About the study:
Prosperity in east London 2021–2031

Executive summary

What?
The study addresses the lack of research around the long-term impacts of regeneration on prosperity, life chances, and quality of life, whilst offering a hyper-local look at who benefits and how from regeneration investments. It also tracks prosperity using the *Citizen Prosperity Index* – new prosperity metrics that reflect local priorities.

Where?
15 areas in 5 boroughs of east London

When?
3 waves of data collection between 2021 – 2031

How?
Uses a mixed methods approach that combines household surveys with qualitative research undertaken by citizen social scientists – local residents employed and trained by UCL's Citizen Science Academy to work as social scientists in their neighbourhoods.

Overview

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. It is the first longitudinal study in the UK to use the Institute for Global Prosperity's *Citizen Prosperity Index*: a new way of measuring prosperity that reports on what matters to local communities.

East London is the site of several large-scale and long-term strategic regeneration initiatives that are intended to deliver meaningful improvements to the prosperity of local residents, communities, and businesses over the decade 2021–2031 and beyond.

These include:

- **The Olympic Legacy Opportunity Area (OA)**
- **Royal Docks & Beckton Riverside OA**
- **Poplar Riverside OA**
- **London Riverside OA**

See (p.9) for further information on each development and its location within east London.

Evidence from four decades of regeneration in London show that gains are not equitably shared[1]. Strategic regeneration programmes target 'under-developed', often formerly industrial areas, where investments in housing, business spaces, and transport infrastructure are intended to drive economic development, job growth, and opportunities.

Increasingly, large-scale urban regeneration initiatives also have ambitious social goals such as tackling worklessness and housing need. However, strategic regeneration sites are often surrounded by low-income neighbourhoods, where long-term residents struggle to access high quality jobs created by new employers, and are disproportionately affected by rising living costs linked to the redevelopment of affordable housing and the loss of affordable community and commercial spaces[2]. These dynamics can worsen existing socio-economic inequalities, creating environments of difference and division where 'established' communities have less access to regeneration opportunities compared to 'new' communities[3].

Research questions

Prosperity in east London 2021–2031 will explore 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 longterm, asking:

- **Who benefits and how?**
- **What are the obstacles to prosperity for different groups?**

By examining these core questions, *Prosperity in east London 2021–2031* aims 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.

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 – local 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 understanding obstacles to prosperity for people from different backgrounds.

Date	Activity
2021 – 2022	**Wave 1**
	Citizen Prosperity Index household survey data collection
	Obstacles to Prosperity qualitative research led by citizen social scientists
2022 – 2024	Analysis and dissemination of wave 1 findings
2025 – 2026	**Wave 2**
	Citizen Prosperity Index household survey data collection
	Qualitative research led by citizen social scientists
2026 – 2027	Analysis and dissemination of wave 2 findings
2028 – 2029	**Wave 3**
	Citizen Prosperity Index household survey data collection
	Qualitative research led by citizen social scientists
2030 – 2031	Analysis and dissemination of wave 3 findings and longitudinal trends across the 3 waves of data collection

[1] Two decades of urban regeneration in London and other UK cities shows an uneven and inequitable distribution of gains from regeneration investments (Tallon 2013; Atkinson and Bridge 2010; Butler and Rustin 1996).

[2] Low-income households are disproportionately affected by rising land values following the development of 'vacant' post-industrial areas (Imrie, Lees, and Raco 2009). This has been linked to increasing social inequalities (Poynter and MacRury 2009), displacement (Bernstock 2014; Watt 2013; Cohen 2013), and the suburbanisation of poverty (Bailey and Minton 2018).

[3] New hyper-local geographies of inequality and exclusion have emerged with 'established' and 'new' communities facing starkly different life opportunities, quality of life and levels of prosperity in the wake of regeneration interments (Tallon 2013).

Citizen Prosperity Index

Measuring what matters to local communities

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* 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[4].

The *Citizen Prosperity Index* reports on **14 subdomains** that were identified as most important to the prosperity of local communities. Each of the subdomains falls under one of the 5 key prosperity domains:

1. Foundations of Prosperity
2. Opportunities and Aspirations
3. Power, Voice and Influence
4. Belonging, Connections and Leisure
5. Health and Healthy Environments

The domains and subdomains are summarised in Figure 1. Using subjective and objective measures from the *Citizen Prosperity Index* household survey and secondary data sources (e.g. national census data), the *Prosperity in east London 2021–2031's Citizen Prosperity Index* will track how individuals and households in the 15 areas of east London fare against each of the 14 subdomains, comparing this to Greater London.

