
2007 New Housing Re-Survey

full survey report

CONTENTS

1 INTRODUCTION	1
1.1 Introduction	1
1.2 Survey Sample and Response	1
1.3 Questionnaire and Survey Design	2
1.4 Contacts and Further Information	2
2 INTERPRETING THE RESULTS	3
2.1 Weighting	3
2.2 Response on Individual Questions	3
2.3 Tenure and Developer Type	3
2.4 Selected Developments	4
2.5 Quality of Responses	4
2.6 Government Body Site	4
3 CHARACTERISTICS OF NEW HOUSING	5
3.1 Dwelling Type	5
3.2 Number of Bedrooms	5
3.3 Number of Rooms	7
3.4 Type of Residence	14
4 CHARACTERISTICS OF PEOPLE LIVING IN NEW HOUSING	15
4.1 Household Size	15
4.2 Overcrowding	17
4.3 Age and Gender of Residents	21
4.4 Household Composition	25
4.5 Ethnic Group	26
4.6 Country of Birth	29
4.7 Population Turnover	31
4.8 Where People Came From	36
4.9 Intended Length of Stay and Reasons for Moving	39
4.10 Tenure	42
4.11 Income	44
4.12 Proportion of Income Spent on Housing Costs	47
4.13 GP Registration	50
5 SATISFACTION WITH NEW HOUSING	55
5.1 Satisfaction with Home	55
5.2 Satisfaction by Ethnic Group	60
5.3 Satisfaction with Specific Aspects of Development	63
5.4 Overall Location of Development	65
5.5 Overall Size of Accommodation	68
5.6 Size of Rooms	71
5.7 Internal Layout	74
5.8 Amount of Car Parking Space for Members of Household	77
5.9 Location of Car Parking Spaces	80
5.10 Amount of Car Parking Space for Visitors	83
5.11 Provision of Bicycle Parking Facilities	86

5.12	Privacy	89
5.13	Natural Daylight in Living Room	92
5.14	Access to Property	95
5.15	Width of Front Door and Corridor	98
5.16	Density/Intensity of Development	101
5.17	Appearance and Design of Development	104
5.18	Safety and Security Aspects of Development	107
5.19	Provision of Private Amenity Space	110
5.20	Provision of Communal Amenity Space	113
5.21	Distance to Nearest Open Space / Playgrounds	116
5.22	Adequacy of Facilities for Refuse Disposal	119
5.23	Adequacy of Facilities for Recycling	122
5.24	External Noise Levels	125
5.25	Internal Noise Levels	128
5.26	Energy Efficiency	131
6	WORKPLACE AND TRANSPORT TO WORK	135
6.1	Number in Employment per Household	135
6.2	Economic Activity	138
6.3	Place of Work	142
6.4	Mode of Transport to Work	144
7	EDUCATION AND ASSOCIATED TRANSPORT	147
7.1	Types of School Attended	147
7.2	Mode of Transport to School or Nursery	150
7.3	Intended School for Pre-School Age Children	152
8	POPULATION YIELD MATRICES	153
8.1	Population Yield Data	153
8.2	Change Over Time	153
8.3	Child Yield	154

Appendix 1 – Schedule of Developments Surveyed & Location Map

Appendix 2 – Questionnaire, Covering Letters & Survey Information Sheet

LIST OF TABLES

1 INTRODUCTION

Table 1.1 Dwellings Surveyed by Original Survey and Developer Type	1
--	---

2 INTERPRETING THE RESULTS

Table 2.1 Tenure by Developer Type	4
------------------------------------	---

3 CHARACTERISTICS OF NEW HOUSING

Table 3.1 Dwelling Type by Developer Type	5
Table 3.2 Dwelling Type by Tenure	5
Table 3.3 Dwelling Type by No. Bedrooms and Developer Type	6
Table 3.4 Dwelling Type by No. Bedrooms and Tenure	8
Table 3.5 Large Developments by Dwelling Type and No. Bedrooms (unweighted)	9
Table 3.6 Dwelling Type by No. Rooms and Developer Type	11
Table 3.7 Large Developments by Dwelling Type and No. Rooms (unweighted)	12
Table 3.8 Residence Type by Developer Type	14
Table 3.9 Residence Type by Tenure	14

4 CHARACTERISTICS OF PEOPLE LIVING IN NEW HOUSING

Table 4.1 Household Size	15
Table 4.2 Household Size by Developer Type	15
Table 4.3 Household Size by Tenure	16
Table 4.4 Average Household Size by Developer Type	16
Table 4.5 Average Household Size by Tenure	16
Table 4.6 Number of Rooms by Number of People in Household (All Households)	17
Table 4.7 Number of Rooms by Number of People in Household (Owner Occupied)	18
Table 4.8 Number of Rooms by Number of People in Household (Part-Own/Part-Rent)	18
Table 4.9 Number of Rooms by Number of People in Household (Rent Private)	19
Table 4.10 Number of Rooms by Number of People in Household (Rent Housing Association)	19
Table 4.11 Number of Rooms by Number of People in Household (Other tenure)	20
Table 4.12 Overcrowding by Tenure	20
Table 4.13 Age and Gender of Residents	22
Table 4.14 Age of Residents by Developer Type	23
Table 4.15 Age and Gender of Residents by Tenure	24
Table 4.16 Household Composition by Developer Type	25
Table 4.17 Household Composition by Tenure	26
Table 4.18 Ethnic Group of Residents	27
Table 4.19 Ethnic Group of Household Representative by Developer Type	28
Table 4.20 Ethnic Group of Household Representative by Tenure	28
Table 4.21 Country of Birth by Developer Type	29
Table 4.22 Country of Birth by Tenure	29
Table 4.23 Region of Origin (Outside UK) by Developer Type	30
Table 4.24 Region of Origin (Outside UK) by Tenure	30
Table 4.25 Year of Development Completion by Length of Residence	31
Table 4.26 Developer Type by Length of Residence	32
Table 4.27 Tenure by Length of Residence	32
Table 4.28 Large Developments by Length of Residence (unweighted)	33
Table 4.29 Developer Type by Age by Length of Residence	34
Table 4.30 Previous Address by Length of Residence at Current Address	36
Table 4.31 Previous Address by Developer Type	37
Table 4.32 Previous Address by Tenure	37
Table 4.33 Large Developments by Previous Address	38
Table 4.34 Previous Address by Developer Type – All Surveys	39
Table 4.35 Length of Time Residents Plan to Live at Current Address or in Wandsworth Borough	40
Table 4.36 Reason Intend to Move from Current Address	41
Table 4.37 Reason Intend to Move by Tenure (weighted)	41
Table 4.38 Previous Tenure by Current Tenure	42

Table 4.39 Tenure by Developer Type	43
Table 4.40 Household Income by Developer Type	45
Table 4.41 Household Income by Tenure	46
Table 4.42 Proportion of Income Spent on Housing Costs	47
Table 4.43 Proportion of Income Spent on Housing Costs by Tenure	47
Table 4.44 Household Income by Income Spent on Housing Costs	48
Table 4.45 Household Income by Income Spent on Housing Costs by Tenure	49
Table 4.46 GP Registration by Length of Residence	50
Table 4.47 GP Registration by Developer Type	50
Table 4.48 GP Registration by Tenure	50
Table 4.49 GP Registration by Age and Gender	51
Table 4.50 Country of Birth by GP Registration (10+ Residents)	52
Table 4.51 Reason Not Registered by Age	53
Table 4.52 GP Service Accessibility	54

5 SATISFACTION WITH NEW HOUSING

Table 5.1 Development Type by Overall Happiness with Home	56
Table 5.2 Tenure by Overall Happiness with Home	57
Table 5.3 Dwelling Type by Overall Happiness with Home	57
Table 5.4 Large Developments by Overall Happiness with Home (unweighted)	58
Table 5.5 Satisfaction by Ethnic Group	60
Table 5.6 Satisfaction by Ethnic Group and Development Type	61
Table 5.7 Satisfaction by Ethnic Group and Tenure	62
Table 5.8 Satisfaction with Specific Aspects of Development	64
Table 5.9 Satisfaction with Overall Location of Development (unweighted)	66
Table 5.10 Reasons Not Satisfied with Location of Development (unweighted)	67
Table 5.11 Satisfaction with Overall Size of Accommodation (unweighted)	69
Table 5.12 Reasons not Satisfied with Size of Accommodation (unweighted)	70
Table 5.13 Satisfaction with Size of Rooms (unweighted)	72
Table 5.14 Reasons not Satisfied with Size of Rooms (unweighted)	73
Table 5.15 Satisfaction with Internal Layout of Accommodation (unweighted)	75
Table 5.16 Reasons not Satisfied with Internal Layout of Accommodation (unweighted)	76
Table 5.17 Satisfaction with Amount of Car Parking Spaces for Household (unweighted)	78
Table 5.18 Reasons not Satisfied with Amount of Car Parking Spaces for Household (unweighted)	79
Table 5.19 Satisfaction with Location of Car Parking Spaces (unweighted)	81
Table 5.20 Reasons not Satisfied with Location of Car Parking Spaces (unweighted)	82
Table 5.21 Satisfaction with Amount of Car Parking Spaces for Visitors (unweighted)	84
Table 5.22 Reasons not Satisfied with Amount of Car Parking Spaces for Visitors (unweighted)	85
Table 5.23 Satisfaction with Provision of Bicycle Parking Facilities (unweighted)	87
Table 5.24 Reasons not Satisfied with Provision of Bicycle Parking Facilities (unweighted)	88
Table 5.25 Satisfaction with Privacy (unweighted)	90
Table 5.26 Reasons not Satisfied with Privacy (unweighted)	91
Table 5.27 Satisfaction with Natural Lighting in Living Room (unweighted)	93
Table 5.28 Reasons not Satisfied with Natural Lighting in Living Room (unweighted)	94
Table 5.29 Satisfaction with Access to Property (unweighted)	96
Table 5.30 Reasons not Satisfied with Access to Property (unweighted)	97
Table 5.31 Satisfaction with Width of Front Door and Corridor (unweighted)	99
Table 5.32 Reasons not Satisfied with Width of Front Door and Corridor (unweighted)	100
Table 5.33 Satisfaction with Density/Intensity of Development (unweighted)	102
Table 5.34 Reasons not Satisfied with Density/Intensity of Development (unweighted)	103
Table 5.35 Satisfaction with Appearance and Design of Development (unweighted)	105
Table 5.36 Reasons not Satisfied with Appearance and Design of Development (unweighted)	106
Table 5.37 Satisfaction with Safety and Security of Development (unweighted)	108
Table 5.38 Reasons not Satisfied with Safety and Security of Development (unweighted)	109
Table 5.39 Satisfaction with Provision of Private Amenity Space by (unweighted)	111
Table 5.40 Reasons not Satisfied with Provision of Private Amenity Space (unweighted)	112
Table 5.41 Satisfaction with Provision of Communal Amenity Space (unweighted)	114
Table 5.42 Reasons not Satisfied with Provision of Communal Amenity Space (unweighted)	115
Table 5.43 Satisfaction with Distance to Nearest Open Space/Playgrounds	117
Table 5.44 Reasons not Satisfied with Distance to Open Space/Playgrounds (unweighted)	118

Table 5.45 Satisfaction with Adequacy of Facilities for Refuse Disposal (unweighted)	120
Table 5.46 Reasons not Satisfied with Adequacy of Facilities for Refuse Disposal (unweighted)	121
Table 5.47 Satisfaction with Adequacy of Facilities for Recycling (unweighted)	123
Table 5.48 Reasons not Satisfied with Adequacy of Facilities for Recycling (unweighted)	124
Table 5.49 Satisfaction with External Noise Levels (unweighted)	126
Table 5.50 Reasons not Satisfied with External Noise Levels (unweighted)	127
Table 5.51 Satisfaction with Internal Noise Levels (unweighted)	129
Table 5.52 Reasons not Satisfied with Internal Noise Levels (unweighted)	130
Table 5.53 Satisfaction with Energy Efficiency (unweighted)	132
Table 5.54 Reasons not Satisfied with Energy Efficiency (unweighted)	133

6 WORKPLACE AND TRANSPORT TO WORK

Table 6.1 Workers per Household, Part-time by Full-time	135
Table 6.2 Full-time Equivalent Workers per Household by Developer Type	136
Table 6.3 Full-Time Equivalent per Household by Tenure	136
Table 6.4 Full-Time Equivalent Workers by Development (unweighted)	137
Table 6.5 Economic Activity of Residents by Developer Type	138
Table 6.6 Economic Activity of Residents by Tenure	139
Table 6.7 Economic Activity of Residents by Development (unweighted)	140
Table 6.8 Place of Work by Developer Type (All Residents in Employment)	142
Table 6.9 Place of Work by Tenure (All Residents in Employment)	143
Table 6.10 Mode of Transport to Work by Tenure (All Residents in Employment)	144
Table 6.11 Mode of Transport to Work by Place of Employment (All Residents in Employment)	145

7 EDUCATION AND ASSOCIATED TRANSPORT

Table 7.1 Type of School Attended by Developer Type	148
Table 7.2 Type of School Attended by Tenure	149
Table 7.3 Location of School Attended by Type of School	149
Table 7.4 Mode of Transport to School by Type of School	151
Table 7.5 Pre-School Age Children by Developer Type and Intended School	152
Table 7.5 Pre-School Age Children by Tenure and Intended School	152

8 POPULATION YIELD MATRICES

Table 8.1 Yield per Dwelling: All Sites Completed 1994-03 (2007 New Housing Re-Survey Data)	155
Table 8.2 Yield per Dwelling: All Sites Completed 1997-03 (2004 New Housing Survey Data)	157
Table 8.3 Yield per Dwelling: All Sites Completed 1997-03 (2007 New Housing Re-Survey Data)	159

1 Introduction

1.1 Introduction

In 1997 and 2004 Wandsworth Council undertook surveys of new housing developments completed in the borough during the periods 1994-1996 and 1997-2003 respectively. The aim of the surveys was to request feedback from residents of recently completed new build properties in the Borough and ascertain their views on various aspects of their new homes. The surveys also sought information on the characteristics of households living in new build properties, where these residents used to live, where they worked, the type and location of schools attended by children and the modes of transport to and from work and school. The results of these surveys have informed the Council as to how well its existing planning policies were working and provided information for the planning of Council services.

In 2007, the Council carried out a re-survey of sites originally surveyed in 1997 and 2004 with the aim of reviewing the views of households living in new properties and to see how the composition and characteristics of these households has changed over time, particularly in relation to age profile and child yield. The results of this re-survey, together with the results from the previous two surveys, will feed back into the review of the Council's planning policies for housing development in the Local Development Framework and assist in the planning of future service provision. This report details findings from the 2007 re-survey, highlighting changes since the original surveys, particularly with regard to household characteristics.

1.2 Survey Sample and Response

A questionnaire was sent to all households in new build developments with 5 or more dwellings completed between 1994 and 2003, which had previously been surveyed in either the 1997 or 2004 New Housing Surveys. In total, 5,535 properties on 174 new build developments were surveyed, 75% of which were completed in 1997-2003 (Table 1.1). 987 (18%) of these properties were on housing association developments. 75% of the dwellings surveyed were flats and 25% houses. After two reminders, a total of 1,926 completed questionnaires were returned, representing an overall response rate of 35%. On individual developments response rates varied from 0% to 83%.

A list of developments surveyed, together with a location map and details of individual site response rates are contained in Appendix 1.

Survey	Private		Housing Association		Government Body		All Dwellings	
	Sites	Units	Sites	Units	Sites	Units	Sites	Units
1997 (sites completed 94-96)	32	828	15	563	0	0	47	1,391
2004 (sites completed 97-03)	95	3,669	31	424	1	51	127	4,144
2007 (sites completed 94-03)	127	4,497	46	987	1	51	174	5,535

Table 1.1 Dwellings Surveyed by Original Survey and Developer Type

1.3 Questionnaire and Survey Design

The questionnaire incorporated topics previously covered in the 1997 and 2004 surveys in order to provide comparative data, and new questions were also added to provide information on other areas of policy interest e.g. noise, bicycle parking, second homes, country of birth and GP registrations. Other Council departments were consulted on the content and question design throughout development of the questionnaire. The majority of questions had tick-box options, some of which were developed through analysis of write-in responses from the 2004 survey. The 2007 re-survey questionnaire included 2 pages of individual questions to capture detailed information on individual members of households for cross-tabulation.

Covering letters and questionnaires were posted to each household in the sample, together with a pre-paid reply envelope and a survey information sheet. To encourage response, all questionnaires returned by a specified date were entered into a free prize draw to win one of eight cash prizes (£250 1st, £150 2nd, 6 x £50 runner-up).

The questionnaire, covering letters and survey information sheet are contained in Appendix 2.

2 Interpreting the Results

2.1 Weighting

As the rate of response varied between developments, the responses have been weighted to remove any bias that may arise from this in line with standard statistical practice. The weights which have been applied to individual developments reflect the overall response rate of 35% and are given in Appendix 1. No responses were received from a small number of developments which meant that no weights could be applied for those particular sites. However, as this only occurred on a few small developments, this had an insignificant effect on the weighted total.

Due to the fact that in weighted tables all numbers are rounded, the same figures on two different tables are not always exactly the same, however any differences are negligible.

Tables in the report analysing the results by development/development size have not been weighted and are based on the responses received. This enables the actual number of responses received on individual developments to be identified. This is important in judging the significance of the responses.

2.2 Response on Individual Questions

In the weighted tables, when all respondents answered the questions, the total number of responses given is 1,928 for household questions and 3,700 for individual questions. In unweighted tables (i.e. those by individual development) the number of responses is 1,926 for household questions and 3,684 for individual questions. The difference between the totals reflects the effect of the weighting taking into account the developments from which no responses were received.

In many tables the total number of responses is less than the figures given above. This is due to respondents not answering individual questions, either because they chose not to or because the question was not relevant.

2.3 Tenure and Developer Type

The classifications of developer type (private, housing association, government body) for each development have been determined from planning records. However, the responses to the survey revealed that current tenure does not necessarily reflect the “developer type”. Dwellings classed as ‘private’ may have been bought by housing associations and others classed as ‘housing association’ may have been sold and are now privately owned.

In total, 67% of households in housing association developed properties said they rented from a housing association, while 16% said they part-owned/part-rented their home. For privately developed properties, 69% of households indicated that they owned their own home and a further 26% stated that they rented from a private landlord (Table 2.1).

These differences between developer type and tenure need to be borne in mind when interpreting the results of the survey. For this reason a number of the questions have been analysed both by developer type and tenure.

Current tenure	Developer type			
	Private	Housing Association	Government Body	Total
Owner occupied	1,082 69.3%	33 10.1%	2 11.8%	1,117 58.6%
Part-own/part-rent	25 1.6%	52 15.9%	0 0.0%	77 4.0%
Rent private	406 26.0%	19 5.8%	3 17.6%	428 22.4%
Rent housing association	38 2.4%	219 66.8%	2 11.8%	259 13.6%
Other	11 0.7%	5 1.5%	10 58.8%	26 1.4%
Total (weighted)	1,562 100.0%	328 100.0%	17 100.0%	1,907 100.0%

Table 2.1 Tenure by Developer Type

2.4 Selected Developments

Developments with 50 units or more are shown individually for certain questions to establish issues affecting particular developments. Of these 23 selected developments, 18 were developed privately, 4 were developed by a housing association and one site was developed by a Government Body. On smaller developments the fact that not everyone responded is likely to make the responses received less representative than on larger developments. Given the small size of some of the developments, there is also risk that individual respondents may potentially be identified if individual site responses were published, breaking the confidentiality assurance. Responses for individual developments of less than 50 units have therefore not been disclosed. Care must also be taken when interpreting results for the larger developments when responses to a particular question are relatively small.

2.5 Quality of Responses

As with any survey of this nature, the quality of the results is a reflection of the answers given. Many of the questions ask for a personal opinion from the resident and this gives rise to a degree of subjectivity in responses. Also, the ability of respondents to answer questions accurately needs to be considered when analysing the results. For example, on a small number of developments where planning records show all the units are flats, there are some responses where people have indicated they live in houses. This could possibly be due to difficulty in categorising live/work units or ground-floor dwellings within large developments.

2.6 Government Body Site

The dwellings surveyed included 51 units developed by the Ministry of Defence. In the results this site is recorded as developed by a Government Body and is shown separately in tables as it is unique. Care should be taken when looking at these figures because of the small sample size involved.

3 Characteristics of New Housing

3.1 Dwelling Type

Residents were asked to indicate the type of dwelling they lived in. 1,470 (76%) lived in flats or apartments and 453 (24%) lived in houses (Table 3.1). 78% of households on private developments lived in flats/apartments, whilst for housing association developments the figure was 73%. Overall, 64% of respondents lived in flats or apartments on private developments.

Dwelling type	Developer type			
	Private	Housing Association	Government Body	Total
House	345 22.0%	90 26.8%	18 100.0%	453 23.6%
Flat or Apartment	1,224 78.0%	246 73.2%	0 0.0%	1,470 76.4%
Total (weighted)	1,569 100.0%	336 100.0%	18 100.0%	1,923 100.0%

Table 3.1 Dwelling Type by Developer Type

Looking at results by tenure, 91% of households who rented their property from a private landlord lived in flats/apartments and 82% of households who part-owned/part-rented their property (Table 3.2). This compares with just 67% of households who rented from a housing association.

Dwelling type	Tenure					Total
	Owner occupied	Part-own/part-rent	Rent private	Rent housing association	Other	
House	299 26.8%	14 18.2%	38 8.9%	85 32.8%	15 55.6%	451 23.7%
Flat or Apartment	817 73.2%	63 81.8%	389 91.1%	174 67.2%	12 44.4%	1,455 76.3%
Total (weighted)	1,116 100.0%	77 100.0%	427 100.0%	259 100.0%	27 100.0%	1,906 100.0%

Table 3.2 Dwelling Type by Tenure

3.2 Number of Bedrooms

The majority (55%) of properties surveyed had 2 bedrooms, whilst 24% were studio or 1 bedroom units and 21% had 3 or more bedrooms (Table 3.3). On average, properties on private developments had a greater number of bedrooms (2.07 per dwelling), compared with those on housing association developments (1.83 per dwelling). 70% of houses had 3 or more bedrooms, compared with 6% of flats/apartments. Privately developed properties had a greater number of bedrooms than those developed by a housing association for both houses (2.99 per dwelling) and flats/apartments (1.81 per dwelling).

Dwelling type	No. bedrooms	Developer type			
		Private	Housing Association	Government Body	Total
House	0	0 0.0%	1 1.1%	0 0.0%	1 0.2%
	1	7 2.0%	1 1.1%	0 0.0%	8 1.8%
	2	102 29.5%	26 29.2%	0 0.0%	128 28.3%
	3	147 42.5%	52 58.4%	1 5.9%	200 44.2%
	4	69 19.9%	6 6.7%	16 94.1%	91 20.1%
	5+	21 6.1%	3 3.4%	0 0.0%	24 5.3%
	Total (weighted)	346 100.0%	89 100.0%	17 100.0%	452 100.0%
	Average no. bedrooms	2.99	2.83	3.94	3.00
Flat or Apartment	0	25 2.0%	1 0.4%	0	26 1.8%
	1	275 22.5%	142 58.0%	0	417 28.5%
	2	838 68.7%	91 37.1%	0	929 63.4%
	3	75 6.1%	11 4.5%	0	86 5.9%
	4	4 0.3%	0 0.0%	0	4 0.3%
	5+	3 0.2%	0 0.0%	0	3 0.2%
	Total (weighted)	1,220 100.0%	245 100.0%	0	1,465 100.0%
	Average no. bedrooms	1.81	1.46		1.75
All Dwellings	0	25 1.6%	2 0.6%	0 0.0%	27 1.4%
	1	282 18.0%	144 42.9%	0 0.0%	426 22.2%
	2	940 59.9%	117 34.8%	0 0.0%	1,057 55.0%
	3	223 14.2%	63 18.8%	1 5.9%	287 14.9%
	4	73 4.7%	7 2.1%	16 94.1%	96 5.0%
	5+	25 1.6%	3 0.9%	0 0.0%	28 1.5%
	Total (weighted)	1,568 100.0%	336 100.0%	17 100.0%	1,921 100.0%
	Average no. bedrooms	2.07	1.83	3.94	2.05

Table 3.3 Dwelling Type by No. Bedrooms and Developer Type

Looking at results by tenure, properties were most likely to be 2-bedroomed for owner-occupiers (58%), people who part-owned/part-rented their property (53%) and those who rented privately (65%) (Table 3.4). For housing association tenants, 1-bedroom (43%) and 3-bedroom (21%) properties were more frequent than for other tenures. For houses, people who part-owned/part-rented their property had the fewest number of bedrooms (2.46 per dwelling). However, households living in flats/apartments rented from a housing association had the least number of bedrooms overall with 1.40 bedrooms per dwelling.

For individual selected developments, there was greater difference in the average number of bedrooms per dwelling, particularly when comparing houses with flats/apartments (Table 3.5). Houses on the former Southlands College Site (Wimbledon Parkside) and Lytton Grove & Clockhouse Place had on average 4 bedrooms per dwelling. In contrast, flats on the Old Hospital Close/St. James's Drive development had 1.17 bedrooms per dwelling.

3.3 Number of Rooms

Tables which relate to number of rooms exclude bathrooms, utility rooms, kitchens without a dining area and conservatories. On average, dwellings had 3.20 rooms. Houses had an average of 4.39 rooms and flats/apartments 2.84 rooms (Table 3.6). Privately developed properties had on average a greater number of rooms per dwelling than those developed by a housing association for both houses and flats/apartments. 70% of all dwellings had 2 or 3 rooms in total (using above definition).

For houses on large developments, Molasses House and the former Southlands College Site (Wimbledon Parkside) had the greatest number rooms per dwelling (7.00 and 6.58 respectively), whilst houses on the Wandgas Site, Bodmin Street had the fewest number of rooms (3.0 per dwelling). For flats, Montevetro had the greatest number of rooms (3.87 per dwelling), compared with 2.00 per dwelling on the Old Hospital Close/St. James's Drive development (Table 3.7).

Wandsworth New Housing Re-survey 2007

Dwelling type	No. bedrooms	Tenure					
		Owner occupied	Part-own/part-rent	Rent private	Rent housing association	Other	Total
House	0	0 0.0%	0 0.0%	0 0.0%	1 1.2%	0 0.0%	1 0.2%
	1	7 2.3%	0 0.0%	0 0.0%	1 1.2%	0 0.0%	8 1.8%
	2	82 27.3%	7 53.8%	17 43.6%	22 26.5%	0 0.0%	128 28.4%
	3	127 42.3%	6 46.2%	13 33.3%	48 57.8%	4 26.7%	198 44.0%
	4	64 21.3%	0 0.0%	7 17.9%	9 10.8%	11 73.3%	91 20.2%
	5+	20 6.7%	0 0.0%	2 5.1%	2 2.4%	0 0.0%	24 5.3%
	Total (weighted)	300 100.0%	13 100.0%	39 100.0%	83 100.0%	15 100.0%	450 100.0%
	Average no. bedrooms	3.04	2.46	2.85	2.88	3.73	3.00
Flat or Apartment	0	14 1.7%	1 1.6%	10 2.6%	1 0.6%	0 0.0%	26 1.8%
	1	170 20.9%	25 39.7%	105 27.0%	109 62.6%	2 16.7%	411 28.3%
	2	564 69.2%	33 52.4%	259 66.6%	57 32.8%	10 83.3%	923 63.5%
	3	60 7.4%	4 6.3%	14 3.6%	7 4.0%	0 0.0%	85 5.8%
	4	4 0.5%	0 0.0%	1 0.3%	0 0.0%	0 0.0%	5 0.3%
	5+	3 0.4%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	3 0.2%
	Total (weighted)	815 100.0%	63 100.0%	389 100.0%	174 100.0%	12 100.0%	1,453 100.0%
	Average no. bedrooms	1.85	1.63	1.72	1.40	1.83	1.75
All Dwellings	0	14 1.3%	1 1.3%	10 2.3%	2 0.8%	0 0.0%	27 1.4%
	1	177 15.9%	25 32.5%	105 24.5%	110 42.6%	2 7.4%	419 22.0%
	2	646 57.9%	41 53.2%	276 64.5%	79 30.6%	10 37.0%	1,052 55.2%
	3	187 16.8%	10 13.0%	28 6.5%	55 21.3%	4 14.8%	284 14.9%
	4	68 6.1%	0 0.0%	7 1.6%	10 3.9%	11 40.7%	96 5.0%
	5+	24 2.2%	0 0.0%	2 0.5%	2 0.8%	0 0.0%	28 1.5%
	Total (weighted)	1,116 100.0%	77 100.0%	428 100.0%	258 100.0%	27 100.0%	1,906 100.0%
	Average no. bedrooms	2.17	1.78	1.82	1.89	2.89	2.05

Table 3.4 Dwelling Type by No. Bedrooms and Tenure

Development	Dwelling type	No. bedrooms							Average no. bedrooms
		0	1	2	3	4	5+	Total	
Molasses House, Plantation Wharf	House	0 0.0%	0 0.0%	0 0.0%	3 60.0%	0 0.0%	2 40.0%	5 100%	3.80
	Flat or Apartment	0 0.0%	6 46.2%	6 46.2%	1 7.7%	0 0.0%	0 0.0%	13 100%	1.62
Holland House/Initial Laundry Site	House	0 0.0%	0 0.0%	23 100.0%	0 0.0%	0 0.0%	0 0.0%	23 100%	2.00
	Flat or Apartment	1 1.6%	29 47.5%	31 50.8%	0 0.0%	0 0.0%	0 0.0%	61 100%	1.49
St. John's Hospital Site	Flat or Apartment	0 0.0%	7 36.8%	7 36.8%	5 26.3%	0 0.0%	0 0.0%	19 100%	1.89
Riverdale Drive & Knareborough Drive (former Kenco Site)	House	0 0.0%	2 11.8%	11 64.7%	4 23.5%	0 0.0%	0 0.0%	17 100%	2.12
	Flat or Apartment	0 0.0%	4 57.1%	3 42.9%	0 0.0%	0 0.0%	0 0.0%	7 100%	1.43
Wandgas Site, Bodmin Street	House	0 0.0%	1 25.0%	1 25.0%	2 50.0%	0 0.0%	0 0.0%	4 100%	2.25
	Flat or Apartment	0 0.0%	40 60.6%	23 34.8%	3 4.5%	0 0.0%	0 0.0%	66 100%	1.44
Trade Tower, Coral Row	Flat or Apartment	0 0.0%	4 26.7%	11 73.3%	0 0.0%	0 0.0%	0 0.0%	15 100%	1.73
Old Hospital Close/St. James's Drive	House	0 0.0%	0 0.0%	8 66.7%	3 25.0%	1 8.3%	0 0.0%	12 100%	2.42
	Flat or Apartment	1 3.4%	22 75.9%	6 20.7%	0 0.0%	0 0.0%	0 0.0%	29 100%	1.17
Montevetro	Flat or Apartment	1 3.3%	6 20.0%	12 40.0%	11 36.7%	0 0.0%	0 0.0%	30 100%	2.10
Former John Archer School Site	House	0 0.0%	0 0.0%	0 0.0%	5 21.7%	14 60.9%	4 17.4%	23 100%	3.96
	Flat or Apartment	0 0.0%	23 43.4%	30 56.6%	0 0.0%	0 0.0%	0 0.0%	53 100%	1.57
Bevin Square (former Ernest Bevin School Site)	House	0 0.0%	0 0.0%	6 28.6%	13 61.9%	2 9.5%	0 0.0%	21 100%	2.81
	Flat or Apartment	0 0.0%	0 0.0%	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1 100%	2.00
Former Danebury School Site	House	1 12.5%	0 0.0%	0 0.0%	7 87.5%	0 0.0%	0 0.0%	8 100%	2.63
	Flat or Apartment	0 0.0%	3 20.0%	12 80.0%	0 0.0%	0 0.0%	0 0.0%	15 100%	1.80
Riverside West (Dolphin House & Compass House)	Flat or Apartment	1 1.6%	11 17.5%	48 76.2%	3 4.8%	0 0.0%	0 0.0%	63 100%	1.84
Heritage Park (former Tooting Bec Hospital Site)	House	0 0.0%	0 0.0%	11 19.0%	25 43.1%	14 24.1%	8 13.8%	58 100%	3.33
	Flat or Apartment	14 5.6%	72 28.8%	159 63.6%	5 2.0%	0 0.0%	0 0.0%	250 100%	1.62
Former Southlands College Site (Wimbledon Parkside)	House	0 0.0%	0 0.0%	1 8.3%	3 25.0%	5 41.7%	3 25.0%	12 100%	4.00
	Flat or Apartment	0 0.0%	4 11.1%	27 75.0%	5 13.9%	0 0.0%	0 0.0%	36 100%	2.03

Table 3.5 Large Developments by Dwelling Type and No. Bedrooms (unweighted)

Development	Dwelling type	No. bedrooms							Average no. bedrooms
		0	1	2	3	4	5+	Total	
Price's Court (former Price's Candles Site)	Flat or Apartment	0 0.0%	0 0.0%	38 100.0%	0 0.0%	0 0.0%	0 0.0%	38 100%	2.00
Riverside Plaza (Mendip Court & Sherwood Court)	Flat or Apartment	0 0.0%	2 6.5%	28 90.3%	1 3.2%	0 0.0%	0 0.0%	31 100%	1.97
Coldstream Gardens & Moncks Row	House	0 0.0%	0 0.0%	0 0.0%	1 5.6%	17 94.4%	0 0.0%	18 100%	3.94
Lytton Grove & Clockhouse Place	House	0 0.0%	0 0.0%	0 0.0%	0 0.0%	3 100.0%	0 0.0%	3 100%	4.00
	Flat or Apartment	0 0.0%	3 18.8%	13 81.3%	0 0.0%	0 0.0%	0 0.0%	16 100%	1.81
Prospect Quay	House	0 0.0%	0 0.0%	0 0.0%	1 100.0%	0 0.0%	0 0.0%	1 100%	3.00
	Flat or Apartment	3 13.6%	8 36.4%	9 40.9%	2 9.1%	0 0.0%	0 0.0%	22 100%	1.45
26-100 Wycliffe Road (former John Burns School Site)	House	0 0.0%	0 0.0%	0 0.0%	9 75.0%	3 25.0%	0 0.0%	12 100%	3.25
	Flat or Apartment	0 0.0%	1 16.7%	4 66.7%	1 16.7%	0 0.0%	0 0.0%	6 100%	2.00
Riverside West (Anchor House & Bluewater House)	House	0 0.0%	0 0.0%	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1 100%	2.00
	Flat or Apartment	0 0.0%	3 4.8%	48 77.4%	9 14.5%	2 3.2%	0 0.0%	62 100%	2.16
334 Queenstown Road	Flat or Apartment	0 0.0%	11 37.9%	15 51.7%	3 10.3%	0 0.0%	0 0.0%	29 100%	1.72
Percy Laurie House	Flat or Apartment	0 0.0%	5 22.7%	16 72.7%	1 4.5%	0 0.0%	0 0.0%	22 100%	1.82

Table 3.5 (continued) Large Developments by Dwelling Type and No. Bedrooms (unweighted)

Care should be taken when using the above table. On some developments residents have indicated that they live in a house when all dwellings on that development are classed as flats (e.g. Riverside West).

