SUSTAINABILITY OF THE COMMUNITY: RE-CONCEPTION AND MEASUREMENT

**Abstract**

Having formulated the Community Spirit Index (CSI), this group research evaluates whether or not the homebuilding programme of the Olympic-related Stratford Metropolitan Masterplan (SMM) had an impact on the sustainability of the Greater Carpenters community. The regression analysis showed a correlation between past duration of residence and community spirit. There was no statistically significant relationship between community spirit and the area affected by the SMM, as compared to a control sample. The study recommends further research to ascertain the effect of the SMM on the sustainability of the Greater Carpenters community when the homebuilding programme is completed.

Community, sustainability, community spirit, Community Spirit Index (CSI)

**Introduction**

Previous disquisition on community sustainability invariably focuses on the relationship between a community and its environment. This paper wishes to explore the factors affecting the sustainability of the community itself. A group of persons constitutes a community if they live in the same neighbourhood and if there exists in this territory a sense of community spirit. Community spirit as understood in this paper is a subjective perception amongst people who share salient commonalities that they belong to the same entity and are prepared to act on this perception. This concept is key to the initial definition of sustainability of the community which was that a community is sustainable if its members report a high degree of community spirit and the ability of this community (including possible descendants and newcomers) to experience this community spirit to the same degree in the future is not compromised. This paper studies the effect of the local Olympic-related homebuilding programme called the Stratford Metropolitan Masterplan (SMM) on community spirit in Greater Carpenters through the creation of a Community Spirit Index (CSI). The regression analysis is inconclusive in that respect, but it shows that duration, meaning the average length of residence in a particular area, impacts on community spirit. This finding suggests that the SMM could undermine the community spirit in Greater Carpenters not only because community spirit is a requirement for a community, but more importantly because duration, and by extrapolation, continued residence, is also necessary for a community to be sustainable and could be affected by the SMM.

**Literature Review**

The ideal of ‘community’ has, since the early 1980s, gained considerable purchase on our public discourse (Dagger, 2009, p.304). The publication of four seminal works in that period (Macintyre, 1981; Sandel, 1982; Taylor, 1985; Walzer, 1983) signalled the re-assertion of community as a social and political value of the first importance. The emergence of community as a salient political value has been mirrored by the increasing popularity of ‘sustainability’. This notion has become a central concern of academic research in many social sciences (Warburton, 1998, p.1). However, the paradigmatic interpretation of ‘community sustainability’ is an environmental one. Following in the lines of the Brundtland Report (WCED, 1987, p.8), most work on community sustainability takes it to be a feature of a community’s relationship with its natural environment (Roseland, 1998, p.14). Despite this tendency to conflate the notions of environmental sustainability and community sustainability, the idea of ‘sustainability’ remains sufficiently broad to allow for diverse strands of academic research to be pursued fruitfully into it. While the ultimate goal may well be the ‘harmonisation of cultural, economic, political and environmental’ conceptions of sustainability (Hoff, 1998, p.5), more detailed empirical study must first be directed individually towards these respective areas. In particular, the social sustainability of a community *qua* particular group of persons living together with one another (as opposed to community *qua* group of persons interacting with their environment in a particular way) ought to be subject to further examination. This conception of the sustainability of communities has gained some traction (Schumacher, 1973), yet remains largely inchoate. It seems that the role played by community-spirit in the sustainability of communities has not been given adequate attention. Our conception of community, grounded in our evaluation of the importance of community-spirit, will lead us to attempt to rectify this.