Figure 1 Citizen Prosperity Index Model for east London diagram

Foundations of Prosperity
Secure livelihoods
An inclusive economy
A good start in life

Opportunities and Aspirations
Good quality basic education
Lifelong learning
Freedom, choice and control

Power, Voice and Influence
Political inclusion
Voice and influence

Belonging, Connections and Leisure
Social relationships
Sense of community
Arts, leisure and sports

Health and Healthy Environments
Healthy bodies and healthy minds
Healthy, safe and secure neighbourhoods
Sustainable and resilient communities
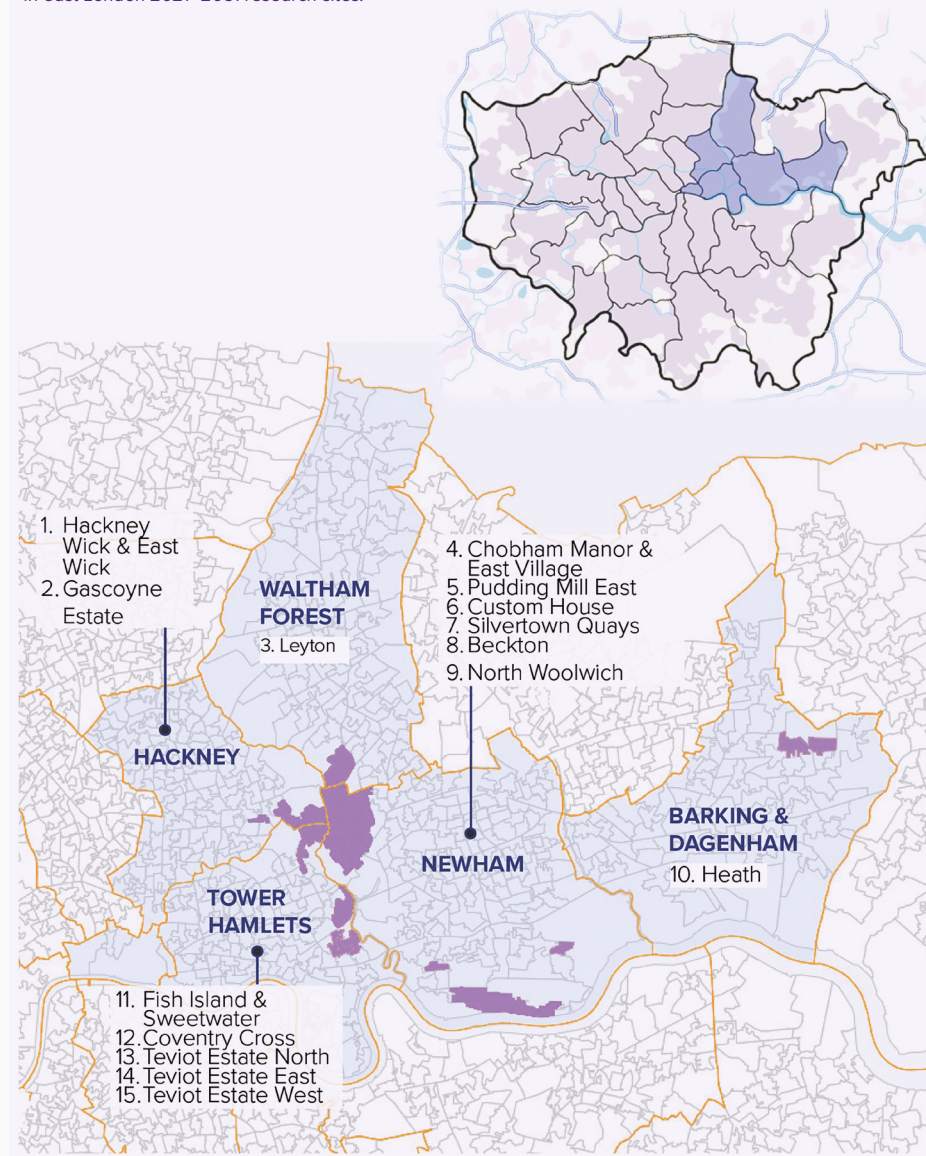
Research sites

Prosperity in east London 2021–2031 examines the experiences of households in 15 areas that are part of, or neighbour, large-scale and long-term strategic regeneration programmes.

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 new housing development and job opportunities are attracting new residents.

These areas are also important sites of rapid socio-economic change, having experienced deindustrialisation and population loss, followed by regeneration, economic transformation, repopulation and demographic change within the span of mere decades.

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.