Dwelling type	No. rooms	Developer type			
		Private	Housing Association	Government Body	Total
House	1	1 0.3%	1 1.1%	0 0.0%	2 0.4%
	2	6 1.7%	2 2.3%	0 0.0%	8 1.8%
	3	84 24.2%	25 28.4%	0 0.0%	109 24.2%
	4	97 28.0%	51 58.0%	0 0.0%	148 32.8%
	5	81 23.3%	5 5.7%	14 87.5%	100 22.2%
	6	53 15.3%	2 2.3%	2 12.5%	57 12.6%
	7	18 5.2%	0 0.0%	0 0.0%	18 4.0%
	8+	7 2.0%	2 2.3%	0 0.0%	9 2.0%
	Total (weighted)	347 100%	88 100%	16 100%	451 100%
	Average no. rooms	4.50	3.83	5.13	4.39
Flat or Apartment	1	32 2.6%	14 5.7%	0	46 3.1%
	2	252 20.7%	131 53.3%	0	383 26.1%
	3	762 62.5%	87 35.4%	0	849 57.9%
	4	145 11.9%	14 5.7%	0	159 10.8%
	5	18 1.5%	0 0.0%	0	18 1.2%
	6	6 0.5%	0 0.0%	0	6 0.4%
	7	2 0.2%	0 0.0%	0	2 0.1%
	8+	3 0.2%	0 0.0%	0	3 0.2%
	Total (weighted)	1,220 100%	246 100%	0	1,466 100%
	Average no. rooms	2.92	2.41		2.84
All Dwellings	Average no. rooms	3.27	2.79	5.13	3.20

Table 3.6 Dwelling Type by No. Rooms and Developer Type

Wandsworth New Housing Re-survey 2007

Development	Dwelling type	No. rooms									Average no. rooms
		1	2	3	4	5	6	7	8+	Total	
Molasses House, Plantation Wharf	House	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 20.0%	2 40.0%	1 20.0%	1 20.0%	5 100%	7.00
	Flat or Apartment	0 0.0%	5 38.5%	4 30.8%	4 30.8%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	13 100%	2.92
Holland House/Initial Laundry Site	House	0 0.0%	0 0.0%	5 21.7%	17 73.9%	1 4.3%	0 0.0%	0 0.0%	0 0.0%	23 100%	3.83
	Flat or Apartment	0 0.0%	29 47.5%	30 49.2%	2 3.3%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	61 100%	2.56
St. John's Hospital Site	Flat or Apartment	0 0.0%	6 31.6%	9 47.4%	4 21.1%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	19 100%	2.89
Riverdale Drive & Knareborough Drive (former Kenco Site)	House	0 0.0%	2 11.8%	11 64.7%	4 23.5%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	17 100%	3.12
	Flat or Apartment	0 0.0%	4 57.1%	3 42.9%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	7 100%	2.43
Wandgas Site, Bodmin Street	House	0 0.0%	1 25.0%	2 50.0%	1 25.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	4 100%	3.00
	Flat or Apartment	2 3.0%	41 62.1%	21 31.8%	2 3.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	66 100%	2.35
Trade Tower, Coral Row	Flat or Apartment	0 0.0%	2 13.3%	12 80.0%	1 6.7%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	15 100%	2.93
Old Hospital Close/St. James's Drive	House	0 0.0%	1 8.3%	4 33.3%	5 41.7%	2 16.7%	0 0.0%	0 0.0%	0 0.0%	12 100%	3.67
	Flat or Apartment	5 17.2%	19 65.5%	5 17.2%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	29 100%	2.00
Montevetro	Flat or Apartment	1 3.3%	3 10.0%	9 30.0%	9 30.0%	4 13.3%	3 10.0%	0 0.0%	1 3.3%	30 100%	3.87
Former John Archer School Site	House	0 0.0%	0 0.0%	0 0.0%	5 21.7%	0 0.0%	5 21.7%	8 34.8%	5 21.7%	23 100%	6.35
	Flat or Apartment	0 0.0%	23 43.4%	30 56.6%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	53 100%	2.57
Bevin Square (former Ernest Bevin School Site)	House	0 0.0%	0 0.0%	3 14.3%	1 4.8%	11 52.4%	6 28.6%	0 0.0%	0 0.0%	21 100%	4.95
	Flat or Apartment	0 0.0%	0 0.0%	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100%	3.00
Former Danebury School Site	House	1 12.5%	0 0.0%	0 0.0%	5 62.5%	2 25.0%	0 0.0%	0 0.0%	0 0.0%	8 100%	3.88
	Flat or Apartment	0 0.0%	3 20.0%	12 80.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	15 100%	2.80
Riverside West (Dolphin House & Compass House)	Flat or Apartment	1 1.6%	11 17.5%	40 63.5%	9 14.3%	2 3.2%	0 0.0%	0 0.0%	0 0.0%	63 100%	3.00
Heritage Park (former Tooting Bec Hospital Site)	House	0 0.0%	0 0.0%	11 19.0%	20 34.5%	4 6.9%	8 13.8%	12 20.7%	3 5.2%	58 100%	4.98
	Flat or Apartment	18 7.2%	70 28.0%	115 46.0%	45 18.0%	2 0.8%	0 0.0%	0 0.0%	0 0.0%	250 100%	2.77

Table 3.7 Large Developments by Dwelling Type and No. Rooms (unweighted)

Wandsworth New Housing Re-survey 2007

Development	Dwelling type	No. rooms									Average no. rooms
		1	2	3	4	5	6	7	8+	Total	
Former Southlands College Site (Wimbledon Parkside)	House	0 0.0%	0 0.0%	1 8.3%	0 0.0%	2 16.7%	3 25.0%	2 16.7%	4 33.3%	12 100%	6.58
	Flat or Apartment	1 2.8%	3 8.3%	20 55.6%	7 19.4%	5 13.9%	0 0.0%	0 0.0%	0 0.0%	36 100%	3.33
Price's Court (former Price's Candles Site)	Flat or Apartment	0 0.0%	0 0.0%	34 89.5%	3 7.9%	0 0.0%	1 2.6%	0 0.0%	0 0.0%	38 100%	3.16
Riverside Plaza (Mendip Court & Sherwood Court)	Flat or Apartment	0 0.0%	2 6.5%	27 87.1%	1 3.2%	0 0.0%	1 3.2%	0 0.0%	0 0.0%	31 100%	3.06
Coldstream Gardens & Moncks Row	House	0 0.0%	0 0.0%	0 0.0%	0 0.0%	13 76.5%	3 17.6%	1 5.9%	0 0.0%	17 100%	5.29
Lytton Grove & Clockhouse Place	House	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	2 66.7%	1 33.3%	0 0.0%	3 100%	6.33
	Flat or Apartment	0 0.0%	2 12.5%	14 87.5%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	16 100%	2.88
Prospect Quay	House	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%	0 0.0%	0 0.0%	1 100%	6.00
	Flat or Apartment	3 13.6%	6 27.3%	7 31.8%	5 22.7%	1 4.5%	0 0.0%	0 0.0%	0 0.0%	22 100%	2.77
26-100 Wycliffe Road (former John Burns School Site)	House	0 0.0%	0 0.0%	0 0.0%	7 58.3%	2 16.7%	3 25.0%	0 0.0%	0 0.0%	12 100%	4.67
	Flat or Apartment	0 0.0%	0 0.0%	5 83.3%	1 16.7%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	6 100%	3.17
Riverside West (Anchor House & Bluewater House)	House	0 0.0%	0 0.0%	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100%	3.00
	Flat or Apartment	0 0.0%	3 4.8%	45 72.6%	9 14.5%	3 4.8%	2 3.2%	0 0.0%	0 0.0%	62 100%	3.29
334 Queenstown Road	Flat or Apartment	0 0.0%	10 34.5%	14 48.3%	4 13.8%	1 3.4%	0 0.0%	0 0.0%	0 0.0%	29 100%	2.86
Percy Laurie House	Flat or Apartment	0 0.0%	5 22.7%	15 68.2%	2 9.1%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	22 100%	2.86

Table 3.7 (continued) Large Developments by Dwelling Type and No. Rooms (unweighted)

Care should be taken when using the above table. On some developments residents have indicated that they live in a house when all dwellings on that development are classed as flats (e.g. Riverside West).

3.4 Type of Residence

In 2007, residents were asked if the property was their only residence, their main residence, second residence or a company property. A significant proportion (7%) of respondents from private developments stated that the property was their main residence rather than their only residence (implying a second home elsewhere), whilst 5% stated that the property was their second residence. On housing association sites, 98% of residents stated that the property surveyed was their only residence (Table 3.8).

Looking at results by tenure, 9% of owner occupiers and 3% of those who rented their property from a private landlord stated that the property was their main residence rather than their only residence (implying a second home elsewhere), whilst another 5% of owner occupiers and 4% of private rented responded that the property was their second residence (Table 3.9).

For some individual selected developments, a greater proportion of respondents indicated that the property was not their only residence. 32% of households living at Prospect Quay responded that the property was their main residence (implying a second home elsewhere), and 18% of households at Montevetro and Molasses House, Plantation Wharf. A large proportion of households at Price's Court (20%), 334 Queenstown Road (15%), Montevetro (14%) and Riverside Plaza (Mendip Court & Sherwood Court) (14%) stated that the property was their second residence.

Residence Type	Developer type			
	Private	Housing Association	Government Body	Total
Only residence	1,264 87.1%	288 98.0%	6 35.3%	1,558 88.4%
Main residence	104 7.2%	3 1.0%	1 5.9%	108 6.1%
Second residence	71 4.9%	0 0.0%	1 5.9%	72 4.1%
Company's property	13 0.9%	3 1.0%	9 52.9%	25 1.4%
Total (weighted)	1,452 100.0%	294 100.0%	17 100.0%	1,763 100.0%

Table 3.8 Residence Type by Developer Type

Residence Type	Tenure					Total
	Owner occupied	Part-own/part-rent	Rent private	Rent housing association	Other	
Only residence	884 85.4%	69 98.6%	364 91.2%	213 95.9%	17 68.0%	1,547 88.3%
Main residence	92 8.9%	1 1.4%	12 3.0%	3 1.4%	0 0.0%	108 6.2%
Second residence	55 5.3%	0 0.0%	15 3.8%	1 0.5%	0 0.0%	71 4.1%
Company's property	4 0.4%	0 0.0%	8 2.0%	5 2.3%	8 32.0%	25 1.4%
Total (weighted)	1,035 100.0%	70 100.0%	399 100.0%	222 100.0%	25 100.0%	1,751 100.0%

Table 3.9 Residence Type by Tenure

4 Characteristics of People Living in New Housing

4.1 Household Size

The majority of households surveyed in the 2007 re-survey contained 1 or 2 people (80%). This compares with 79% of households surveyed in 2004 and 78% of households surveyed in 1997. Only 9% of households contained 4 or more people.

The proportion of single person households increased by 7% to 51% for developments completed in 1994-96 and by 5% to 37% for developments completed in 1997-03. The proportion of households with 3 people also increased slightly, whilst households with 2 people or 4+ people decreased between surveys (Table 4.1).

Household size	Sites completed 1994-96		Sites completed 1997-03		All sites 2007
	1997	2007	2004	2007	
1 person	298 44.0%	243 51.3%	644 32.6%	538 37.3%	780 40.7%
2 people	233 34.3%	142 30.0%	911 46.1%	606 42.0%	749 39.1%
3 people	76 11.2%	54 11.4%	219 11.1%	170 11.8%	222 11.6%
4+ people	71 10.5%	35 7.4%	202 10.2%	128 8.9%	165 8.6%
Total (weighted)	678 100.0%	474 100.0%	1,976 100.0%	1,442 100.0%	1,916 100.0%

Table 4.1 Household Size

Household size varied for the different types of developments. 43% of households on private developments contained 2 people, whilst single person households accounted for 48% of responses on housing association developments. Households on the Government body site were larger, with 67% containing 3 or more people (Table 4.2).

Household size	Developer type			
	Private	Housing Association	Government Body	Total
1 person	620 39.6%	160 48.0%	0 0.0%	780 40.7%
2 people	675 43.1%	68 20.4%	6 33.3%	749 39.1%
3 people	167 10.7%	51 15.3%	4 22.2%	222 11.6%
4+ people	103 6.6%	54 16.2%	8 44.4%	165 8.6%
Total (weighted)	1,565 100.0%	333 100.0%	18 100.0%	1,916 100.0%

Table 4.2 Household Size by Developer Type

Household size also varied by tenure. Residents who rented their homes from a housing association had a greater proportion of larger households than other tenures, with 36% of households having 3 or more people (Table 4.3). 59% of residents who rented their home from a private landlord lived in households with 2 people whilst single person households accounted for nearly half of owner occupied households. 63% of households living in 1 bedroom private rented or owner occupied properties were single person households.

Household size	Tenure					Total
	Owner occupied	Part-own/part-rent	Rent private	Rent housing association	Other	
1 person	523 47.0%	35 45.5%	88 20.6%	118 45.9%	6 22.2%	770 40.5%
2 people	415 37.3%	22 28.6%	251 58.6%	47 18.3%	12 44.4%	747 39.3%
3 people	102 9.2%	15 19.5%	59 13.8%	45 17.5%	2 7.4%	223 11.7%
4+ people	73 6.6%	5 6.5%	30 7.0%	47 18.3%	7 25.9%	162 8.5%
Total (weighted)	1,113 100.0%	77 100.0%	428 100.0%	257 100.0%	27 100.0%	1,902 100.0%

Table 4.3 Household Size by Tenure

In 2007 the average number of people per household was 1.91 compared to 2.04 in 2004 (developments completed in 1997-03) and 1.94 in 1997 (developments completed in 1994-96). On private developments, the average household contained 1.86 people, whereas households on housing association developments contained 2.08 residents.

For developments completed in 1994-96, average household size had decreased by 8% to 1.78 persons per household between surveys. This compares with a decrease of 4% to 1.95 persons per household for developments completed in 1997-03 (Table 4.4).

Developer type	Sites completed 1994-96		Sites completed 1997-03		All sites 2007
	1997	2007	2004	2007	
Private	1.83	1.76	1.97	1.89	1.86
Housing Association	2.10	1.82	2.61	2.38	2.08
Total (weighted)	1.94	1.78	2.04	1.95	1.91

Table 4.4 Average Household Size by Developer Type

Reflecting the large proportion of single person households, average household size was smallest for owner occupied dwellings (1.76). By comparison, households who rented their home from a housing association had an average of 2.19 persons in each household.

For sites completed in 1997-03, average household size had decreased between surveys for owner occupied dwellings and those rented from a housing association. Conversely, private rented households and those which were part-owned/part-rented had seen an increase in household size between surveys (Table 4.5).

Chapter 8 provides detailed population yield matrices by age, dwelling type (house/flat), tenure and number of bedrooms.

Tenure	Sites completed 1994-96		Sites completed 1997-03		All sites 2007
	1997	2007	2004	2007	
Owner occupied	n/a	1.57	1.88	1.81	1.76
Part-own/part-rent	n/a	1.57	2.09	2.23	1.93
Rent private	n/a	1.88	2.13	2.16	2.10
Rent housing association	n/a	2.01	2.93	2.56	2.19
Other	n/a	2.00	3.23	2.43	2.33
Total (weighted)	n/a	1.78	2.05	1.96	1.91

Table 4.5 Average Household Size by Tenure

4.2 Overcrowding

One definition of overcrowding is households with more than 1 person per room. Tables which relate to number of rooms exclude bathrooms, utility rooms, kitchens without a dining area and conservatories. Analysis of the number of people by the number of rooms (Table 4.6) indicates that 4% of households were living in overcrowded conditions using this measure. The level of overcrowding for households renting from a housing association was 15% (Table 4.10), compared with 1% for owner occupied households (Table 4.7), 5% for households rented from a private landlord (Table 4.9), and 8% for part-owned/part-rented households (Table 4.8).

No. Rooms	Total number of people in household						Total
	1	2	3	4	5	6	
1	36 81.8%	8 18.2%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	44 100.0%
2	254 66.0%	114 29.6%	11 2.9%	6 1.6%	0 0.0%	0 0.0%	385 100.0%
3	366 38.4%	452 47.5%	103 10.8%	25 2.6%	5 0.5%	1 0.1%	952 100.0%
4	75 24.7%	107 35.2%	72 23.7%	33 10.9%	10 3.3%	7 2.3%	304 100.0%
5	18 15.1%	40 33.6%	25 21.0%	21 17.6%	11 9.2%	4 3.4%	119 100.0%
6	11 17.5%	17 27.0%	9 14.3%	23 36.5%	2 3.2%	1 1.6%	63 100.0%
7	5 23.8%	6 28.6%	1 4.8%	3 14.3%	6 28.6%	0 0.0%	21 100.0%
8	3 30.0%	2 20.0%	1 10.0%	3 30.0%	0 0.0%	1 10.0%	10 100.0%
9	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%
10	1 50.0%	1 50.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	2 100.0%
Total (weighted)	769 40.5%	747 39.3%	222 11.7%	114 6.0%	34 1.8%	14 0.7%	1,900 100.0%

Table 4.6 Number of Rooms by Number of People in Household (All Households)

No. Rooms	Total number of people in household						
	1	2	3	4	5	6	Total
1	16 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	16 100.0%
2	122 77.7%	32 20.4%	3 1.9%	0 0.0%	0 0.0%	0 0.0%	157 100.0%
3	288 50.3%	240 41.9%	35 6.1%	9 1.6%	1 0.2%	0 0.0%	573 100.0%
4	64 32.2%	83 41.7%	35 17.6%	16 8.0%	1 0.5%	0 0.0%	199 100.0%
5	16 18.6%	34 39.5%	18 20.9%	14 16.3%	4 4.7%	0 0.0%	86 100.0%
6	11 20.8%	16 30.2%	9 17.0%	15 28.3%	2 3.8%	0 0.0%	53 100.0%
7	5 26.3%	6 31.6%	1 5.3%	3 15.8%	4 21.1%	0 0.0%	19 100.0%
8	1 12.5%	2 25.0%	1 12.5%	3 37.5%	0 0.0%	1 12.5%	8 100.0%
9	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%
10	1 50.0%	1 50.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	2 100.0%
Total (weighted)	524 47.1%	414 37.2%	102 9.2%	60 5.4%	12 1.1%	1 0.1%	1,113 100.0%

Table 4.7 Number of Rooms by Number of People in Household (Owner Occupied)

No. Rooms	Total number of people in household						
	1	2	3	4	5	6	Total
1	1 50.0%	1 50.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	2 100.0%
2	19 82.6%	3 13.0%	1 4.3%	0 0.0%	0 0.0%	0 0.0%	23 100.0%
3	13 31.0%	17 40.5%	9 21.4%	2 4.8%	1 2.4%	0 0.0%	42 100.0%
4	2 22.2%	1 11.1%	4 44.4%	1 11.1%	1 11.1%	0 0.0%	9 100.0%
5	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%	0 0.0%	1 100.0%
6	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%
7	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%
8	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%
9	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%
10	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%
Total (weighted)	35 45.5%	22 28.6%	14 18.2%	3 3.9%	3 3.9%	0 0.0%	77 100.0%

Table 4.8 Number of Rooms by Number of People in Household (Part-Own/Part-Rent)

No. Rooms	Total number of people in household						
	1	2	3	4	5	6	Total
1	8 57.1%	6 42.9%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	14 100.0%
2	33 33.3%	62 62.6%	2 2.0%	2 2.0%	0 0.0%	0 0.0%	99 100.0%
3	45 17.7%	166 65.4%	35 13.8%	5 2.0%	3 1.2%	0 0.0%	254 100.0%
4	3 6.7%	17 37.8%	19 42.2%	4 8.9%	1 2.2%	1 2.2%	45 100.0%
5	0 0.0%	0 0.0%	3 27.3%	5 45.5%	3 27.3%	0 0.0%	11 100.0%
6	0 0.0%	1 20.0%	0 0.0%	4 80.0%	0 0.0%	0 0.0%	5 100.0%
7	0 0.0%	0 0.0%	0 0.0%	0 0.0%	2 100.0%	0 0.0%	2 100.0%
8	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%
9	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%
10	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%
Total (weighted)	89 20.7%	252 58.6%	59 13.7%	20 4.7%	9 2.1%	1 0.2%	430 100.0%

Table 4.9 Number of Rooms by Number of People in Household (Rent Private)

No. Rooms	Total number of people in household						
	1	2	3	4	5	6	Total
1	11 91.7%	1 8.3%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	12 100.0%
2	78 75.0%	17 16.3%	5 4.8%	4 3.8%	0 0.0%	0 0.0%	104 100.0%
3	17 23.3%	22 30.1%	24 32.9%	9 12.3%	0 0.0%	1 1.4%	73 100.0%
4	5 10.0%	6 12.0%	14 28.0%	12 24.0%	7 14.0%	6 12.0%	50 100.0%
5	2 18.2%	1 9.1%	2 18.2%	0 0.0%	2 18.2%	4 36.4%	11 100.0%
6	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%	1 100.0%
7	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%
8	2 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	2 100.0%
9	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%
10	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%
Total (weighted)	115 45.5%	47 18.6%	45 17.8%	25 9.9%	9 3.6%	12 4.7%	253 100.0%

Table 4.10 Number of Rooms by Number of People in Household (Rent Housing Association)

No. Rooms	Total number of people in household						
	1	2	3	4	5	6	Total
1	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%
2	2 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	2 100.0%
3	3 30.0%	7 70.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	10 100.0%
4	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%
5	0 0.0%	5 50.0%	2 20.0%	2 20.0%	1 10.0%	0 0.0%	10 100.0%
6	0 0.0%	0 0.0%	0 0.0%	4 100.0%	0 0.0%	0 0.0%	4 100.0%
7	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%
8	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%
9	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%
10	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%
Total (weighted)	6 22.2%	12 44.4%	2 7.4%	6 22.2%	1 3.7%	0 0.0%	27 100.0%

Table 4.11 Number of Rooms by Number of People in Household (Other tenure)

The percentage of overcrowded households on developments completed in 1994-96 has decreased between surveys for all tenures, with the exception of those who rented their home from a housing association. 15% of households renting from a housing association were overcrowded in 2007, compared with 12% in 1997. For developments completed in 1997-03 levels of overcrowding decreased from 16% in 2004 to 14% in 2007 for dwellings rented from a housing association, whilst the proportion of part-owned/part-rented and private rented households which were overcrowded increased between surveys (Table 4.12).

Tenure	Sites completed 1994-96		Sites completed 1997-03		All sites 2007
	1997	2007	2004	2007	
Owner occupied	5 1.9%	3 1.5%	17 1.4%	11 1.2%	14 1.3%
Part-own/part-rent	2 3.2%	0 0.0%	9 8.6%	6 12.0%	6 7.8%
Rent private	4 6.2%	1 1.6%	10 2.0%	19 5.2%	20 4.7%
Rent housing association	29 12.3%	25 15.2%	22 16.1%	12 13.6%	37 14.6%
Other	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%
Total	40 6.0%	29 6.2%	58 2.9%	48 3.3%	77 4.1%

Table 4.12 Overcrowding by Tenure

4.3 Age and Gender of Residents

The age and gender structure of residents surveyed is shown in Table 4.13. Overall, the most common age group for both males and females was 30-39 (30%). The age structure of new housing residents in 2007 was broadly similar to the age structure of the Borough as a whole (2007 Mid-Year Estimate).

51% of residents on all developments surveyed were aged 20-39, 55% on private developments and 32% on housing association developments (Table 4.14). This compares with 48% in the Borough as a whole. Residents aged 20-39 accounted for a smaller proportion of the population than in 2004 on both development types (65% private and 40% housing association in 2004).

Young people aged 0-15 accounted for 12% of residents on private developments, a similar proportion to in previous surveys. On housing association developments, young people aged 0-15 accounted for 25% of residents, a significant reduction from 31% and 32% in 1997 and 2004 respectively.

On private developments 32% of residents were aged 40 or over, compared with 38% on housing association developments. The proportion of people aged 40 or over was significantly higher than in previous surveys, particularly on housing association developments where there is an ageing population. On private developments, a movement of older people into developments accounts for a proportion of the increase in residents aged over 40.

Children aged 0-15 accounted for 12% of people living in owner occupied properties and 10% of those rented privately. This was much lower than in part-owned/part-rented properties (18%) and those rented from a housing association (28%) (Table 4.15). A very high proportion of residents living in private rented dwellings were aged 20-39 (78%). In owner occupied properties 41% of residents were aged 40 or over, compared with just 12% in private rented accommodation.

Age	Sites completed 1994-96						Sites completed 1997-03						All sites					
	1997			2007			2004			2007			2007			2007		
	M	F	Total	M	F	Total	M	F	Total	M	F	Total	M	F	Total	M	F	Total
0-2	34 5.6%	40 5.6%	74 5.6%	18 5.1%	11 2.3%	29 3.5%	83 4.2%	107 5.1%	189 4.7%	76 5.6%	53 3.7%	129 4.6%	94 5.5%	64 3.3%	158 4.4%	6,500 4.8%	6,100 4.2%	12,600 4.5%
3-4	17 2.8%	20 2.8%	36 2.7%	9 2.5%	6 1.2%	15 1.8%	40 2.0%	59 2.8%	100 2.5%	40 3.0%	39 2.7%	79 2.8%	49 2.9%	45 2.4%	94 2.6%	3,300 2.4%	3,400 2.3%	6,700 2.4%
5-10	53 8.7%	51 7.2%	104 7.9%	17 4.8%	19 3.9%	36 4.3%	93 4.7%	87 4.2%	180 4.4%	41 3.0%	66 4.6%	107 3.8%	58 3.4%	85 4.4%	143 4.0%	7,500 5.5%	7,500 5.1%	15,000 5.3%
11-15	32 5.3%	30 4.2%	62 4.7%	13 3.7%	36 7.5%	49 5.9%	55 2.8%	42 2.0%	97 2.4%	37 2.7%	33 2.3%	70 2.5%	50 2.9%	69 3.6%	119 3.3%	5,000 3.7%	4,800 3.3%	9,800 3.5%
16-19	25 4.1%	29 4.1%	54 4.1%	12 3.4%	16 3.3%	28 3.3%	33 1.7%	41 2.0%	74 1.8%	16 1.2%	20 1.4%	36 1.3%	28 1.6%	36 1.9%	64 1.8%	4,300 3.2%	4,400 3.0%	8,700 3.1%
20-29	143 23.5%	175 24.6%	319 24.2%	47 13.3%	93 19.3%	140 16.7%	514 26.2%	669 32.0%	1,183 29.2%	280 20.7%	352 24.6%	632 22.7%	327 19.2%	445 23.2%	772 21.3%	26,000 19.1%	34,400 23.6%	60,400 21.4%
30-39	268* 44.1%	312* 43.9%	580* 44.0%	100 28.2%	122 25.3%	222 26.5%	653 33.3%	648 31.0%	1,301 32.1%	421 31.2%	443 31.0%	864 31.1%	521 30.6%	565 29.5%	1,086 30.0%	39,600 29.1%	35,400 24.3%	75,000 26.6%
40-59	39 6.4%	43 6.0%	82 6.2%	40 11.3%	49 10.1%	89 10.6%	104 5.3%	107 5.1%	211 5.2%	110 8.1%	109 7.6%	219 7.9%	150 8.8%	158 8.3%	308 8.5%	12,400 9.1%	14,500 9.9%	26,900 9.5%
60-79	3 0.5%	13 1.8%	16 1.2%	10 2.8%	7 1.4%	17 2.0%	8 0.4%	9 0.4%	17 0.4%	13 1.0%	21 1.5%	34 1.2%	23 1.3%	28 1.5%	51 1.4%	2,900 2.1%	5,500 3.8%	8,400 3.0%
Total (weighted)	614 100.0%	713 100.0%	1,327 100.0%	354 100.0%	483 100.0%	837 100.0%	1,964 100.0%	2,089 100.0%	4,053 100.0%	1,351 100.0%	1,431 100.0%	2,782 100.0%	1,705 100.0%	1,914 100.0%	3,619 100.0%	135,900 100.0%	145,900 100.0%	281,800 100.0%

Table 4.13 Age and Gender of Residents

*In the 1997 survey the age group 30-59 was not broken down further.

Age	1997			2004			2007				
	Private	Housing Association	Total	Private	Housing Association	Government Body	Total	Private	Housing Association	Government Body	Total
0-2	23 3.2%	51 8.4%	74 5.6%	155 4.5%	23 4.6%	11 13.4%	198 4.9%	119 4.1%	32 4.6%	9 16.1%	160 4.4%
3-4	11 1.6%	25 4.1%	36 2.7%	76 2.2%	20 4.0%	3 3.7%	106 2.6%	70 2.4%	21 3.0%	5 8.9%	96 2.6%
5-10	38 5.4%	65 10.7%	104 7.9%	102 2.9%	67 13.5%	11 13.4%	196 4.8%	112 3.8%	49 7.1%	4 7.1%	147 4.0%
11-15	14 2.0%	48 7.9%	62 4.7%	46 1.3%	47 9.4%	3 3.7%	108 2.7%	53 1.8%	67 9.7%	1 1.8%	121 3.3%
16-19	26 3.7%	28 4.6%	54 4.1%	41 1.2%	29 5.8%	4 4.9%	81 2.0%	27 0.9%	37 5.4%	1 1.8%	65 1.8%
20-29	220 31.0%	98 16.1%	319 24.2%	1,100 31.7%	79 15.9%	3 3.7%	1,230 30.3%	693 23.6%	81 11.8%	2 3.6%	776 21.2%
30-39	348* 49.1%	232* 38.0%	580* 44.7%	1,155 33.3%	119 23.9%	28 34.1%	1,359 33.5%	935 31.9%	139 20.2%	21 37.5%	1,095 29.9%
40-59				593 17.1%	91 18.3%	19 23.2%	737 18.2%	635 21.6%	189 27.4%	13 23.2%	837 22.9%
60-79	31 4.4%	51 8.4%	82 6.2%	189 5.4%	22 4.4%	0 0.0%	221 5.5%	251 8.6%	65 9.4%	0 0.0%	316 8.6%
80+	3 0.4%	13 2.1%	16 1.2%	16 0.5%	1 0.2%	0 0.0%	17 0.4%	39 1.3%	9 1.3%	0 0.0%	48 1.3%
Total (weighted)	709 100.0%	610 100.0%	1,319 100.0%	3,473 100.0%	498 100.0%	82 100.0%	4,053 100.0%	2,934 100.0%	689 100.0%	56 100.0%	3,661 100.0%

Table 4.14 Age of Residents by Developer Type

*In the 1997 survey the age group 30-59 was not broken down further.

