisations or activities
High activity: (selected 6 or more

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Interaction with Harinegy Council

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Just over half of residents (53%) believe Haringey Council keeps residents informed about the services and benefits it provides, 10-percentage points below the latest LGA benchmark

How well do you think Haringey Council keeps residents informed about the services and benefits it provides?

LGA Polling Benchmark - Oct 17

63% very or fairly well informed

Unweighted sample base: 1901

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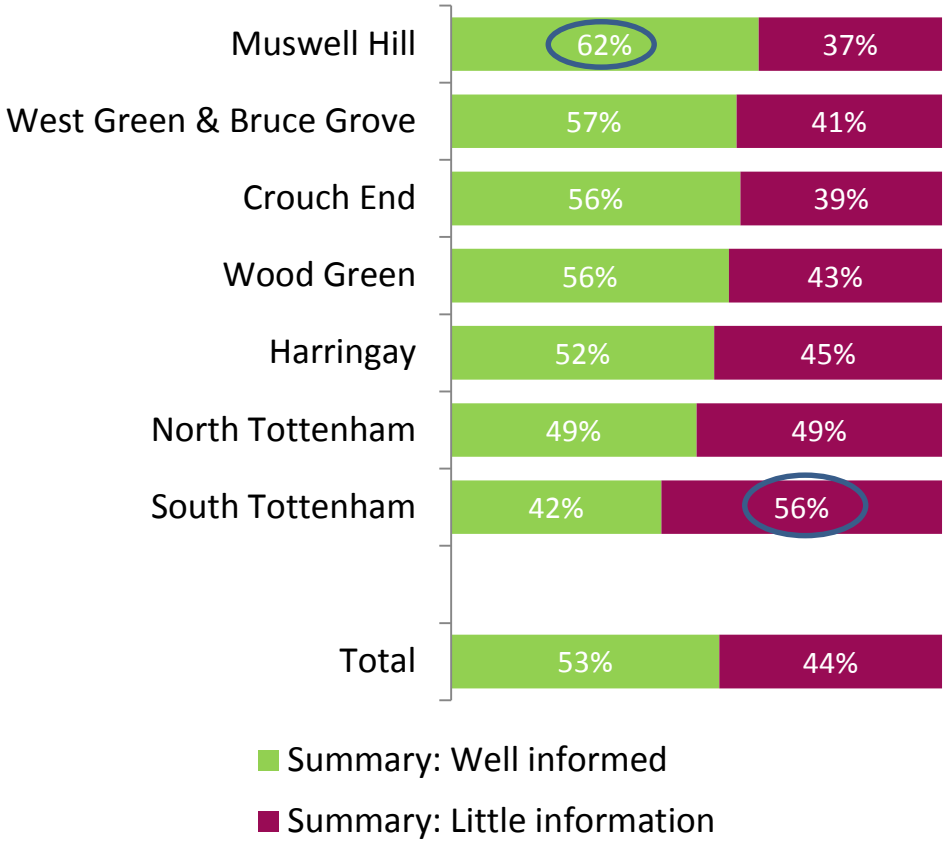
Younger residents and those living in South Tottenham more commonly do not feel informed about Council Services and benefits

Views by neighbourhood

Views by age



Q16. How well do you think Haringey Council keeps residents informed about the services and benefits it provides?
Sample: 1901

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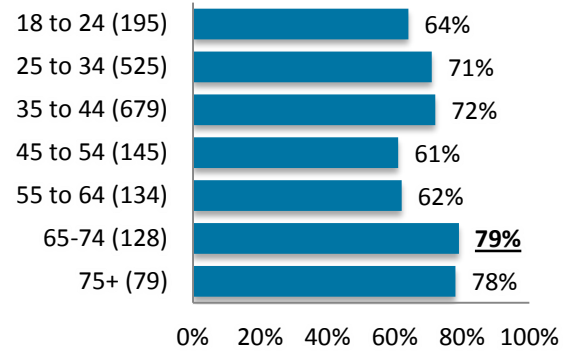
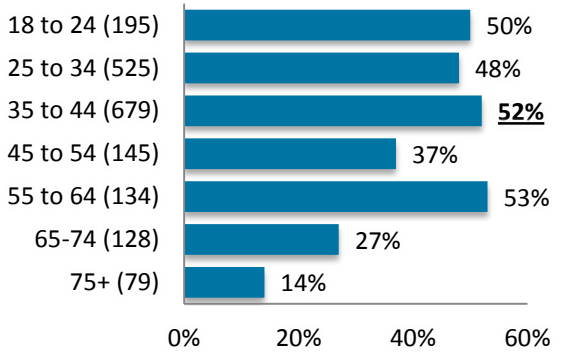
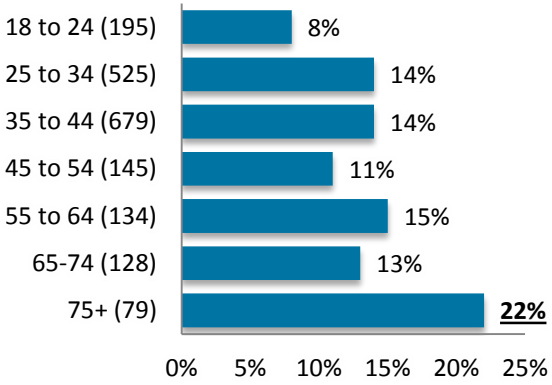
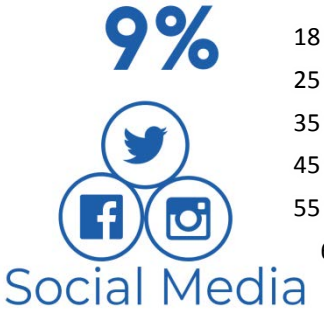
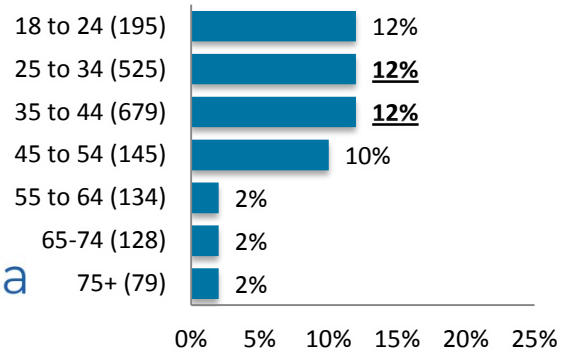
Preferred communication channels to receive information from Haringey Council

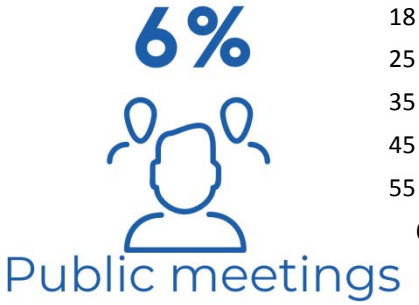


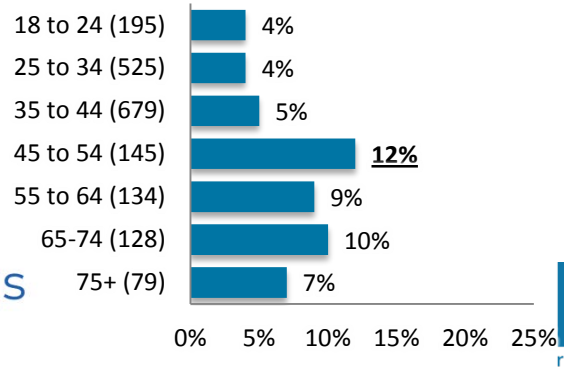












Q17. How would you prefer to receive information from Haringey Council about things affecting your local neighbourhood? Sample: 1901