Nevertheless, one area in which some research on the sustainability of communities (in the sense we are interested in) has been done is in the impact of Olympic Games on host cities; Helen Lenskyj’s analysis of the social effects of the Sydney 2000 Olympics is a classic example. Work in this field draws attention to the negative social impacts of hallmark events— i.e. ‘the Olympic effect’— on the sustainability of Olympic-affected communities. A common theme is that the house price changes that attend Olympic Games frequently force movement into and out of these communities (Ahlfeldt & Maennig, 2008; Lenskyj, 2002). Although modern Olympics sell themselves as ‘once-in-a-lifetime opportunities’ for urban regeneration, evidence from previous Games shows that in reality, these opportunities often come at the expense of undermining the sustainability of host communities (Coaffee, 2007, p.151). In comparison to other host cities, London is unique in that it has launched its Legacy Bodyseveral years before the Games, rather than after they have finished. A report by the Economic Development, Culture, Sport and Tourism commitee in 2010 (EDCST, 2010) suggests that research has been done with the purpose of attempting to avoid the social ramifications felt in previous host cities.In spite of this, the publicity surrounding the London 2012 Olympics appears to pay scant regard to this possibility. The Stratford Metropolitan Masterplan (SMM), for instance—a large-scale Olympic-related regeneration project in Stratford—advertises itself as providing ‘a blueprint for developments in Stratford that will make a real positive difference to local people’ (Wales, 2010). Our concern is whether or not the SMMhas had an effect on the sustainability of local host communities.

The community spirit of East London has been well-documented. In an important survey, Anne Power and Katharine Mumford reported that the borough of Newham (of which Stratford is a district) has historically exhibited many of the classic signs of a lively ‘community spirit’ (Mumford and Power, 2003, p.37). Even colloquially, East London is renowned for its tradition of dynamic communities (Butler & Rustin, 1996). This baseline sets up our own study nicely. In drawing on previous research into ‘community sustainability’, ‘the Olympic effect’ with regard to house-building programmes, and East London communities, we can contribute to the debate by applying (and in many cases, further developing) these disparate ideas to the case of London 2012. This paper thus explores new territory: how has the Olympic-related home-building programme in Stratford affected the sustainability of the local community?

**Methodology**

*Questionnaire (See Appendix 1)*

In order to measure the community spirit, the Community Spirit Index (CSI) was created. It is based on three dimensions of the concept of community spirit, namely, degree of acquaintance, informal help, and community activity participation, and it consists of four rating-scale questions. The score of each question was added to give a measure of community spirit. The CSI is the only variable being investigated. A higher value of CSI shows a higher degree of community spirit. If the community is able to experience the same degree of community spirit in the future, a higher degree of community spirit may lead to the inference that the community is more sustainable (see introduction).

In investigating the sustainability of the community, different variables that could potentially affect the community spirit were considered. These included age, gender, ethnic groups, duration of residence and location*.* The variable *location* is the focus while the rest are the control variables. The control variables are independent of whether the Olympics-related housing programme has taken place in the area or not but would potentially affect the CSI. The presence of control variables would lead to more accurate results since the change in CSI would no longer be entirely explained by the variable *location*. In addition, residents were asked about the number of years an individual has lived in a particular neighbourhood -- variable *duration (years)*, their expectation of the likelihood of living in the community in the next five years, as well as their attitudes towards the cost of living in the community. With the consent of the respondents, all information was collected anonymously.

*Choice of locations*

Greater Carpenters is a neighbourhood in the ward of Stratford, which is located in the borough of Newham in East London. This area was chosen as the experimental location, as it is the site of the SMM housing construction. This research started after the announcement of the SMM homebuilding programme and the data prior to the announcement were not available, thus making inter-temporal comparison impossible. An inter-district comparison was therefore used to compare Greater Carpenters with a district that is not affected by the Olympics related housing programme. Leigham Court is a neighbourhood in the ward of Streatham Hill, which is located in the borough of Lambeth in South London. This location is chosen as the control area. The 2001 National Census, which is the latest one available, shows that Streatham Hill shares similar characteristics with Stratford in terms of population size, gender, age and ethnicity composition, as well as the socio-economic level prior to the Olympic games (see Appendix 2). Therefore it could be assumed that both locations had a similar CSI before the SMM was announced. Forty-two responses were collected from eachlocation, and each sample includes members of all age groups, many ethnicities and both genders.

*Statistical method*

The methodology involves a simple linear regression analysis examining the correlation between the SMM and the sustainability of the community as represented by the CSI. Regression analysis is used here in order to control other variables that might affect the CSI, such as age and gender.