Age	Owner occupied			Part-own/part-rent			Rent private			Rent housing association			Other			Total		
	M	F	Total	M	F	Total	M	F	Total	M	F	Total	M	F	Total	M	F	Total
0-2	54 5.6%	27 2.7%	81 4.2%	5 8.3%	4 4.6%	9 6.1%	18 4.3%	19 4.0%	37 4.2%	15 6.5%	11 3.3%	26 4.6%	2 8.0%	4 10.3%	6 9.4%	94 5.5%	65 3.4%	159 4.4%
3-4	27 2.8%	19 1.9%	46 2.4%	2 3.3%	5 5.7%	7 4.8%	12 2.9%	11 2.3%	23 2.6%	6 2.6%	9 2.7%	15 2.7%	1 4.0%	1 2.6%	2 3.1%	48 2.8%	45 2.4%	93 2.6%
5-10	30 3.1%	43 4.4%	73 3.7%	5 8.3%	4 4.6%	9 6.1%	5 1.2%	13 2.8%	18 2.0%	18 7.8%	24 7.3%	42 7.5%	2 8.0%	3 7.7%	5 7.8%	60 3.5%	87 4.6%	147 4.1%
11-15	15 1.6%	12 1.2%	27 1.4%	0 0.0%	1 1.1%	1 0.7%	7 1.7%	4 0.8%	11 1.2%	26 11.2%	49 14.8%	75 13.3%	0 0.0%	1 2.6%	1 1.6%	48 2.8%	67 3.5%	115 3.2%
16-19	6 0.6%	11 1.1%	17 0.9%	2 3.3%	2 2.3%	4 2.7%	3 0.7%	3 0.6%	6 0.7%	18 7.8%	21 6.4%	39 6.9%	0 0.0%	0 0.0%	0 0.0%	29 1.7%	37 1.9%	66 1.8%
20-29	134 13.9%	179 18.2%	313 16.1%	11 18.3%	11 12.6%	22 15.0%	147 35.4%	207 43.9%	354 40.0%	30 12.9%	44 13.3%	74 13.2%	3 12.0%	5 12.8%	8 12.5%	325 19.2%	446 23.4%	771 21.4%
30-39	297 30.8%	293 29.8%	590 30.3%	20 33.3%	29 33.3%	49 33.3%	163 39.3%	171 36.3%	334 37.7%	27 11.6%	57 17.3%	84 14.9%	11 44.0%	15 38.5%	26 40.6%	518 30.5%	565 29.6%	1,083 30.0%
40-59	278 28.8%	264 26.9%	542 27.8%	12 20.0%	25 28.7%	37 25.2%	43 10.4%	38 8.1%	81 9.1%	66 28.4%	85 25.8%	151 26.9%	4 16.0%	5 12.8%	9 14.1%	403 23.8%	417 21.8%	820 22.7%
60-79	110 11.4%	116 11.8%	226 11.6%	3 5.0%	6 6.9%	9 6.1%	14 3.4%	4 0.8%	18 2.0%	21 9.1%	27 8.2%	48 8.5%	1 4.0%	3 7.7%	4 6.3%	149 8.8%	156 8.2%	305 8.5%
80+	13 1.3%	19 1.9%	32 1.6%	0 0.0%	0 0.0%	0 0.0%	3 0.7%	1 0.2%	4 0.5%	5 2.2%	3 0.9%	8 1.4%	1 4.0%	2 5.1%	3 4.7%	22 1.3%	25 1.3%	47 1.3%
Total (weighted)	964 100.0%	983 100.0%	1,947 100.0%	60 100.0%	87 100.0%	147 100.0%	415 100.0%	471 100.0%	886 100.0%	232 100.0%	330 100.0%	562 100.0%	25 100.0%	39 100.0%	64 100.0%	1,696 100.0%	1,910 100.0%	3,606 100.0%

Table 4.15 Age and Gender of Residents by Tenure

4.4 Household Composition

The 2007 survey included a question on household composition. The overall household composition of new developments was different to the Borough as a whole as recorded by the 2001 Census (Table 4.16). In particular, the proportion of couple households with no dependent children was significantly higher (28%) than in the Borough as a whole (19%), and the proportion of other households with no dependent children was significantly lower. The latter probably reflects the fact that the majority of properties had only 1 or 2 bedrooms and therefore were not particularly suited to households of this type, which often contain 3 or more adults e.g. professional sharers. On housing association developments, 22% of households were lone parents with dependent children, compared with just 4% on private developments. Couples with no dependent children accounted for 32% of households on private developments, compared with 13% on housing association developments.

Table 4.17 illustrates household composition by tenure. The vast majority of private rented and owner occupied households included no dependent children (83% and 81% respectively), compared with around half of households who rented from a housing association. 20% of private rented households were other households with no dependent children, which indicates the importance of the private rental market in the Borough to meet demand for accommodation shared by unrelated adults.

Household Composition	Developer type			2001 Census
	Private	Housing Association	Total	
Single person	588 40.2%	130 43.3%	718 40.4%	42,288 36.6%
Lone parent with dependent children	56 3.8%	65 21.7%	121 6.8%	7,087 6.1%
Couple with no dependent children	461 31.5%	38 12.7%	504 28.3%	21,988 19.0%
Couple with dependent children	220 15.0%	46 15.3%	277 15.6%	15,176 13.1%
Other household with no dependent children	134 9.2%	12 4.0%	146 8.2%	25,528 22.1%
Other household with dependent children	4 0.3%	9 3.0%	13 0.7%	3,590 3.1%
Total (weighted)	1,463 100.0%	300 100.0%	1,779 100.0%	115,657 100.0%

Table 4.16 Household Composition by Developer Type

Household Composition	Tenure					
	Owner occupied	Part-own/part-rent	Rent private	Rent housing association	Other	Total
Single person	485 46.6%	31 44.3%	94 23.4%	90 40.0%	8 32.0%	708 40.2%
Lone parent with dependent children	35 3.4%	8 11.4%	12 3.0%	66 29.3%	1 4.0%	122 6.9%
Couple with no dependent children	302 29.0%	14 20.0%	158 39.3%	21 9.3%	7 28.0%	502 28.5%
Couple with dependent children	163 15.7%	13 18.6%	56 13.9%	33 14.7%	8 32.0%	273 15.5%
Other household with no dependent children	52 5.0%	2 2.9%	81 20.1%	9 4.0%	1 4.0%	145 8.2%
Other household with dependent children	3 0.3%	2 2.9%	1 0.2%	6 2.7%	0 0.0%	12 0.7%
Total (weighted)	1,040 100.0%	70 100.0%	402 100.0%	225 100.0%	25 100.0%	1,762 100.0%

Table 4.17 Household Composition by Tenure

4.5 Ethnic Group

In 2007, respondents were asked to specify the ethnic group of all individuals in the household rather than just for the household (person completing the form) as in 1997 and 2004. 22% of residents were from non-white ethnic groups, compared to 20% for the borough as a whole (2007 Mid-Year Estimate) (Table 4.18). The ethnicity of new housing residents in 2007 was broadly similar to the ethnicity of the Borough as a whole. 15% of residents were of other white ethnicity, reflecting recent patterns of international migration to the Borough.

On sites completed in 1997-03, overall 15% of household representatives came from ethnic minority (non-white) groups, a slight increase from the original survey in 2004 (13%) (Table 4.19). However, this varied considerably by developer type, with 31% of respondents from ethnic minorities on housing association sites compared with 14% on private developments.

On all sites included in the 2007 re-survey, overall 19% of household representatives came from ethnic minority (non-white) groups. 53% of respondents who rented their property from a housing association were non-white, compared to 12% for owner occupied and 15% for private rented accommodation (Table 4.20).

Ethnic Group	2007 Re-survey	2007 Mid-Year Estimate
White: British	2,235 61.3%	187,600 66.6%
White: Irish	59 1.6%	6,700 2.4%
White: Other White	559 15.3%	30,400 10.8%
Total White	2,854 78.3%	224,700 79.7%
Mixed: White and Black Caribbean	32 0.9%	2,600 0.9%
Mixed: White and Black African	16 0.4%	1,400 0.5%
Mixed: White and Asian	34 0.9%	2,600 0.9%
Mixed: Other Mixed	35 1.0%	2,400 0.9%
Total Mixed	116 3.2%	9,000 3.2%
Asian or Asian British: Indian	97 2.7%	9,200 3.3%
Asian or Asian British: Pakistani	75 2.1%	5,400 1.9%
Asian or Asian British: Bangladeshi	0 0.0%	2,300 0.8%
Asian or Asian British: Other Asian	60 1.7%	3,900 1.4%
Total Asian or Asian British	233 6.4%	20,800 7.4%
Black or Black British: Caribbean	115 3.2%	10,100 3.6%
Black or Black British: African	143 3.9%	8,100 2.9%
Black or Black British: Other Black	18 0.5%	2,200 0.8%
Total Black or Black British	276 7.6%	20,400 7.2%
Chinese or Other Ethnic Group: Chinese	82 2.2%	2,800 1.0%
Chinese or Other Ethnic Group: Other	84 2.3%	4,300 1.5%
Total Chinese or Other Ethnic Group	166 4.5%	7,100 2.5%
Total Non-White	791 21.7%	57,300 20.3%
Total (weighted)	3,645 100.0%	281,800 100.0%

Table 4.18 Ethnic Group of Residents

Ethnic Group	Sites completed 1997-03							
	2004				2007			
	Private	Housing Association	Government Body	Total	Private	Housing Association	Government Body	Total
White	1,542 88.1%	134 71.7%	24 95.8%	1,700 86.6%	1,098 86.5%	98 69.0%	17 100.0%	1,213 84.9%
Mixed	34 1.9%	9 5.0%	0 0.0%	43 2.2%	20 1.6%	2 1.4%	0 0.0%	22 1.5%
Asian or Asian British	97 5.5%	13 6.7%	0 0.0%	110 5.6%	72 5.7%	11 7.7%	0 0.0%	83 5.8%
Black or Black British	23 1.3%	31 16.6%	1 4.2%	55 2.8%	25 2.0%	29 20.4%	0 0.0%	54 3.8%
Chinese or Other	55 3.1%	0 0.0%	0 0.0%	55 2.8%	55 4.3%	2 1.4%	0 0.0%	57 4.0%
Total Non-White	209 11.9%	53 28.3%	1 4.2%	263 13.4%	172 13.5%	44 31.0%	0 0.0%	216 15.1%
Total (weighted)	1,751 100.0%	187 100.0%	25 100.0%	1,963 100.0%	1,270 100.0%	142 100.0%	17 100.0%	1,429 100.0%

Table 4.19 Ethnic Group of Household Representative by Developer Type

Ethnic Group	Tenure					
	Owner occupied	Part-own/part-rent	Rent private	Rent housing association	Other	Total
White	977 88.3%	55 73.3%	362 85.0%	118 47.0%	18 69.2%	1,530 81.2%
Mixed	13 1.2%	1 1.3%	10 2.3%	11 4.4%	1 3.8%	36 1.9%
Asian or Asian British	56 5.1%	2 2.7%	20 4.7%	25 10.0%	5 19.2%	108 5.7%
Black or Black British	14 1.3%	14 18.7%	13 3.1%	89 35.5%	1 3.8%	131 7.0%
Chinese or Other Ethnic Group	46 4.2%	3 4.0%	21 4.9%	8 3.2%	1 3.8%	79 4.2%
Total Non-White	129 11.7%	20 26.7%	64 15.0%	133 53.0%	8 30.8%	354 18.8%
Total (weighted)	1,106 100.0%	75 100.0%	426 100.0%	251 100.0%	26 100.0%	1,884 100.0%

Table 4.20 Ethnic Group of Household Representative by Tenure

Note: In 2007, the ethnic group question was asked for all individuals in the household rather than just for the household as in 1997 and 2004. The ethnic group of the first respondent on the questionnaire is assumed to be the household representative in tables 4.18 and 4.19.

4.6 Country of Birth

The 2007 re-survey included a question asking the country of birth for all members of the household. 31% of all residents were born outside the UK (Table 4.21) compared with 27% in the 2001 Census. The proportion of people born outside the UK was greatest on private developments (33%). Half of residents living in accommodation of private rented tenure were born outside the UK (Table 4.22).

Country of Birth	Developer type			Total
	Private	Housing Association	Government Body	
UK	1,966 67.5%	503 74.1%	47 85.5%	2,516 69.0%
Outside UK	945 32.5%	176 25.9%	8 14.5%	1,129 31.0%
Total (weighted)	2,911 100.0%	679 100.0%	55 100.0%	3,645 100.0%

Table 4.21 Country of Birth by Developer Type

Country of Birth	Tenure					Total
	Owner occupied	Part-own/part-rent	Rent private	Rent housing association	Other	
UK	1,489 75.5%	110 78.6%	448 50.6%	409 72.6%	46 71.9%	2,502 69.1%
Outside UK	482 24.5%	30 21.4%	437 49.4%	154 27.4%	18 28.1%	1,121 30.9%
Total (weighted)	1,971 100.0%	140 100.0%	885 100.0%	563 100.0%	64 100.0%	3,623 100.0%

Table 4.22 Country of Birth by Tenure

For those residents who were born outside the UK who indicated their country of origin, 31% were born in Europe, 28% in South Africa, Australia or New Zealand, 13% in America and 19% in Asia (Table 4.23). In housing association developments, 25% of residents stated that their country of birth was in Africa (excluding South Africa), 13% in India, Pakistan, Bangladesh or Sri Lanka and 9% in the Caribbean or West Indies.

In private rented accommodation, 40% of residents were born in South Africa, Australia or New Zealand (Table 4.24). 29% of people who owned their property were born in the European Union and a further 23% in Asia. Where residents rented from a housing association, 29% stated that their country of birth was in Africa (excluding South Africa), 22% in the European Union and 17% in India, Pakistan, Bangladesh or Sri Lanka.

Wandsworth New Housing Re-survey 2007

Region of Origin (outside UK)	Developer type			
	Private	Housing Association	Government Body	Total
European Union (excluding Accession Countries)	170 24.4%	17 21.5%	5 83.3%	192 24.6%
European Union Accession Countries	21 3.0%	3 3.8%	0 0.0%	24 3.1%
Other Eastern Europe	11 1.6%	6 7.6%	0 0.0%	17 2.2%
Other Western Europe	8 1.1%	1 1.3%	0 0.0%	9 1.2%
Australia & New Zealand	110 15.8%	3 3.8%	0 0.0%	113 14.5%
South Africa	104 14.9%	0 0.0%	0 0.0%	104 13.3%
Other Africa	53 7.6%	20 25.3%	0 0.0%	73 9.3%
North America	46 6.6%	2 2.5%	1 16.7%	49 6.3%
South America	29 4.2%	4 5.1%	0 0.0%	33 4.2%
Caribbean & West Indies	11 1.6%	7 8.9%	0 0.0%	18 2.3%
India, Pakistan, Bangladesh & Sri Lanka	42 6.0%	10 12.7%	0 0.0%	52 6.7%
Other Asia	91 13.1%	6 7.6%	0 0.0%	97 12.4%
Total (weighted)	696 100.0%	79 100.0%	6 100.0%	781 100.0%

Table 4.23 Region of Origin (Outside UK) by Developer Type

Region of Origin (outside UK)	Tenure					Total
	Owner occupied	Part-own/part-rent	Rent private	Rent housing association	Other	
European Union (excluding Accession Countries)	96 26.4%	6 30.0%	77 23.8%	11 18.6%	5 50.0%	195 25.1%
European Union Accession Countries	9 2.5%	1 5.0%	12 3.7%	2 3.4%	0 0.0%	24 3.1%
Other Eastern Europe	4 1.1%	1 5.0%	7 2.2%	2 3.4%	0 0.0%	14 1.8%
Other Western Europe	6 1.6%	0 0.0%	2 0.6%	0 0.0%	0 0.0%	8 1.0%
Australia & New Zealand	30 8.2%	3 15.0%	79 24.4%	0 0.0%	0 0.0%	112 14.4%
South Africa	51 14.0%	0 0.0%	51 15.7%	2 3.4%	0 0.0%	104 13.4%
Other Africa	38 10.4%	3 15.0%	10 3.1%	17 28.8%	3 30.0%	71 9.1%
North America	25 6.9%	0 0.0%	23 7.1%	2 3.4%	0 0.0%	50 6.4%
South America	13 3.6%	3 15.0%	17 5.2%	0 0.0%	0 0.0%	33 4.2%
Caribbean & West Indies	7 1.9%	0 0.0%	3 0.9%	7 11.9%	0 0.0%	17 2.2%
India, Pakistan, Bangladesh & Sri Lanka	30 8.2%	1 5.0%	10 3.1%	10 16.9%	1 10.0%	52 6.7%
Other Asia	55 15.1%	2 10.0%	33 10.2%	6 10.2%	1 10.0%	97 12.5%
Total (weighted)	364 100.0%	20 100.0%	324 100.0%	59 100.0%	10 100.0%	777 100.0%

Table 4.24 Region of Origin (Outside UK) by Tenure

4.7 Population Turnover

In 2007 23% of respondents had lived at a different address 1 year previously. In the 2001 Census, 21% of residents across the Borough had lived at a different address one year previously.

Rates of population turnover were highest for the newest properties (Table 4.25). 68% of properties originally surveyed in 1997 (sites completed 1994-96) had new occupiers by the 2007 re-survey. 53% of properties originally surveyed in 2004 (sites completed 1997-03) had new occupiers, a faster rate of turnover given the shorter time period.

Households	Year of development completion	Length of residence at current address					Total
		Less than 1 year	1 to 3 years	3 to 5 years	5 to 10 years	Over 10 years	
Sites completed 94-96	1994	30 12.8%	60 25.6%	28 12.0%	35 15.0%	81 34.6%	234 100.0%
	1995	18 12.9%	39 28.1%	13 9.4%	27 19.4%	42 30.2%	139 100.0%
	1996	14 13.6%	26 25.2%	12 11.7%	21 20.4%	30 29.1%	103 100.0%
	Total (weighted)	62 13.0%	125 26.3%	53 11.1%	83 17.4%	153 32.1%	476 100.0%
Sites completed 97-03	1997	42 20.1%	52 24.9%	28 13.4%	50 23.9%	37 17.7%	209 100.0%
	1998	12 16.0%	11 14.7%	10 13.3%	39 52.0%	3 4.0%	75 100.0%
	1999	38 20.0%	51 26.8%	28 14.7%	73 38.4%	0 0.0%	190 100.0%
	2000	66 26.6%	61 24.6%	40 16.1%	81 32.7%	0 0.0%	248 100.0%
	2001	36 27.1%	40 30.1%	17 12.8%	40 30.1%	0 0.0%	133 100.0%
	2002	51 25.0%	68 33.3%	64 31.4%	21 10.3%	0 0.0%	204 100.0%
	2003	128 32.9%	113 29.0%	78 20.1%	70 18.0%*	0 0.0%	389 100.0%
	Total (weighted)	373 25.8%	396 27.3%	265 18.3%	372 25.7%	42 2.9%	1,448 100.0%
All households	Total (weighted)	435 22.6%	521 27.1%	318 16.5%	455 23.6%	195 10.1%	1,924 100.0%

Table 4.25 Year of Development Completion by Length of Residence

*Note: the year of completion relates to the completion of the whole site. Individual units may have been completed before this date. On developments completed in 2003, occupants since mid-2002 would have been in residence for over 5 years by the 2007 survey date.

Population turnover has been significantly higher for private developments. 26% of households on private developments had lived at their current address for less than one year, compared with 8% of households on housing association developments (Table 4.26). 64% of households on housing association developments had lived at their current address for over 5 years.

Wandsworth New Housing Re-survey 2007

Households	Developer type	Length of residence at current address					
		Less than 1 year	1 to 3 years	3 to 5 years	5 to 10 years	Over 10 years	Total
Sites completed 1994-96	Private	48 16.8%	96 33.6%	39 13.6%	36 12.6%	67 23.4%	286 100.0%
	Housing Association	13 6.8%	29 15.3%	16 8.4%	46 24.2%	86 45.3%	190 100.0%
	Total (weighted)	61 12.8%	125 26.3%	55 11.6%	82 17.2%	153 32.1%	476 100.0%
Sites completed 1997-03	Private	352 27.4%	367 28.6%	235 18.3%	296 23.1%	33 2.6%	1,283 100.0%
	Housing Association	14 9.5%	19 12.9%	30 20.4%	75 51.0%	9 6.1%	147 100.0%
	Government Body	7 38.9%	10 55.6%	0 0.0%	1 5.6%	0 0.0%	18 100.0%
	Total (weighted)	373 25.8%	396 27.3%	265 18.3%	372 25.7%	42 2.9%	1,448 100.0%
All sites	Private	400 25.5%	462 29.5%	273 17.4%	332 21.2%	101 6.4%	1,568 100.0%
	Housing Association	27 8.0%	47 14.0%	46 13.7%	121 36.0%	95 28.3%	336 100.0%
	Government Body	7 38.9%	10 55.6%	0 0.0%	1 5.6%	0 0.0%	18 100.0%
	Total (weighted)	434 22.6%	519 27.0%	319 16.6%	454 23.6%	196 10.2%	1,922 100.0%

Table 4.26 Developer Type by Length of Residence

Residents who rent their property from a private landlord have the highest rates of turnover of all tenures (Table 4.27). 48% of privately rented households had lived at their current address for less than one year. Owner-occupiers had the second highest rate of turnover (17%). Households who part-own/part-rent and rent from a housing association both have much lower rates of turnover (55% and 66% over 5 years residence respectively).

Tenure	Length of residence at current address					
	Less than 1 year	1 to 3 years	3 to 5 years	5 to 10 years	Over 10 years	Total
Owner occupied	191 17.1%	297 26.6%	225 20.1%	322 28.8%	82 7.3%	1,117 100.0%
Part-own/part-rent	7 9.1%	13 16.9%	15 19.5%	25 32.5%	17 22.1%	77 100.0%
Rent private	205 48.0%	155 36.3%	49 11.5%	15 3.5%	3 0.7%	427 100.0%
Rent housing association	23 8.8%	42 16.2%	23 8.8%	86 33.1%	86 33.1%	260 100.0%
Other	6 22.2%	11 40.7%	4 14.8%	4 14.8%	2 7.4%	27 100.0%
All households	432 22.6%	518 27.1%	316 16.6%	452 23.7%	190 10.0%	1,908 100.0%

Table 4.27 Tenure by Length of Residence

Turnover for households on large developments varied depending on the development (Table 4.28). For developments completed in 1994-96, households on the Holland House/Initial Laundry Site and Riverdale Drive & Knareborough Drive developments had the highest population turnover rates (26% and 25% of households had lived at their current address for less than one year). For developments completed in 1997-03, households on the Coldstream Gardens and Moncks Row and Lytton Grove & Clockhouse Place developments had the highest population turnover rates (37% of households had lived at their current address for less than one year).

Wandsworth New Housing Re-survey 2007

Households	Development name	Length of residence at current address					
		Less than 1 year	1 to 3 years	3 to 5 years	5 to 10 years	Over 10 years	Total
Sites completed 1994-96	Molasses House, Plantation Wharf	4 22.2%	7 38.9%	1 5.6%	4 22.2%	2 11.1%	18 100.0%
	Holland House/Initial Laundry Site	22 26.5%	32 38.6%	12 14.5%	4 4.8%	13 15.7%	83 100.0%
	St. John's Hospital Site	1 5.3%	2 10.5%	1 5.3%	6 31.6%	9 47.4%	19 100.0%
	Riverdale Drive & Knareborough Drive (former Kenco Site)	6 25.0%	9 37.5%	3 12.5%	3 12.5%	3 12.5%	24 100.0%
	Wandgas Site, Bodmin Street	6 8.7%	9 13.0%	10 14.5%	15 21.7%	29 42.0%	69 100.0%
	Trade Tower, Coral Row	1 6.7%	5 33.3%	2 13.3%	3 20.0%	4 26.7%	15 100.0%
	Old Hospital Close/St. James's Drive	5 11.9%	10 23.8%	1 2.4%	7 16.7%	19 45.2%	42 100.0%
Sites completed 1997-03	Montevetro	6 20.0%	5 16.7%	2 6.7%	17 56.7%	0 0.0%	30 100.0%
	Former John Archer School Site	24 31.6%	19 25.0%	9 11.8%	24 31.6%	0 0.0%	76 100.0%
	Bevin Square (Former Ernest Bevin School Site)	0 0.0%	10 45.5%	5 22.7%	7 31.8%	0 0.0%	22 100.0%
	Former Danebury School Site	1 4.3%	2 8.7%	2 8.7%	18 78.3%	0 0.0%	23 100.0%
	Riverside West (Dolphin House & Compass House)	22 34.9%	18 28.6%	11 17.5%	12 19.0%	0 0.0%	63 100.0%
	Heritage Park (Former Tooting Bec Hospital Site)	94 30.3%	92 29.7%	55 17.7%	69 22.3%	0 0.0%	310 100.0%
	Former Southlands College Site (Wimbledon Parkside)	14 28.6%	9 18.4%	10 20.4%	15 30.6%	1 2.0%	49 100.0%
	Price's Court (Former Price's Candles Site)	9 23.7%	11 28.9%	6 15.8%	12 31.6%	0 0.0%	38 100.0%
	Riverside Plaza (Mendip Court & Sherwood Court)	5 16.1%	6 19.4%	4 12.9%	6 19.4%	10 32.3%	31 100.0%
	Coldstream Gardens & Moncks Row	7 36.8%	11 57.9%	0 0.0%	1 5.3%	0 0.0%	19 100.0%
	Lytton Grove & Clockhouse Place	7 36.8%	7 36.8%	3 15.8%	2 10.5%	0 0.0%	19 100.0%
	Prospect Quay	8 34.8%	4 17.4%	2 8.7%	4 17.4%	5 21.7%	23 100.0%
	26-100 Wycliffe Road (Former John Burns School Site)	3 17.6%	2 11.8%	4 23.5%	6 35.3%	2 11.8%	17 100.0%
	Riverside West (Anchor House & Bluewater House)	16 25.4%	26 41.3%	14 22.2%	7 11.1%	0 0.0%	63 100.0%
	334 Queenstown Road	7 24.1%	6 20.7%	15 51.7%	1 3.4%	0 0.0%	29 100.0%
Percy Laurie House	8 36.4%	4 18.2%	10 45.5%	0 0.0%	0 0.0%	22 100.0%	

Table 4.28 Large Developments by Length of Residence (unweighted)

Population turnover is significantly higher for people aged 20-39 than for other age groups, with 87% of residents aged 20-39 having lived at their current address for less than 5 years on private developments and 50% on housing association developments (Table 4.29).

	Age	Length of residence at current address					Total
		Less than 1 year	1 to 3 years	3 to 5 years	5 to 10 years	Over 10 years	
Private	0-2	35 29%	42 35%	22 18%	20 17%	1 1%	120 100%
	3-4	12 17%	18 26%	15 22%	21 30%	3 4%	69 100%
	5-10	12 13%	18 19%	9 9%	47 49%	9 9%	95 100%
	11-15	11 21%	10 19%	2 4%	15 29%	14 27%	52 100%
	16-19	6 23%	3 12%	3 12%	10 38%	4 15%	26 100%
	20-29	310 45%	281 40%	60 9%	31 4%	14 2%	696 100%
	30-39	264 28%	333 36%	174 19%	148 16%	18 2%	937 100%
	40-59	99 16%	112 18%	111 18%	231 37%	79 13%	632 100%
	60-79	26 10%	47 19%	54 22%	92 37%	30 12%	249 100%
	80+	1 3%	7 18%	9 23%	17 44%	5 13%	39 100%
	Total (weighted)	776 27%	871 30%	459 16%	632 22%	177 6%	2,915 100%
Housing Association	0-2	2 6%	7 23%	3 10%	15 48%	4 13%	31 100%
	3-4	2 10%	4 20%	3 15%	7 35%	4 20%	20 100%
	5-10	6 12%	5 10%	5 10%	25 49%	10 20%	51 100%
	11-15	3 4%	1 1%	12 18%	25 37%	27 40%	68 100%
	16-19	1 3%	4 11%	2 5%	15 39%	16 42%	38 100%
	20-29	25 30%	14 17%	7 8%	23 28%	14 17%	83 100%
	30-39	19 14%	21 15%	24 17%	53 38%	21 15%	138 100%
	40-59	11 6%	20 11%	23 12%	69 37%	66 35%	189 100%
	60-79	2 3%	4 6%	9 14%	25 38%	25 38%	65 100%
	80+	0 0%	2 20%	2 20%	4 40%	2 20%	10 100%
	Total (weighted)	71 10%	82 12%	90 13%	261 38%	189 27%	693 100%

Table 4.29 Developer Type by Age by Length of Residence

	Age	Length of residence at current address					Total
		Less than 1 year	1 to 3 years	3 to 5 years	5 to 10 years	Over 10 years	
Government Body	0-2	2 22%	7 78%	0 0%	0 0%	0 0%	9 100%
	3-4	4 80%	1 20%	0 0%	0 0%	0 0%	5 100%
	5-10	0 0%	4 100%	0 0%	0 0%	0 0%	4 100%
	11-15	0 0%	1 100%	0 0%	0 0%	0 0%	1 100%
	16-19	0 0%	1 100%	0 0%	0 0%	0 0%	1 100%
	20-29	0 0%	2 100%	0 0%	0 0%	0 0%	2 100%
	30-39	11 48%	12 52%	0 0%	0 0%	0 0%	23 100%
	40-59	1 8%	10 77%	0 0%	2 15%	0 0%	13 100%
	60-79	0 0%	0 0%	0 0%	0 0%	0 0%	0 0%
	80+	0 0%	0 0%	0 0%	0 0%	0 0%	0 0%
	Total (weighted)	18 31%	38 66%	0 0%	2 3%	0 0%	58 100%
All Households	Age	Length of residence at current address					Total
		Less than 1 year	1 to 3 years	3 to 5 years	5 to 10 years	Over 10 years	
	0-2	39 24%	56 35%	25 16%	35 22%	5 3%	160 100%
	3-4	18 19%	23 24%	18 19%	28 30%	7 7%	94 100%
	5-10	18 12%	27 18%	14 9%	72 48%	19 13%	150 100%
	11-15	14 12%	12 10%	14 12%	40 33%	41 34%	121 100%
	16-19	7 11%	8 12%	5 8%	25 38%	20 31%	65 100%
	20-29	335 43%	297 38%	67 9%	54 7%	28 4%	781 100%
	30-39	294 27%	366 33%	198 18%	201 18%	39 4%	1,098 100%
	40-59	111 13%	142 17%	134 16%	302 36%	145 17%	834 100%
	60-79	28 9%	51 16%	63 20%	117 37%	55 18%	314 100%
	80+	1 2%	9 18%	11 22%	21 43%	7 14%	49 100%
Total (weighted)	865 24%	991 27%	549 15%	895 24%	366 10%	3,666 100%	

Table 4.29 (continued) Developer Type by Age by Length of Residence

4.8 Where People Came From

49% of households also lived in the Borough of Wandsworth at their previous address, 72% of households on housing association developments and 45% on private developments (Table 4.30). On housing association developments, 82% of households resident at their current address for over 10 years also lived in Wandsworth Borough at their previous address. This contrasts with just 39% of households resident at their current address for less than 1 year, with 54% of the most recently occupied households on housing association developments having moved from elsewhere in Greater London. On private developments, a significant proportion (21%) of households resident in their current property for over 10 years had previously lived outside Greater London but within the UK.

	Previous address	Length of residence at current address					
		Less than 1 year	1 to 3 years	3 to 5 years	5 to 10 years	Over 10 years	Total
Private	Wandsworth Borough	165 41.5%	238 51.5%	111 40.5%	151 45.6%	37 37.0%	702 44.9%
	Elsewhere in Greater London	149 37.4%	159 34.4%	106 38.7%	124 37.5%	36 36.0%	574 36.7%
	Outside Greater London but within UK	45 11.3%	34 7.4%	40 14.6%	45 13.6%	21 21.0%	185 11.8%
	Outside UK	39 9.8%	31 6.7%	17 6.2%	11 3.3%	6 6.0%	104 6.6%
	Total (weighted)	398 100.0%	462 100.0%	274 100.0%	331 100.0%	100 100.0%	1,565 100.0%
Housing Association	Wandsworth Borough	11 39.3%	36 75.0%	31 68.9%	84 70.6%	76 81.7%	238 71.5%
	Elsewhere in Greater London	15 53.6%	10 20.8%	9 20.0%	31 26.1%	14 15.1%	79 23.7%
	Outside Greater London but within UK	1 3.6%	2 4.2%	2 4.4%	3 2.5%	1 1.1%	9 2.7%
	Outside UK	1 3.6%	0 0.0%	3 6.7%	1 0.8%	2 2.2%	7 2.1%
	Total (weighted)	28 100.0%	48 100.0%	45 100.0%	119 100.0%	93 100.0%	333 100.0%
Government Body	Wandsworth Borough	1 14.3%	1 9.1%	0 0.0%	0 0.0%	0 0.0%	2 10.5%
	Elsewhere in Greater London	0 0.0%	3 27.3%	0 0.0%	1 100.0%	0 0.0%	4 21.1%
	Outside Greater London but within UK	4 57.1%	2 18.2%	0 0.0%	0 0.0%	0 0.0%	6 31.6%
	Outside UK	2 28.6%	5 45.5%	0 0.0%	0 0.0%	0 0.0%	7 36.8%
	Total (weighted)	7 100.0%	11 100.0%	0 0.0%	1 100.0%	0 0.0%	19 100.0%
All households	Wandsworth Borough	177 40.9%	275 52.8%	142 44.5%	235 52.1%	113 58.5%	942 49.1%
	Elsewhere in Greater London	164 37.9%	172 33.0%	115 36.1%	156 34.6%	50 25.9%	657 34.3%
	Outside Greater London but within UK	50 11.5%	38 7.3%	42 13.2%	48 10.6%	22 11.4%	200 10.4%
	Outside UK	42 9.7%	36 6.9%	20 6.3%	12 2.7%	8 4.1%	118 6.2%
	Total (weighted)	433 100.0%	521 100.0%	319 100.0%	451 100.0%	193 100.0%	1,917 100.0%

Table 4.30 Previous Address by Length of Residence at Current Address

On housing association developments, 95% of households came from London and outer South/South West London (CR, SM, KT, TW) postal areas, compared to 81% on private developments (Table 4.31). For 15% of households renting their home from a private landlord, their previous address was outside the UK and a further 12% from elsewhere in the UK outside London and outer South/South West London (Table 4.32).