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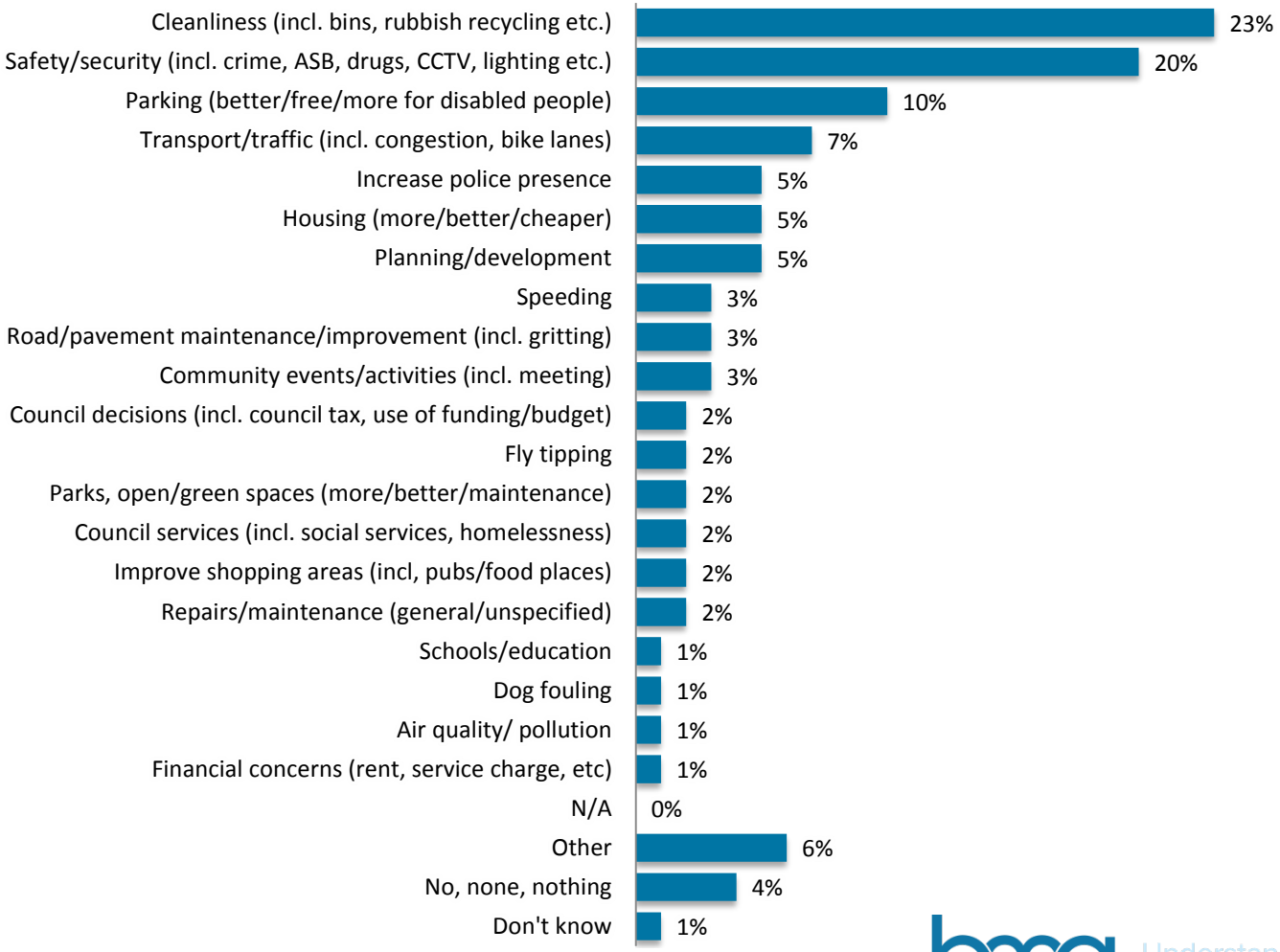
Top local issues that residents would like to have more influence on

Is there a particular local issue that you would like to have more influence on? (Where response provided)



Unweighted sample base: 887

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Key issues per neighbourhood

Is there a particular local issue that you would like to have more influence on? (Where response provided)

Crime /ASB

Cleanliness	**40%**
Safety/security	12%
Fly tipping	10%

Crime /ASB

Safety/security	22%
Cleanliness	17%
Parking	7%
Repairs/maintenance	7%

Lack of parking

Parking	**23%**
Cleanliness	21%
Safety/security	12%

Litter

Safety/security	**41%**
Cleanliness	16%
Planning/development	7%

Litter

Cleanliness	21%
Transport/traffic	**15%**
Safety/security	9%
Planning/development	9%

Crime /ASB

Safety/security	**32%**
Cleanliness	19%
Parking	10%
Housing (more/better/cheaper)	9%

Litter

Cleanliness	22%
Safety/security	16%
Transport/traffic	**13%**

Biggest dislike

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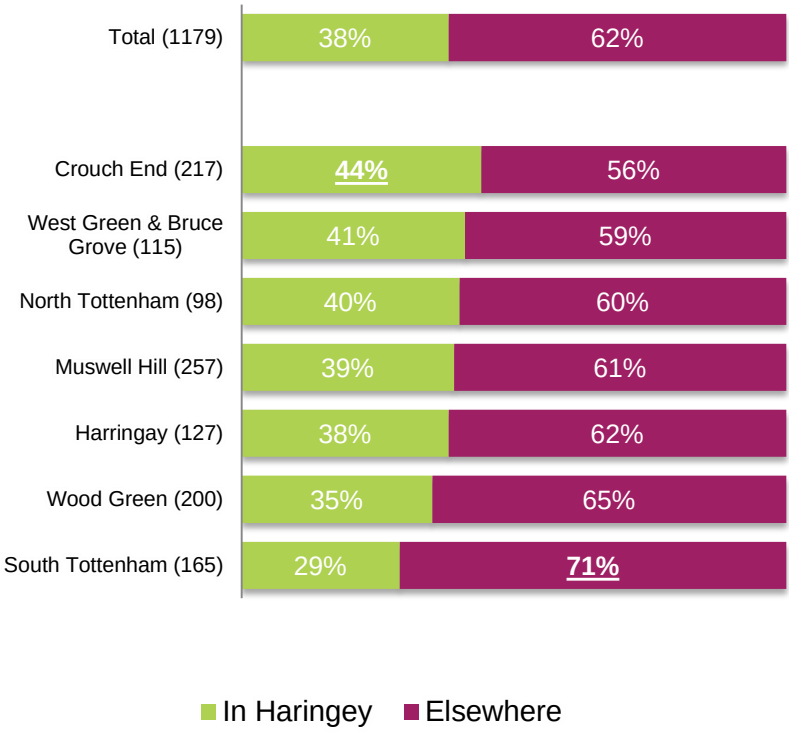
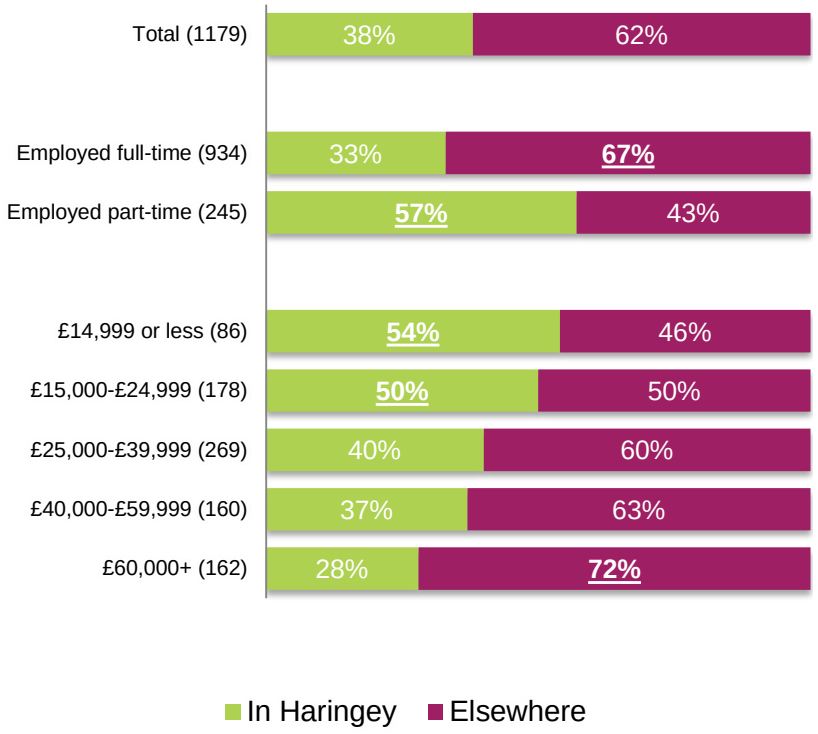
Work and Household Finances

Work location - those working part time and those with a lower household income are more likely to be employed within Haringey rather than elsewhere

Q26. Is your employment or work in Haringey or elsewhere? (Where employed or self-employed)





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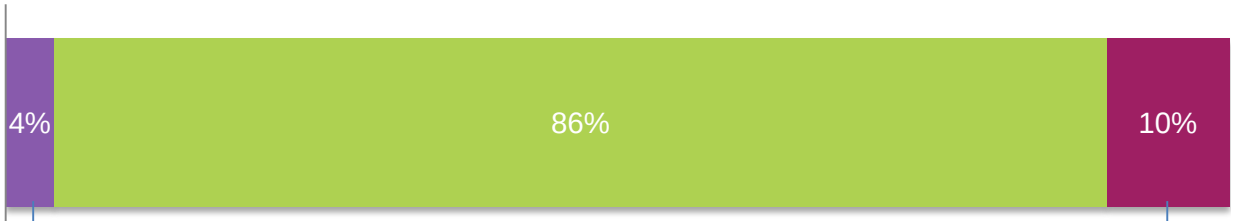
More than four in five of those who are in work state that the number of hours that they work is about right (86%). Over work is more common among higher income households.