**Statistical Findings and Interpretation**

The relation between the variable *location* and the CSI is statistically insignificant (Appendix 3, Table 1). Therefore, no conclusion could be drawn as to make the decision on whether or not to reject the hypothesis that states: ‘the SMM has weakened the community spirit of Greater Carpenters Neighbourhood’.

Another important finding is that the positive correlation between variable *duration (years)* and CSI is highly significant at 10%. It may suggest that the longer people have lived in one area, the higher the degree of community spirit. Hence, variable *duration (years)* may be an important factor for the CSI. This is also supported by the figures calculated on total CSI and total *duration* in each location (Appendix 4, Bar chart 1). As people lived on average longer in Greater Carpenters than in Leigham Court, they tend to have a higher degree of community spirit.

This result suggests that the definition of ‘sustainability of the community’ could be altered to put more emphasis onduration. This led us to the idea of ‘continued residence’ which is taken to mean living for a long time in an area and intending to remain there. The modified definition would read: ‘a community is sustainable if it experiences a high degree of continued residence’. Community spirit is a necessary component of the definition of community, but it is not sufficient to make a community sustainable. Indeed a community can experience a high degree of community spirit even if it is highly mobile, while remaining unsustainable. Community spirit underwrites *any* community, and continued residence underwrites a *sustainable* community, thus community spirit is logically prior to and necessary for the definition of community but continued residence is required to make that community sustainable.

A separate regression analysis (Appendix 3, Table 2) shows that people aged over 35 tend to take part more frequently in community activities than other age groups. There is also a significant negative correlation between the respondents aged under 54 and their feeling of being part of a community.

There is a negative correlation, significant at 10%, between the variable *location* and the frequency of participation in community activities (Appendix 3, Table 2).. This means that respondents in Greater Carpenters tend to participate more in community activities than the ones in Leigham Court. Besides, the fourth regression shows that more respondents in Greater Carpenters plan to stay where they live for the next five years than in Leigham Court. This result is highly significant at 10% (Appendix 3, Table 4). .

There are two inferences from these findings that may be important for policy-makers. First, a community can enjoy a high degree of community spirit without being sustainable. Second, continued residence (and hence sustainability) can be affected by destabilising external factors that force persons to migrate to and from an area. As has been shown, the sustainability of Greater Carpenters has not, on the original view, been affected by the Olympics. However, when one recognises that continued residence is the central condition for a sustainable community, it appears that the 2012 London Olympics may have important ramifications on the sustainability of host communities. This follows from the literature.

**Further Literature Review and Analysis in light of Statistical Findings**

The findings make it clear that community spirit in Greater Carpenters is not affected by the Olympic house-building programme. However, duration of residence did affect community spirit in Greater Carpenters as compared to our control area of Leigham Court. Past studies suggest that continued residence may be affected by rising house prices in Olympics home-building programmes. The change in prices directly affects the ability of low-income tenants and home-owners to remain living in the area, therefore forcing them to move out when they can no longer afford to remain. Trends observed in research on past Olympics see rent-prices in surrounding communities increasing significantly in the years leading up to the Games, and in the years following (Cox *et al*., 1994). Though Olympics tend to drive prices up throughout the city in which they are taking place, the most concerted rise takes place in the communities constituting the ‘Olympic Corridor’: i.e. where most of the sporting infrastructure is situated (Lenskyj, 2002, p.92). Therefore, according to our revised definition the sustainability of the community in Greater Carpenters is likely to be undermined and signs of this erosion are already apparent. For example, the Land Registry reports a 5.36% increase in house prices since January 2010 for the Olympic host borough of Newham compared to a 3.37% rise in London overall (Land Registry). In addition, Government estimates and reports have shown that ‘land values in some parts of east London increased by 25 % in the 18 months after the announcement of the successful Olympic bid… possibly quadrupling after 2012’ (Bernstock, p.208; Land Registry Data). Recent scholarship on ‘the Olympic Effect’ on housing in host cities emphasises the exponential rise in house prices in the five years prior to the Games itself, and the rise in prices in Newham can thus be seen as directly related to the start of the SMM in 2010. One possible implication of such increases in rent and house prices might, as Debbie Sadd contends, be a process of ‘gentrification’ (Sadd, 2010, p.265). In this eventuality, poorer residents of the area will be forced to leave, unable to afford the higher rents brought about by Olympic-related housing improvement and development, to be replaced by new and more affluent middle-class residents. If this effect ultimately obtains then, for obvious reasons, the Olympics (and more specifically, the SMM) will have undermined the sustainability of these communities.