Previous address	Developer type			
	Private	Housing Association	Government Body	Total
Outside UK	105 7.1%	7 2.2%	7 36.8%	119 6.5%
Wandsworth Borough (SW8, SW11, SW12, SW15-SW19)	706 47.6%	240 75.9%	2 10.5%	948 52.2%
Central London (EC, WC, SE1, SW1, W1)	23 1.6%	1 0.3%	0 0.0%	24 1.3%
SW Other	255 17.2%	24 7.6%	2 10.5%	281 15.5%
SE Other	50 3.4%	6 1.9%	0 0.0%	56 3.1%
W Other	61 4.1%	10 3.2%	0 0.0%	71 3.9%
Other London (E, NW, N)	54 3.6%	8 2.5%	1 5.3%	63 3.5%
Outer South/South West London (CR, SM, KT, TW)	49 3.3%	12 3.8%	1 5.3%	62 3.4%
Elsewhere in UK	179 12.1%	8 2.5%	6 31.6%	193 10.6%
Total (weighted)	1,482 100.0%	316 100.0%	19 100.0%	1,817 100.0%

Table 4.31 Previous Address by Developer Type

Previous address	Tenure					
	Owner occupied	Part-own/part-rent	Rent private	Rent housing association	Other	Total
Outside UK	45 4.3%	0 0.0%	62 15.4%	3 1.2%	6 23.1%	116 6.4%
Wandsworth Borough (SW8, SW11, SW12, SW15-SW19)	525 49.6%	46 64.8%	159 39.6%	204 81.6%	8 30.8%	942 52.1%
Central London (EC, WC, SE1, SW1, W1)	20 1.9%	0 0.0%	4 1.0%	0 0.0%	0 0.0%	24 1.3%
SW Other	187 17.7%	11 15.5%	71 17.7%	10 4.0%	2 7.7%	281 15.6%
SE Other	33 3.1%	4 5.6%	14 3.5%	4 1.6%	1 3.8%	56 3.1%
W Other	49 4.6%	5 7.0%	14 3.5%	3 1.2%	1 3.8%	72 4.0%
Other London (E, NW, N)	37 3.5%	0 0.0%	20 5.0%	6 2.4%	1 3.8%	64 3.5%
Outer South/South West London (CR, SM, KT, TW)	37 3.5%	3 4.2%	10 2.5%	12 4.8%	0 0.0%	62 3.4%
Elsewhere in UK	125 11.8%	2 2.8%	48 11.9%	8 3.2%	7 26.9%	190 10.5%
Total (weighted)	1,058 100.0%	71 100.0%	402 100.0%	250 100.0%	26 100.0%	1,807 100.0%

Table 4.32 Previous Address by Tenure

Households living on the St. John's Hospital development were most likely to have lived within Wandsworth previously (84%), followed by households living at Old Hospital Close/St. James's Drive (80%). 19% of households at 334 Queenstown Road and 18% at Percy Laurie House had moved from outside the UK (Table 4.33).

Wandsworth New Housing Re-survey 2007

Development	Previous address									
	Outside UK	Wandsworth borough	Central London	SW Other	SE Other	W Other	Other London	Outer South/South West London	Elsewhere in UK	Total
Molasses House, Plantation Wharf	0 0.0%	8 47.1%	0 0.0%	5 29.4%	2 11.8%	0 0.0%	0 0.0%	1 5.9%	1 5.9%	17 100.0%
Holland House/Initial Laundry Site	5 6.2%	44 54.3%	1 1.2%	9 11.1%	4 4.9%	6 7.4%	2 2.5%	2 2.5%	8 9.9%	81 100.0%
St. John's Hospital Site	1 5.3%	16 84.2%	0 0.0%	1 5.3%	0 0.0%	0 0.0%	0 0.0%	1 5.3%	0 0.0%	19 100.0%
Riverdale Drive & Knareborough Drive (former Kenco Site)	3 13.0%	15 65.2%	0 0.0%	2 8.7%	0 0.0%	0 0.0%	2 8.7%	0 0.0%	1 4.3%	23 100.0%
Wandgas Site, Bodmin Street	0 0.0%	48 76.2%	1 1.6%	6 9.5%	1 1.6%	0 0.0%	1 1.6%	2 3.2%	4 6.3%	63 100.0%
Trade Tower, Coral Row	2 13.3%	4 26.7%	0 0.0%	4 26.7%	1 6.7%	0 0.0%	1 6.7%	0 0.0%	3 20.0%	15 100.0%
Old Hospital Close/St. James's Drive	2 5.1%	31 79.5%	0 0.0%	1 2.6%	2 5.1%	0 0.0%	1 2.6%	0 0.0%	2 5.1%	39 100.0%
Montevetro	3 11.5%	6 23.1%	3 11.5%	6 23.1%	0 0.0%	1 3.8%	1 3.8%	1 3.8%	5 19.2%	26 100.0%
Former John Archer School Site	1 1.4%	38 54.3%	1 1.4%	10 14.3%	3 4.3%	2 2.9%	5 7.1%	7 10.0%	3 4.3%	70 100.0%
Bevin Square (Former Ernest Bevin School Site)	0 0.0%	13 59.1%	0 0.0%	5 22.7%	1 4.5%	1 4.5%	0 0.0%	0 0.0%	2 9.1%	22 100.0%
Former Danebury School Site	0 0.0%	12 54.5%	0 0.0%	3 13.6%	0 0.0%	3 13.6%	1 4.5%	1 4.5%	2 9.1%	22 100.0%
Riverside West (Dolphin House & Compass House)	7 12.3%	21 36.8%	1 1.8%	11 19.3%	1 1.8%	5 8.8%	1 1.8%	2 3.5%	8 14.0%	57 100.0%
Heritage Park (Former Tooting Bec Hospital Site)	3 1.0%	185 62.3%	2 0.7%	40 13.5%	9 3.0%	7 2.4%	11 3.7%	7 2.4%	33 11.1%	297 100.0%
Former Southlands College Site (Wimbledon Parkside)	5 11.4%	16 36.4%	1 2.3%	11 25.0%	1 2.3%	2 4.5%	1 2.3%	2 4.5%	5 11.4%	44 100.0%
Price's Court (Former Price's Candles Site)	3 8.3%	12 33.3%	1 2.8%	9 25.0%	0 0.0%	1 2.8%	0 0.0%	2 5.6%	8 22.2%	36 100.0%
Riverside Plaza (Mendip Court & Sherwood Court)	1 3.6%	6 21.4%	0 0.0%	8 28.6%	0 0.0%	3 10.7%	2 7.1%	1 3.6%	7 25.0%	28 100.0%
Coldstream Gardens & Moncks Row	7 36.8%	2 10.5%	0 0.0%	2 10.5%	0 0.0%	0 0.0%	1 5.3%	1 5.3%	6 31.6%	19 100.0%
Lytton Grove & Clockhouse Place	3 15.8%	9 47.4%	0 0.0%	6 31.6%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 5.3%	19 100.0%
Prospect Quay	3 13.6%	12 54.5%	0 0.0%	2 9.1%	0 0.0%	0 0.0%	1 4.5%	1 4.5%	3 13.6%	22 100.0%
26-100 Wycliffe Road (Former John Burns School Site)	0 0.0%	6 35.3%	2 11.8%	1 5.9%	0 0.0%	3 17.6%	0 0.0%	1 5.9%	4 23.5%	17 100.0%
Riverside West (Anchor House & Bluewater House)	9 15.0%	20 33.3%	1 1.7%	12 20.0%	3 5.0%	4 6.7%	3 5.0%	2 3.3%	6 10.0%	60 100.0%
334 Queenstown Road	5 18.5%	5 18.5%	1 3.7%	5 18.5%	0 0.0%	1 3.7%	3 11.1%	0 0.0%	7 25.9%	27 100.0%
Percy Laurie House	4 18.2%	11 50.0%	1 4.5%	4 18.2%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	2 9.1%	22 100.0%

Table 4.33 Large Developments by Previous Address

For sites completed in 1994-96, there was an increase in the proportion of households who had lived in Wandsworth borough at their previous address from 55% in the original survey to 62% in the 2007 re-survey. There was also a similar increase on sites completed in 1997-03 from 45% to 49% between surveys. For housing association developments completed in 1997-03 there was a significant increase in the proportion of households who moved from London and outer South/South West London (CR, SM, KT, TW) postal areas, from 88% in the original 2004 survey to 97% in 2007.

Households		Previous address	Developer type			
			Private	Housing Association	Government Body	Total
Sites completed 1994-96	1997	Wandsworth borough	143 36.8%	234 78.5%	- -	377 54.9%
		London & outer South/South West London (CR, SM, KT, TW postal areas)	308 79.2%	290 97.3%	- -	598 87.0%
	2007	Wandsworth borough	142 51.6%	138 77.1%	- -	280 61.7%
		London & outer South/South West London (CR, SM, KT, TW postal areas)	222 80.7%	168 93.9%	- -	390 85.9%
Sites completed 1997-03	2004	Wandsworth borough	741 42.0%	139 70.9%	0 0.0%	880 44.5%
		London & outer South/South West London (CR, SM, KT, TW postal areas)	594 80.1%	53 88.3%	2 12.5%	649 79.2%
	2007	Wandsworth borough	564 46.7%	102 73.9%	2 10.5%	668 48.9%
		London & outer South/South West London (CR, SM, KT, TW postal areas)	977 80.9%	134 97.1%	6 31.6%	1,117 81.8%
All Sites	2007	Wandsworth borough	706 47.6%	240 75.9%	2 10.5%	948 52.2%
		London & outer South/South West London (CR, SM, KT, TW postal areas)	1,198 80.8%	301 95.3%	6 31.6%	1,505 82.8%

Table 4.34 Previous Address by Developer Type – All Surveys

4.9 Intended Length of Stay and Reasons for Moving

Respondents were also asked how long they planned to live at their current address and how long they planned to live in Wandsworth borough (Table 4.35). Nearly half of households indicated that they planned to live at their current address for less than 3 years, including 81% of private rented households. Only 19% of households who rented their property from a housing association thought they would live at their current address for less than 3 years, with the majority of households in this tenure group answering 'don't know' (56%).

40% of all households responded that they did not know how long they intended to live in Wandsworth borough, including 63% of households who rented their home from a housing association. 25% of respondents who part-owned/part-rented thought they would live in Wandsworth borough for 5 or more years and 22% of owner occupiers.

Length of time plan to live at/in		Tenure					
		Owner occupied	Part-own/part-rent	Rent private	Rent housing association	Other	Total
Current address	Don't know	240 22.2%	19 26.8%	64 15.6%	136 56.2%	5 18.5%	464 25.4%
	Less than 1 year	112 10.4%	8 11.3%	157 38.2%	23 9.5%	5 18.5%	305 16.7%
	1 to 3 years	328 30.4%	13 18.3%	174 42.3%	23 9.5%	13 48.1%	551 30.1%
	3 to 5 years	208 19.3%	14 19.7%	7 1.7%	9 3.7%	1 3.7%	239 13.1%
	5 to 10 years	102 9.5%	7 9.9%	3 0.7%	10 4.1%	1 3.7%	123 6.7%
	Over 10 years	89 8.2%	10 14.1%	6 1.5%	41 16.9%	2 7.4%	148 8.1%
	Total (weighted)	1,079 100.0%	71 100.0%	411 100.0%	242 100.0%	27 100.0%	1,830 100.0%
Wandsworth borough	Don't know	316 38.0%	30 47.6%	106 30.0%	121 63.0%	4 26.7%	577 39.7%
	Less than 1 year	48 5.8%	1 1.6%	56 15.9%	3 1.6%	2 13.3%	110 7.6%
	1 to 3 years	148 17.8%	7 11.1%	110 31.2%	12 6.3%	5 33.3%	282 19.4%
	3 to 5 years	133 16.0%	9 14.3%	42 11.9%	2 1.0%	2 13.3%	188 12.9%
	5 to 10 years	92 11.1%	6 9.5%	17 4.8%	9 4.7%	0 0.0%	124 8.5%
	Over 10 years	94 11.3%	10 15.9%	22 6.2%	45 23.4%	2 13.3%	173 11.9%
	Total (weighted)	831 100.0%	63 100.0%	353 100.0%	192 100.0%	15 100.0%	1,454 100.0%

Table 4.35 Length of Time Residents Plan to Live at Current Address or in Wandsworth Borough

The most common reasons for moving specified were 'to move to a larger property', to move to a property with a garden/larger garden' and 'change in personal circumstances'. Each of these reasons scored highly for 1st, 2nd and 3rd priority as ranked by respondents (Table 4.36).

An index of reasons for an intended move was calculated by weighting replies x3 for 'most important reason', x2 for '2nd most important reason' and x 1 for '3rd most important reason' and dividing by total responses for each tenure. As this particular question caused some confusion and around a third of respondents ticked 3 responses instead of ranking in order of preference, x 1 was also given for ticked responses in this analysis (Table 4.37).

The most common reasons for moving set out above were consistent across all tenures, with the exception of Other tenures, where 'career move' scored as the main reason and 'to move to a property with a garden/larger garden' was less important. In addition, for households renting from a housing association, 'relocation outside of London' and 'noise' scored highly. 'High house prices were a concern for people who part-owned/part-rented their accommodation and those who rented privately. 'Relocation outside of London' and 'relocation overseas' scored highly as reasons for moving amongst owner-occupiers.

Reason	Rank in order of priority		
	1st	2nd	3rd
To move to a larger property	357 39.2%	142 16.7%	73 8.8%
To move to a property with garden / larger garden	95 10.5%	209 24.7%	111 13.5%
Relocation outside of London	79 8.6%	42 5.0%	50 6.1%
Relocation overseas	49 5.4%	31 3.7%	27 3.3%
Relocation to rural area	16 1.7%	24 2.8%	33 4.0%
School choices	20 2.2%	44 5.2%	39 4.7%
Change in personal circumstances	81 8.9%	82 9.8%	106 12.8%
Level of crime	17 1.9%	27 3.2%	28 3.3%
Traffic congestion	7 0.7%	17 2.1%	31 3.7%
Air pollution	11 1.2%	10 1.1%	17 2.1%
Noise	25 2.8%	37 4.3%	66 8.0%
High house prices	28 3.1%	50 5.9%	58 7.1%
High cost of living	20 2.1%	22 2.6%	36 4.3%
To move closer to family / friends	20 2.2%	34 4.0%	46 5.5%
To move closer to work	10 1.1%	23 2.8%	33 4.0%
Career move	27 3.0%	19 2.3%	30 3.6%
Retirement	16 1.7%	8 0.9%	19 2.3%
Other	33 3.6%	23 2.7%	24 2.9%
Total	910 100.0%	845 100.0%	827 100.0%

Table 4.36 Reason Intend to Move from Current Address

Reason	Tenure					
	Owner occupied	Part-own/part-rent	Rent private	Rent housing association	Other	Total
To move to a larger property	0.47	0.42	0.34	0.45	0.20	0.43
To move to a property with garden / larger garden	0.29	0.19	0.22	0.17	0.09	0.25
Change in personal circumstances	0.16	0.14	0.20	0.15	0.20	0.17
Relocation outside of London	0.16	0.10	0.07	0.10	0.13	0.13
Relocation overseas	0.08	0.06	0.15	0.03	0.02	0.09
High house prices	0.05	0.11	0.17	0.07	0.16	0.08
Noise	0.08	0.03	0.07	0.10	0.00	0.07
To move closer to family / friends	0.07	0.04	0.05	0.09	0.02	0.06
School choices	0.07	0.10	0.03	0.08	0.04	0.06
Career move	0.04	0.05	0.07	0.03	0.50	0.05
High cost of living	0.03	0.07	0.10	0.05	0.07	0.05
Level of crime	0.05	0.08	0.02	0.09	0.02	0.05
Relocation to rural area	0.06	0.05	0.03	0.04	0.00	0.05
Retirement	0.05	0.06	0.02	0.03	0.04	0.04
To move closer to work	0.03	0.03	0.06	0.02	0.11	0.04
Traffic congestion	0.04	0.01	0.02	0.03	0.00	0.03
Air pollution	0.03	0.03	0.03	0.03	0.02	0.03

Table 4.37 Reason Intend to Move by Tenure (weighted)

4.10 Tenure

Over half (56%) of owner occupied households who responded to the survey also owned their previous homes, whilst a further 36% previously rented from a private landlord (Table 4.38). Households who rented their home from a private landlord were very likely to have rented privately at their last address (72%), as were those who part-owned/part-rented (67%). Of those who rented from a housing association, 34% did so previously, whilst 26% previously rented from the Council and 18% lived with parents/family. Where 'other' was selected as previous tenure, write-in answers included 'living with friends', 'lived in a communal home/hostel', 'rented from employer' and 'homeless/temporary accommodation'.

Responses to the survey revealed that current tenure does not necessarily reflect the developer type (see section 2.3). 69% of households on privately developed sites owned their own homes, whilst 26% rented privately, 2% part-owned/part-rented and 2% rented from a housing association (Table 4.39). The share of households that are rented privately reflects the development of the 'buy-to-let' market in recent years.

In 1997, the relatively high proportion of homes rented from a housing association or part-owned/part-rented on privately developed sites (7% and 10% respectively) was a result of housing associations having acquired dwellings on a number of privately built developments in the 1990s when the private market was depressed.

Previous Tenure	Current Tenure					
	Owner occupied	Part-own/part-rent	Rent private	Rent housing association	Other	Total
Owner occupied	622 55.8%	3 3.9%	65 15.2%	5 2.0%	5 18.5%	700 36.9%
Part-own/part-rent	5 0.4%	2 2.6%	1 0.2%	0 0.0%	0 0.0%	8 0.4%
Rent private	398 35.7%	51 67.1%	306 71.7%	39 15.3%	4 14.8%	798 42.0%
Rent housing association	4 0.4%	6 7.9%	3 0.7%	87 34.1%	0 0.0%	100 5.3%
Rent Council	2 0.2%	2 2.6%	2 0.5%	66 25.9%	2 7.4%	74 3.9%
Lived with parents/family	64 5.7%	11 14.5%	39 9.1%	46 18.0%	3 11.1%	163 8.6%
Other	19 1.7%	1 1.3%	11 2.6%	12 4.7%	13 48.1%	56 2.9%
Total (weighted)	1,114 100.0%	76 100.0%	427 100.0%	255 100.0%	27 100.0%	1,899 100.0%

Table 4.38 Previous Tenure by Current Tenure

Tenure	1997			2004			2007				
	Private	Housing Association	Total	Private	Housing Association	Government Body	Total	Private	Housing Association	Government Body	Total
Owner occupied	270 69.1%	3 1.1%	273 40.5%	1,186 67.3%	17 8.9%	2 8.0%	1,204 60.9%	1,082 69.3%	33 10.1%	2 11.8%	1,117 58.6%
Part-own/part-rent	38 9.7%	25 8.8%	63 9.3%	25 1.4%	62 32.5%	0 0.0%	88 4.5%	25 1.6%	52 15.9%	0 0.0%	77 4.0%
Rent private	53 13.6%	11 3.9%	64 9.5%	498 28.3%	14 7.3%	5 20.0%	517 26.2%	406 26.0%	19 5.8%	3 17.6%	428 22.4%
Rent housing association	27 6.9%	240 84.8%	267 39.6%	43 2.4%	97 50.8%	4 16.0%	144 7.3%	38 2.4%	219 66.8%	2 11.8%	259 13.6%
Other	3 0.8%	4 1.4%	7 1.0%	9 0.5%	1 0.5%	13 52.0%	23 1.2%	11 0.7%	5 1.5%	10 58.8%	25 1.3%
Total (weighted)	391 100.0%	283 100.0%	674 100.0%	1,761 100.0%	191 100.0%	25 100.0%	1,976 100.0%	1,562 100.0%	328 100.0%	17 100.0%	1,907 100.0%

Table 4.39 Tenure by Developer Type

4.11 Income

The survey asked residents about their gross household income and how much of this they spent on housing costs. 41% of respondents from private developments had household incomes of over £75,000 compared to 37% in 2004 and 14% in 1997. Respondents from housing association developments had a larger spread of household income with the greatest proportion (42%) earning between £5,000 and £20,000. 77% of households on housing association developments had a gross income of less than £30,000 a year, compared to 69% in 2004 and 96% in 1997 (Table 4.40).

Residents gross annual household income varied significantly for each tenure (Table 4.41). 44% percent of respondents who owned their home had gross household incomes of £75,000 or more compared to 38% who rented from a private landlord, 6% who part-owned/part-rented their property and only 1% of residents who rented from a housing association. 53% of residents who rented from a housing association had a gross annual household income of less than £10,000 and 91% less than £30,000.

Gross annual household income (before tax)	Developer type											
	1997				2004				2007			
	Private	Housing Association	Total	Private	Housing Association	Government Body	Total	Private	Housing Association	Government Body	Total	
Less than £5,000	20 5.7%	104 44.6%	124 21.2%	32 2.0%	27 15.6%	0 0.0%	58 3.2%	26 1.8%	59 19.3%	0 0.0%	85 4.7%	
£5,000 to less than £10,000	20 5.7%	55 23.6%	75 12.8%	33 2.0%	32 18.5%	0 0.0%	64 3.5%	33 2.2%	66 21.6%	0 0.0%	99 5.5%	
£10,000 to less than £20,000	43 12.2%	35 15.0%	78 13.3%	65 4.0%	34 19.7%	0 0.0%	99 5.5%	76 5.2%	61 20.0%	0 0.0%	137 7.6%	
£20,000 to less than £30,000	66 18.7%	29 12.4%	95 16.2%	155 9.6%	27 15.6%	0 0.0%	183 10.1%	113 7.7%	49 16.1%	0 0.0%	162 9.0%	
£30,000 to less than £40,000	55 15.6%	3 1.3%	58 9.9%	182 11.2%	18 10.4%	1 5.3%	200 11.0%	140 9.5%	21 6.9%	0 0.0%	161 9.0%	
£40,000 to less than £50,000	48 13.6%	3 1.3%	51 8.7%	211 13.0%	19 11.0%	1 5.3%	231 12.7%	162 11.0%	19 6.2%	4 23.5%	185 10.3%	
£50,000 to less than £75,000	52 14.7%	3 1.3%	55 9.4%	347 21.4%	9 5.2%	10 52.6%	367 20.3%	313 21.2%	18 5.9%	7 41.2%	338 18.8%	
£75,000 to less than £100,000								236 16.0%	6 2.0%	2 11.8%	244 13.6%	
£100,000 to less than £125,000	49 13.9%	1 0.4%	50 8.5%	597 36.9%	7 4.0%	6 31.6%	610 33.7%	126 8.5%	4 1.3%	4 23.5%	134 7.5%	
£125,000 to less than £150,000								79 5.4%	0 0.0%	0 0.0%	79 4.4%	
£150,000 and over								170 11.5%	2 0.7%	0 0.0%	172 9.6%	
Total (weighted)	353 100.0%	233 100.0%	586 100.0%	1,620 100.0%	173 100.0%	19 100.0%	1,812 100.0%	1,474 100.0%	305 100.0%	17 100.0%	1,796 100.0%	

Table 4.40 Household Income by Developer Type

Gross annual household income (before tax)	Tenure					Total
	Owner occupied	Part-own/part-rent	Rent private	Rent housing association	Other	
Less than £5,000	12 1.1%	3 4.3%	10 2.4%	56 23.8%	2 8.0%	83 4.6%
£5,000 to less than £10,000	19 1.8%	3 4.3%	5 1.2%	68 28.9%	3 12.0%	98 5.5%
£10,000 to less than £20,000	49 4.7%	5 7.1%	20 4.9%	58 24.7%	3 12.0%	135 7.6%
£20,000 to less than £30,000	82 7.8%	24 34.3%	24 5.9%	31 13.2%	0 0.0%	161 9.0%
£30,000 to less than £40,000	100 9.5%	15 21.4%	36 8.8%	8 3.4%	1 4.0%	160 8.9%
£40,000 to less than £50,000	118 11.2%	5 7.1%	53 13.0%	5 2.1%	3 12.0%	184 10.3%
£50,000 to less than £75,000	211 20.1%	11 15.7%	104 25.4%	6 2.6%	6 24.0%	338 18.9%
£75,000 to less than £100,000	159 15.2%	3 4.3%	77 18.8%	1 0.4%	3 12.0%	243 13.6%
£100,000 to less than £125,000	98 9.3%	1 1.4%	32 7.8%	0 0.0%	3 12.0%	134 7.5%
£125,000 to less than £150,000	63 6.0%	0 0.0%	15 3.7%	0 0.0%	1 4.0%	79 4.4%
£150,000 and over	138 13.2%	0 0.0%	33 8.1%	2 0.9%	0 0.0%	173 9.7%
Total (weighted)	1,049 100.0%	70 100.0%	409 100.0%	235 100.0%	25 100.0%	1,788 100.0%

Table 4.41 Household Income by Tenure

4.12 Proportion of Income Spent on Housing Costs

Residents were also asked what proportion of their net household income is spent on housing costs (rent/mortgage/house loan). 67% of respondents indicated they spent less than half of their income on housing compared to 85% in 2004 and 1997 (Table 4.42). 16% of households had no rent/mortgage/ house loan compared to only 1% in 2004.

Proportion of total household income (after tax) spent on housing costs	Survey		
	1997	2004	2007
Less than a quarter	242 42.8%	694 39.5%	431 24.4%
A quarter to less than a half	241 42.6%	794 45.2%	753 42.7%
A half to less than three quarters	71 12.5%	201 11.4%	232 13.2%
Three quarters or more	13 2.3%	42 2.4%	61 3.5%
No rent/mortgage/house loan	0 0.0%	26 1.5%	287 16.3%
Total (weighted)	566 100.0%	1,757 100.0%	1,764 100.0%

Table 4.42 Proportion of Income Spent on Housing Costs

Respondents who part-owned/part-rented their accommodation indicated that they spent a higher proportion of their income on housing costs than any other tenure type (32% spending over half). 23% of respondents who rented from housing associations spent over half their income on housing costs, compared with 12% who owned their own home (Table 4.43).

Proportion of total household income (after tax) spent on housing costs	Tenure					Total
	Owner occupied	Part-own/part-rent	Rent private	Rent housing association	Other	
Less than a quarter	282 26.8%	10 14.1%	94 23.2%	38 18.3%	7 31.8%	431 24.5%
A quarter to less than a half	426 40.5%	37 52.1%	214 52.7%	66 31.7%	9 40.9%	752 42.8%
A half to less than three quarters	109 10.4%	16 22.5%	71 17.5%	32 15.4%	1 4.5%	229 13.0%
Three quarters or more	21 2.0%	7 9.9%	16 3.9%	16 7.7%	1 4.5%	61 3.5%
No rent/mortgage/house loan	213 20.3%	1 1.4%	11 2.7%	56 26.9%	4 18.2%	285 16.2%
Total (weighted)	1,051 100.0%	71 100.0%	406 100.0%	208 100.0%	22 100.0%	1,758 100.0%

Table 4.43 Proportion of Income Spent on Housing Costs by Tenure

The income group that spent the largest proportion of their income on housing costs were those with a gross household income of £10,000 to £20,000 (45% spent more than half). For households with an income of £50,000 or more, the proportion spending more than half of their income on housing costs was significantly less, at around 10% (Table 4.44). 66% of private rented households with an income of £10,000 to £30,000 spent more than half on housing costs, with 25% spending three quarters or more (Table 4.45).

Gross annual household income (before tax)	Proportion of total household income (after tax) spent on housing costs					
	Less than a quarter	A quarter to less than a half	A half to less than three quarters	Three quarters or more	No rent/ mortgage/ house loan	Total
Less than £5,000	12 22.2%	10 18.5%	3 5.6%	1 1.9%	28 51.9%	54 100.0%
£5,000 to less than £10,000	16 18.6%	15 17.4%	12 14.0%	9 10.5%	34 39.5%	86 100.0%
£10,000 to less than £20,000	9 7.4%	33 27.0%	32 26.2%	23 18.9%	25 20.5%	122 100.0%
£20,000 to less than £30,000	17 11.0%	75 48.4%	29 18.7%	10 6.5%	24 15.5%	155 100.0%
£30,000 to less than £40,000	22 14.0%	59 37.6%	40 25.5%	6 3.8%	30 19.1%	157 100.0%
£40,000 to less than £50,000	23 12.8%	98 54.4%	36 20.0%	2 1.1%	21 11.7%	180 100.0%
£50,000 to less than £75,000	78 23.6%	186 56.2%	32 9.7%	2 0.6%	33 10.0%	331 100.0%
£75,000 to less than £100,000	68 28.2%	132 54.8%	18 7.5%	3 1.2%	20 8.3%	241 100.0%
£100,000 to less than £125,000	55 41.0%	51 38.1%	13 9.7%	1 0.7%	14 10.4%	134 100.0%
£125,000 to less than £150,000	35 44.3%	29 36.7%	9 11.4%	0 0.0%	6 7.6%	79 100.0%
£150,000 and over	80 46.5%	51 29.7%	3 1.7%	1 0.6%	37 21.5%	172 100.0%
Total (weighted)	415 24.3%	739 43.2%	227 13.3%	58 3.4%	272 15.9%	1,711 100.0%

Table 4.44 Household Income by Income Spent on Housing Costs

Gross annual household income (before tax)	Proportion of total household income (after tax) spent on housing costs						Total	Gross annual household income (before tax)	Proportion of total household income (after tax) spent on housing costs						Total							
	Less than a quarter	A quarter to less than a half	A half to less than three quarters	Three quarters or more	No rent/mortgage/house loan				Less than a quarter	A quarter to less than a half	A half to less than three quarters	Three quarters or more	No rent/mortgage/house loan									
Owner occupied																						
Less than £10K	1	5	2	3	12	23	Less than £10K	4	2	0	0	3	9	44.4%	22.2%	0.0%	0.0%	0	3	33.3%	100.0%	
£10K to < £30K	16	41	14	9	39	119	£10K to < £30K	2	12	18	11	1	44	4.5%	27.3%	40.9%	25.0%	18	1	2.3%	100.0%	
£30K to < £50K	28	91	36	6	50	211	£30K to < £50K	8	43	34	2	0	87	9.2%	49.4%	39.1%	2.3%	34	0	0.0%	100.0%	
£50K to < £75K	53	104	19	1	27	204	£50K to < £75K	17	72	10	1	4	104	16.3%	69.2%	9.6%	1.0%	10	4	3.8%	100.0%	
£75K to < £100K	48	80	12	1	16	157	£75K to < £100K	19	49	6	0	2	76	25.0%	64.5%	7.9%	0.0%	6	2	2.6%	100.0%	
£100K to < £150K	67	54	19	1	20	161	£100K to < £150K	20	25	2	0	0	47	42.6%	53.2%	4.3%	0.0%	2	0	0.0%	100.0%	
£150K and over	56	43	2	0	37	138	£150K and over	24	7	1	1	0	33	72.7%	21.2%	3.0%	3.0%	1	0	0.0%	100.0%	
Total (weighted)	269	418	104	21	201	1,013	Total (weighted)	94	210	71	15	10	400	23.5%	52.5%	17.8%	3.8%	71	15	2.5%	100.0%	
Part-own/part-rent																						
Less than £10K	1	1	1	0	0	3	Less than £10K	22	15	12	8	46	103	21.4%	14.6%	11.7%	7.8%	12	8	44.7%	100.0%	
£10K to < £30K	3	13	9	4	1	30	£10K to < £30K	6	42	19	9	7	83	7.2%	50.6%	22.9%	10.8%	19	9	8.4%	100.0%	
£30K to < £50K	3	14	4	1	0	22	£30K to < £50K	6	6	2	0	0	14	42.9%	42.9%	14.3%	0.0%	2	0	0.0%	100.0%	
£50K to < £75K	2	7	2	0	0	11	£50K to < £75K	3	1	0	0	2	6	50.0%	16.7%	0.0%	0.0%	0	2	33.3%	100.0%	
£75K to < £100K	1	1	0	2	0	4	£75K to < £100K	0	0	0	0	1	1	0.0%	0.0%	0.0%	0.0%	0	1	100.0%	100.0%	
£100K to < £150K	0	1	0	0	0	1	£100K to < £150K	0	0	0	0	0	0	0.0%	0.0%	0.0%	0.0%	0	0	0.0%	0.0%	
£150K and over	0	0	0	0	0	0	£150K and over	0	0	0	0	0	0	0.0%	0.0%	0.0%	0.0%	0	0	0.0%	0.0%	
Total (weighted)	10	37	16	7	1	71	Total (weighted)	37	66	33	17	56	209	14.1%	52.1%	22.5%	9.9%	33	66	26.8%	100.0%	

Table 4.45 Household Income by Income Spent on Housing Costs by Tenure

4.13 GP Registration

In 2007, respondents were asked questions about whether they were registered with a GP. 8% of respondents were not registered with a local GP and a further 14% were still registered with a GP at their previous address (Table 4.46). 40% of residents who had lived at a different address one year previously were not registered at a local GP surgery. There is a strong correlation between the length of time residents have lived in their property and GP registration.