Q28. Is the number of hours that you usually work not enough, about right, or too many? (Where employed or self-employed)



Significantly higher among:

Those with a household income of less than £14,999 (14%)

Municipal Challenge MOSAIC Group (7%)

Significantly higher among:

Those with a household income of £60,000 or more (29%)

City Prosperity MOSAIC group (15%)

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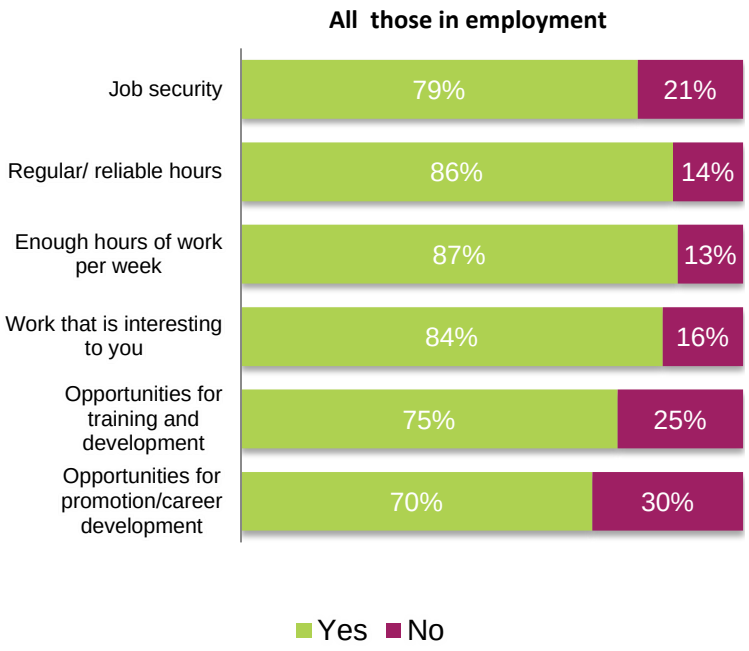
Work quality – while a majority of those in employment give positive views on the quality of their work, those in part time roles are significantly less likely to do so

Q32 Does your current employment offer what you want in terms of?



	Employed full-time	Employed part-time
Job security	**83%**	67%
Regular/ reliable hours	**89%**	74%
Enough hours of work per week	**91%**	73%
Work that is interesting to you	**87%**	73%
Opportunities for training and development	**80%**	58%
Opportunities for promotion/career development	**75%**	54%

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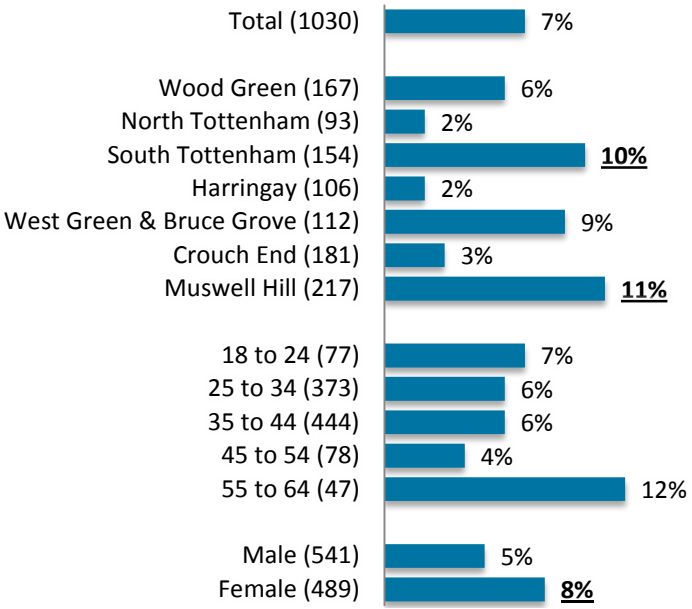
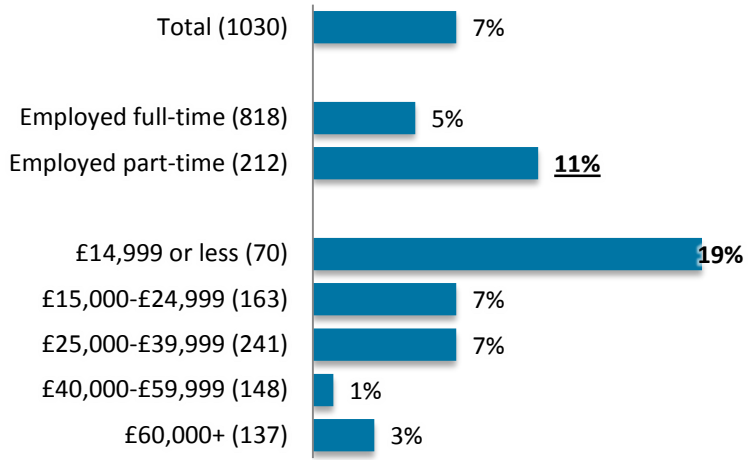
Very poor work quality is more common in part time roles and in low income households

7% of those in work experience very poor work quality - defined where the respondent said no to all of the options on the previous slide





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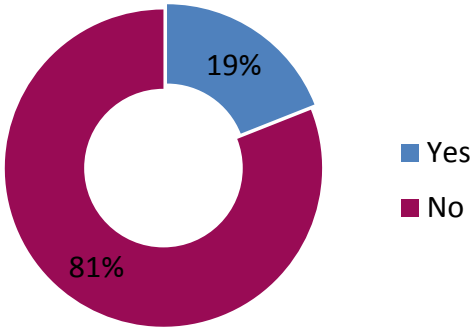
London Living Wage

Q31 Do any members of your household who work earn less than the London Living Wage which is £10.20 per hour?



% Yes is significantly higher among:

- Those living in South Tottenham (34%)
- Those aged 18 to 24 (33%) and 25 to 34 (23%)
- Those who have been in the borough less than 2 years (24%) and 2-5 years (24%)
- Those who claim a benefit (25%)

Among the households where a worker is earning less than the London Living Wage 18% indicate that they are not managing well financially compared to the survey average of 7%.

This group are more likely than the borough average to state their financial circumstances have got worse in the last 12 months (15% c.f. 12%).

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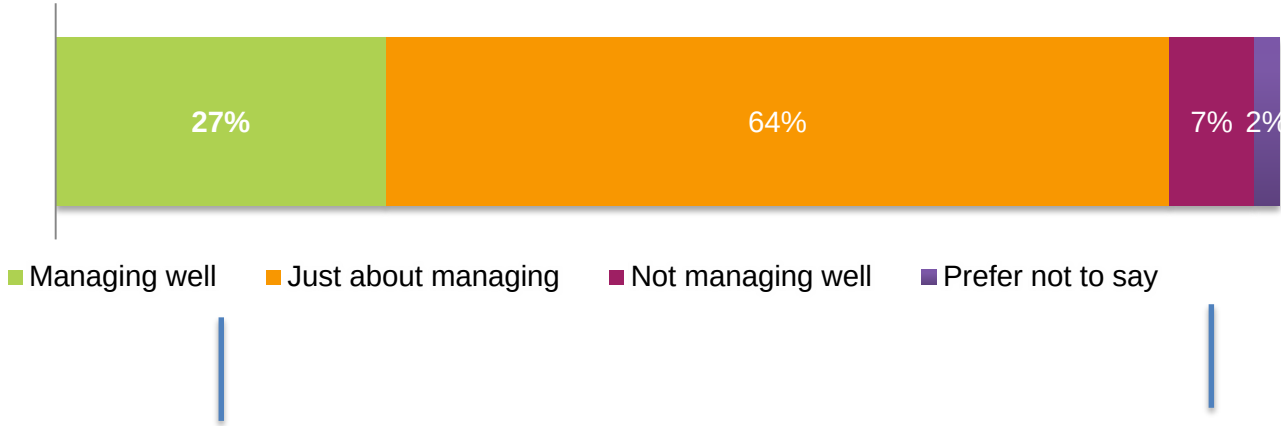
Almost two thirds (64%) of residents describe their financial situation as just about managing

How well do you feel you are managing financially? (All responses)



Significantly higher among:

Those living in Muswell Hill (44%) and Wood Green (33%)

Those with an income of £40,000-59,999 (40%) and £60,000+ (73%)

Owner occupiers (42%)

Significantly higher among:

Those living in South Tottenham (15%)
The unemployed (17%), those who are permanently sick/disabled (13%) and those who work part time (13%)
Those who claim a benefit (11%)
Those where the household income is £14,999 or less: (15%)
Those where a member of the household earns less than the LLW (18%)

Unweighted sample base: 1901

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A decline in personal finances during the last 12 months is only evident for a minority of Haringey residents (12%)

Compared with this time last year, do you think that your personal financial circumstances have improved, stayed the same, or got worse?

£££

Improved: 15%

Stayed the same: 72%

Got Worse: 12%

Significantly higher among:

Those living in North Tottenham (16%)
Those aged 35 to 44 (14%)
Those who claim a benefit (16%)
Those where the household income is £14,999 or less: (20%)