Figure 2 *Contextual map of the Prosperity in east London 2021–2031 research sites.*

1. Hackney Wick & East Wick
2. Gascoyne Estate
3. Leyton
4. Chobham Manor & East Village
5. Pudding Mill East
6. Custom House
7. Silvertown Quays
8. Beckton
9. North Woolwich
10. Heath
11. Fish Island & Sweetwater
12. Coventry Cross
13. Teviot Estate North
14. Teviot Estate East
15. Teviot Estate West

WALTHAM FOREST

HACKNEY

BARKING & DAGENHAM

NEWHAM

TOWER HAMLETS

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 – a cross-sector partnership between the IGP, UCL East, London government, local councils, public agencies, businesses, the third sector, and local communities in east London, to change the way decision-makers think and act for prosperity by developing new forms of evidence and new ways of working. 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.

Institute for Global Prosperity

PROCOL UK

London Prosperity Board

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Appendix: Regeneration initiatives in east London

Olympic Legacy

London's 2012 Olympic Legacy regeneration strategy, centred on the development of Queen Elizabeth Olympic Park, which aims to close the 'prosperity gap' between deprived east London neighbourhoods and other areas of the city, within 20 years of the London 2012 Games. Five new communities, schools, green spaces, and a new inclusive innovation district to drive job growth are being created in the Olympic Park.

Royal Docks & Beckton Riverside

Royal Docks & Beckton Riverside a 1200 acre site that over the next 20 years will create 30,000 new homes, over 40,000 jobs, and will house London's only Enterprise Zone. Royal Docks is part of the UK's Innovation Corridor, which connects research, technology, and bio-science clusters in the Olympic Park, London's Kings Cross, Stansted and Cambridge.

Poplar Riverside

Poplar Riverside identified in the Mayor's London Plan as an Opportunity Area (OA) with potential for 9,000 new homes and 3,000 new jobs by 2041. It is part of the Thames Estuary Growth Corridor.
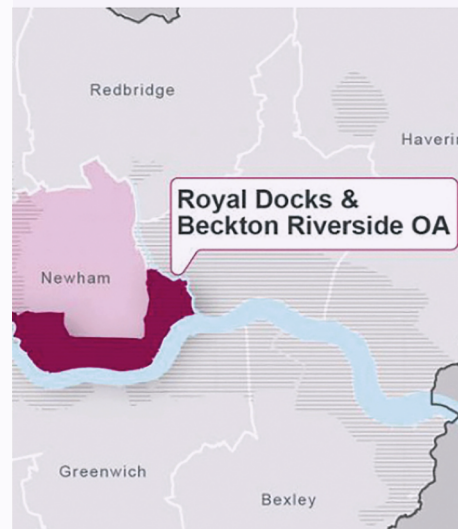
London Riverside

Barking Riverside identified in the London Plan 2016 as the 'London Riverside Opportunity Area', the development aims to build over 10,000 new homes, improved transport connections, commercial and leisure facilities, new schools and a riverside walk.
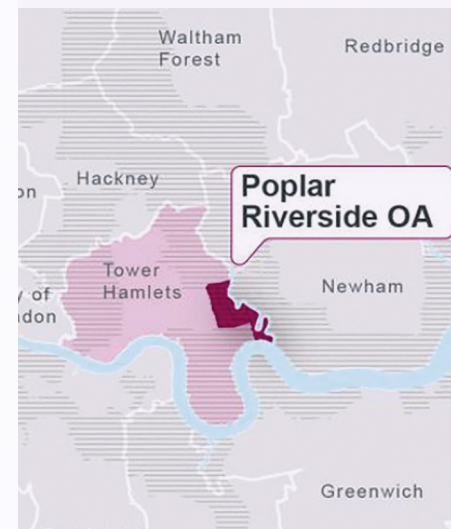

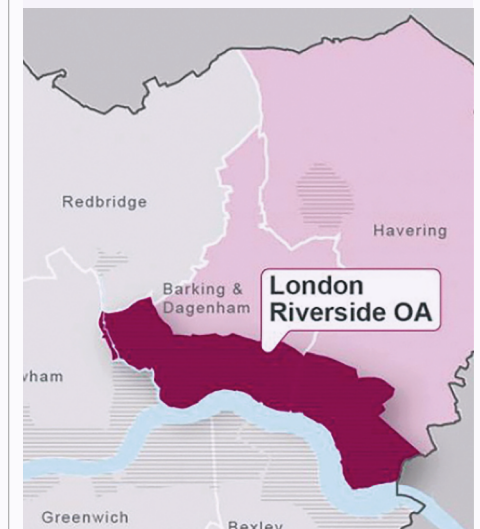*Figure 3* Contextual map of Olympic Legacy Opportunity Area.

Figure 4 Contextual map of Royal Docks and Beckton Riverside Opportunity Area.

Figure 5 Contextual map of Poplar Riverside Opportunity Area.

Figure 6 Contextual map of London Riverside Opportunity Area.

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