GP registrations	Length of residence at current address					Total
	Less than 1 year	1 to 3 years	3 to 5 years	5 to 10 years	Over 10 years	
Registered at local GP surgery	510 59.7%	768 77.8%	447 81.1%	785 89.4%	346 94.3%	2,856 78.5%
Registered at previous address	235 27.5%	129 13.1%	74 13.4%	51 5.8%	14 3.8%	503 13.8%
Not registered	109 12.8%	90 9.1%	30 5.4%	42 4.8%	7 1.9%	278 7.6%
Total (weighted)	854 100.0%	987 100.0%	551 100.0%	878 100.0%	367 100.0%	3,637 100.0%

Table 4.46 GP Registration by Length of Residence

A greater proportion of people from housing association developments (89%) were registered with a GP, compared with 76% of residents on private developments (Table 4.47). 33% of residents in private rented accommodation were not registered with a local GP and 21% of owner occupiers (Table 4.48).

GP registrations	Developer type			
	Private	Housing Association	Government Body	Total
Registered at local GP surgery	2,213 76.0%	607 88.9%	35 72.9%	2,855 78.4%
Registered at previous address	443 15.2%	60 8.8%	2 4.2%	505 13.9%
Not registered	256 8.8%	16 2.3%	11 22.9%	283 7.8%
Total (weighted)	2,912 100.0%	683 100.0%	48 100.0%	3,643 100.0%

Table 4.47 GP Registration by Developer Type

GP registrations	Tenure					Total
	Owner occupied	Part-own/part-rent	Rent private	Rent housing association	Other	
Registered at local GP surgery	1,556 79.3%	132 90.4%	601 67.4%	494 88.8%	50 79.4%	2,833 78.3%
Registered at previous address	272 13.9%	13 8.9%	165 18.5%	51 9.2%	2 3.2%	503 13.9%
Not registered	134 6.8%	1 0.7%	126 14.1%	11 2.0%	11 17.5%	283 7.8%
Total (weighted)	1,962 100.0%	146 100.0%	892 100.0%	556 100.0%	63 100.0%	3,619 100.0%

Table 4.48 GP Registration by Tenure

39% of males and 26% of females aged 20-29 were either not registered or registered at a previous address. For the 30-39 age group, this fell slightly to 30% for males and 19% for females. 90% of children aged 0-15 were registered with a local GP (Table 4.49).

GP registrations		Age										Total
		0-2	3-4	5-10	11-15	16-19	20-29	30-39	40-59	60-79	80+	
Male	Registered at local GP surgery	87 91.6%	37 77.1%	52 92.9%	43 89.6%	26 100.0%	199 61.0%	363 69.9%	310 77.7%	106 72.6%	21 91.3%	1,244 73.8%
	Registered at previous address	5 5.3%	9 18.8%	4 7.1%	5 10.4%	0 0.0%	79 24.2%	91 17.5%	60 15.0%	14 9.6%	2 8.7%	269 16.0%
	Not registered	3 3.2%	2 4.2%	0 0.0%	0 0.0%	0 0.0%	48 14.7%	65 12.5%	29 7.3%	26 17.8%	0 0.0%	173 10.3%
	Total (weighted)	95 100.0%	48 100.0%	56 100.0%	48 100.0%	26 100.0%	326 100.0%	519 100.0%	399 100.0%	146 100.0%	23 100.0%	1,686 100.0%
	Registered at local GP surgery	56 93.3%	40 88.9%	75 91.5%	65 94.2%	34 97.1%	326 73.8%	457 81.2%	357 86.4%	128 81.5%	25 92.6%	1,563 82.6%
Female	Registered at previous address	2 3.3%	5 11.1%	7 8.5%	4 5.8%	0 0.0%	84 19.0%	73 13.0%	35 8.5%	16 10.2%	2 7.4%	228 12.0%
	Not registered	2 3.3%	0 0.0%	0 0.0%	0 0.0%	1 2.9%	32 7.2%	33 5.9%	21 5.1%	13 8.3%	0 0.0%	102 5.4%
	Total (weighted)	60 100.0%	45 100.0%	82 100.0%	69 100.0%	35 100.0%	442 100.0%	563 100.0%	413 100.0%	157 100.0%	27 100.0%	1,893 100.0%
	Registered at local GP surgery	143 92.3%	77 82.8%	127 92.0%	108 92.3%	60 98.4%	525 68.4%	820 75.8%	667 82.1%	234 77.2%	46 92.0%	2,807 78.4%
	Registered at previous address	7 4.5%	14 15.1%	11 8.0%	9 7.7%	0 0.0%	163 21.2%	164 15.2%	95 11.7%	30 9.9%	4 8.0%	497 13.9%
Total	Not registered	5 3.2%	2 2.2%	0 0.0%	0 0.0%	1 1.6%	80 10.4%	98 9.1%	50 6.2%	39 12.9%	0 0.0%	275 7.7%
	Total (weighted)	155 100.0%	93 100.0%	138 100.0%	117 100.0%	61 100.0%	768 100.0%	1,082 100.0%	812 100.0%	303 100.0%	50 100.0%	3,579 100.0%

Table 4.49 GP Registration by Age and Gender

Table 4.50 details rates of GP registration for residents born outside the UK where 10 or more people born in a particular country responded to the survey. 24% of people born in South Africa, 29% of Australians, 26% of French residents, 24% of people born in New Zealand and 18% of Polish residents were either not registered with a local GP or still registered at their previous address. 100% of Sri Lankans and 95% of people born in Brazil were registered with their local GP.

Country of Birth	GP registrations			Total
	Registered at local GP surgery	Registered at previous address	Not registered	
Australia	48 70.6%	8 11.8%	12 17.6%	68 100.0%
Brazil	20 95.2%	0 0.0%	1 4.8%	21 100.0%
Denmark	6 50.0%	2 16.7%	4 33.3%	12 100.0%
France	26 74.3%	2 5.7%	7 20.0%	35 100.0%
Germany	21 77.8%	2 7.4%	4 14.8%	27 100.0%
Ghana	9 90.0%	1 10.0%	0 0.0%	10 100.0%
Greece	11 84.6%	1 7.7%	1 7.7%	13 100.0%
Hong Kong	23 92.0%	1 4.0%	1 4.0%	25 100.0%
India	24 85.7%	3 10.7%	1 3.6%	28 100.0%
Ireland	16 84.2%	3 15.8%	0 0.0%	19 100.0%
Italy	11 73.3%	1 6.7%	3 20.0%	15 100.0%
Jamaica	11 91.7%	1 8.3%	0 0.0%	12 100.0%
New Zealand	32 76.2%	5 11.9%	5 11.9%	42 100.0%
North America	38 80.9%	5 10.6%	4 8.5%	47 100.0%
Poland	9 81.8%	2 18.2%	0 0.0%	11 100.0%
Portugal	9 90.0%	0 0.0%	1 10.0%	10 100.0%
South Africa	80 76.2%	10 9.5%	15 14.3%	105 100.0%
Spain	14 82.4%	3 17.6%	0 0.0%	17 100.0%
Sri Lanka	13 100.0%	0 0.0%	0 0.0%	13 100.0%
Sweden	9 75.0%	2 16.7%	1 8.3%	12 100.0%
Zimbabwe	8 80.0%	1 10.0%	1 10.0%	10 100.0%

Table 4.50 Country of Birth by GP Registration (10+ Residents)

'I have not had time/got round to it' was the most common (44%) reason people were not registered with a local GP, including 61% of those aged 20-29. 24% of respondents preferred to visit their previous GP, 10% stated 'I have not been ill' and 7% said they preferred to seek private treatment. Only 4% of residents stated that their reason for not registering was 'difficulties registering at a local GP' (Table 4.51).

Reason not registered at local GP	Age										Total
	0-2	3-4	5-10	11-15	16-19	20-29	30-39	40-59	60-79	80+	
I have not had time/hot got around to it	2 15.4%	2 16.7%	4 40.0%	1 10.0%	1 33.3%	139 61.0%	119 49.6%	42 30.7%	11 15.9%	0 0.0%	321 44.3%
I prefer to visit my previous GP	6 46.2%	5 41.7%	4 40.0%	8 80.0%	1 33.3%	38 16.7%	41 17.1%	41 29.9%	27 39.1%	3 100.0%	174 24.0%
I have not been ill	2 15.4%	2 16.7%	0 0.0%	0 0.0%	0 0.0%	31 13.6%	30 12.5%	8 5.8%	1 1.4%	0 0.0%	74 10.2%
I will be moving to another area soon	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 0.4%	2 0.8%	2 1.5%	0 0.0%	0 0.0%	5 0.7%
I prefer to seek private treatment	2 15.4%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	3 1.3%	17 7.1%	15 10.9%	10 14.5%	0 0.0%	47 6.5%
Difficulties registering at a local surgery	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	10 4.4%	13 5.4%	7 5.1%	2 2.9%	0 0.0%	32 4.4%
Lack of appointments at local surgery	0 0.0%	0 0.0%	2 20.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 0.7%	0 0.0%	0 0.0%	3 0.4%
Inconvenient surgery times	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	5 2.1%	0 0.0%	0 0.0%	0 0.0%	5 0.7%
Other	1 7.7%	3 25.0%	0 0.0%	1 10.0%	1 33.3%	6 2.6%	13 5.4%	21 15.3%	18 26.1%	0 0.0%	64 8.8%
Total (weighted)	13 100.0%	12 100.0%	10 100.0%	10 100.0%	3 100.0%	228 100.0%	240 100.0%	137 100.0%	69 100.0%	3 100.0%	725 100.0%

Table 4.51 Reason Not Registered by Age

Residents who were registered at a local GP were also asked questions about accessibility of GP services. 94% of respondents stated that it was possible for them to locate a suitable GP surgery within 15 minutes walk from their home, whilst 91% stated that it was possible to register at a GP surgery within 15 minutes walk. 86% of residents were able to register at the GP surgery of their choice. 26% of respondents had experienced problems booking an appointment in advance, 41% had problems booking an appointment at short notice, and 34% had experienced problems booking an appointment for early morning or evening.

Response	Problems booking			Possible to		
	An appointment in advance	An appointment at short notice	For early morning or evening	Locate a surgery within 15 mins walk	Register at surgery within 15 mins walk	Register at surgery of your choice
Yes	728 26.3%	1,018 40.5%	807 34.3%	2,470 93.8%	1,941 90.7%	1,865 85.9%
No	2,040 73.7%	1,498 59.5%	1,546 65.7%	164 6.2%	200 9.3%	306 14.1%
Total (weighted)	2,768 100.0%	2,516 100.0%	2,354 100.0%	2,635 100.0%	2,142 100.0%	2,171 100.0%

Table 4.52 GP Service Accessibility

5 Satisfaction with New Housing

5.1 Satisfaction with Home

Residents were asked to indicate how satisfied they are with their property. The findings below indicate that overall satisfaction levels have remained high, with 91% of residents on private developments and 67% of residents on housing association developments either happy or very happy with their accommodation (Table 5.1).

Only 2% of respondents from private developments were unhappy or very unhappy with their home, compared with 16% on housing association developments. Generally, satisfaction levels were lower on housing association developments than on private developments in all three surveys.

For developments completed in 1994-96, satisfaction levels have increased for residents on private developments (91% indicated they were happy or very happy in 2007 compared to 86% in 1997) and decreased for residents on Housing Association developments (57% indicated they were happy or very happy in 2007 compared to 64% in 1997). For developments completed in 1997-03, satisfaction levels increased for housing association developments (81% indicated they were happy or very happy in 2007 compared to 76% in 2004) and remained consistent for residents on private developments.

Sites completed	Survey	Development type	Satisfaction					Total
			Very happy	Happy	Neither happy nor unhappy	Unhappy	Very unhappy	
1994-96	1997	Private	132 33.9%	203 52.2%	34 8.7%	14 3.6%	6 1.5%	389 100.0%
		Housing Association	55 20.0%	120 43.6%	65 23.6%	18 6.5%	17 6.2%	275 100.0%
		Total (weighted)	187 28.2%	323 48.6%	99 14.9%	32 4.8%	23 3.5%	664 100.0%
	2007	Private	101 38.0%	142 53.4%	15 5.6%	5 1.9%	3 1.1%	266 100.0%
		Housing Association	27 16.0%	70 41.4%	38 22.5%	15 8.9%	19 11.2%	169 100.0%
		Total (weighted)	128 29.4%	212 48.7%	53 12.2%	20 4.6%	22 5.1%	435 100.0%
1997-03	2004	Private	743 41.9%	851 48.0%	132 7.5%	35 2.0%	11 0.6%	1,773 100.0%
		Housing Association	60 30.4%	89 45.6%	26 13.1%	11 5.6%	10 5.3%	196 100.0%
		Government Body	7 29.2%	14 58.3%	2 8.3%	1 4.2%	- -	25 100.0%
		Total (weighted)	810 40.6%	955 47.9%	160 8.0%	47 2.3%	22 1.1%	1,994 100.0%
	2007	Private	546 46.0%	525 44.3%	86 7.3%	25 2.1%	4 0.3%	1,186 100.0%
		Housing Association	56 44.1%	47 37.0%	11 8.7%	7 5.5%	6 4.7%	127 100.0%
		Government Body	5 31.3%	9 56.3%	2 12.5%	0 0.0%	0 0.0%	16 100.0%
		Total (weighted)	607 45.7%	581 43.7%	99 7.4%	32 2.4%	10 0.8%	1,329 100.0%
1994-03	2007	Private	647 44.6%	667 46.0%	101 7.0%	29 2.0%	7 0.5%	1,451 100.0%
		Housing Association	82 27.7%	117 39.5%	49 16.6%	22 7.4%	26 8.8%	296 100.0%
		Government Body	5 31.3%	9 56.3%	2 12.5%	0 0.0%	0 0.0%	16 100.0%
		Total (weighted)	734 41.6%	793 45.0%	152 8.6%	51 2.9%	33 1.9%	1,763 100.0%

Table 5.1 Development Type by Overall Happiness with Home

Residents' satisfaction with their home was split by tenure. 93% of respondents who owned their homes were happy or very happy with their properties, compared to 90% who part-owned/part-rented their homes, 86% who rented their property from a private landlord and 60% who rented from a housing association (Table 5.2).

The satisfaction levels of respondents living in houses and flats were similar with 87% of respondents living in houses indicating they were happy or very happy with their properties compared to 86% living in flats or apartments (Table 5.3).

Tenure	Satisfaction					Total
	Very happy	Happy	Neither happy nor unhappy	Unhappy	Very unhappy	
Owner occupied	498 48.3%	457 44.3%	63 6.1%	11 1.1%	2 0.2%	1,031 100.0%
Part-own/part-rent	16 23.5%	45 66.2%	2 2.9%	3 4.4%	2 2.9%	68 100.0%
Rent private	150 37.4%	195 48.6%	42 10.5%	14 3.5%	0 0.0%	401 100.0%
Rent housing association	61 27.2%	74 33.0%	39 17.4%	23 10.3%	27 12.1%	224 100.0%
Other	5 20.8%	16 66.7%	2 8.3%	0 0.0%	1 4.2%	24 100.0%
Total (weighted)	730 41.8%	787 45.0%	148 8.5%	51 2.9%	32 1.8%	1,748 100.0%

Table 5.2 Tenure by Overall Happiness with Home

Dwelling Type	Satisfaction					Total
	Very happy	Happy	Neither happy nor unhappy	Unhappy	Very unhappy	
House	196 47.2%	167 40.2%	34 8.2%	11 2.7%	7 1.7%	415 100.0%
Flat or Apartment	538 40.0%	625 46.5%	117 8.7%	40 3.0%	25 1.9%	1,345 100.0%
Total (weighted)	734 41.7%	792 45.0%	151 8.6%	51 2.9%	32 1.8%	1,760 100.0%

Table 5.3 Dwelling Type by Overall Happiness with Home

Residents' satisfaction with their homes was also analysed for large developments. To calculate an average satisfaction rating, a score was allocated for each response (5 for very happy through to 1 for very unhappy). This method indicated that out of the selected developments those living in the Montevetro development had the highest satisfaction (satisfaction rating of 4.70) and those living on the St. John's Hospital site had the lowest satisfaction (satisfaction rating of 2.75) (Table 5.4).

For large developments completed in 1994-96, residents living on the Molasses House development had the greatest increase in satisfaction (satisfaction rating increased from 4.23 in 1997 to 4.35 in 2007). For large developments completed in 1997-03, residents living on the former Danebury School site had the greatest increase in satisfaction (satisfaction rating increased from 3.73 in 2004 to 4.14 in 2007).

Wandsworth New Housing Re-survey 2007

Development name	Survey	Satisfaction						Satisfaction rating
		Very happy	Happy	Neither happy nor unhappy	Unhappy	Very unhappy	Total	
Molasses House, Plantation Wharf	1997	11 36.7%	16 53.3%	2 6.7%	1 3.3%	0 0.0%	30 100.0%	4.23
	2007	6 35.3%	11 64.7%	0 0.0%	0 0.0%	0 0.0%	17 100.0%	4.35
Holland House/Initial Laundry Site	1997	37 42.5%	44 50.6%	4 4.6%	2 2.3%	0 0.0%	87 100.0%	4.33
	2007	36 46.2%	37 47.4%	2 2.6%	3 3.8%	0 0.0%	78 100.0%	4.36
St. John's Hospital Site	1997	3 13.6%	8 36.4%	8 36.4%	2 9.1%	1 4.5%	22 100.0%	3.45
	2007	1 6.3%	5 31.3%	3 18.8%	3 18.8%	4 25.0%	16 100.0%	2.75
Riverdale Drive & Knareborough Drive (former Kenco Site)	1997	13 39.4%	16 48.5%	3 9.1%	1 3.0%	0 0.0%	33 100.0%	4.24
	2007	8 40.0%	10 50.0%	1 5.0%	1 5.0%	0 0.0%	20 100.0%	4.25
Wandgas Site, Bodmin Street	1997	10 14.3%	32 45.7%	21 30.0%	4 5.7%	3 4.3%	70 100.0%	3.60
	2007	10 15.9%	27 42.9%	18 28.6%	3 4.8%	5 7.9%	63 100.0%	3.54
Trade Tower, Coral Row	1997	9 45.0%	10 50.0%	1 5.0%	0 0.0%	0 0.0%	20 100.0%	4.40
	2007	4 28.6%	9 64.3%	1 7.1%	0 0.0%	0 0.0%	14 100.0%	4.21
Old Hospital Close/St. James's Drive	1997	12 23.1%	23 44.2%	10 19.2%	3 5.8%	4 7.7%	52 100.0%	3.69
	2007	9 23.7%	15 39.5%	6 15.8%	4 10.5%	4 10.5%	38 100.0%	3.55
Montevetro	2004	30 71.4%	10 23.8%	2 4.8%	0 0.0%	0 0.0%	42 100.0%	4.67
	2007	19 70.4%	8 29.6%	0 0.0%	0 0.0%	0 0.0%	27 100.0%	4.70
Former John Archer School Site	2004	44 38.9%	61 54.0%	6 5.3%	1 0.9%	1 0.9%	113 100.0%	4.29
	2007	39 54.2%	26 36.1%	5 6.9%	2 2.8%	0 0.0%	72 100.0%	4.42
Bevin Square (Former Ernest Bevin School Site)	2004	12 35.3%	20 58.8%	2 5.9%	0 0.0%	0 0.0%	34 100.0%	4.29
	2007	7 38.9%	9 50.0%	1 5.6%	1 5.6%	0 0.0%	18 100.0%	4.22
Former Danebury School Site	2004	6 20.0%	15 50.0%	5 16.7%	3 10.0%	1 3.3%	30 100.0%	3.73
	2007	7 33.3%	12 57.1%	1 4.8%	0 0.0%	1 4.8%	21 100.0%	4.14
Riverside West (Dolphin House & Compass House)	2004	31 35.2%	48 54.5%	6 6.8%	3 3.4%	0 0.0%	88 100.0%	4.22
	2007	28 49.1%	25 43.9%	3 5.3%	1 1.8%	0 0.0%	57 100.0%	4.40

Table 5.4 Large Developments by Overall Happiness with Home (unweighted)

Wandsworth New Housing Re-survey 2007

Development name	Survey	Satisfaction						Satisfaction rating
		Very happy	Happy	Neither happy nor unhappy	Unhappy	Very unhappy	Total	
Heritage Park (Former Tooting Bec Hospital Site)	2004	138 31.9%	236 54.6%	48 11.1%	8 1.9%	2 0.5%	432 100.0%	4.16
	2007	111 39.1%	144 50.7%	19 6.7%	8 2.8%	2 0.7%	284 100.0%	4.25
Former Southlands College Site (Wimbledon Parkside)	2004	34 50.0%	30 44.1%	3 4.4%	1 1.5%	0 0.0%	68 100.0%	4.43
	2007	24 50.0%	22 45.8%	2 4.2%	0 0.0%	0 0.0%	48 100.0%	4.46
Price's Court (Former Price's Candles Site)	2004	35 52.2%	31 46.3%	1 1.5%	0 0.0%	0 0.0%	67 100.0%	4.51
	2007	17 47.2%	15 41.7%	4 11.1%	0 0.0%	0 0.0%	36 100.0%	4.36
Riverside Plaza (Mendip Court & Sherwood Court)	2004	16 45.7%	17 48.6%	2 5.7%	0 0.0%	0 0.0%	35 100.0%	4.40
	2007	13 46.4%	13 46.4%	2 7.1%	0 0.0%	0 0.0%	28 100.0%	4.39
Coldstream Gardens & Moncks Row	2004	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	-
	2007	5 29.4%	10 58.8%	2 11.8%	0 0.0%	0 0.0%	17 100.0%	4.18
Lytton Grove & Clockhouse Place	2004	12 37.5%	17 53.1%	3 9.4%	0 0.0%	0 0.0%	32 100.0%	4.28
	2007	6 33.3%	11 61.1%	1 5.6%	0 0.0%	0 0.0%	18 100.0%	4.28
Prospect Quay	1997	- -	- -	- -	- -	- -	- -	-
	2007	14 63.6%	6 27.3%	1 4.5%	0 0.0%	1 4.5%	22 100.0%	4.45
26-100 Wycliffe Road (Former John Burns School Site)	1997	- -	- -	- -	- -	- -	- -	-
	2007	10 58.8%	6 35.3%	1 5.9%	0 0.0%	0 0.0%	17 100.0%	4.53
Riverside West (Anchor House & Bluewater House)	2004	34 36.2%	49 52.1%	5 5.3%	4 4.3%	2 2.1%	94 100.0%	4.16
	2007	23 40.4%	29 50.9%	5 8.8%	0 0.0%	0 0.0%	57 100.0%	4.32
334 Queenstown Road	2004	21 63.6%	10 30.3%	2 6.1%	0 0.0%	0 0.0%	33 100.0%	4.58
	2007	9 33.3%	16 59.3%	2 7.4%	0 0.0%	0 0.0%	27 100.0%	4.26
Percy Laurie House	2004	22 59.5%	13 35.1%	1 2.7%	1 2.7%	0 0.0%	37 100.0%	4.51
	2007	12 63.2%	6 31.6%	1 5.3%	0 0.0%	0 0.0%	19 100.0%	4.58

Table 5.4 (continued) Large Developments by Overall Happiness with Home (unweighted)

5.2 Satisfaction by Ethnic Group

Residents' satisfaction with their homes was also analysed for each ethnic group. Respondents of white ethnicity were most satisfied with their homes with 90% stating they were either happy or very happy. Respondents of Black or Black British ethnicity were least happy with their homes with only 57% indicating they were happy or very happy (Table 5.5).

For residents living on private developments satisfaction with their homes either remained high or improved for all ethnic groups. Residents of white ethnicity were the most satisfied with 92% indicating they were happy or very happy with their homes (compared to 92% in 2004 and 89% in 1997). Residents of Black or Black British ethnicity were least happy with their homes with 75% indicating they were happy or very happy compared to 74% in 2004 and only 47% in 1997 (Table 5.6).

For residents living on housing association developments, satisfaction improved between 1997 and 2004 and decreased again in 2007 for all ethnic groups (except for those of Chinese or other ethnicity where the percentage of residents happy or very happy with their homes increased from 70% in 2004 to 83% in 2007). In 2007 residents of Mixed ethnicity were least happy with their properties with only 36% happy or very happy.

For those who own their own home or part-own/part-rent their home, satisfaction was high among all ethnic groups with over 85% of residents in each ethnic group indicating they were happy or very happy with their properties (with the exception of residents of Black or Black British ethnicity who part-own/part-rent their home where only 71% were happy or very happy) (Table 5.7).

For those who rent their homes from a private landlord or housing association satisfaction was very high for those of white ethnicity (87% and 81% happy or very happy respectively). Satisfaction was also very high (100% happy or very happy) for residents of Mixed ethnicity who rent their homes from a private landlord and residents of Chinese or Other ethnicity who rent their homes from a housing association. The number of respondents should be borne in mind for some small categories when using this data.

Satisfaction	Ethnic Group					
	White	Mixed	Asian or Asian British	Black or Black British	Chinese or Other Ethnic Group	Total
Very happy	630 44.4%	11 34.4%	34 33.0%	28 24.3%	23 31.9%	726 41.7%
Happy	648 45.6%	12 37.5%	50 48.5%	38 33.0%	37 51.4%	785 45.1%
Neither happy nor unhappy	107 7.5%	5 15.6%	14 13.6%	15 13.0%	9 12.5%	150 8.6%
Unhappy	27 1.9%	1 3.1%	4 3.9%	15 13.0%	3 4.2%	50 2.9%
Very unhappy	8 0.6%	3 9.4%	1 1.0%	19 16.5%	0 0.0%	31 1.8%
Total (weighted)	1,420 100.0%	32 100.0%	103 100.0%	115 100.0%	72 100.0%	1,742 100.0%

Table 5.5 Satisfaction by Ethnic Group

Note: In 2007, the ethnic group question was asked for all individuals in the household rather than just for the household as in 1997 and 2004. The ethnic group of the first respondent on the questionnaire is assumed to be the household representative in this analysis.

Wandsworth New Housing Re-survey 2007

Ethnic Group	Satisfaction	1997		2004		2007		
		Private	Housing Association	Private	Housing Association	Private	Housing Association	Government Body
White	Very happy	125 37.0%	39 25.0%	671 43.7%	41 31.1%	568 45.9%	57 34.3%	5 31.3%
	Happy	175 51.8%	63 40.4%	735 47.9%	67 50.8%	567 45.8%	72 43.4%	9 56.3%
	Neither happy nor unhappy	23 6.8%	35 22.4%	95 6.2%	16 12.1%	82 6.6%	23 13.9%	2 12.5%
	Unhappy	12 3.6%	8 5.1%	25 1.6%	3 2.3%	18 1.5%	9 5.4%	0 0.0%
	Very unhappy	3 0.9%	11 7.1%	9 0.6%	5 3.8%	3 0.2%	5 3.0%	0 0.0%
	Total (weighted)	338 100.0%	156 100.0%	1,535 100.0%	132 100.0%	1,238 100.0%	166 100.0%	16 100.0%
Mixed	Very happy	0 0%	0 0%	16 47.1%	41 31.1%	11 47.8%	1 9.1%	0 0%
	Happy	0 0%	0 0%	12 35.3%	67 50.8%	9 39.1%	3 27.3%	0 0%
	Neither happy nor unhappy	0 0%	0 0%	5 14.7%	16 12.1%	2 8.7%	4 36.4%	0 0%
	Unhappy	0 0%	0 0%	1 2.9%	3 2.3%	0 0.0%	1 9.1%	0 0%
	Very unhappy	0 0%	0 0%	0 0.0%	5 3.8%	1 4.3%	2 18.2%	0 0%
	Total (weighted)	0 0%	0 0%	34 100.0%	132 100.0%	23 100.0%	11 100.0%	0 0%
Asian or Asian British	Very happy	0 0.0%	5 20.8%	31 31.6%	2 20.0%	30 39.5%	4 14.8%	0 0%
	Happy	6 85.7%	10 41.7%	48 49.0%	6 60.0%	35 46.1%	15 55.6%	0 0%
	Neither happy nor unhappy	1 14.3%	5 20.8%	13 13.3%	0 0.0%	7 9.2%	7 25.9%	0 0%
	Unhappy	0 0.0%	3 12.5%	4 4.1%	2 20.0%	3 3.9%	1 3.7%	0 0%
	Very unhappy	0 0.0%	1 4.2%	2 2.0%	0 0.0%	1 1.3%	0 0.0%	0 0%
	Total (weighted)	7 100.0%	24 100.0%	98 100.0%	10 100.0%	76 100.0%	27 100.0%	0 0%
Black or Black British	Very happy	2 10.5%	10 13.0%	5 21.7%	4 28.6%	9 28.1%	19 23.2%	0 0%
	Happy	7 36.8%	38 49.4%	12 52.2%	4 28.6%	15 46.9%	22 26.8%	0 0%
	Neither happy nor unhappy	7 36.8%	20 26.0%	4 17.4%	2 14.3%	2 6.3%	13 15.9%	0 0%
	Unhappy	2 10.5%	5 6.5%	1 4.3%	0 0.0%	4 12.5%	11 13.4%	0 0%
	Very unhappy	1 5.3%	4 5.2%	1 4.3%	4 28.6%	2 6.3%	17 20.7%	0 0%
	Total (weighted)	19 100.0%	77 100.0%	23 100.0%	14 100.0%	32 100.0%	82 100.0%	0 0%
Chinese or Other	Very happy	1 7.7%	0 0.0%	14 25.5%	13 39.4%	22 33.3%	1 16.7%	0 0%
	Happy	8 61.5%	3 42.9%	27 49.1%	10 30.3%	33 50.0%	4 66.7%	0 0%
	Neither happy nor unhappy	3 23.1%	3 42.9%	13 23.6%	6 18.2%	8 12.1%	1 16.7%	0 0%
	Unhappy	0 0.0%	0 0.0%	1 1.8%	2 6.1%	3 4.5%	0 0.0%	0 0%
	Very unhappy	1 7.7%	1 14.3%	0 0.0%	2 6.1%	0 0.0%	0 0.0%	0 0%
	Total (weighted)	13 100.0%	7 100.0%	55 100.0%	33 100.0%	66 100.0%	6 100.0%	0 0%

Table 5.6 Satisfaction by Ethnic Group and Development Type

Ethnic Group	Satisfaction	Tenure					
		Owner occupied	Part-own/part-rent	Rent private	Rent housing association	Other	Total
White	Very happy	376 51.0%	8 24.2%	113 39.4%	24 57.1%	5 33.3%	526 47.2%
	Happy	306 41.5%	22 66.7%	137 47.7%	10 23.8%	9 60.0%	484 43.4%
	Neither happy nor unhappy	47 6.4%	2 6.1%	29 10.1%	5 11.9%	1 6.7%	84 7.5%
	Unhappy	7 0.9%	1 3.0%	8 2.8%	1 2.4%	0 0.0%	17 1.5%
	Very unhappy	1 0.1%	0 0.0%	0 0.0%	2 4.8%	0 0.0%	3 0.3%
	Total (weighted)	737 100.0%	33 100.0%	287 100.0%	42 100.0%	15 100.0%	1114 100.0%
Mixed	Very happy	7 63.6%	0 0.0%	3 50.0%	0 0.0%	0 0.0%	10 47.6%
	Happy	3 27.3%	1 100.0%	3 50.0%	1 50.0%	1 100.0%	9 42.9%
	Neither happy nor unhappy	1 9.1%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 4.8%
	Unhappy	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%
	Very unhappy	0 0.0%	0 0.0%	0 0.0%	1 50.0%	0 0.0%	1 4.8%
	Total (weighted)	11 100.0%	1 100.0%	6 100.0%	2 100.0%	1 100.0%	21 100.0%
Asian or Asian British	Very happy	20 40.8%	0 0.0%	2 12.5%	3 33.3%	0 0.0%	25 32.5%
	Happy	25 51.0%	2 100.0%	9 56.3%	2 22.2%	1 100.0%	39 50.6%
	Neither happy nor unhappy	1 2.0%	0 0.0%	5 31.3%	2 22.2%	0 0.0%	8 10.4%
	Unhappy	2 4.1%	0 0.0%	0 0.0%	2 22.2%	0 0.0%	4 5.2%
	Very unhappy	1 2.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 1.3%
	Total (weighted)	49 100.0%	2 100.0%	16 100.0%	9 100.0%	1 100.0%	77 100.0%
Black or Black British	Very happy	5 50.0%	2 28.6%	5 45.5%	8 47.1%	0 0.0%	20 43.5%
	Happy	5 50.0%	3 42.9%	3 27.3%	4 23.5%	0 0.0%	15 32.6%
	Neither happy nor unhappy	0 0.0%	0 0.0%	1 9.1%	0 0.0%	0 0.0%	1 2.2%
	Unhappy	0 0.0%	2 28.6%	2 18.2%	3 17.6%	0 0.0%	7 15.2%
	Very unhappy	0 0.0%	0 0.0%	0 0.0%	2 11.8%	1 100.0%	3 6.5%
	Total (weighted)	10 100.0%	7 100.0%	11 100.0%	17 100.0%	1 100.0%	46 100.0%
Chinese or Other	Very happy	11 29.7%	0 0%	7 53.8%	1 50.0%	0 0%	19 36.5%
	Happy	21 56.8%	0 0%	2 15.4%	1 50.0%	0 0%	24 46.2%
	Neither happy nor unhappy	4 10.8%	0 0%	3 23.1%	0 0.0%	0 0%	7 13.5%
	Unhappy	1 2.7%	0 0%	1 7.7%	0 0.0%	0 0%	2 3.8%
	Very unhappy	0 0.0%	0 0%	0 0.0%	0 0.0%	0 0%	0 0.0%
	Total (weighted)	37 100.0%	0 0%	13 100.0%	2 100.0%	0 0%	52 100.0%

Table 5.7 Satisfaction by Ethnic Group and Tenure

5.3 Satisfaction with Specific Aspects of Development

Respondents were asked questions about 23 specific aspects of their development that are controlled by planning policies. For most of the specified aspects surveyed, the level of satisfaction was high (Table 5.8). Satisfaction was highest with 'appearance and design of development', 'location of car parking spaces', 'overall location of development', and 'distance to nearest open space/ playgrounds' (all 94% satisfaction). Satisfaction was lowest for 'provision of bicycle parking facilities' (54%), 'amount of car parking space for visitors' (62%) and 'external noise levels e.g. from road, railways, aircraft' (63%).