2% preferred not to say

Unweighted sample base: 1901

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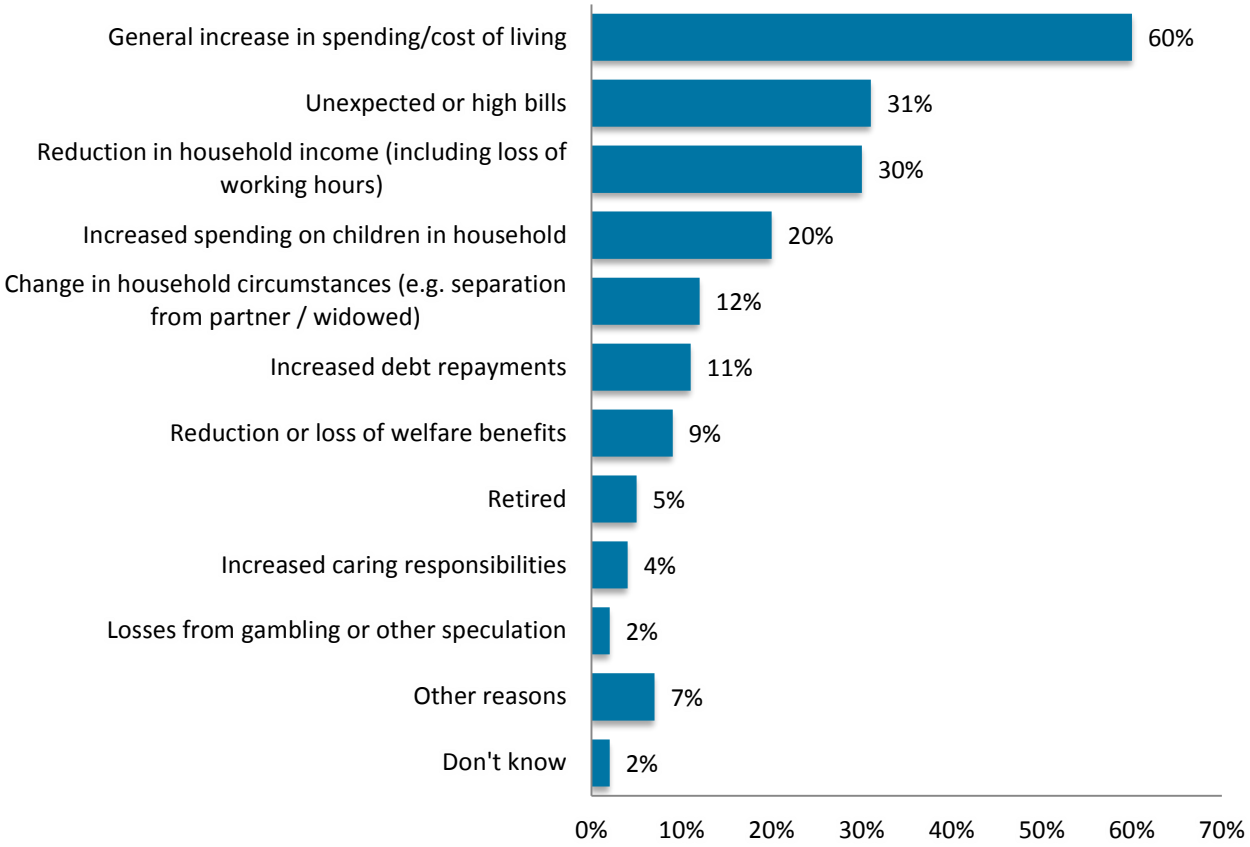
Increases in the cost of living are most commonly given as a reason for a decline in household finances (60%). Three in ten mention unexpected or high bills (31%) or a reduction in household income (30%)

Q35 What are the main reasons for your household's financial situation getting worse?



Unweighted sample base: 214

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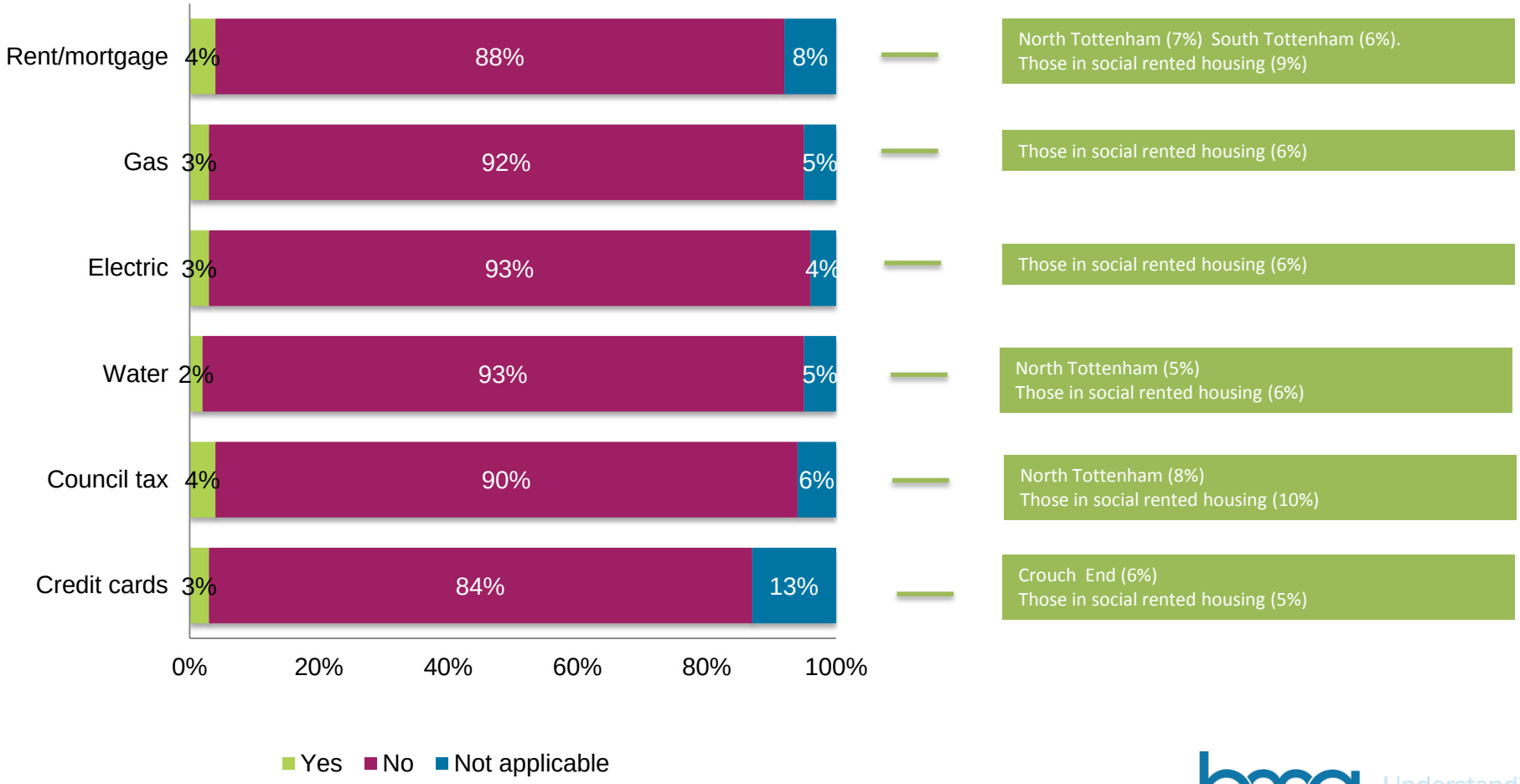
While the proportion of residents falling behind with Household bills is low, this is significantly more common for those in social housing. Social landlords therefore are likely to be important partners in attempts to help improve the management of household finances

Over the last 12 months, have you fallen behind with any of the following household bills at some time? (All responses)



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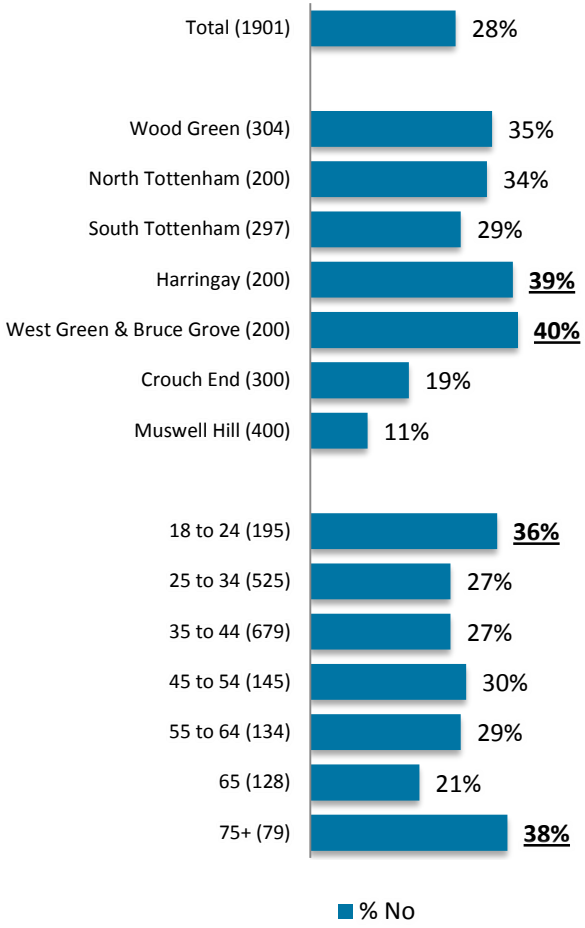
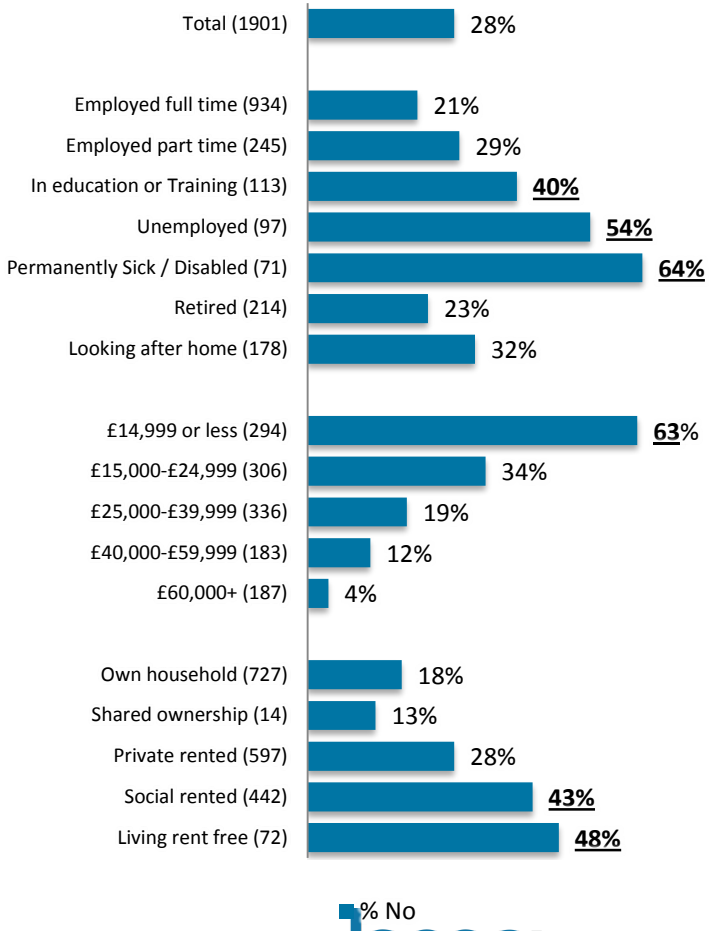
A lack of a financial buffer for unexpected expenses is evident for more than a quarter of residents. While 69% could pay an unexpected expense of £100 without borrowing the money 28% could not.