In addition to the process of house prices affecting the continued residence, an influx of temporary workers can also act as a destabilising force (EDCST 2010; Preuss 1998). In an interview with a Greater Carpenters resident, it is apparent that a high level of mobility has taken place in the area in response to the commencement of Olympic related housing construction. Answering one question in the questionnaire, ‘do you know your neighbours by their first names?’ one resident answered ‘no’, because ‘my neighbours are changing too often’. Moreover, this influx of new labourers is perceived by the existing community to be accompanied by the entry of new residential incomers. A regular of a local pub complained that the usual patrons have been replaced by the new temporary workers.

Despite these insights, it is evident that the negative social impacts associated with Olympic programmes have not had as detrimental an effect on East London as compared to other Olympic cities. For example Sydney house prices rose by 7% above inflation in 1998, two years before it hosting the Games, compared with 2% historically (Lenskyj, 2002). The EDCST report gave definite consideration to the problems of rising house prices and temporary labour, when it warned of the need to ‘avoid another canary wharf’ (EDCST, 2010). The fact that London is the first host city to create a Legacy Body prior to the Games rather than after it suggests that serious thought has been given to these social problems experienced by previous hosts of the Olympics. However, this paper suggests that an important factor in the undermining of the sustainability of a community is the damage to the continued residence of the community. The literature and qualitative evidence suggest a weakening of the continued residence in Newham, albeit lower in intensity in comparison to other host cities. Further research is needed to establish whether or not the continued residence of the community is the key factor in undermining the sustainability of a community. More study therefore needs to be done on the issue of continued residence and the dangers inherent in the ‘Olympic Effect’ in London.

**Conclusion**

This paper has created a new, workable measure of community spirit, the Community Spirit Index (CSI), which can be of use in short-term studies. Combined qualitative and quantitative methods yielded no statistically significant findings which proved an effect of the Olympics home-building programme on Greater Carpenters, as compared to the control sample in Leigham Court. However, the significant statistical relationship that was observed between the duration of residence in an area and the strength of perception of community spirit led to a re-conception of sustainability of communities. Duration of residence gave rise to the idea that continued residence, as opposed to CSI, constitutes the central condition of sustainability. This led to a new suggested definition of ‘sustainability of communities’. Further research is needed to ascertain whether the Olympics home-building programme will have an effect on the sustainability of the Greater Carpenters area, and whether the ‘Olympic effect’ observed in studies of other Olympic sites will be observed in East London.

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**Appendix 1: A sample of the questionnaire**

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**Appendix 2: Comparative figures for Stratford and Streatham Hill**

**Table 1: Comparative figures for Stratford and Streatham Hill**

|  |  |  |
| --- | --- | --- |
|  | **Stratford and**  **New Town**  **Ward** | **Streatham Hill**  **Ward** |
| 2001 Population: All people (count) | 12378 | 13359 |
|  |  |  |
| Age Group (percentage) |  |  |
| People aged aged 24 and under | 39% | 30% |
| People aged 25-29 | 11% | 14% |
| People aged 30-44 | 25% | 30% |
| People aged 45-59 | 12% | 14% |
| People aged 60 and over | 13% | 13% |
| Mean age of population in the area (year) | 32.46 | 34.42 |
| Median age of population in the area (year) | 30 | 32 |
|  |  |  |
| Gender (percentage) |  |  |
| 2001 Population: Males | 48% | 49% |
| 2001 Population: Females | 52% | 51% |
|  |  |  |
| Ethinic Group (percentage) |  |  |
| White | 45% | 68% |
| Mixed | 4% | 5% |
| Asian | 18% | 4% |
| Black | 30% | 21% |
| Chinese | 3% | 2% |
|  |  |  |
| National Statistics Socio-economic Classification (UV31) |  |  |
| All People (between age 16-74) | 8904 | 10399 |
| 1. Higher managerial and professional occupations | 7% | 13% |
| 2. Lower managerial and professional occupations | 17% | 28% |
| 3. Intermediate occupations | 9% | 10% |
| 4. Small employers and own account workers | 3% | 6% |
| 5. Lower supervisory and technical occupations | 5% | 4% |
| 6. Semi-routine occupations | 12% | 8% |
| 7. Routine occupations | 8% | 5% |
| 8. Never worked and long-term unemployed | 11% | 6% |
| Not Classified | 27% | 19% |
| National Statistics Socio-economic Classification (UV31) |  |  |
|  |  |  |
|  |  |  |