Change in satisfaction levels varied significantly for the different aspects of the development. For developments completed in 1994-96, the largest improvement in satisfaction was with the 'safety and security' of the development which increased from 74% in 1997 to 86% in 2007. Residents were less satisfied in 2007 than in 1997 with the 'overall size of their accommodation', 'size of rooms', 'internal layout', 'natural daylight in living rooms', 'access to property', 'width of front door and corridor to allow for easy access' and 'appearance and design of development'. For developments completed in 1997-03 satisfaction levels remained similar for many aspects of the development. The largest improvement in satisfaction was for the 'adequacy of facilities for recycling' which increased from 52% in 2004 to 73% in 2007. The largest reduction in satisfaction was for the 'amount of car parking space for visitors' which reduced from 65% in 2004 to 58% in 2007.

Residents' satisfaction with specific elements of their development was also broken down for each large development (Tables 5.9 – 5.54).

Aspect of development	1994-96		1997-03		1994-03
	1997	2007	2004	2007	2007
Overall location of development	591 88.1%	422 93.1%	1,852 93.4%	1,336 94.0%	1,758 93.8%
Overall size of accommodation	519 77.2%	321 70.8%	1,716 86.0%	1,219 85.4%	1,540 81.8%
Size of rooms	499 73.6%	311 69.4%	1,636 82.2%	1,159 81.6%	1,471 78.6%
Internal layout	604 89.9%	378 86.6%	1,761 90.2%	1,287 91.4%	1,666 90.2%
Amount of car parking space for household	563 85.9%	394 86.8%	1,636 83.7%	1,179 82.7%	1,573 88.6%
Location of your car parking spaces	564 86.2%	400 88.9%	1,767 91.6%	1,245 87.4%	1,646 93.9%
Amount of car parking space for visitors	369 56.7%	264 59.2%	1,265 65.2%	824 58.0%	1,089 62.1%
Provision of bicycle parking facilities	- -	- -	- -	- -	742 53.7%
Privacy (e.g. distance from neighbours overlooking you)	508 75.8%	350 81.2%	1,688 85.2%	1,159 83.8%	1,509 83.2%
Natural daylight in your living rooms	619 92.0%	418 91.2%	1,786 91.0%	1,301 91.3%	1,720 91.3%
Access to your property (e.g. level access to your front door)	621 93.2%	405 89.9%	1,835 93.0%	1,329 93.6%	1,734 92.7%
Width of your front door and corridor to allow easy access (for pushchairs or wheelchairs)	565 85.8%	306 80.5%	1,757 89.4%	1,081 86.9%	1,387 85.4%
Density/intensity of development	- -	- -	1,779 92.1%	1,238 91.5%	1,586 91.0%
Appearance and design of your development	631 94.9%	408 92.1%	1,879 94.5%	1,346 94.7%	1,754 94.1%
Safety and security aspects of your development (e.g. layout, lighting, boundaries between public & private space)	495 74.3%	382 86.0%	1,702 85.8%	1,277 90.2%	1,659 89.2%
Provision of private amenity space (e.g. garden, balcony, terrace)	- -	- -	- -	- -	1,302 79.3%
Provision of communal amenity space (e.g. shared garden)	- -	- -	- -	- -	1,244 81.8%
Provision of amenity space (e.g. garden, balcony)	- -	- -	1,606 82.1%	- -	- -
Distance to nearest open space/playgrounds	- -	- -	- -	- -	1,628 93.5%
Adequacy of facilities for refuse disposal	- -	- -	1,686 85.4%	1,210 85.8%	1,575 84.6%
Adequacy of facilities for recycling	- -	- -	1,009 51.6%	1,017 73.1%	1,296 71.0%
External noise levels (e.g. from roads, railways, aircraft)	- -	- -	- -	- -	1,164 62.7%
Internal noise levels (e.g. from roads, railways, aircraft)	- -	- -	- -	- -	1,439 77.8%
Energy efficiency (e.g. insulation, energy saving glazing)	- -	- -	- -	- -	1,526 84.4%

Table 5.8 Satisfaction with Specific Aspects of Development

5.4 Overall Location of Development

Satisfaction with the overall location of the development was high across all developments (Table 5.9), with all achieving over 85% satisfaction. Four developments, Bevin Square, Coldstream Gardens and Moncks Row, Prospect Quay and Percy Laurie House achieved 100% satisfaction. The development with the lowest satisfaction was the former Danebury School site (86% satisfied).

For developments surveyed in both 1997 and 2007, the development with the most noticeable change in the level of resident satisfaction with the overall location of development was the Wandgas site, 97% of residents who answered the question were satisfied in 2007 compared to only 87% in 1997. For developments surveyed in both 2004 and 2007, the most noticeable change in residents' satisfaction was for residents living on the 334 Queenstown Road development (satisfaction reduced from 97% in 2004 to 86% in 2007).

Residents were asked for reasons they were not satisfied with the location of their development and a range of responses were given. The most common reasons were 'near to waste disposal site' for residents of the Riverside West (Anchor House & Bluewater House) development and 'near to busy road / railway for residents of the development at 334 Queenstown Road (Table 5.10).

Development name	1997		2004		2007	
	Satisfied	Not satisfied	Satisfied	Not satisfied	Satisfied	Not satisfied
Molasses House, Plantation Wharf	27 90.0%	3 10.0%	- -	- -	16 94.1%	1 5.9%
Holland House/Initial Laundry Site	84 96.6%	3 3.4%	- -	- -	83 98.8%	1 1.2%
St. John's Hospital Site	24 92.3%	2 7.7%	- -	- -	17 89.5%	2 10.5%
Riverdale Drive & Knareborough Drive (former Kenco Site)	33 100.0%	- -	- -	- -	23 95.8%	1 4.2%
Wandgas Site, Bodmin Street	61 87.1%	9 12.9%	- -	- -	59 96.7%	2 3.3%
Trade Tower, Coral Row	17 85.0%	3 15.0%	- -	- -	13 86.7%	2 13.3%
Old Hospital Close/St. James's Drive	47 87.0%	7 13.0%	- -	- -	33 89.2%	4 10.8%
Montevetro	- -	- -	41 97.6%	1 2.4%	29 96.7%	1 3.3%
Former John Archer School Site	- -	- -	109 96.5%	4 3.5%	73 97.3%	2 2.7%
Bevin Square (Former Ernest Bevin School Site)	- -	- -	34 97.1%	1 2.9%	22 100.0%	0 0.0%
Former Danebury School Site	- -	- -	26 86.7%	4 13.3%	18 85.7%	3 14.3%
Riverside West (Dolphin House & Compass House)	- -	- -	81 94.2%	5 5.8%	58 93.5%	4 6.5%
Heritage Park (Former Tooting Bec Hospital Site)	- -	- -	412 97.4%	11 2.6%	303 98.7%	4 1.3%
Former Southlands College Site (Wimbledon Parkside)	- -	- -	66 95.7%	3 4.3%	47 95.9%	2 4.1%
Price's Court (Former Price's Candles Site)	- -	- -	63 92.6%	5 7.4%	34 91.9%	3 8.1%
Riverside Plaza (Mendip Court & Sherwood Court)	- -	- -	33 94.3%	2 5.7%	26 86.7%	4 13.3%
Coldstream Gardens & Moncks Row	- -	- -	- -	- -	17 100.0%	0 0.0%
Lytton Grove & Clockhouse Place	- -	- -	29 90.6%	3 9.4%	17 98.5%	2 10.5%
Prospect Quay	- -	- -	- -	- -	23 100.0%	0 0.0%
26-100 Wycliffe Road (Former John Burns School Site)	- -	- -	- -	- -	15 88.2%	2 11.8%
Riverside West (Anchor House & Bluewater House)	- -	- -	75 79.8%	19 20.2%	56 88.9%	7 11.1%
334 Queenstown Road	- -	- -	29 96.7%	1 3.3%	25 86.2%	4 13.8%
Percy Laurie House	- -	- -	37 100.0%	0 0.0%	22 100.0%	0 0.0%
Total	293 91.6%	27 8.4%	1,035 94.6%	59 5.4%	1,029 95.3%	51 4.7%

Table 5.9 Satisfaction with Overall Location of Development by Development (unweighted)

Development name	Beneath flight path	Near busy road/railway	Crime	Poor transport links	Too few amenities	Litter/Noise/Air pollution	Near to waste disposal	Overlooks council blocks	Other	Total
Holland House/Initial Laundry Site	0 0.0%	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%
Riverdale Drive & Knareborough Drive (former Kenco Site)	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%	1 100.0%
Wandgas Site, Bodmin Street	0 0.0%	0 0.0%	2 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	2 100.0%
Trade Tower, Coral Row	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 50.0%	0 0.0%	0 0.0%	1 50.0%	2 100.0%
Former John Archer School Site	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%
Former Danebury School Site	0 0.0%	0 0.0%	1 50.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 50.0%	2 100.0%
Riverside West (Dolphin House & Compass House)	0 0.0%	2 66.7%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 33.3%	0 0.0%	0 0.0%	3 100.0%
Heritage Park (Former Tooting Bec Hospital Site)	0 0.0%	0 0.0%	0 0.0%	1 50.0%	0 0.0%	0 0.0%	0 0.0%	1 50.0%	0 0.0%	2 100.0%
Former Southlands College Site (Wimbledon Parkside)	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 50.0%	0 0.0%	0 0.0%	1 50.0%	0 0.0%	2 100.0%
Price's Court (Former Price's Candles Site)	1 33.3%	0 0.0%	0 0.0%	1 33.3%	0 0.0%	1 33.3%	0 0.0%	0 0.0%	0 0.0%	3 100.0%
Riverside Plaza (Mendip Court & Sherwood Court)	0 0.0%	0 0.0%	0 0.0%	2 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	2 100.0%
Lytton Grove & Clockhouse Place	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	2 100.0%	0 0.0%	0 0.0%	0 0.0%	2 100.0%
Riverside West (Anchor House & Bluewater House)	0 0.0%	2 28.6%	1 14.3%	0 0.0%	0 0.0%	0 0.0%	4 57.1%	0 0.0%	0 0.0%	7 100.0%
334 Queenstown Road	0 0.0%	3 75.0%	0 0.0%	0 0.0%	0 0.0%	1 25.0%	0 0.0%	0 0.0%	0 0.0%	4 100.0%
Total	1 2.9%	8 23.5%	4 11.8%	4 11.8%	2 5.9%	5 14.7%	5 14.7%	2 5.9%	3 8.8%	34 100.0%

Table 5.10 Reasons Not Satisfied with Location of Development by Development (unweighted)

5.5 Overall Size of Accommodation

Residents' satisfaction with the size of their development varied amongst the large developments. Over 90% of households on the Trade Tower, Coral Row, Price's Court and Lytton Grove & Clockhouse Place developments were satisfied. However respondents living on the St. John's Hospital, Wandgas and Old Hospital Close/St. James's Drive developments were less satisfied with the size of their accommodation (less than 70% satisfied).

For developments surveyed in both 1997 and 2007, the developments with the most noticeable change in the level of satisfaction with the overall size of accommodation were the St John's Hospital site where residents' satisfaction decreased by 19%, and the Riverdale Drive & Knareborough Drive site where satisfaction increased by 9%. For developments surveyed in both 2004 and 2007, the developments with the most noticeable changes in satisfaction were the Bevin Square where residents' satisfaction increased by 19% and the Riverside Plaza site where residents' satisfaction decreased by 13% (Table 5.11).

93% of respondents on large developments who gave a reason for not being satisfied said that the overall size of their accommodation was too small (Table 5.12).

Wandsworth New Housing Re-survey 2007

Development name	1997		2004		2007	
	Satisfied	Not satisfied	Satisfied	Not satisfied	Satisfied	Not satisfied
Molasses House, Plantation Wharf	28 93.3%	2 6.7%	- -	- -	15 83.3%	3 16.7%
Holland House/Initial Laundry Site	67 77.9%	19 22.1%	- -	- -	66 78.6%	18 21.4%
St. John's Hospital Site	18 72.0%	7 28.0%	- -	- -	10 52.6%	9 47.4%
Riverdale Drive & Knareborough Drive (former Kenco Site)	26 78.8%	7 21.2%	- -	- -	21 87.5%	3 12.5%
Wandgas Site, Bodmin Street	40 58.8%	28 41.2%	- -	- -	38 61.3%	24 38.7%
Trade Tower, Coral Row	18 90.0%	2 10.0%	- -	- -	14 93.3%	1 6.7%
Old Hospital Close/St. James's Drive	42 76.4%	13 23.6%	- -	- -	25 65.8%	13 34.2%
Montevetro	- -	- -	38 90.5%	4 9.5%	27 90.0%	3 10.0%
Former John Archer School Site	- -	- -	90 79.6%	23 20.4%	62 82.7%	13 17.3%
Bevin Square (Former Ernest Bevin School Site)	- -	- -	0.1 70.6%	10 29.4%	18 90.0%	2 10.0%
Former Danebury School Site	- -	- -	25 83.3%	5 16.7%	16 72.7%	6 27.3%
Riverside West (Dolphin House & Compass House)	- -	- -	72 82.8%	15 17.2%	53 84.1%	10 15.9%
Heritage Park (Former Tooting Bec Hospital Site)	- -	- -	351 82.2%	76 17.8%	252 83.2%	51 16.8%
Former Southlands College Site (Wimbledon Parkside)	- -	- -	58 84.1%	11 15.9%	39 79.6%	10 20.4%
Price's Court (Former Price's Candles Site)	- -	- -	65 95.6%	3 4.4%	36 94.7%	2 5.3%
Riverside Plaza (Mendip Court & Sherwood Court)	- -	- -	34 97.1%	1 2.9%	26 83.9%	5 16.1%
Coldstream Gardens & Moncks Row	- -	- -	- -	- -	12 70.6%	5 29.4%
Lytton Grove & Clockhouse Place	- -	- -	26 81.2%	6 18.8%	18 94.7%	1 5.3%
Prospect Quay	- -	- -	- -	- -	19 82.6%	4 17.4%
26-100 Wycliffe Road (Former John Burns School Site)	- -	- -	- -	- -	15 83.3%	3 16.7%
Riverside West (Anchor House & Bluewater House)	- -	- -	85 89.5%	10 10.5%	52 82.5%	11 17.5%
334 Queenstown Road	- -	- -	30 93.7%	2 6.3%	24 82.8%	5 17.2%
Percy Laurie House	- -	- -	33 89.2%	4 10.8%	19 86.4%	3 13.6%
Total	239 75.4%	78 24.8%	907 84.2%	170 15.8%	877 81.1%	205 18.9%

Table 5.11 Satisfaction with Overall Size of Accommodation by Development (unweighted)

Development name	Too small	Too Big	Other	Total
Molasses House, Plantation Wharf	3 100.0%	0 0.0%	0 0.0%	3 100.0%
Holland House/Initial Laundry Site	14 87.5%	1 6.3%	1 6.3%	16 100.0%
St. John's Hospital Site	7 100.0%	0 0.0%	0 0.0%	7 100.0%
Riverdale Drive & Knareborough Drive (former Kenco Site)	2 100.0%	0 0.0%	0 0.0%	2 100.0%
Wandgas Site, Bodmin Street	14 87.5%	0 0.0%	2 12.5%	16 100.0%
Old Hospital Close/St. James's Drive	3 75.0%	0 0.0%	1 25.0%	4 100.0%
Montevetro	3 100.0%	0 0.0%	0 0.0%	3 100.0%
Former John Archer School Site	8 100.0%	0 0.0%	0 0.0%	8 100.0%
Bevin Square (Former Ernest Bevin School Site)	1 50.0%	0 0.0%	1 50.0%	2 100.0%
Former Danebury School Site	5 100.0%	0 0.0%	0 0.0%	5 100.0%
Riverside West (Dolphin House & Compass House)	5 83.3%	0 0.0%	1 16.7%	6 100.0%
Heritage Park (Former Tooting Bec Hospital Site)	38 95.0%	0 0.0%	2 5.0%	40 100.0%
Former Southlands College Site (Wimbledon Parkside)	5 83.3%	1 16.7%	0 0.0%	6 100.0%
Price's Court (Former Price's Candles Site)	2 100.0%	0 0.0%	0 0.0%	2 100.0%
Riverside Plaza (Mendip Court & Sherwood Court)	3 100.0%	0 0.0%	0 0.0%	3 100.0%
Coldstream Gardens & Moncks Row	5 100.0%	0 0.0%	0 0.0%	5 100.0%
Prospect Quay	4 100.0%	0 0.0%	0 0.0%	4 100.0%
26-100 Wycliffe Road (Former John Burns School Site)	1 100.0%	0 0.0%	0 0.0%	1 100.0%
Riverside West (Anchor House & Bluewater House)	8 100.0%	0 0.0%	0 0.0%	8 100.0%
334 Queenstown Road	3 100.0%	0 0.0%	0 0.0%	3 100.0%
Percy Laurie House	3 100.0%	0 0.0%	0 0.0%	3 100.0%
Total	137 93.2%	2 1.4%	8 5.4%	147 100.0%

Table 5.12 Reasons not Satisfied with Size of Accommodation by Development (unweighted)

5.6 Size of Rooms

Resident's satisfaction with the size of rooms in their properties also varied. On some developments residents were very happy with the size of their rooms (e.g. residents living on the Lytton Grove & Clockhouse Place and Percy Laurie House developments were 100% satisfied). Residents on other developments had significantly lower satisfaction levels (e.g. St. John's Hospital site 67% satisfied, Wandgas site 54% satisfied and 26 -100 Wycliffe Road 53% satisfied).

For developments surveyed in both 1997 and 2007 satisfaction with size of rooms improved for three developments and decreased for four developments. The development with the most noticeable change was the Riverdale Drive & Knareborough Drive site where satisfaction improved by 11%. For developments surveyed in both 2004 and 2007 the developments with the most noticeable changes in satisfaction levels were the Former Danebury School Site where satisfaction decreased by 19% and the Lytton Grove & Clockhouse Place, Bevin Square and Percy Laurie House developments where satisfaction improved (16%, 14% and 13% respectively) (Table 5.13).

56% percent of respondents on large developments who gave a reason for not being satisfied with the size of their rooms thought all rooms were too small, 22% thought bedrooms were too small, 13% thought kitchens were too small, and the remaining respondents thought bathrooms and lounges were too small and ceilings were too low (Table 5.14).

Development name	1997		2004		2007	
	Satisfied	Not satisfied	Satisfied	Not satisfied	Satisfied	Not satisfied
Molasses House, Plantation Wharf	27 90.0%	3 10.0%	- -	- -	15 83.3%	3 16.7%
Holland House/Initial Laundry Site	60 69.0%	27 31.0%	- -	- -	61 73.5%	22 26.5%
St. John's Hospital Site	19 73.1%	7 26.9%	- -	- -	12 66.7%	6 33.3%
Riverdale Drive & Knareborough Drive (former Kenco Site)	24 72.7%	9 27.3%	- -	- -	20 83.3%	4 16.7%
Wandgas Site, Bodmin Street	31 45.6%	37 54.4%	- -	- -	33 54.1%	28 45.9%
Trade Tower, Coral Row	16 80.0%	4 20.0%	- -	- -	11 73.3%	4 26.7%
Old Hospital Close/St. James's Drive	42 75.0%	14 25.0%	- -	- -	27 71.1%	11 28.9%
Montevetro	- -	- -	41 97.6%	1 2.4%	28 93.3%	2 6.7%
Former John Archer School Site	- -	- -	80 70.8%	33 29.2%	54 72.0%	21 28.0%
Bevin Square (Former Ernest Bevin School Site)	- -	- -	23 67.6%	11 32.4%	18 81.8%	4 18.2%
Former Danebury School Site	- -	- -	25 89.3%	3 10.7%	14 70.0%	6 30.0%
Riverside West (Dolphin House & Compass House)	- -	- -	65 73.9%	23 26.1%	48 76.2%	15 23.8%
Heritage Park (Former Tooting Bec Hospital Site)	- -	- -	325 76.1%	102 23.9%	234 76.7%	71 23.3%
Former Southlands College Site (Wimbledon Parkside)	- -	- -	51 75.0%	17 25.0%	40 81.6%	9 18.4%
Price's Court (Former Price's Candles Site)	- -	- -	64 94.1%	4 5.9%	32 86.5%	5 13.5%
Riverside Plaza (Mendip Court & Sherwood Court)	- -	- -	32 91.4%	3 8.6%	27 87.1%	4 12.9%
Coldstream Gardens & Moncks Row	- -	- -	- -	- -	14 82.4%	3 17.6%
Lytton Grove & Clockhouse Place	- -	- -	27 84.4%	5 15.6%	19 100.0%	0 0.0%
Prospect Quay	- -	- -	- -	- -	17 77.3%	5 22.7%
26-100 Wycliffe Road (Former John Burns School Site)	- -	- -	- -	- -	9 52.9%	8 47.1%
Riverside West (Anchor House & Bluewater House)	- -	- -	73 77.7%	21 22.3%	45 72.6%	17 27.4%
334 Queenstown Road	- -	- -	29 93.5%	2 6.5%	26 96.3%	1 3.7%
Percy Laurie House	- -	- -	32 86.5%	5 13.5%	22 100.0%	0 0.0%
Total	219 68.4%	101 31.6%	867 79.0%	230 21.0%	826 76.8%	249 23.2%

Table 5.13 Satisfaction with Size of Rooms by Development (unweighted)

Wandsworth New Housing Re-survey 2007

Development name	All rooms are too small	Bed-rooms are too small	Kitchen too small	Bath-room too small	Lounge too small	Ceilings too low	Other	Total
Molasses House, Plantation Wharf	2 66.7%	1 33.3%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	3 100.0%
Holland House/Initial Laundry Site	10 52.6%	3 15.8%	3 15.8%	0 0.0%	0 0.0%	0 0.0%	3 15.8%	19 100.0%
St. John's Hospital Site	3 75.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 25.0%	4 100.0%
Riverdale Drive & Knareborough Drive (former Kenco Site)	2 66.7%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 33.3%	3 100.0%
Wandgas Site, Bodmin Street	10 62.5%	4 25.0%	1 6.3%	0 0.0%	1 6.3%	0 0.0%	0 0.0%	16 100.0%
Trade Tower, Coral Row	1 33.3%	1 33.3%	1 33.3%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	3 100.0%
Old Hospital Close/St. James's Drive	2 40.0%	2 40.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 20.0%	5 100.0%
Montevetro	1 50.0%	0 0.0%	1 50.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	2 100.0%
Former John Archer School Site	9 56.3%	3 18.8%	2 12.5%	0 0.0%	1 6.3%	0 0.0%	1 6.3%	16 100.0%
Bevin Square (Former Ernest Bevin School Site)	4 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	4 100.0%
Former Danebury School Site	5 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	5 100.0%
Riverside West (Dolphin House & Compass House)	4 44.4%	3 33.3%	2 22.2%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	9 100.0%
Heritage Park (Former Tooting Bec Hospital Site)	32 56.1%	16 28.1%	5 8.8%	0 0.0%	0 0.0%	1 1.8%	3 5.3%	57 100.0%
Former Southlands College Site (Wimbledon Parkside)	3 42.9%	1 14.3%	3 42.9%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	7 100.0%
Price's Court (Former Price's Candles Site)	1 20.0%	3 60.0%	0 0.0%	1 20.0%	0 0.0%	0 0.0%	0 0.0%	5 100.0%
Riverside Plaza (Mendip Court & Sherwood Court)	0 0.0%	1 50.0%	1 50.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	2 100.0%
Coldstream Gardens & Moncks Row	3 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	3 100.0%
Prospect Quay	3 60.0%	1 20.0%	1 20.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	5 100.0%
26-100 Wycliffe Road (Former John Burns School Site)	1 20.0%	0 0.0%	4 80.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	5 100.0%
Riverside West (Anchor House & Bluewater House)	9 64.3%	3 21.4%	1 7.1%	0 0.0%	0 0.0%	1 7.1%	0 0.0%	14 100.0%
Total	105 56.1%	42 22.5%	25 13.4%	1 0.5%	2 1.1%	2 1.1%	10 5.3%	187 100.0%

Table 5.14 Reasons not Satisfied with Size of Rooms by Development (unweighted)

5.7 Internal Layout

Satisfaction with internal layout was high across most developments. The residents who were most satisfied with their property layout were those who lived on the Trade Tower, Coral Row, Montevetro, Price's Court and Percy Laurie House developments who were 100% satisfied. The least satisfied residents (65% satisfied) were those living on the St. John's Hospital Site.

For developments surveyed in both 1997 and 2007 satisfaction levels improved for the Trade Tower, Coral Row site (15%) and the Wandgas site (4%). Satisfaction decreased for the remaining 5 developments. For developments surveyed in both 2004 and 2007, the development with the most noticeable change in satisfaction with internal layout was the Bevin Square site where satisfaction improved from 68% in 2004 to 77% in 2007 (Table 5.15).

The most common reasons residents stated for not being satisfied with the internal layout of their properties were lack of space (27%), poor design of the kitchen and dining area (23%), and poor location of rooms and facilities (21%) (Table 5.16).

Development name	1997		2004		2007	
	Satisfied	Not satisfied	Satisfied	Not satisfied	Satisfied	Not satisfied
Molasses House, Plantation Wharf	30 100.0%	0 0.0%	- -	- -	15 88.2%	2 11.8%
Holland House/Initial Laundry Site	83 95.4%	4 4.6%	- -	- -	78 92.9%	6 7.1%
St. John's Hospital Site	20 76.9%	6 23.1%	- -	- -	11 64.7%	6 35.3%
Riverdale Drive & Knareborough Drive (former Kenco Site)	31 96.9%	1 3.1%	- -	- -	21 87.5%	3 12.5%
Wandgas Site, Bodmin Street	59 86.8%	9 13.2%	- -	- -	51 91.1%	5 8.9%
Trade Tower, Coral Row	17 85.0%	3 15.0%	- -	- -	15 100.0%	0 0.0%
Old Hospital Close/St. James's Drive	49 90.7%	5 9.3%	- -	- -	25 78.1%	7 21.9%
Montevetro	- -	- -	42 100.0%	0 0.0%	30 100.0%	0 0.0%
Former John Archer School Site	- -	- -	103 91.2%	10 8.8%	66 91.7%	6 8.3%
Bevin Square (Former Ernest Bevin School Site)	- -	- -	23 67.6%	11 32.4%	17 77.3%	5 22.7%
Former Danebury School Site	- -	- -	26 92.9%	2 7.1%	19 86.4%	3 13.6%
Riverside West (Dolphin House & Compass House)	- -	- -	77 89.5%	9 10.5%	60 96.8%	2 3.2%
Heritage Park (Former Tooting Bec Hospital Site)	- -	- -	372 90.3%	40 9.7%	272 92.2%	23 7.8%
Former Southlands College Site (Wimbledon Parkside)	- -	- -	60 89.6%	7 10.4%	46 95.8%	2 4.2%
Price's Court (Former Price's Candles Site)	- -	- -	64 97.0%	2 3.0%	37 100.0%	0 0.0%
Riverside Plaza (Mendip Court & Sherwood Court)	- -	- -	33 97.1%	1 2.9%	29 93.5%	2 6.5%
Coldstream Gardens & Moncks Row	- -	- -	- -	- -	14 82.4%	3 17.6%
Lytton Grove & Clockhouse Place	- -	- -	26 83.9%	5 16.1%	16 84.2%	3 15.8%
Prospect Quay	- -	- -	- -	- -	21 95.5%	1 4.5%
26-100 Wycliffe Road (Former John Burns School Site)	- -	- -	- -	- -	14 77.8%	4 22.2%
Riverside West (Anchor House & Bluewater House)	- -	- -	84 90.3%	9 9.7%	59 96.7%	2 3.3%
334 Queenstown Road	- -	- -	28 93.3%	2 6.7%	24 85.7%	4 14.3%
Percy Laurie House	- -	- -	37 100.0%	0 0.0%	22 100.0%	0 0.0%
Total	289 91.2%	28 8.8%	975 90.9%	98 9.1%	962 91.5%	89 8.5%

Table 5.15 Satisfaction with Internal Layout of Accommodation by Development (unweighted)

Development name	Lack of space	Too much wasted space	Poor orientation/ privacy	Poor location of rooms/ facilities	Poor kitchen/ dining design	Poor daylight	Other	Total
Molasses House, Plantation Wharf	0 0.0%	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%
Holland House/Initial Laundry Site	2 50.0%	1 25.0%	0 0.0%	0 0.0%	1 25.0%	0 0.0%	0 0.0%	4 100.0%
St. John's Hospital Site	2 66.7%	0 0.0%	0 0.0%	1 33.3%	0 0.0%	0 0.0%	0 0.0%	3 100.0%
Riverdale Drive & Knareborough Drive (former Kenco Site)	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 33.3%	0 0.0%	2 66.7%	3 100.0%
Wandgas Site, Bodmin Street	2 66.7%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 33.3%	0 0.0%	3 100.0%
Old Hospital Close/St. James's Drive	0 0.0%	0 0.0%	0 0.0%	1 33.3%	1 33.3%	0 0.0%	1 33.3%	3 100.0%
Former John Archer School Site	0 0.0%	1 20.0%	1 20.0%	2 40.0%	1 20.0%	0 0.0%	0 0.0%	5 100.0%
Bevin Square (Former Ernest Bevin School Site)	0 0.0%	0 0.0%	0 0.0%	2 66.7%	1 33.3%	0 0.0%	0 0.0%	3 100.0%
Former Danebury School Site	0 0.0%	0 0.0%	0 0.0%	0 0.0%	2 100.0%	0 0.0%	0 0.0%	2 100.0%
Heritage Park (Former Tooting Bec Hospital Site)	7 36.8%	0 0.0%	1 5.3%	5 26.3%	3 15.8%	1 5.3%	2 10.5%	19 100.0%
Former Southlands College Site (Wimbledon Parkside)	1 50.0%	0 0.0%	0 0.0%	0 0.0%	1 50.0%	0 0.0%	0 0.0%	2 100.0%
Riverside Plaza (Mendip Court & Sherwood Court)	0 0.0%	0 0.0%	1 50.0%	0 0.0%	0 0.0%	0 0.0%	1 50.0%	2 100.0%
Coldstream Gardens & Moncks Row	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 33.3%	1 33.3%	1 33.3%	3 100.0%
Lytton Grove & Clockhouse Place	0 0.0%	0 0.0%	1 50.0%	1 50.0%	0 0.0%	0 0.0%	0 0.0%	2 100.0%
Prospect Quay	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%	0 0.0%	0 0.0%	1 100.0%
26-100 Wycliffe Road (Former John Burns School Site)	1 50.0%	0 0.0%	0 0.0%	0 0.0%	1 50.0%	0 0.0%	0 0.0%	2 100.0%
Riverside West (Anchor House & Bluewater House)	0 0.0%	0 0.0%	0 0.0%	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%
334 Queenstown Road	2 66.7%	0 0.0%	1 33.3%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	3 100.0%
Total	17 27.4%	3 4.8%	5 8.1%	13 21.0%	14 22.6%	3 4.8%	7 11.3%	62 100.0%

Table 5.16 Reasons not Satisfied with Internal Layout of Accommodation by Development (unweighted)

5.8 Amount of Car Parking Spaces for Members of Household

Satisfaction with parking spaces for households was high for most developments. Three developments (Molasses House, Plantation Wharf, Holland House/Initial Laundry site and Montevetro) had 100% satisfaction with the amount of parking space and eleven of the other developments had ratings of over 90%. However, the two Riverside West developments and 334 Queenstown Road had satisfaction ratings of under 70%. For developments surveyed in both 1997 and 2007, the developments with the most noticeable improvement in satisfaction with car parking spaces were the Molasses House, Plantation Wharf (20%) and the Holland House/Initial Laundry Site (14%). The St. John's Hospital site was the only development where satisfaction levels decreased (4%). For developments surveyed in both 2004 and 2007, the developments with the most noticeable improvement (26%) were 334 Queenstown Road and Percy Laurie House (Table 5.17).