Q37. If an unavoidable and unexpected expense of £100 came up, would you be able to pay it without borrowing the money from somewhere?





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Health and Wellbeing

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Self reported Physical Health

Q38. Now thinking about your physical health over the last 12 months, how has your health been in general? Would you say it's been...?

Good: 82%

Neither good nor bad: 11%

Bad: 7%

Bad proportion is significantly higher among

Those aged 75+ (25%)
Those living in North Tottenham (11%) and South Tottenham (11%)
Households with an income of £14,999 or less (18%)
Those in social housing (17%)

Unweighted sample base: 1901

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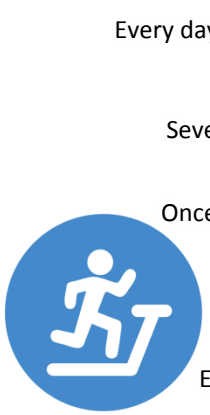
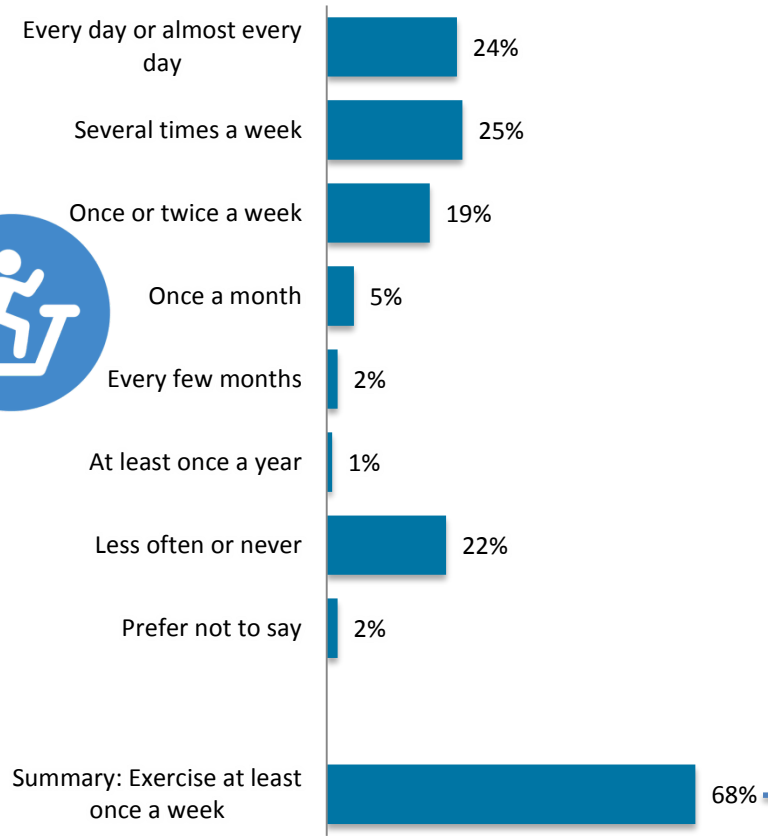
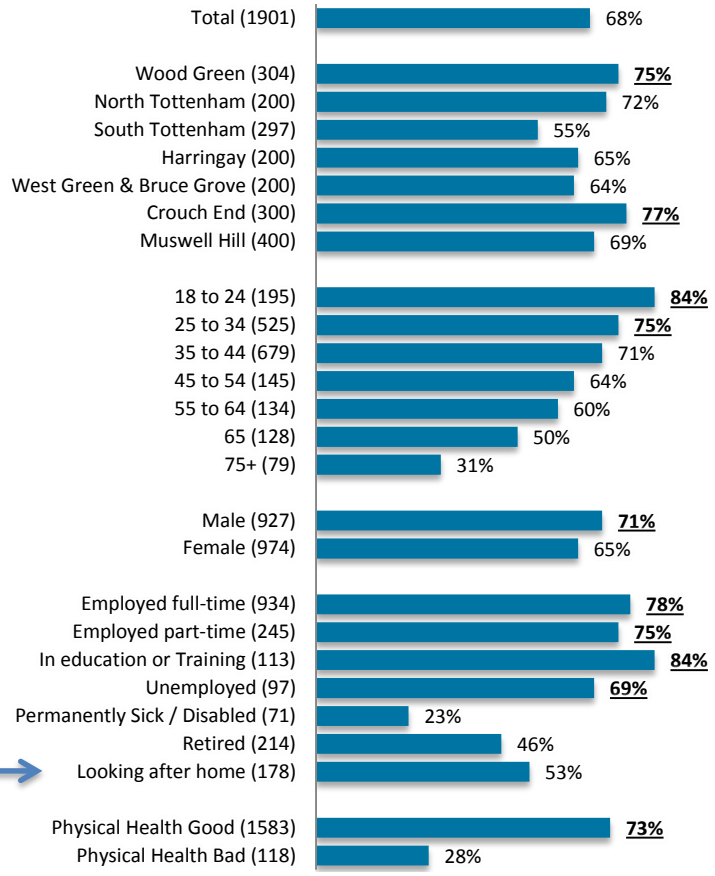
Just over two thirds (68%) of residents exercise at least once a week

Q41. How often do you play sport or do any physical activity like swimming, running, football, dancing, exercise classes, going to the gym, going for a walk etc?







Unweighted sample base: 1901

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The amount of exercise that residents undertake is largely stable, with a marginal negative direction of travel where a change is reported year on year.

Q42 Compared to last year is the amount of exercise your are currently doing...?

More: 12%

More proportion is significantly higher among

Those aged 18 to 24% (18%), 25 to 34 (15%)

About the same: 72%

Less: 15%

Less proportion is significantly higher among

Those aged 55-64 (25%), (26%) 75+ (30%)

Unweighted sample base: 1901

1% preferred not to say

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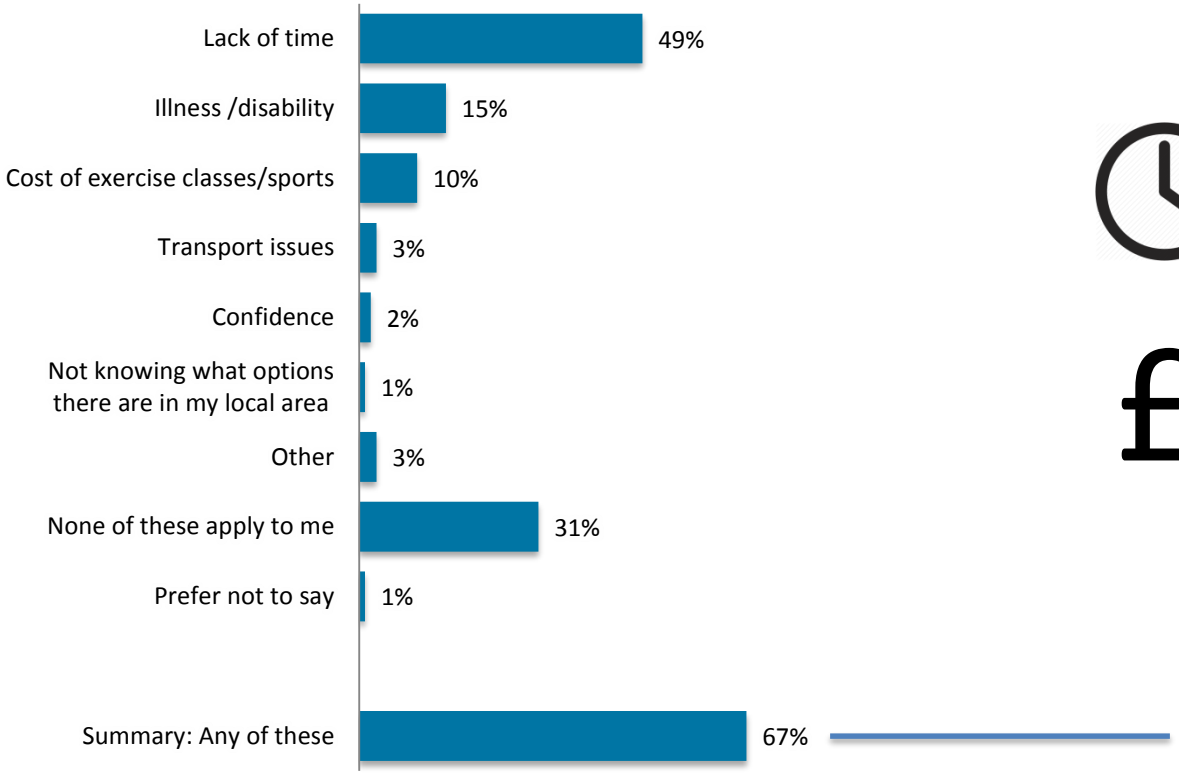
Key barriers to exercising more are a lack to time (49%), followed by illness/disability (15%) and cost issues (10%)

Q43 Do any of these things stop you from exercising as much as you would like?