\*Source: Neighbourhood Statistics in 2001 National Census.

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| | **Appendix 3: Regression tables**  **Table 1**  **Coefficients(dependent variable: CSI)** | | | | | | | | --- | --- | --- | --- | --- | --- | --- | | Model | | Unstandardized Coefficients | | Standardized Coefficients | t-test value | Significance | | B | Std. Error | Beta | |  | (Constant) | 9.619 | 2.036 |  | 4.724 | .000 | | Location | -.896 | .847 | -.112 | -1.058 | .294 | | Age\_1 | -2.797 | 2.794 | -.267 | -1.001 | .320 | | Age\_2 | -2.959 | 2.741 | -.338 | -1.079 | .284 | | Age\_3 | -.670 | 2.802 | -.067 | -.239 | .812 | | Age\_4 | -.490 | 2.863 | -.040 | -.171 | .865 | | Age\_5 | 2.065 | 2.897 | .174 | .713 | .478 | | Gender\_1 | .310 | 3.262 | .038 | .095 | .925 | | Gender\_2 | 1.148 | 3.338 | .143 | .344 | .732 | | Ethnicity\_1 | 1.712 | 2.085 | .214 | .821 | .415 | | Ethnicity\_2 | 1.279 | 2.291 | .099 | .558 | .579 | | Ethnicity\_3 | 4.510 | 2.484 | .311 | 1.816 | .074 | | Ethnicity\_4 | 2.713 | 2.172 | .245 | 1.249 | .216 | | Ethnicity\_5 | .330 | 4.048 | .009 | .081 | .935 | | Ethnicity\_6 | .160 | 3.199 | .006 | .050 | .960 | | Ethnicity\_7 | .948 | 4.081 | .026 | .232 | .817 | | Duration (yrs) | .088 | .033 | .308 | 2.630 | .011 | |  | | | | | | | |

|  |  |
| --- | --- |
| Age\_1 is the age group under 25 years old | Ethnicity\_1 is White |
| Age\_2 is the age group 25-34 | Ethnicity\_2 is Dual heritages |
| Age\_3 is the age group 35-44 | Ethnicity\_3 is Asian or Asian British |
| Age\_4 is the age group 45-54 | Ethnicity\_4 is Black &Black British |
| Age\_5 is the age group above 54 | Ethnicity\_5 is East and Southern Asian |
| Gender\_1 is males | Ethnicity\_6 is Middle Eastern or North African |
| Gender\_2 is females | Ethinicity\_7 is Other ethnicity |