The main reasons residents gave for not being satisfied with the amount of car parking spaces for members of the household were 'not enough parking spaces' (53%), 'parking spaces are too expensive / a permit is required' (23%) and 'parking spaces / garages are too small' (15%) (Table 5.18).

Development name	1997		2004		2007	
	Satisfied	Not satisfied	Satisfied	Not satisfied	Satisfied	Not satisfied
Molasses House, Plantation Wharf	24 80.0%	6 20.0%	- -	- -	18 100.0%	0 0.0%
Holland House/Initial Laundry Site	74 86.0%	12 14.0%	- -	- -	81 100.0%	0 0.0%
St. John's Hospital Site	21 91.3%	2 8.7%	- -	- -	14 87.5%	2 12.5%
Riverdale Drive & Knareborough Drive (former Kenco Site)	30 88.2%	4 11.8%	- -	- -	22 91.7%	2 8.3%
Wandgas Site, Bodmin Street	56 84.8%	10 15.2%	- -	- -	53 94.6%	3 5.4%
Trade Tower, Coral Row	18 90.0%	2 10.0%	- -	- -	14 93.3%	1 6.7%
Old Hospital Close/St. James's Drive	41 78.8%	11 21.2%	- -	- -	27 79.4%	7 20.6%
Montevetro	- -	- -	42 100.0%	0 0.0%	30 100.0%	0 0.0%
Former John Archer School Site	- -	- -	103 91.2%	10 8.8%	70 95.9%	3 4.1%
Bevin Square (Former Ernest Bevin School Site)	- -	- -	33 97.1%	1 2.9%	20 95.2%	1 4.8%
Former Danebury School Site	- -	- -	28 93.3%	2 6.7%	17 85.0%	3 15.0%
Riverside West (Dolphin House & Compass House)	- -	- -	50 60.2%	33 39.8%	30 62.5%	18 37.5%
Heritage Park (Former Tooting Bec Hospital Site)	- -	- -	383 92.5%	31 7.5%	275 94.2%	17 5.8%
Former Southlands College Site (Wimbledon Parkside)	- -	- -	61 88.4%	8 11.6%	43 87.8%	6 12.2%
Price's Court (Former Price's Candles Site)	- -	- -	60 89.6%	7 10.4%	36 94.7%	2 5.3%
Riverside Plaza (Mendip Court & Sherwood Court)	- -	- -	32 94.1%	2 5.9%	28 90.3%	3 9.7%
Coldstream Gardens & Moncks Row	- -	- -	- -	- -	17 94.4%	1 5.6%
Lytton Grove & Clockhouse Place	- -	- -	30 93.8%	2 6.3%	17 94.4%	1 5.6%
Prospect Quay	- -	- -	- -	- -	20 90.9%	2 9.1%
26-100 Wycliffe Road (Former John Burns School Site)	- -	- -	- -	- -	14 77.8%	4 22.2%
Riverside West (Anchor House & Bluewater House)	- -	- -	50 54.3%	42 45.7%	37 68.5%	17 31.5%
334 Queenstown Road	- -	- -	11 36.7%	19 63.3%	15 62.5%	9 37.5%
Percy Laurie House	- -	- -	17 47.2%	19 52.8%	16 72.7%	6 27.3%
Total	264 84.9%	47 15.1%	900 83.6%	176 16.4%	914 89.4%	108 10.6%

Table 5.17 Satisfaction with Amount of Car Parking Spaces for Household by Development (unweighted)

Development name	Not enough parking spaces	Parking spaces/garages are too small	No provision of parking	Parking too expensive/permit required	Poor distribution of parking spaces	Other	Total
St. John's Hospital Site	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%
Riverdale Drive & Knareborough Drive (former Kenco Site)	1 50.0%	1 50.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	2 100.0%
Wandgas Site, Bodmin Street	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%	0 0.0%	1 100.0%
Trade Tower, Coral Row	0 0.0%	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%
Old Hospital Close/St. James's Drive	2 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	2 100.0%
Former John Archer School Site	3 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	3 100.0%
Bevin Square (Former Ernest Bevin School Site)	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%
Former Danebury School Site	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%
Riverside West (Dolphin House & Compass House)	6 35.3%	1 5.9%	2 11.8%	8 47.1%	0 0.0%	0 0.0%	17 100.0%
Heritage Park (Former Tooting Bec Hospital Site)	7 77.8%	2 22.2%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	9 100.0%
Former Southlands College Site (Wimbledon Parkside)	2 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	2 100.0%
Price's Court (Former Price's Candles Site)	1 50.0%	1 50.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	2 100.0%
Riverside Plaza (Mendip Court & Sherwood Court)	2 66.7%	1 33.3%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	3 100.0%
Coldstream Gardens & Moncks Row	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%
Lytton Grove & Clockhouse Place	0 0.0%	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%
Prospect Quay	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%
26-100 Wycliffe Road (Former John Burns School Site)	2 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	2 100.0%
Riverside West (Anchor House & Bluewater House)	5 33.3%	1 6.7%	1 6.7%	8 53.3%	0 0.0%	0 0.0%	15 100.0%
334 Queenstown Road	3 60.0%	1 20.0%	0 0.0%	0 0.0%	0 0.0%	1 20.0%	5 100.0%
Percy Laurie House	2 33.3%	1 16.7%	1 16.7%	1 16.7%	1 16.7%	0 0.0%	6 100.0%
Total	40 53.3%	11 14.7%	4 5.3%	17 22.7%	2 2.7%	1 1.3%	75 100.0%

Table 5.18 Reasons not Satisfied with Amount of Car Parking Spaces for Household by Development (unweighted)

5.9 Location of Car Parking Spaces

Satisfaction with the location of parking spaces was high for the majority of large developments with residents on eight developments indicating they were 100% satisfied with the location of their car parking spaces. Residents at the Riverside West (Dolphin House & Compass House) development had the lowest satisfaction levels (78%).

Satisfaction improved for all developments surveyed in both 1997 and 2007, the largest improvement was the Riverdale Drive & Knareborough Drive site (24%). For developments surveyed in both 2004 and 2007 satisfaction improved at most developments, however the satisfaction levels for residents living on the Riverside Plaza development decreased by 10% (Table 5.19).

For those residents living on large developments who were not satisfied with the location of their car parking spaces, the most common reasons cited were 'poor access to parking spaces' (49%) and 'parking is poorly allocated' (27%) (Table 5.20).

Development name	1997		2004		2007	
	Satisfied	Not satisfied	Satisfied	Not satisfied	Satisfied	Not satisfied
Molasses House, Plantation Wharf	30 100.0%	0 0.0%	- -	- -	18 100.0%	0 0.0%
Holland House/Initial Laundry Site	79 90.8%	8 9.2%	- -	- -	78 97.5%	2 2.5%
St. John's Hospital Site	17 70.8%	7 29.2%	- -	- -	13 81.3%	3 18.8%
Riverdale Drive & Knareborough Drive (former Kenco Site)	25 75.8%	8 24.2%	- -	- -	24 100.0%	0 0.0%
Wandgas Site, Bodmin Street	53 81.5%	12 18.5%	- -	- -	53 89.8%	6 10.2%
Trade Tower, Coral Row	20 100.0%	0 0.0%	- -	- -	15 100.0%	0 0.0%
Old Hospital Close/St. James's Drive	42 84.0%	8 16.0%	- -	- -	27 84.4%	5 15.6%
Montevetro	- -	- -	42 100.0%	0 0.0%	30 100.0%	0 0.0%
Former John Archer School Site	- -	- -	109 96.5%	4 3.5%	72 98.6%	1 1.4%
Bevin Square (Former Ernest Bevin School Site)	- -	- -	34 100.0%	0 0.0%	20 100.0%	0 0.0%
Former Danebury School Site	- -	- -	29 96.7%	1 3.3%	21 100.0%	0 0.0%
Riverside West (Dolphin House & Compass House)	- -	- -	63 77.8%	18 22.2%	35 77.8%	10 22.2%
Heritage Park (Former Tooting Bec Hospital Site)	- -	- -	398 96.6%	14 3.4%	278 95.9%	12 4.1%
Former Southlands College Site (Wimbledon Parkside)	- -	- -	66 97.1%	2 2.9%	47 95.9%	2 4.1%
Price's Court (Former Price's Candles Site)	- -	- -	66 98.5%	1 1.5%	37 100.0%	0 0.0%
Riverside Plaza (Mendip Court & Sherwood Court)	- -	- -	35 100.0%	0 0.0%	27 90.0%	3 10.0%
Coldstream Gardens & Moncks Row	- -	- -	- -	- -	18 100.0%	0 0.0%
Lytton Grove & Clockhouse Place	- -	- -	32 100.0%	0 0.0%	19 100.0%	0 0.0%
Prospect Quay	- -	- -	- -	- -	20 95.2%	1 4.8%
26-100 Wycliffe Road (Former John Burns School Site)	- -	- -	- -	- -	16 88.9%	2 11.1%
Riverside West (Anchor House & Bluewater House)	- -	- -	71 78.9%	19 21.1%	49 90.7%	5 9.3%
334 Queenstown Road	- -	- -	19 67.9%	9 32.1%	20 90.9%	2 9.1%
Percy Laurie House	- -	- -	23 69.7%	10 30.3%	19 95.0%	1 5.0%
Total	266 86.1%	43 13.9%	987 92.7%	78 7.3%	956 94.6%	55 5.4%

Table 5.19 Satisfaction with Location of Car Parking Spaces by Development (unweighted)

Development name	Poor access to parking spaces	Parking spaces to small / obscured	Location is not secure	Parking is poorly allocated	Too far from residence	Other	Total
Holland House/Initial Laundry Site	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%
St. John's Hospital Site	1 50.0%	0 0.0%	0 0.0%	1 50.0%	0 0.0%	0 0.0%	2 100.0%
Old Hospital Close/St. James's Drive	0 0.0%	0 0.0%	0 0.0%	1 100.0%	0 0.0%	0 0.0%	1 100.0%
Former John Archer School Site	0 0.0%	0 0.0%	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%
Riverside West (Dolphin House & Compass House)	2 50.0%	0 0.0%	0 0.0%	0 0.0%	1 25.0%	1 25.0%	4 100.0%
Heritage Park (Former Tooting Bec Hospital Site)	3 75.0%	0 0.0%	0 0.0%	1 25.0%	0 0.0%	0 0.0%	4 100.0%
Former Southlands College Site (Wimbledon Parkside)	0 0.0%	1 50.0%	0 0.0%	0 0.0%	0 0.0%	1 50.0%	2 100.0%
Riverside Plaza (Mendip Court & Sherwood Court)	0 0.0%	1 33.3%	0 0.0%	2 66.7%	0 0.0%	0 0.0%	3 100.0%
Prospect Quay	0 0.0%	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%
Riverside West (Anchor House & Bluewater House)	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%
334 Queenstown Road	0 0.0%	0 0.0%	0 0.0%	1 100.0%	0 0.0%	0 0.0%	1 100.0%
Percy Laurie House	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%
Total	9 40.9%	3 13.6%	1 4.5%	6 27.3%	1 4.5%	2 9.1%	22 100.0%

Table 5.20 Reasons not Satisfied with Location of Car Parking Spaces by Development (unweighted)

5.10 Amount of Car Parking Space for Visitors

Satisfaction with parking facilities for visitors varied significantly between developments. Some developments had very high satisfaction levels (e.g. Price's Court, 92% and the Former John Archer School Site, 89%) while other developments had very low satisfaction levels (e.g. Percy Laurie House 22% and 334 Queenstown Road 17%).

For those developments surveyed in both 1997 and 2007 residents' satisfaction with the number of car parking spaces for visitors improved for all developments except the St. Johns Hospital site (22% decrease), and the Old Hospital Close/St. James's Drive development (9% decrease). For developments surveyed in both 2004 and 2007 the change in satisfaction levels was mixed. The most noticeable changes were Percy Laurie House where satisfaction levels improved by 16.5% and Riverside Plaza where satisfaction levels decreased by 14.5% (Table 5.21).

The main reasons residents gave for dissatisfaction were 'not enough parking spaces' (46%) and 'no parking spaces allocated for visitors' (38%) (Table 5.22).

Development name	1997		2004		2007	
	Satisfied	Not satisfied	Satisfied	Not satisfied	Satisfied	Not satisfied
Molasses House, Plantation Wharf	24 80.0%	6 20.0%	- -	- -	15 83.3%	3 16.7%
Holland House/Initial Laundry Site	44 50.6%	43 49.4%	- -	- -	67 79.8%	17 20.2%
St. John's Hospital Site	16 69.6%	7 30.4%	- -	- -	8 47.1%	9 52.9%
Riverdale Drive & Knareborough Drive (former Kenco Site)	21 61.8%	13 38.2%	- -	- -	20 83.3%	4 16.7%
Wandgas Site, Bodmin Street	43 64.2%	24 35.8%	- -	- -	44 73.3%	16 26.7%
Trade Tower, Coral Row	14 70.0%	6 30.0%	- -	- -	12 80.0%	3 20.0%
Old Hospital Close/St. James's Drive	30 58.8%	21 41.2%	- -	- -	17 50.0%	17 50.0%
Montevetro	- -	- -	42 100.0%	0 0.0%	28 96.6%	1 3.4%
Former John Archer School Site	- -	- -	87 77.7%	25 22.3%	66 89.2%	8 10.8%
Bevin Square (Former Ernest Bevin School Site)	- -	- -	29 87.9%	4 12.1%	17 77.3%	5 22.7%
Former Danebury School Site	- -	- -	22 73.3%	8 26.7%	12 60.0%	8 40.0%
Riverside West (Dolphin House & Compass House)	- -	- -	46 54.8%	38 45.2%	31 52.5%	28 47.5%
Heritage Park (Former Tooting Bec Hospital Site)	- -	- -	325 78.7%	88 21.3%	218 75.4%	71 24.6%
Former Southlands College Site (Wimbledon Parkside)	- -	- -	44 63.8%	25 36.2%	25 52.1%	23 47.9%
Price's Court (Former Price's Candles Site)	- -	- -	62 91.2%	6 8.8%	35 92.1%	3 7.9%
Riverside Plaza (Mendip Court & Sherwood Court)	- -	- -	13 37.1%	22 62.9%	7 22.6%	24 77.4%
Coldstream Gardens & Moncks Row	- -	- -	- -	- -	14 82.4%	3 17.6%
Lytton Grove & Clockhouse Place	- -	- -	26 81.2%	6 18.8%	16 84.2%	3 15.8%
Prospect Quay	- -	- -	- -	- -	9 40.9%	13 59.1%
26-100 Wycliffe Road (Former John Burns School Site)	- -	- -	- -	- -	13 72.2%	5 27.8%
Riverside West (Anchor House & Bluewater House)	- -	- -	41 47.7%	45 52.3%	31 56.4%	24 43.6%
334 Queenstown Road	- -	- -	8 26.7%	22 73.3%	4 17.4%	19 82.6%
Percy Laurie House	- -	- -	2 5.7%	33 94.3%	4 22.2%	14 77.8%
Total	192 61.5%	120 38.5%	747 69.9%	322 30.1%	713 69.0%	321 31.0%

Table 5.21 Satisfaction with Amount of Car Parking Spaces for Visitors by Development (unweighted)

Development name	Not enough	None allocated	Used by non development visitors	Too expensive	Other	Total
Molasses House, Plantation Wharf	2 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	2 100.0%
Holland House/Initial Laundry Site	12 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	12 100.0%
St. John's Hospital Site	4 66.7%	2 33.3%	0 0.0%	0 0.0%	0 0.0%	6 100.0%
Riverdale Drive & Knareborough Drive (former Kenco Site)	2 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	2 100.0%
Wandgas Site, Bodmin Street	6 60.0%	2 20.0%	1 10.0%	1 10.0%	0 0.0%	10 100.0%
Trade Tower, Coral Row	3 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	3 100.0%
Old Hospital Close/St. James's Drive	3 60.0%	2 40.0%	0 0.0%	0 0.0%	0 0.0%	5 100.0%
Montevetro	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%
Former John Archer School Site	5 83.3%	1 16.7%	0 0.0%	0 0.0%	0 0.0%	6 100.0%
Bevin Square (Former Ernest Bevin School Site)	2 50.0%	0 0.0%	0 0.0%	2 50.0%	0 0.0%	4 100.0%
Former Danebury School Site	4 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	4 100.0%
Riverside West (Dolphin House & Compass House)	5 29.4%	5 29.4%	0 0.0%	7 41.2%	0 0.0%	17 100.0%
Heritage Park (Former Tooting Bec Hospital Site)	17 38.6%	20 45.5%	0 0.0%	5 11.4%	2 4.5%	44 100.0%
Former Southlands College Site (Wimbledon Parkside)	10 90.9%	1 9.1%	0 0.0%	0 0.0%	0 0.0%	11 100.0%
Price's Court (Former Price's Candles Site)	1 50.0%	1 50.0%	0 0.0%	0 0.0%	0 0.0%	2 100.0%
Riverside Plaza (Mendip Court & Sherwood Court)	1 7.1%	10 71.4%	2 14.3%	1 7.1%	0 0.0%	14 100.0%
Coldstream Gardens & Moncks Row	1 50.0%	1 50.0%	0 0.0%	0 0.0%	0 0.0%	2 100.0%
Lytton Grove & Clockhouse Place	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%
Prospect Quay	1 14.3%	5 71.4%	0 0.0%	1 14.3%	0 0.0%	7 100.0%
26-100 Wycliffe Road (Former John Burns School Site)	2 66.7%	1 33.3%	0 0.0%	0 0.0%	0 0.0%	3 100.0%
Riverside West (Anchor House & Bluewater House)	1 6.3%	6 37.5%	0 0.0%	9 56.3%	0 0.0%	16 100.0%
334 Queenstown Road	3 30.0%	7 70.0%	0 0.0%	0 0.0%	0 0.0%	10 100.0%
Percy Laurie House	2 15.4%	10 76.9%	0 0.0%	0 0.0%	1 7.7%	13 100.0%
Total	89 45.6%	74 37.9%	3 1.5%	26 13.3%	3 1.5%	195 100.0%

Table 5.22 Reasons not Satisfied with Amount of Car Parking Spaces for Visitors by Development (unweighted)

5.11 Provision of Bicycle Parking Facilities

Residents were asked how satisfied they were with the 'provision of bicycle parking facilities' for the first time in the 2007 re-survey (Table 5.23). Satisfaction varied significantly between developments. Residents at two developments (Montevetro and Price's Court) were 100% satisfied with the amount of bicycle parking. However, satisfaction was much lower at other developments (e.g. Riverdale Drive & Knareborough Drive 14%, Old Hospital Close/St. James's Drive 17% and Holland House/Initial Laundry Site 21%).

The most common reason residents gave for dissatisfaction was there are 'no bicycle parking spaces allocated' (61%) (Table 5.24). Other reasons included 'bicycle parking spaces are not secure' (19%), there are 'not enough bicycle parking spaces' (14%) and 'parking spaces are poorly allocated' (7%).

Development name	1997		2004		2007	
	Satisfied	Not satisfied	Satisfied	Not satisfied	Satisfied	Not satisfied
Molasses House, Plantation Wharf	-	-	-	-	9 60.0%	6 40.0%
Holland House/Initial Laundry Site	-	-	-	-	11 20.8%	42 79.2%
St. John's Hospital Site	-	-	-	-	4 28.6%	10 71.4%
Riverdale Drive & Knareborough Drive (former Kenco Site)	-	-	-	-	2 14.3%	12 85.7%
Wandgas Site, Bodmin Street	-	-	-	-	14 35.0%	26 65.0%
Trade Tower, Coral Row	-	-	-	-	12 85.7%	2 14.3%
Old Hospital Close/St. James's Drive	-	-	-	-	3 16.7%	15 83.3%
Montevetro	-	-	-	-	28 100.0%	0 0.0%
Former John Archer School Site	-	-	-	-	13 26.0%	37 74.0%
Bevin Square (Former Ernest Bevin School Site)	-	-	-	-	5 55.6%	4 44.4%
Former Danebury School Site	-	-	-	-	3 21.4%	11 78.6%
Riverside West (Dolphin House & Compass House)	-	-	-	-	22 53.7%	19 46.3%
Heritage Park (Former Tooting Bec Hospital Site)	-	-	-	-	168 72.7%	63 27.3%
Former Southlands College Site (Wimbledon Parkside)	-	-	-	-	18 47.4%	20 52.6%
Price's Court (Former Price's Candles Site)	-	-	-	-	36 100.0%	0 0.0%
Riverside Plaza (Mendip Court & Sherwood Court)	-	-	-	-	12 48.0%	13 52.0%
Coldstream Gardens & Moncks Row	-	-	-	-	9 75.0%	3 25.0%
Lytton Grove & Clockhouse Place	-	-	-	-	12 66.7%	6 33.3%
Prospect Quay	-	-	-	-	17 85.0%	3 15.0%
26-100 Wycliffe Road (Former John Burns School Site)	-	-	-	-	2 25.0%	6 75.0%
Riverside West (Anchor House & Bluewater House)	-	-	-	-	39 75.0%	13 25.0%
334 Queenstown Road	-	-	-	-	13 52.0%	12 48.0%
Percy Laurie House	-	-	-	-	14 70.0%	6 30.0%
Total	-	-	-	-	466 58.6%	329 41.4%

Table 5.23 Satisfaction with Provision of Bicycle Parking Facilities by Development (unweighted)

Development name	Not enough	None allocated	Not well allocated	Not secure	Total
Molasses House, Plantation Wharf	1 25.0%	2 50.0%	0 0.0%	1 25.0%	4 100.0%
Holland House/Initial Laundry Site	2 5.6%	32 88.9%	1 2.8%	1 2.8%	36 100.0%
St. John's Hospital Site	0 0.0%	6 100.0%	0 0.0%	0 0.0%	6 100.0%
Riverdale Drive & Knareborough Drive (former Kenco Site)	0 0.0%	8 88.9%	0 0.0%	1 11.1%	9 100.0%
Wandgas Site, Bodmin Street	0 0.0%	12 85.7%	0 0.0%	2 14.3%	14 100.0%
Trade Tower, Coral Row	1 50.0%	0 0.0%	0 0.0%	1 50.0%	2 100.0%
Old Hospital Close/St. James's Drive	0 0.0%	7 100.0%	0 0.0%	0 0.0%	7 100.0%
Former John Archer School Site	1 3.4%	27 93.1%	1 3.4%	0 0.0%	29 100.0%
Bevin Square (Former Ernest Bevin School Site)	0 0.0%	2 100.0%	0 0.0%	0 0.0%	2 100.0%
Former Danebury School Site	0 0.0%	6 100.0%	0 0.0%	0 0.0%	6 100.0%
Riverside West (Dolphin House & Compass House)	2 13.3%	2 13.3%	4 26.7%	7 46.7%	15 100.0%
Heritage Park (Former Tooting Bec Hospital Site)	12 29.3%	7 17.1%	7 17.1%	15 36.6%	41 100.0%
Former Southlands College Site (Wimbledon Parkside)	3 21.4%	8 57.1%	1 7.1%	2 14.3%	14 100.0%
Riverside Plaza (Mendip Court & Sherwood Court)	1 16.7%	5 83.3%	0 0.0%	0 0.0%	6 100.0%
Coldstream Gardens & Moncks Row	0 0.0%	2 100.0%	0 0.0%	0 0.0%	2 100.0%
Lytton Grove & Clockhouse Place	0 0.0%	0 0.0%	0 0.0%	5 100.0%	5 100.0%
Prospect Quay	1 50.0%	1 50.0%	0 0.0%	0 0.0%	2 100.0%
26-100 Wycliffe Road (Former John Burns School Site)	0 0.0%	2 100.0%	0 0.0%	0 0.0%	2 100.0%
Riverside West (Anchor House & Bluewater House)	5 41.7%	2 16.7%	1 8.3%	4 33.3%	12 100.0%
334 Queenstown Road	1 20.0%	4 80.0%	0 0.0%	0 0.0%	5 100.0%
Percy Laurie House	1 20.0%	1 20.0%	0 0.0%	3 60.0%	5 100.0%
Total	31 13.8%	136 60.7%	15 6.7%	42 18.8%	224 100.0%

Table 5.24 Reasons not Satisfied with Provision of Bicycle Parking Facilities by Development (unweighted)

5.12 Privacy

Residents' satisfaction with privacy ranged from 47% to 100% for the large developments. The developments where residents were most satisfied were Montevetro (100%), Prospect Quay (96%) and Price's Court (95%). The least satisfied were the residents at Coldstream Gardens & Moncks Row (47%).

For developments surveyed in both 1997 and 2007 residents with the most noticeable improvement in satisfaction with privacy lived on the Riverdale Drive & Knareborough Drive development (15% improvement). For developments surveyed in both 2004 and 2007 the most noticeable change in satisfaction levels was for residents living on the Former Danebury School site where satisfaction increased by 19% (Table 5.25).

The most common reasons residents gave for dissatisfaction with privacy was that residents' homes are 'overlooked by neighbours' (72%) (Table 5.26).

Development name	1997		2004		2007	
	Satisfied	Not satisfied	Satisfied	Not satisfied	Satisfied	Not satisfied
Molasses House, Plantation Wharf	27 90.0%	3 10.0%	- -	- -	13 76.5%	4 23.5%
Holland House/Initial Laundry Site	81 93.1%	6 6.9%	- -	- -	76 90.5%	8 9.5%
St. John's Hospital Site	20 76.9%	6 23.1%	- -	- -	14 77.8%	4 22.2%
Riverdale Drive & Knareborough Drive (former Kenco Site)	19 55.9%	15 44.1%	- -	- -	15 71.4%	6 28.6%
Wandgas Site, Bodmin Street	47 70.1%	20 29.9%	- -	- -	46 79.3%	12 20.7%
Trade Tower, Coral Row	19 95.0%	1 5.0%	- -	- -	14 93.3%	1 6.7%
Old Hospital Close/St. James's Drive	36 66.7%	18 33.3%	- -	- -	20 62.5%	12 37.5%
Montevetro	- -	- -	41 97.6%	1 2.4%	30 100.0%	0 0.0%
Former John Archer School Site	- -	- -	99 87.6%	14 12.4%	63 82.9%	13 17.1%
Bevin Square (Former Ernest Bevin School Site)	- -	- -	26 76.5%	8 23.5%	16 72.7%	6 27.3%
Former Danebury School Site	- -	- -	16 53.3%	14 46.7%	16 72.7%	6 27.3%
Riverside West (Dolphin House & Compass House)	- -	- -	68 78.2%	19 21.8%	44 73.3%	16 26.7%
Heritage Park (Former Tooting Bec Hospital Site)	- -	- -	366 86.5%	57 13.5%	261 88.5%	34 11.5%
Former Southlands College Site (Wimbledon Parkside)	- -	- -	62 89.9%	7 10.1%	37 77.1%	11 22.9%
Price's Court (Former Price's Candles Site)	- -	- -	59 86.8%	9 13.2%	36 94.7%	2 5.3%
Riverside Plaza (Mendip Court & Sherwood Court)	- -	- -	31 88.6%	4 11.4%	26 89.7%	3 10.3%
Coldstream Gardens & Moncks Row	- -	- -	- -	- -	8 47.1%	9 52.9%
Lytton Grove & Clockhouse Place	- -	- -	27 84.4%	5 15.6%	14 73.7%	5 26.3%
Prospect Quay	- -	- -	- -	- -	22 95.7%	1 4.3%
26-100 Wycliffe Road (Former John Burns School Site)	- -	- -	- -	- -	14 77.8%	4 22.2%
Riverside West (Anchor House & Bluewater House)	- -	- -	83 89.2%	10 10.8%	50 83.3%	10 16.7%
334 Queenstown Road	- -	- -	32 100.0%	0 0.0%	25 92.6%	2 7.4%
Percy Laurie House	- -	- -	34 91.9%	3 8.1%	20 90.9%	2 9.1%
Total	249 78.3%	69 21.7%	944 86.2%	151 13.8%	880 83.7%	171 16.3%

Table 5.25 Satisfaction with Privacy by Development (unweighted)

Development name	Over-looked by neighbours	Sound proofing of low standard	Inadequate fencing	Garden/balcony over-looked	Over-looked by pedestrian / vehicular traffic	Other	Total
Molasses House, Plantation Wharf	3 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	3 100.0%
Holland House/Initial Laundry Site	5 71.4%	1 14.3%	0 0.0%	1 14.3%	0 0.0%	0 0.0%	7 100.0%
St. John's Hospital Site	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%
Riverdale Drive & Knareborough Drive (former Kenco Site)	5 83.3%	1 16.7%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	6 100.0%
Wandgas Site, Bodmin Street	7 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	7 100.0%
Old Hospital Close/St. James's Drive	3 75.0%	0 0.0%	1 25.0%	0 0.0%	0 0.0%	0 0.0%	4 100.0%
Former John Archer School Site	7 77.8%	0 0.0%	1 11.1%	0 0.0%	1 11.1%	0 0.0%	9 100.0%
Bevin Square (Former Ernest Bevin School Site)	1 25.0%	3 75.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	4 100.0%
Former Danebury School Site	3 75.0%	0 0.0%	1 25.0%	0 0.0%	0 0.0%	0 0.0%	4 100.0%
Riverside West (Dolphin House & Compass House)	4 57.1%	0 0.0%	0 0.0%	1 14.3%	1 14.3%	1 14.3%	7 100.0%
Heritage Park (Former Tooting Bec Hospital Site)	13 59.1%	2 9.1%	1 4.5%	2 9.1%	2 9.1%	2 9.1%	22 100.0%
Former Southlands College Site (Wimbledon Parkside)	2 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	2 100.0%
Price's Court (Former Price's Candles Site)	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%	0 0.0%	1 100.0%
Riverside Plaza (Mendip Court & Sherwood Court)	1 50.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 50.0%	2 100.0%
Coldstream Gardens & Moncks Row	6 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	6 100.0%
Lytton Grove & Clockhouse Place	2 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	2 100.0%
26-100 Wycliffe Road (Former John Burns School Site)	2 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	2 100.0%
Riverside West (Anchor House & Bluewater House)	4 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	4 100.0%
334 Queenstown Road	0	0 0.0%	0 0.0%	2 100.0%	0 0.0%	0 0.0%	2 100.0%
Percy Laurie House	1 50.0%	0 0.0%	0 0.0%	0 0.0%	1 50.0%	0 0.0%	2 100.0%
Total	70 72.2%	7 7.2%	4 4.1%	6 6.2%	6 6.2%	4 4.1%	97 100.0%

Table 5.26 Reasons not Satisfied with Privacy by Development (unweighted)

5.13 Natural Daylight in Living Room

The majority of residents living on large developments were happy with the amount of natural lighting in their living rooms, with most showing satisfaction levels of over 80%. The least satisfied residents lived on the 26-100 Wycliffe Road development (67%).

All developments surveyed in both 1997 and 2007 had a reduction in satisfaction with 'natural daylight in living room' with the exception of residents living on the Old Hospital Close/St. James's Drive development where satisfaction improved by 7%. Residents at the majority of developments surveyed in 2004 and 2007 had improved satisfaction, the most noticeable change was residents living on the Former Danebury School site where satisfaction improved by 14%) (Table 5.27).

The most common reason residents noted for being dissatisfied with the amount of natural daylight in their living rooms was 'there are not enough windows' (47%) (Table 5.28).