Significantly higher among

Those under the age of 45
1 or 2 parent families (65% and 61%)

Those aged 18 to 24 (18%) and 25 to 34 (14%)
Those in education or training (21%) and the unemployed (18%)

Exercise barriers are most commonly identified by Wood Green residents (75%)

Unweighted sample base: 1901

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Mental Health: Warwick-Edinburgh Mental Well-being Scale (WEMWBS)

What is WEMWBS?

- WEMWBS is a scale which has been validated for the measurement of mental wellbeing among people aged 13 to 74 in the UK. It comprises 14 positively worded statements with five response categories from 'none of the time' to 'all of the time. Shortened version condensed to 7 statements was used in the Haringey residents' survey.

What does WEMWBS measure?

- Mental wellbeing is one aspect of overall wellbeing (others include physical and social aspects of wellbeing). Mental wellbeing is often divided into two perspectives: one which includes states of happiness and life satisfaction (the hedonic perspective), and the other which includes positive psychological functioning, good relationships with others and self-realisation/acceptance (the eudaimonic perspective). Mental wellbeing and mental health are different terms. 'Mental wellbeing' describes positive states of being, thinking, behaving and feeling, whilst 'mental health' is a term often used to incorporate a range of states from excellent mental health to severe mental health problems. It is worth noting that mental wellbeing is often used interchangeably with the term 'positive mental health' and sometimes 'wellbeing

WEMWBS - worked example

To what extent do you agree or disagree with the following statements?

	Never	Rarely	Some of the time	Often	All of the time	Prefer not to say	Scoring example
I've been feeling optimistic about the future	1	2	3	4	5	6	=3
I've been feeling useful	1	2	3	4	5	6	=4
I've been feeling relaxed	1	2	3	4	5	6	=2
I've been dealing with my problems well	1	2	3	4	5	6	=3
I've been thinking clearly	1	2	3	4	5	6	=5
I've been feeling close to other people	1	2	3	4	5	6	=2
I've been able to make up my own mind about things	1	2	3	4	5	6	=3
Scoring example		=4	=9	=4	=5	NA	SCORE =22

Minimum score 7 - Maximum score 35

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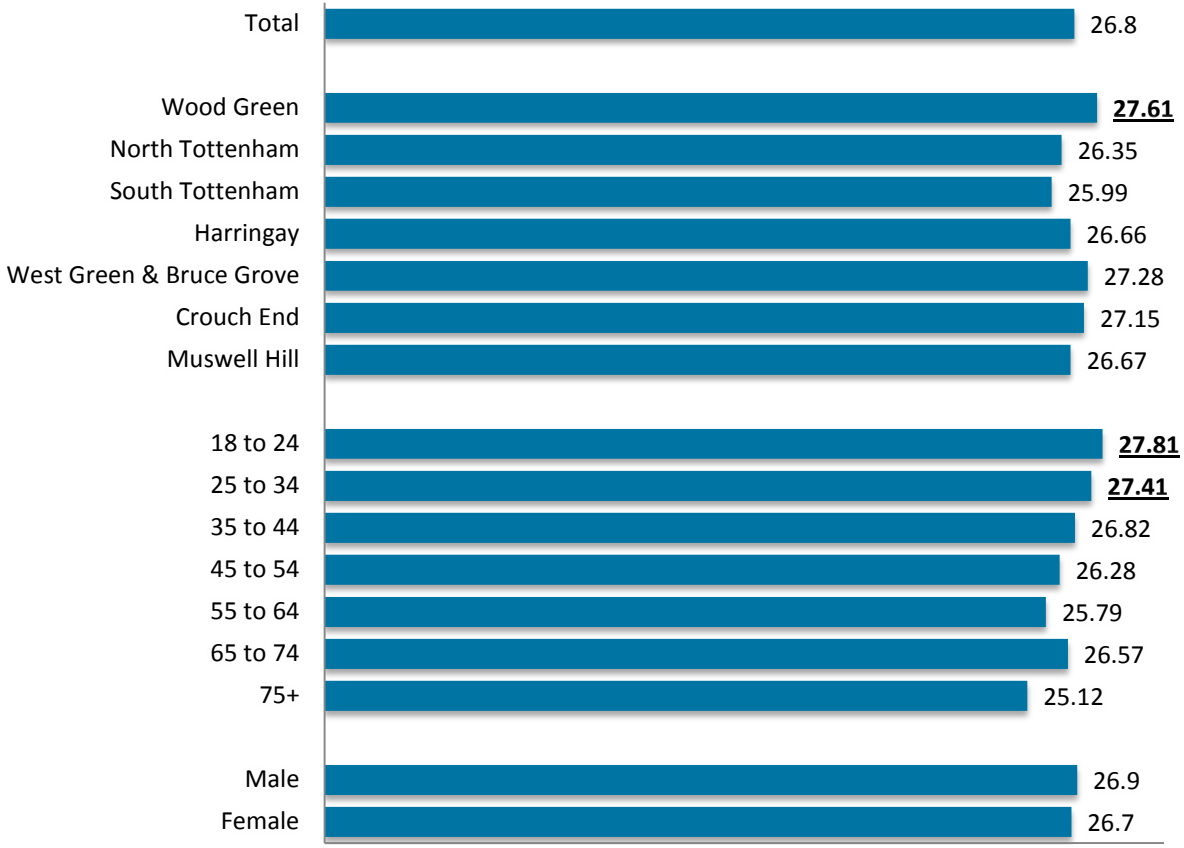
WEMWBS – pre calculation data

To what extent do you agree or disagree with the following statements?

	Never	Rarely	Some of the time	Often	All of the time	Prefer not to say
I've been feeling optimistic about the future	1%	10%	21%	42%	24%	2%
I've been feeling useful	1%	6%	25%	47%	18%	2%
I've been feeling relaxed	2%	11%	32%	33%	20%	2%
I've been dealing with my problems well	1%	6%	26%	45%	21%	2%
I've been thinking clearly	1%	5%	22%	44%	26%	2%
I've been feeling close to other people	1%	5%	20%	41%	31%	2%
I've been able to make up my own mind about things	1%	4%	18%	49%	26%	2%

WEMWBS calculation (out of 35) shows more positive mental health feedback among younger residents and those living in Wood Green



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Housing

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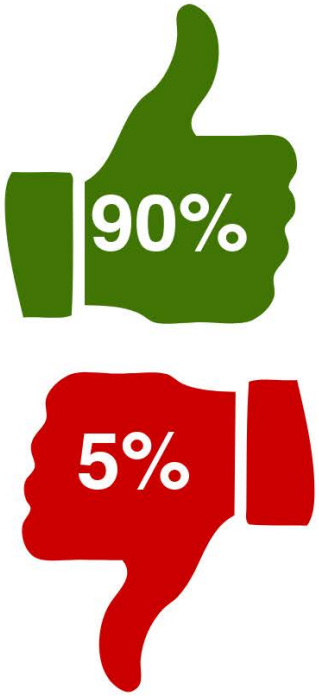
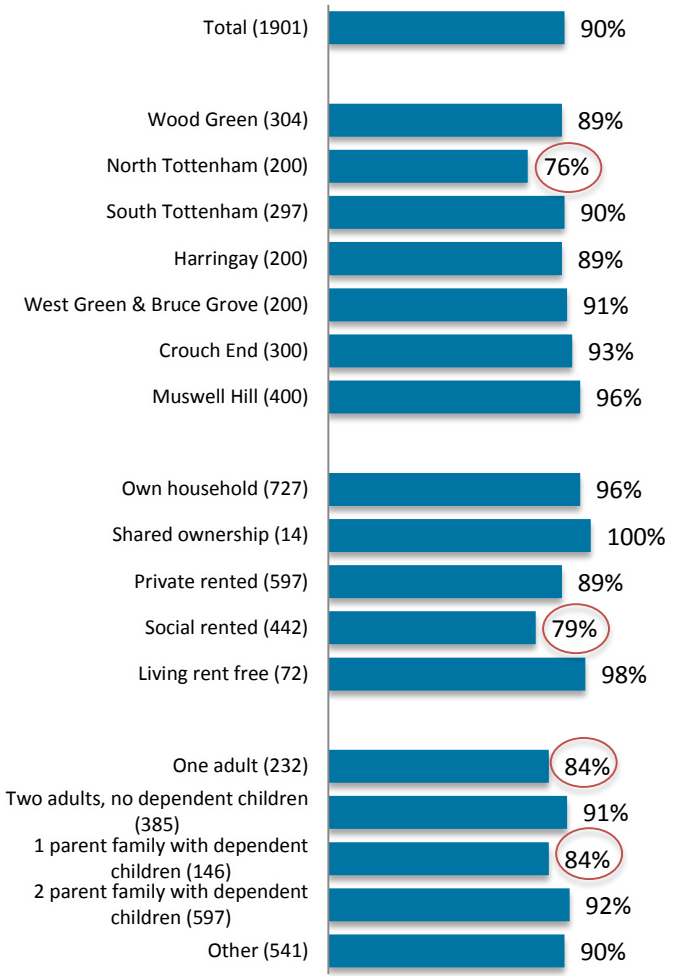
A majority of residents (90%) are happy with the home they currently live in. Lower satisfaction is evident among social housing tenants and single adults households with or without children.