**Table 2**

| **Coefficients(dependent variable: Q4)** | | | | | | |
| --- | --- | --- | --- | --- | --- | --- |
| Model | | Unstandardized Coefficients | | Standardized Coefficients | t-test value | Significance |
| B | Std. Error | Beta |
|  | (Constant) | 2.260 | .847 |  | 2.670 | .010 |
| Location | -.591 | .352 | -.194 | -1.678 | .098 |
| Age\_1 | 1.837 | 1.162 | .461 | 1.581 | .119 |
| Age\_2 | 1.341 | 1.140 | .402 | 1.176 | .244 |
| Age\_3 | 2.924 | 1.165 | .770 | 2.510 | .014 |
| Age\_4 | 2.433 | 1.191 | .516 | 2.044 | .045 |
| Age\_5 | 2.441 | 1.205 | .540 | 2.026 | .047 |
| Gender\_1 | .254 | 1.356 | .082 | .187 | .852 |
| Gender\_2 | .808 | 1.388 | .264 | .583 | .562 |
| Ethnicity\_1 | -1.917 | .867 | -.628 | -2.211 | .030 |
| Ethnicity\_2 | -1.554 | .952 | -.315 | -1.632 | .107 |
| Ethnicity\_3 | -1.126 | 1.033 | -.204 | -1.090 | .279 |
| Ethnicity\_4 | -1.228 | .903 | -.291 | -1.359 | .179 |
| Ethnicity\_5 | -2.791 | 1.683 | -.198 | -1.659 | .102 |
| Ethnicity\_6 | -1.374 | 1.330 | -.137 | -1.033 | .305 |
| Ethnicity\_7 | -2.230 | 1.697 | -.158 | -1.314 | .193 |
| Duration (yrs) | .004 | .014 | .037 | .286 | .775 |
|  | | | | | | |

**Table 3**

| **Coefficients**(**dependent variable: Q5**) | | | | | | |
| --- | --- | --- | --- | --- | --- | --- |
| Model | | Unstandardized Coefficients | | Standardized Coefficients | t-test value | Significance |
| B | Std. Error | Beta |
|  | (Constant) | 2.589 | .842 |  | 3.076 | .003 |
| Location | -.377 | .350 | -.124 | -1.076 | .286 |
| Age\_1 | -3.419 | 1.155 | -.862 | -2.960 | .004 |
| Age\_2 | -3.059 | 1.133 | -.920 | -2.699 | .009 |
| Age\_3 | -2.732 | 1.158 | -.722 | -2.359 | .021 |
| Age\_4 | -2.706 | 1.184 | -.577 | -2.286 | .025 |
| Age\_5 | -1.284 | 1.198 | -.285 | -1.072 | .288 |
| Gender\_1 | 1.417 | 1.349 | .458 | 1.051 | .297 |
| Gender\_2 | 1.838 | 1.380 | .602 | 1.332 | .187 |
| Ethnicity\_1 | 1.696 | .862 | .558 | 1.968 | .053 |
| Ethnicity\_2 | 2.001 | .947 | .407 | 2.113 | .038 |
| Ethnicity\_3 | 2.593 | 1.027 | .472 | 2.525 | .014 |
| Ethnicity\_4 | 2.046 | .898 | .487 | 2.278 | .026 |
| Ethnicity\_5 | 2.504 | 1.674 | .179 | 1.496 | .139 |
| Ethnicity\_6 | .697 | 1.323 | .070 | .527 | .600 |
| Ethnicity\_7 | 2.379 | 1.687 | .170 | 1.410 | .163 |
| Duration (yrs) | .014 | .014 | .131 | 1.030 | .307 |
|  | | | | | | |

**Table 4**

| **Coefficients**(**dependent variable: Q3**) | | | | | | |
| --- | --- | --- | --- | --- | --- | --- |
| Model | | Unstandardized Coefficients | | Standardized Coefficients | t-test value | Significance |
| B | Std. Error | Beta |
|  | (Constant) | 1.767 | .953 |  | 1.854 | .068 |
| Location | -.962 | .397 | -.271 | -2.426 | .018 |
| Age\_1 | .179 | 1.308 | .039 | .137 | .891 |
| Age\_2 | 1.318 | 1.283 | .339 | 1.027 | .308 |
| Age\_3 | .692 | 1.312 | .156 | .528 | .599 |
| Age\_4 | 1.421 | 1.341 | .259 | 1.060 | .293 |
| Age\_5 | 1.613 | 1.356 | .306 | 1.190 | .238 |
| Gender\_1 | 3.006 | 1.527 | .830 | 1.968 | .053 |
| Gender\_2 | 3.399 | 1.563 | .951 | 2.175 | .033 |
| Ethnicity\_1 | -2.256 | .976 | -.634 | -2.311 | .024 |
| Ethnicity\_2 | -1.847 | 1.073 | -.321 | -1.722 | .090 |
| Ethnicity\_3 | -.899 | 1.163 | -.140 | -.773 | .442 |
| Ethnicity\_4 | -1.135 | 1.017 | -.231 | -1.116 | .268 |
| Ethnicity\_5 | 1.205 | 1.895 | .074 | .636 | .527 |
| Ethnicity\_6 | -1.633 | 1.498 | -.140 | -1.090 | .280 |
| Ethnicity\_7 | -3.569 | 1.911 | -.218 | -1.868 | .066 |
| Duration (yrs) | .022 | .016 | .173 | 1.406 | .164 |
|  | | | | | | |