Q47 Generally speaking, how happy or unhappy are you with the home you currently live in?

Overall satisfaction with home





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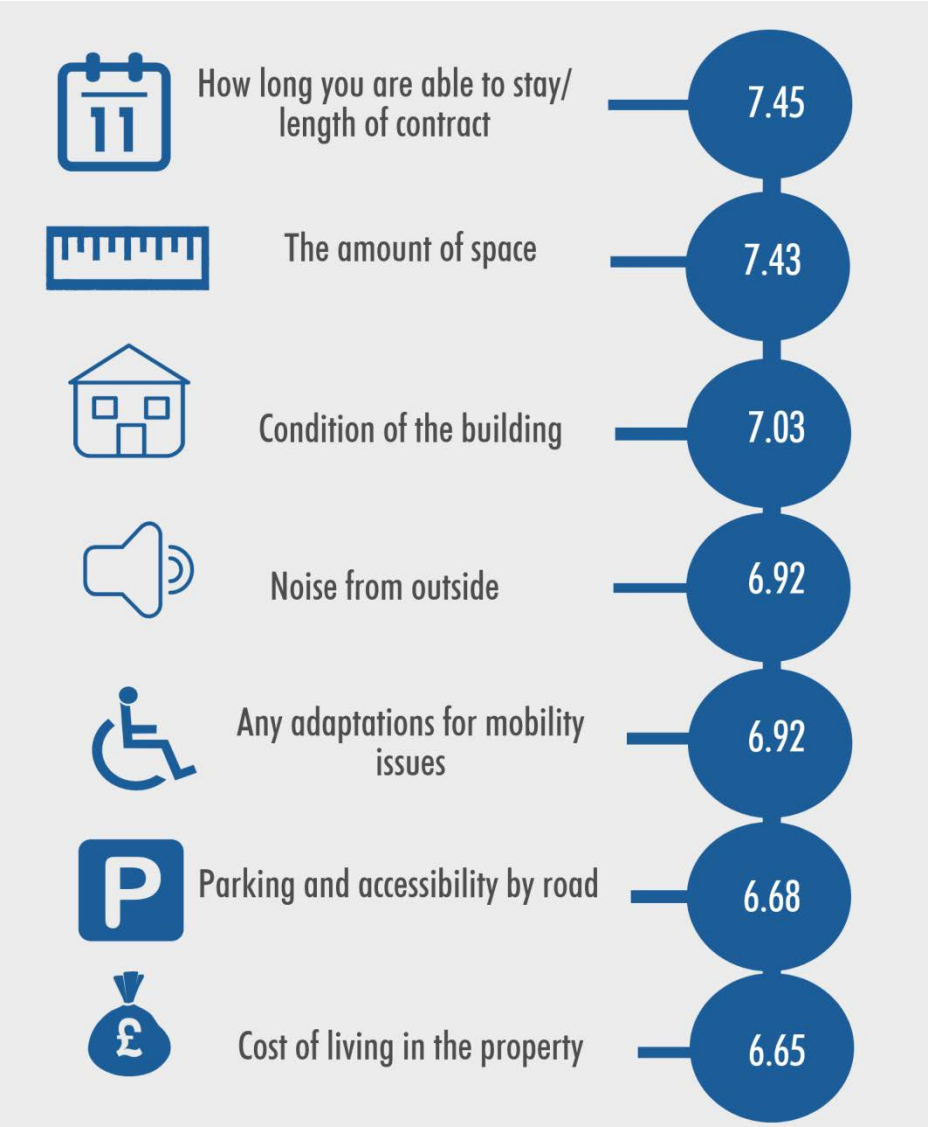
Ratings of housing quality - property costs and parking/accessibility by road are the housing aspects that elicit the lowest ratings. Security of tenure was given the highest score on the 0-10 scale

Please rate how happy you are with the following aspects of your housing, where 0 is very unhappy and 10 is very happy?



	Own household	Shared ownership	Private rented	Social rented	Living rent free
How long you are able to stay/length of contract	7.81	7.76	7.32	7.36	8.15
The amount of space	7.94	7.35	7.27	6.84	7.85
Condition of the building	7.53	6.91	7.01	6.23	7.7
Noise from outside	6.98	6.55	7.05	6.58	7.51
Any adaptations in place	7.46	7.52	6.82	6.39	7.55
Parking and accessibility by road	6.88	6.13	6.79	6.25	7.27
Cost of living in the property	7.02	6.34	6.42	6.26	7.55
Unweighted Bases	**727**	**14**	**597**	**442**	**72**

Green = tenure giving the highest mean rating
Pink = tenure giving the lowest mean rating

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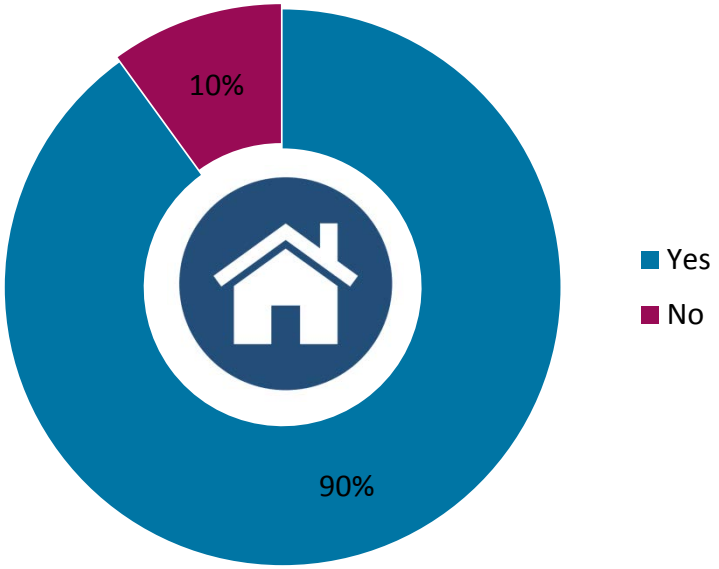
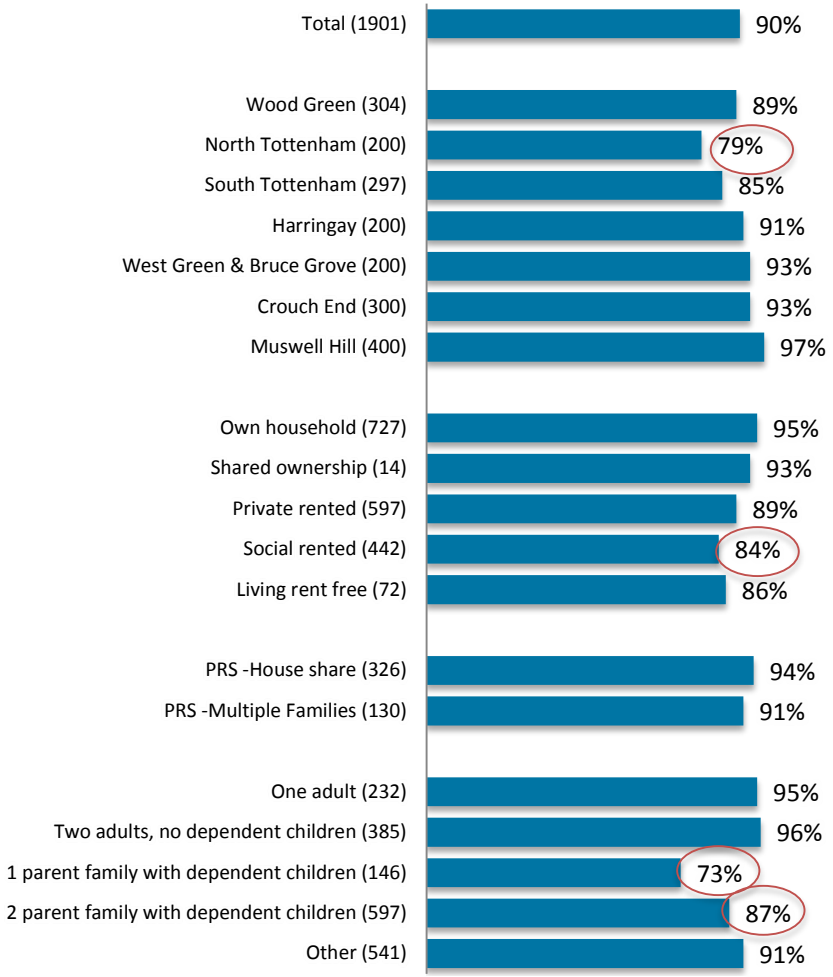
Nine in ten residents (90%) state that they have enough bedrooms to meet their household's current needs. While a clear majority in all groups state this is the case, the proportion doing so among those living in social housing and among single parent households is significantly lower.

Thinking about the number of people who live in your home at present. Do you have enough bedrooms to meet your household's needs?





Unweighted sample base: 1901

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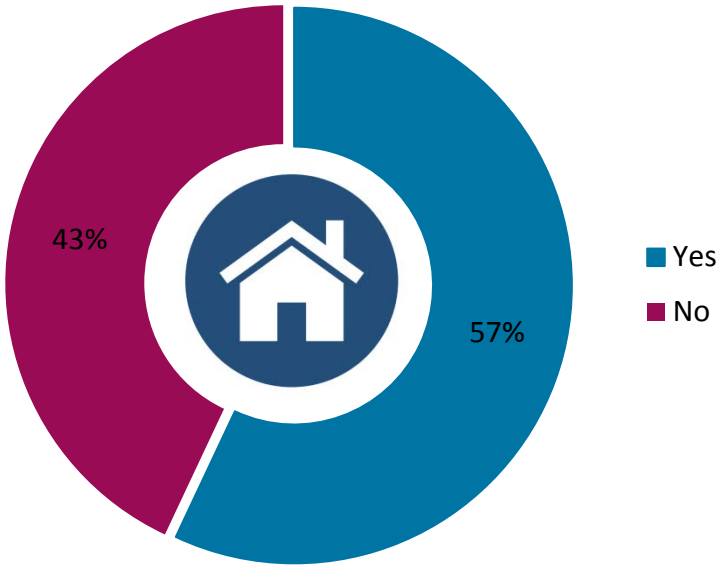
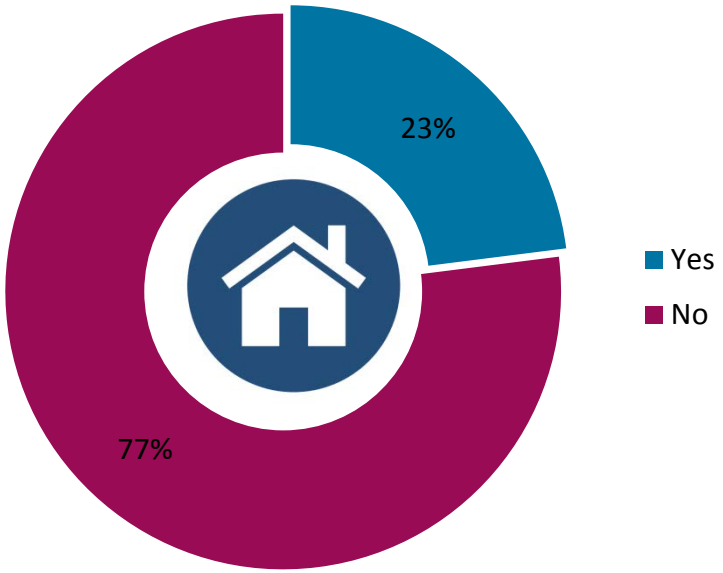
Private rental analysis

Do you share your home with...?
Other individuals who also pay rent (House share)



% Yes rises to 64% among private renters who are White British and to 63% among the renters from the Urban Cohesion MOSIAC group

Another family



% Yes rises to 30% among private renters who are White Other and to 29% among the renters from the Urban Cohesion MOSIAC group

Unweighted sample base: 596

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Those who rent a home that they share with another family...

- ...are significantly less likely than the survey average to say that they are managing well financially (10% vs. 27%). However, the views of this group on the direction of travel for personal finances in last year (better/worse) are in line with the survey average.

- ...are no less likely than the survey average to be satisfied overall with the home that they live in (88%). Nine in ten (91%) of this group say that they have enough bedrooms to meet their households needs.

- ...do not give significantly lower ratings of their homes when considering aspects such as the amount of space they have, the cost of living in the property and the condition of the building.

Key messages

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Key messages (1)

- 15% of the population have lived in the borough for less than two years. The pull factors of work or commuting advantages were the most commonly mentioned single reason for moving to Haringey by new arrivals (30%) . A total of 45% of recent arrivals gave housing related factors. Neighbourhood satisfaction is high among new arrivals and their view on community cohesion are in line with more established residents. However, more recent arrivals have lower expectations of staying within the borough over the medium (5 years) to long term (10 years), suggesting further population turnover should be expected.

- Just under one in eleven (8%) arrivals within the last two years came direct to Haringey from another country. So while the majority of new arrivals are coming from either other parts of the London or the UK, a segment of new arrivals potentially will have differing expectations of council services and differing ability to navigate them. Overall, among those have been in the borough for between 6 months and 2 years half (51%) fell informed about the services and benefits the Council provides. It is residents who have been in the borough for two to five years who least commonly feel well informed on this (47%).

- The location/convenience of the local area, parks and open spaces, tranquillity, access to public transport and good neighbours/community spirit are the most commonly 'liked' aspects of where Haringey residents live. That community relations are selected within these top five choices hints at strong community cohesion and this is further emphasised by the fact that 91% agree their local area is a place where people of different backgrounds get on well. This and the frequency of neighbour interaction are above LGA/Nat Cen benchmarking levels, although when drilling deeper, stronger cohesion is perceived between different ethnic and religious communities than between age groups.

- Crime /ASB is the most commonly identified neighbourhood 'dislike' (34%). In addition, when asked in an open response question what makes the biggest difference to quality of life on a day to day basis, safety and security issues were most commonly mentioned (13%), followed by cleanliness, health/wellbeing, access to open spaces and family and friends. In this context, perceptions around crime/ASB locally are likely to be important. Indeed, safety and security issues was the second most common mention when residents were asked what about their life they would change in order to make the largest difference to the quality of life for them and their family. While residents of the borough are just as likely to feel likely safe during the day than those in the rest of the country (comparing to LGA benchmarks), perceived safety at night is lower than the national average.

Key messages (2)

- Overall, more than four in five residents are satisfied with their local area as a place to live (86%), above the latest LGA benchmark (82%). By neighbourhood there is a 32-percentage point variation between area satisfaction in Muswell Hill (95%) and North Tottenham (63%). Less positive views from North Tottenham residents can be found on multiple issues including:

  - safety after dark;
  - community cohesion;
  - declining household finances;
  - self reported physical health; and,
  - satisfaction with their current home.

- Encouragingly, approaching four in five residents (78%) feel the borough is a good place to bring up children. 22% feel it is not. Positive views on this are driven primarily by views on local school quality, the quality of the area/location and the availability of parks and open spaces. Negative views on this are driven by concerns about safety and security, echoing the wider narrative on crime/ASB issues.

- No strong evidence from the research emegerd to suggest housing problems at a borough level. A majority of residents (90%) are happy with the home they currently live in. Furthermore, nine in ten residents (90%) state that they have enough bedrooms to meet their household's current needs. Social housing tenants are the lest positive on both of these measures. As already noted above housing is one of the key pull factors for new arrivals to the borough.

- Property costs and parking accessibility by road are the housing aspects that elicit the lowest ratings.

Key messages (3)

- Among those in employment, less than two in five (38%) work within Haringey. This emphasises the importance of the borough's transport links. Those working part time and those with a lower household income are more likely to be employed within Haringey rather than elsewhere.

- More than four in five of those who are in work state that the number of hours that they work is about right (86%). Over work is more common among higher income households.

- Questions were included in the survey in order to provide an assessment of work quality. These show that while a majority of those in employment give positive views on the quality of their work, those in part time roles are significantly less likely to do so. 7% of those in work experience very poor work quality - defined where the respondent answered negatively to all 6 aspects of their work (job security, reliability, opportunities for progress etc). As might be anticipated, this poor quality work is more commonly found in the lowest income households.

- A decline in personal finances during the last 12 months is only evident for a minority of Haringey residents (12%). 72% indicate that their financial circumstances have stayed the same over that period. Increases in the cost of living are most commonly given as a reason for a decline in household finances (60%).

- Within this overall stability, pressure on household budgets clearly remains. Almost two thirds (64%) of residents describe their financial situation as 'just about managing', with only 27% going as far as to say they are 'managing well'. Indeed, a lack of financial buffer for unexpected expenses is evident for more than a quarter of residents. While 69% could pay an unexpected expense of £100 without borrowing the money 28% could not. This would seem to indicate a somewhat perilous financial situation for some residents, particularly the young (aged 18-24) and the elderly (aged 75+).

Key messages (4) North and South Tottenham comparison

Questions which asked residents for their own priorities suggest commonality between North and South Tottenham:

	North Tottenham		South Tottenham	
Biggest neighbourhood dislikes	Crime / ASB	52%	Crime / ASB	44%
	Litter	32%	Litter	37%
	Area is dirty / run down	24%	Area is dirty / run down	17%
Issues to have more influence upon	Safety/security	22%	Safety/security	**32%**
	Cleanliness	17%	Cleanliness	19%
	Parking	7%	Parking	10%

However, beneath this there are are notable variations in satisfaction and perceptions:

	North Tottenham	South Tottenham
Satisfied with local area as a place to live	63%	**83%**
Feel safe after dark	37%	**67%**
Agree people of different backgrounds get on well	76%	**92%**
Sense of belonging in neighbourhood	58%	66%
Managing well financially - % managing well	**26%**	13%
Physical health in last 12 months -good	69%	**84%**
Satisfaction with current home	76%	**90%**

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