**Appendix 4: Descriptive statistics on the value of CSI and duration of stay in Greater Carpenters and Leigham Court**

**Table 1: total CSI and total residency in Greater Carpenters and Leigham Court**

|  |  |  |
| --- | --- | --- |
|  | **Greater Carpenters** | **Leigham Court** |
| Total CSI | 457 | 430 |
| Total residency | 486,411 | 466,613 |

**Table 2: average CSI and average residency in Greater Carpenters and Leigham Court**

|  |  |  |
| --- | --- | --- |
|  | **Greater Carpenters** | **Leigham Court** |
| Average CSI | 10,88095238 | 10,23809524 |
| Average residency | 11,58121429 | 11,10983333 |

**Bar chart 1: total residency and total CSI in Greater Carpenters and Leigham Court**

**Appendix 5:**

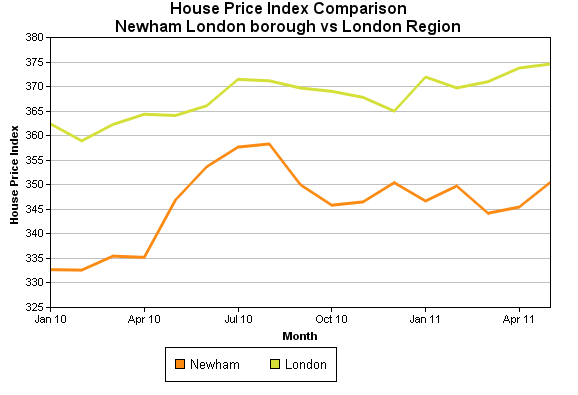
**Table 1: House Price Index report – Comparison between Newham borough and the London region**

**(January 2010 - May 2011)**

|  |  |
| --- | --- |
|  |  |
| |  |  |  |  |  | | --- | --- | --- | --- | --- | | **Month** | **Newham borough**  **Index** | **London region**  **Average Price (£)** | **Index** | **Average**  **Price (£)** | |  |  |  |  |  | | Jan.10 | 332,7 | 215 985 | 362,4 | 333 591 | | Feb.10 | 332,6 | 215 929 | 359 | 330 414 | | March.10 | 335,5 | 217 776 | 362,3 | 333 485 | | Apr.10 | 335,2 | 217 612 | 364,4 | 335 390 | | May.10 | 346,9 | 225 205 | 364,1 | 335 165 | | June.10 | 353,7 | 229 599 | 366,1 | 336 996 | | July.10 | 357,7 | 232 194 | 371,5 | 341 937 | | Aug.10 | 358,3 | 232 612 | 371,2 | 341 669 | | Sept.10 | 350 | 227 209 | 369,7 | 340 320 | | Oct.10 | 345,8 | 224 514 | 369 | 339 695 | | Nov.10 | 346,5 | 224 945 | 367,8 | 338 571 | | Dec.10 | 350,4 | 227 492 | 365 | 335 979 | | Jan.11 | 346,7 | 225 066 | 371,9 | 342 380 | | Feb.11 | 349,7 | 227 046 | 369,7 | 340 334 | | March.11 | 344,2 | 223 452 | 371 | 341 501 | | Apr.11 | 345,5 | 224 268 | 373,8 | 344 066 | | May.11 | 350,5 | 227 553 | 374,6 | 344 819 | |  |  |  |  |  | | Rate |  | 5,36% |  | 3,37% | | |
|  |  |

\*Source: <http://www.landregistry.gov.uk>

**Graph 1: House Price Index Comparison Newham London borough vs London Region**

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