Development name	1997		2004		2007	
	Satisfied	Not satisfied	Satisfied	Not satisfied	Satisfied	Not satisfied
Molasses House, Plantation Wharf	28 93.3%	2 6.7%	- -	- -	15 83.3%	3 16.7%
Holland House/Initial Laundry Site	79 91.9%	7 8.1%	- -	- -	74 88.1%	10 11.9%
St. John's Hospital Site	25 96.2%	1 3.8%	- -	- -	13 72.2%	5 27.8%
Riverdale Drive & Knareborough Drive (former Kenco Site)	33 97.1%	1 2.9%	- -	- -	21 87.5%	3 12.5%
Wandgas Site, Bodmin Street	65 94.2%	4 5.8%	- -	- -	59 92.2%	5 7.8%
Trade Tower, Coral Row	20 100.0%	0 0.0%	- -	- -	14 93.3%	1 6.7%
Old Hospital Close/St. James's Drive	50 92.6%	4 7.4%	- -	- -	38 100.0%	0 0.0%
Montevetro	- -	- -	42 100.0%	0 0.0%	29 100.0%	0 0.0%
Former John Archer School Site	- -	- -	98 89.9%	11 10.1%	62 83.8%	12 16.2%
Bevin Square (Former Ernest Bevin School Site)	- -	- -	31 93.9%	2 6.1%	20 90.9%	2 9.1%
Former Danebury School Site	- -	- -	34 73.3%	8 26.7%	20 87.0%	3 13.0%
Riverside West (Dolphin House & Compass House)	- -	- -	77 90.6%	8 9.4%	58 93.5%	4 6.5%
Heritage Park (Former Tooting Bec Hospital Site)	- -	- -	372 88.6%	48 11.4%	283 92.8%	22 7.2%
Former Southlands College Site (Wimbledon Parkside)	- -	- -	64 95.5%	3 4.5%	47 95.9%	2 4.1%
Price's Court (Former Price's Candles Site)	- -	- -	64 95.5%	3 4.5%	37 97.4%	1 2.6%
Riverside Plaza (Mendip Court & Sherwood Court)	- -	- -	33 94.3%	2 5.7%	29 96.7%	1 3.3%
Coldstream Gardens & Moncks Row	- -	- -	- -	- -	10 62.5%	6 37.5%
Lytton Grove & Clockhouse Place	- -	- -	30 93.8%	2 6.3%	18 94.7%	1 5.3%
Prospect Quay	- -	- -	- -	- -	23 100.0%	0 0.0%
26-100 Wycliffe Road (Former John Burns School Site)	- -	- -	- -	- -	12 66.7%	6 33.3%
Riverside West (Anchor House & Bluewater House)	- -	- -	87 94.6%	5 5.4%	58 92.1%	5 7.9%
334 Queenstown Road	- -	- -	30 96.8%	1 3.2%	26 92.9%	2 7.1%
Percy Laurie House	- -	- -	33 91.7%	3 8.3%	21 95.5%	1 4.5%
Total	300 94.0%	19 6.0%	995 91.2%	96 8.8%	987 91.2%	95 8.8%

Table 5.27 Satisfaction with Natural Lighting in Living Room by Development (unweighted)

Development name	Not enough windows	Windows are too small	Property is poorly positioned	Light is blocked by trees	Property over shadowed	Other	Total
Molasses House, Plantation Wharf	1 33.3%	1 33.3%	1 33.3%	0 0.0%	0 0.0%	0 0.0%	3 100.0%
Holland House/Initial Laundry Site	4 50.0%	0 0.0%	3 37.5%	1 12.5%	0 0.0%	0 0.0%	8 100.0%
St. John's Hospital Site	2 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	2 100.0%
Riverdale Drive & Knareborough Drive (former Kenco Site)	2 66.7%	1 33.3%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	3 100.0%
Wandgas Site, Bodmin Street	2 66.7%	1 33.3%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	3 100.0%
Former John Archer School Site	3 30.0%	2 20.0%	1 10.0%	3 30.0%	0 0.0%	1 10.0%	10 100.0%
Bevin Square (Former Ernest Bevin School Site)	1 50.0%	0 0.0%	0 0.0%	0 0.0%	1 50.0%	0 0.0%	2 100.0%
Former Danebury School Site	1 50.0%	0 0.0%	0 0.0%	1 50.0%	0 0.0%	0 0.0%	2 100.0%
Riverside West (Dolphin House & Compass House)	0 0.0%	0 0.0%	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%
Heritage Park (Former Tooting Bec Hospital Site)	6 50.0%	4 33.3%	2 16.7%	0 0.0%	0 0.0%	0 0.0%	12 100.0%
Former Southlands College Site (Wimbledon Parkside)	1 50.0%	0 0.0%	0 0.0%	1 50.0%	0 0.0%	0 0.0%	2 100.0%
Price's Court (Former Price's Candles Site)	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%	0 0.0%	1 100.0%
Riverside Plaza (Mendip Court & Sherwood Court)	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%
Coldstream Gardens & Moncks Row	2 40.0%	2 40.0%	0 0.0%	0 0.0%	1 20.0%	0 0.0%	5 100.0%
26-100 Wycliffe Road (Former John Burns School Site)	1 20.0%	0 0.0%	1 20.0%	3 60.0%	0 0.0%	0 0.0%	5 100.0%
Riverside West (Anchor House & Bluewater House)	2 66.7%	0 0.0%	1 33.3%	0 0.0%	0 0.0%	0 0.0%	3 100.0%
Percy Laurie House	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%
Total	30 46.9%	11 17.2%	10 15.6%	9 14.1%	3 4.7%	1 1.6%	64 100.0%

Table 5.28 Reasons not Satisfied with Natural Lighting in Living Room by Development (unweighted)

5.14 Access to Property

Residents on large developments were largely satisfied with access to their property with the exception of residents living on the St. John's Hospital and Molasses House, Plantation Wharf developments (56% and 62% satisfied respectively). Satisfaction decreased for most of the developments surveyed in both 1997 and 2007 and increased for most of the developments surveyed in both 2004 and 2007. The most noticeable change in satisfaction was for residents living at the St. John's Hospital site, 84% were satisfied in 1997 compared to only 56% in 2007 (Table 5.29).

The most common reasons for dissatisfaction with access to the property were residents' properties have 'steps to the entrance' (49%) and there is 'no lift within the building' (26%) (Table 5.30).

Development name	1997		2004		2007	
	Satisfied	Not satisfied	Satisfied	Not satisfied	Satisfied	Not satisfied
Molasses House, Plantation Wharf	21 72.4%	8 27.6%	- -	- -	10 62.5%	6 37.5%
Holland House/Initial Laundry Site	81 94.2%	5 5.8%	- -	- -	78 98.7%	1 1.3%
St. John's Hospital Site	21 84.0%	4 16.0%	- -	- -	10 55.6%	8 44.4%
Riverdale Drive & Knareborough Drive (former Kenco Site)	32 97.0%	1 3.0%	- -	- -	23 95.8%	1 4.2%
Wandgas Site, Bodmin Street	66 97.1%	2 2.9%	- -	- -	57 93.4%	4 6.6%
Trade Tower, Coral Row	20 100.0%	0 0.0%	- -	- -	13 86.7%	2 13.3%
Old Hospital Close/St. James's Drive	52 94.5%	3 5.5%	- -	- -	36 92.3%	3 7.7%
Montevetro	- -	- -	41 97.6%	1 2.4%	30 100.0%	0 0.0%
Former John Archer School Site	- -	- -	106 93.8%	7 6.2%	72 97.3%	2 2.7%
Bevin Square (Former Ernest Bevin School Site)	- -	- -	30 88.2%	4 11.8%	19 90.5%	2 9.5%
Former Danebury School Site	- -	- -	28 93.3%	2 6.7%	23 100.0%	0 0.0%
Riverside West (Dolphin House & Compass House)	- -	- -	81 94.2%	5 5.8%	60 95.2%	3 4.8%
Heritage Park (Former Tooting Bec Hospital Site)	- -	- -	391 93.3%	28 6.7%	287 95.3%	14 4.7%
Former Southlands College Site (Wimbledon Parkside)	- -	- -	62 89.9%	7 10.1%	44 89.8%	5 10.2%
Price's Court (Former Price's Candles Site)	- -	- -	58 89.2%	7 10.8%	31 83.8%	6 16.2%
Riverside Plaza (Mendip Court & Sherwood Court)	- -	- -	34 100.0%	0 0.0%	29 100.0%	0 0.0%
Coldstream Gardens & Moncks Row	- -	- -	- -	- -	17 94.4%	1 5.6%
Lytton Grove & Clockhouse Place	- -	- -	29 90.6%	3 9.4%	18 94.7%	1 5.3%
Prospect Quay	- -	- -	- -	- -	23 100.0%	0 0.0%
26-100 Wycliffe Road (Former John Burns School Site)	- -	- -	- -	- -	18 100.0%	0 0.0%
Riverside West (Anchor House & Bluewater House)	- -	- -	90 97.8%	2 2.2%	59 95.2%	3 4.8%
334 Queenstown Road	- -	- -	33 100.0%	0 0.0%	27 100.0%	0 0.0%
Percy Laurie House	- -	- -	35 94.6%	2 5.4%	22 100.0%	0 0.0%
Total	293 92.7%	23 7.3%	1,018 93.7%	68 6.3%	1,006 94.2%	62 5.8%

Table 5.29 Satisfaction with Access to Property by Development (unweighted)

Development name	Steps to entrance	Poor design of path	No lift within building	No ramp	Other	Total
Molasses House, Plantation Wharf	3 60.0%	2 40.0%	0 0.0%	0 0.0%	0 0.0%	5 100.0%
Holland House/Initial Laundry Site	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%
St. John's Hospital Site	2 40.0%	0 0.0%	2 40.0%	0 0.0%	1 20.0%	5 100.0%
Riverdale Drive & Knareborough Drive (former Kenco Site)	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%
Wandgas Site, Bodmin Street	1 33.3%	1 33.3%	1 33.3%	0 0.0%	0 0.0%	3 100.0%
Trade Tower, Coral Row	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%
Former John Archer School Site	1 50.0%	0 0.0%	1 50.0%	0 0.0%	0 0.0%	2 100.0%
Bevin Square (Former Ernest Bevin School Site)	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%
Heritage Park (Former Tooting Bec Hospital Site)	3 27.3%	1 9.1%	5 45.5%	1 9.1%	1 9.1%	11 100.0%
Former Southlands College Site (Wimbledon Parkside)	3 75.0%	0 0.0%	1 25.0%	0 0.0%	0 0.0%	4 100.0%
Price's Court (Former Price's Candles Site)	3 60.0%	0 0.0%	1 20.0%	1 20.0%	0 0.0%	5 100.0%
Coldstream Gardens & Moncks Row	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%
Riverside West (Anchor House & Bluewater House)	0 0.0%	3 100.0%	0 0.0%	0 0.0%	0 0.0%	3 100.0%
Total	21 48.8%	7 16.3%	11 25.6%	2 4.7%	2 4.7%	43 100.0%

Table 5.30 Reasons not Satisfied with Access to Property by Development (unweighted)

5.15 Width of Front Door and Corridor

Residents' satisfaction with the width of the front door and corridor to allow easy access (for pushchairs or wheelchairs) varied between the large developments (Table 5.31). All residents surveyed who live on the Montevetro, Former Danebury School site, Prospect Quay, 334 Queenstown Road and Percy Laurie House developments were satisfied with the width of their front door and corridor. The least satisfied residents were those living on the St. John's Hospital site where only 50% were satisfied.

Residents' satisfaction remained the same or decreased for developments surveyed in both 1997 and 2007. Residents living on the St. John's Hospital site were 30% less satisfied in 2007 than in 1997 (80% satisfied 1997, 50% satisfied 2007). For developments surveyed in both 2004 and 2007, residents' satisfaction levels improved by 10% for the Former Danebury School and the Riverside Plaza developments and remained similar or reduced for all other developments.

The most common reasons residents were dissatisfied with the width of their front door and corridor were, the 'door or corridor is too narrow' (51%) and there is poor access for wheelchairs / pushchairs (26%) (Table 5.32).

Development name	1997		2004		2007	
	Satisfied	Not satisfied	Satisfied	Not satisfied	Satisfied	Not satisfied
Molasses House, Plantation Wharf	27 90.0%	3 10.0%	- -	- -	13 81.3%	3 18.8%
Holland House/Initial Laundry Site	75 88.2%	10 11.8%	- -	- -	57 90.5%	6 9.5%
St. John's Hospital Site	20 80.0%	5 20.0%	- -	- -	8 50.0%	8 50.0%
Riverdale Drive & Knareborough Drive (former Kenco Site)	24 72.7%	9 27.3%	- -	- -	16 76.2%	5 23.8%
Wandgas Site, Bodmin Street	53 77.9%	15 22.1%	- -	- -	43 78.2%	12 21.8%
Trade Tower, Coral Row	17 85.0%	3 15.0%	- -	- -	12 80.0%	3 20.0%
Old Hospital Close/St. James's Drive	45 84.9%	8 15.1%	- -	- -	24 82.8%	5 17.2%
Montevetro	- -	- -	41 100.0%	0 0.0%	29 100.0%	0 0.0%
Former John Archer School Site	- -	- -	96 85.7%	16 14.3%	56 87.5%	8 12.5%
Bevin Square (Former Ernest Bevin School Site)	- -	- -	26 76.5%	8 23.5%	12 66.7%	6 33.3%
Former Danebury School Site	- -	- -	27 90.0%	3 10.0%	20 100.0%	0 0.0%
Riverside West (Dolphin House & Compass House)	- -	- -	77 90.6%	8 9.4%	49 96.1%	2 3.9%
Heritage Park (Former Tooting Bec Hospital Site)	- -	- -	362 87.9%	50 12.1%	198 80.8%	47 19.2%
Former Southlands College Site (Wimbledon Parkside)	- -	- -	61 88.4%	8 11.6%	37 84.1%	7 15.9%
Price's Court (Former Price's Candles Site)	- -	- -	63 94.0%	4 6.0%	25 75.8%	8 24.2%
Riverside Plaza (Mendip Court & Sherwood Court)	- -	- -	30 85.7%	5 14.3%	28 96.6%	1 3.4%
Coldstream Gardens & Moncks Row	- -	- -	- -	- -	15 88.2%	2 11.8%
Lytton Grove & Clockhouse Place	- -	- -	27 84.4%	5 15.6%	15 93.8%	1 6.3%
Prospect Quay	- -	- -	- -	- -	21 100.0%	0 0.0%
26-100 Wycliffe Road (Former John Burns School Site)	- -	- -	- -	- -	14 93.3%	1 6.7%
Riverside West (Anchor House & Bluewater House)	- -	- -	83 91.2%	8 8.8%	51 91.1%	5 8.9%
334 Queenstown Road	- -	- -	32 97.0%	1 3.0%	27 100.0%	0 0.0%
Percy Laurie House	- -	- -	37 100.0%	0 0.0%	18 100.0%	0 0.0%
Total	261 83.1%	53 16.9%	962 89.2%	116 10.8%	788 85.8%	130 14.2%

Table 5.31 Satisfaction with Width of Front Door and Corridor by Development (unweighted)

Development name	Door / corridor is too narrow	Poor access for wheelchairs / pushchairs	No lift for wheelchairs / pushchairs	Front door obstructed	Heavy doors	Other	Total
Molasses House, Plantation Wharf	2 66.7%	0 0.0%	0 0.0%	0 0.0%	1 33.3%	0 0.0%	3 100.0%
Holland House/Initial Laundry Site	3 75.0%	1 25.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	4 100.0%
St. John's Hospital Site	2 33.3%	2 33.3%	1 16.7%	0 0.0%	0 0.0%	1 16.7%	6 100.0%
Riverdale Drive & Knareborough Drive (former Kenco Site)	2 50.0%	2 50.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	4 100.0%
Wandgas Site, Bodmin Street	4 50.0%	3 37.5%	1 12.5%	0 0.0%	0 0.0%	0 0.0%	8 100.0%
Trade Tower, Coral Row	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%	0 0.0%	1 100.0%
Old Hospital Close/St. James's Drive	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%
Former John Archer School Site	1 20.0%	2 40.0%	2 40.0%	0 0.0%	0 0.0%	0 0.0%	5 100.0%
Bevin Square (Former Ernest Bevin School Site)	3 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	3 100.0%
Riverside West (Dolphin House & Compass House)	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%
Heritage Park (Former Tooting Bec Hospital Site)	11 39.3%	7 25.0%	4 14.3%	3 10.7%	1 3.6%	2 7.1%	28 100.0%
Former Southlands College Site (Wimbledon Parkside)	2 50.0%	2 50.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	4 100.0%
Price's Court (Former Price's Candles Site)	2 50.0%	1 25.0%	1 25.0%	0 0.0%	0 0.0%	0 0.0%	4 100.0%
Riverside Plaza (Mendip Court & Sherwood Court)	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%
Coldstream Gardens & Moncks Row	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%
26-100 Wycliffe Road (Former John Burns School Site)	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%
Riverside West (Anchor House & Bluewater House)	3 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	3 100.0%
Total	40 51.3%	20 25.6%	9 11.5%	3 3.8%	3 3.8%	3 3.8%	78 100.0%

Table 5.32 Reasons not Satisfied with Width of Front Door and Corridor by Development (unweighted)

5.16 Density / Intensity of Development

Residents showed a high degree of satisfaction with the density or intensity of their development. Over 80% of residents living on each development were satisfied with density / intensity of development with the exception of residents living on the St. John's Hospital and the Old Hospital Close/St. James's Drive developments (63% and 72% satisfied respectively).

This question was asked for the first time in the 2004 New Housing Survey, satisfaction levels have remained consistent between the two surveys with the exception of the Riverside Plaza and Former Danebury School developments where satisfaction improved significantly (20% and 10% respectively) and the Riverside West (Anchor House and Bluewater House) development where satisfaction decreased by 10% (Table 5.33).

The most common reason residents gave for dissatisfaction was 'the development is too dense' (77%). Other reasons included 'poor soundproofing between units' (10%) and the development is not dense enough (4%) (Table 5.34).

Development name	1997		2004		2007	
	Satisfied	Not satisfied	Satisfied	Not satisfied	Satisfied	Not satisfied
Molasses House, Plantation Wharf	-	-	-	-	18	0
	-	-	-	-	100.0%	0.0%
Holland House/Initial Laundry Site	-	-	-	-	76	2
	-	-	-	-	97.4%	2.6%
St. John's Hospital Site	-	-	-	-	10	6
	-	-	-	-	62.5%	37.5%
Riverdale Drive & Knareborough Drive (former Kenco Site)	-	-	-	-	21	3
	-	-	-	-	87.5%	12.5%
Wandgas Site, Bodmin Street	-	-	-	-	33	7
	-	-	-	-	82.5%	17.5%
Trade Tower, Coral Row	-	-	-	-	14	0
	-	-	-	-	100.0%	0.0%
Old Hospital Close/St. James's Drive	-	-	-	-	21	8
	-	-	-	-	72.4%	27.6%
Montevetro	-	-	42	0	29	0
	-	-	100.0%	0.0%	100.0%	0.0%
Former John Archer School Site	-	-	107	6	67	6
	-	-	94.7%	5.3%	91.8%	8.2%
Bevin Square (Former Ernest Bevin School Site)	-	-	28	6	18	4
	-	-	82.4%	17.6%	81.8%	18.2%
Former Danebury School Site	-	-	22	4	19	1
	-	-	84.6%	15.4%	95.0%	5.0%
Riverside West (Dolphin House & Compass House)	-	-	80	4	53	5
	-	-	95.2%	4.8%	91.4%	8.6%
Heritage Park (Former Tooting Bec Hospital Site)	-	-	364	50	254	33
	-	-	87.9%	12.1%	88.5%	11.5%
Former Southlands College Site (Wimbledon Parkside)	-	-	63	5	45	2
	-	-	92.6%	7.4%	95.7%	4.3%
Price's Court (Former Price's Candles Site)	-	-	62	4	34	4
	-	-	93.9%	6.1%	89.5%	10.5%
Riverside Plaza (Mendip Court & Sherwood Court)	-	-	28	7	31	0
	-	-	80.0%	20.0%	100.0%	0.0%
Coldstream Gardens & Moncks Row	-	-	-	-	16	2
	-	-	-	-	88.9%	11.1%
Lytton Grove & Clockhouse Place	-	-	31	1	18	0
	-	-	96.9%	3.1%	100.0%	0.0%
Prospect Quay	-	-	-	-	22	0
	-	-	-	-	100.0%	0.0%
26-100 Wycliffe Road (Former John Burns School Site)	-	-	-	-	15	2
	-	-	-	-	88.2%	11.8%
Riverside West (Anchor House & Bluewater House)	-	-	91	3	54	8
	-	-	96.8%	3.2%	87.1%	12.9%
334 Queenstown Road	-	-	31	1	26	1
	-	-	96.9%	3.1%	96.3%	3.7%
Percy Laurie House	-	-	34	2	22	0
	-	-	94.4%	5.6%	100.0%	0.0%
Total	-	-	983	93	916	94
	-	-	91.4%	8.6%	90.7%	9.3%

Table 5.33 Satisfaction with Density/Intensity of Development by Development (unweighted)

Development name	Too dense	Not dense enough	Poor soundproofing between units	Other	Total
Holland House/Initial Laundry Site	2 100.0%	0 0.0%	0 0.0%	0 0.0%	2 100.0%
St. John's Hospital Site	1 33.3%	0 0.0%	2 66.7%	0 0.0%	3 100.0%
Riverdale Drive & Knareborough Drive (former Kenco Site)	1 50.0%	1 50.0%	0 0.0%	0 0.0%	2 100.0%
Wandgas Site, Bodmin Street	2 66.7%	0 0.0%	1 33.3%	0 0.0%	3 100.0%
Old Hospital Close/St. James's Drive	3 75.0%	0 0.0%	0 0.0%	1 25.0%	4 100.0%
Former John Archer School Site	2 66.7%	0 0.0%	0 0.0%	1 33.3%	3 100.0%
Bevin Square (Former Ernest Bevin School Site)	2 100.0%	0 0.0%	0 0.0%	0 0.0%	2 100.0%
Former Danebury School Site	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%
Riverside West (Dolphin House & Compass House)	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%
Heritage Park (Former Tooting Bec Hospital Site)	17 85.0%	1 5.0%	1 5.0%	1 5.0%	20 100.0%
Price's Court (Former Price's Candles Site)	3 100.0%	0 0.0%	0 0.0%	0 0.0%	3 100.0%
Coldstream Gardens & Moncks Row	2 100.0%	0 0.0%	0 0.0%	0 0.0%	2 100.0%
Riverside West (Anchor House & Bluewater House)	2 50.0%	0 0.0%	0 0.0%	2 50.0%	4 100.0%
334 Queenstown Road	0 0.0%	0 0.0%	1 100.0%	0 0.0%	1 100.0%
Table	39 76.5%	2 3.9%	5 9.8%	5 9.8%	51 100.0%

Table 5.34 Reasons not Satisfied with Density/Intensity of Development by Development (unweighted)

5.17 Appearance and Design of Development

Satisfaction with the 'appearance and design' of the development was high (above 80% satisfied) across all developments. All residents (100%) at the Montevetro, Riverside Plaza (Mendip Court & Sherwood Court), Lytton Grove & Clockhouse Place, 26-100 Wycliffe Road, 334 Queenstown Road and Percy Laurie House developments were satisfied.

For developments surveyed in both 1997 and 2007, satisfaction levels decreased for all developments with the exception of the Wandgas, and the Riverdale Drive & Knareborough Drive developments. Satisfaction levels remained consistent for developments surveyed in both 2004 and 2007 (Table 5.35).

The most common reasons for dissatisfaction were 'unattractive / poor design' (71%) and 'need for regeneration / better maintenance' (13%) (Table 5.36).

Development name	1997		2004		2007	
	Satisfied	Not satisfied	Satisfied	Not satisfied	Satisfied	Not satisfied
Molasses House, Plantation Wharf	30 100.0%	0 0.0%	- -	- -	17 94.4%	1 5.6%
Holland House/Initial Laundry Site	86 98.9%	1 1.1%	- -	- -	79 95.2%	4 4.8%
St. John's Hospital Site	22 88.0%	3 12.0%	- -	- -	16 84.2%	3 15.8%
Riverdale Drive & Knareborough Drive (former Kenco Site)	32 94.1%	2 5.9%	- -	- -	23 95.8%	1 4.2%
Wandgas Site, Bodmin Street	62 92.5%	5 7.5%	- -	- -	54 96.4%	2 3.6%
Trade Tower, Coral Row	20 100.0%	0 0.0%	- -	- -	12 85.7%	2 14.3%
Old Hospital Close/St. James's Drive	50 92.6%	4 7.4%	- -	- -	29 85.3%	5 14.7%
Montevetro	- -	- -	42 100.0%	0 0.0%	30 100.0%	0 0.0%
Former John Archer School Site	- -	- -	107 95.5%	5 4.5%	69 93.2%	5 6.8%
Bevin Square (Former Ernest Bevin School Site)	- -	- -	31 91.2%	3 8.8%	21 95.5%	1 4.5%
Former Danebury School Site	- -	- -	27 90.0%	3 10.0%	20 95.2%	1 4.8%
Riverside West (Dolphin House & Compass House)	- -	- -	84 96.6%	3 3.4%	60 96.8%	2 3.2%
Heritage Park (Former Tooting Bec Hospital Site)	- -	- -	391 92.2%	33 7.8%	291 95.4%	14 4.6%
Former Southlands College Site (Wimbledon Parkside)	- -	- -	68 98.6%	1 1.4%	46 95.8%	2 4.2%
Price's Court (Former Price's Candles Site)	- -	- -	64 94.1%	4 5.9%	36 94.7%	2 5.3%
Riverside Plaza (Mendip Court & Sherwood Court)	- -	- -	35 100.0%	0 0.0%	31 100.0%	0 0.0%
Coldstream Gardens & Moncks Row	- -	- -	- -	- -	15 88.2%	2 11.8%
Lytton Grove & Clockhouse Place	- -	- -	31 96.9%	1 3.1%	19 100.0%	0 0.0%
Prospect Quay	- -	- -	- -	- -	22 95.7%	1 4.3%
26-100 Wycliffe Road (Former John Burns School Site)	- -	- -	- -	- -	18 100.0%	0 0.0%
Riverside West (Anchor House & Bluewater House)	- -	- -	91 95.8%	4 4.2%	58 92.1%	5 7.9%
334 Queenstown Road	- -	- -	32 97.0%	1 3.0%	29 100.0%	0 0.0%
Percy Laurie House	- -	- -	36 97.3%	1 2.7%	22 100.0%	0 0.0%
Total	302 95.3%	15 4.7%	1,039 94.6%	59 5.4%	1,017 95.0%	53 5.0%

Table 5.35 Satisfaction with Appearance and Design of Development by Development (unweighted)

Development name	Not enough green space	Unattractive / poor design	Need for regeneration / better maintenance	Dirty appearance	Properties to close together	Other	Total
Molasses House, Plantation Wharf	0 0.0%	0 0.0%	0 0.0%	1 100.0%	0 0.0%	0 0.0%	1 100.0%
Holland House/Initial Laundry Site	0 0.0%	3 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	3 100.0%
Wandgas Site, Bodmin Street	0 0.0%	1 50.0%	1 50.0%	0 0.0%	0 0.0%	0 0.0%	2 100.0%
Trade Tower, Coral Row	0 0.0%	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%
Old Hospital Close/St. James's Drive	1 33.3%	0 0.0%	1 33.3%	1 33.3%	0 0.0%	0 0.0%	3 100.0%
Former John Archer School Site	0 0.0%	2 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	2 100.0%
Bevin Square (Former Ernest Bevin School Site)	0 0.0%	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%
Former Danebury School Site	0 0.0%	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%
Riverside West (Dolphin House & Compass House)	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%	0 0.0%	1 100.0%
Heritage Park (Former Tooting Bec Hospital Site)	0 0.0%	5 71.4%	1 14.3%	0 0.0%	0 0.0%	1 14.3%	7 100.0%
Price's Court (Former Price's Candles Site)	0 0.0%	2 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	2 100.0%
Coldstream Gardens & Moncks Row	0 0.0%	2 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	2 100.0%
Prospect Quay	0 0.0%	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%
Riverside West (Anchor House & Bluewater House)	0 0.0%	3 75.0%	1 25.0%	0 0.0%	0 0.0%	0 0.0%	4 100.0%
Total	1 3.2%	22 71.0%	4 12.9%	2 6.5%	1 3.2%	1 3.2%	31 100.0%

Table 5.36 Reasons not Satisfied with Appearance and Design of Development by Development (unweighted)

5.18 Safety and Security Aspects of Development

Residents' satisfaction with the safety and security aspects of their developments varied amongst the large developments. All residents surveyed who live on the Molasses House, Plantation Wharf, Montevetro, and Prospect Quay developments were satisfied with the safety and security of their developments. Residents living on the St. John's Hospital and the Former Danebury School developments were the least satisfied (61% and 64% respectively).

For sites surveyed in both 1997 and 2007 residents' satisfaction with safety and security improved for all developments with the exception of the Trade Tower, Coral Row development where satisfaction reduced by 8%. For developments surveyed in both 2004 and 2007, residents' satisfaction levels varied. The most noticeable changes were the Former John Archer School and the Former Southlands College developments where satisfaction improved by 11% and reduced by 9% respectively (Table 5.37).

The most common reasons residents gave for not being satisfied with the safety and security of their developments were, 'extra lighting is needed' (26%) and 'they would prefer a gated development' (15%) (Table 5.38).

Development name	1997		2004		2007	
	Satisfied	Not satisfied	Satisfied	Not satisfied	Satisfied	Not satisfied
Molasses House, Plantation Wharf	28 93.3%	2 6.7%	- -	- -	17 100.0%	0 0.0%
Holland House/Initial Laundry Site	65 75.6%	21 24.4%	- -	- -	72 87.8%	10 12.2%
St. John's Hospital Site	14 58.3%	10 41.7%	- -	- -	11 61.1%	7 38.9%
Riverdale Drive & Knareborough Drive (former Kenco Site)	24 72.7%	9 27.3%	- -	- -	21 87.5%	3 12.5%
Wandgas Site, Bodmin Street	53 77.9%	15 22.1%	- -	- -	57 93.4%	4 6.6%
Trade Tower, Coral Row	19 95.0%	1 5.0%	- -	- -	13 86.7%	2 13.3%
Old Hospital Close/St. James's Drive	46 83.6%	9 16.4%	- -	- -	31 86.1%	5 13.9%
Montevetro	- -	- -	41 97.6%	1 2.4%	30 100.0%	0 0.0%
Former John Archer School Site	- -	- -	90 80.4%	22 19.6%	68 91.9%	6 8.1%
Bevin Square (Former Ernest Bevin School Site)	- -	- -	32 94.1%	2 5.9%	20 90.9%	2 9.1%
Former Danebury School Site	- -	- -	21 72.4%	8 27.6%	14 63.6%	8 36.4%
Riverside West (Dolphin House & Compass House)	- -	- -	81 92.0%	7 8.0%	56 90.3%	6 9.7%
Heritage Park (Former Tooting Bec Hospital Site)	- -	- -	354 83.7%	69 16.3%	282 93.4%	20 6.6%
Former Southlands College Site (Wimbledon Parkside)	- -	- -	66 97.1%	2 2.9%	43 87.8%	6 12.2%
Price's Court (Former Price's Candles Site)	- -	- -	61 89.7%	7 10.3%	36 94.7%	2 5.3%
Riverside Plaza (Mendip Court & Sherwood Court)	- -	- -	30 85.7%	5 14.3%	29 93.5%	2 6.5%
Coldstream Gardens & Moncks Row	- -	- -	- -	- -	16 88.9%	2 11.1%
Lytton Grove & Clockhouse Place	- -	- -	31 96.9%	1 3.1%	18 94.7%	1 5.3%
Prospect Quay	- -	- -	- -	- -	22 100.0%	0 0.0%
26-100 Wycliffe Road (Former John Burns School Site)	- -	- -	- -	- -	15 83.3%	3 16.7%
Riverside West (Anchor House & Bluewater House)	- -	- -	86 92.5%	7 7.5%	60 95.2%	3 4.8%
334 Queenstown Road	- -	- -	31 93.9%	2 6.1%	26 92.9%	2 7.1%
Percy Laurie House	- -	- -	35 97.2%	1 2.8%	21 95.5%	1 4.5%
Total	249 78.8%	67 21.2%	959 87.7%	134 12.3%	978 91.1%	95 8.9%

Table 5.37 Satisfaction with Safety and Security of Development by Development (unweighted)

Development name	Not enough security measures	Security measures installed broken/breached	Public area infringes space	Extra lighting needed	Prefer gated development	Not safe for bicycles	Inadequate fencing	Car park not secure /safe	Would like CCTV	Noted criminal activity	Need improved fire safety/exits	Total
Holland House/Initial Laundry Site	0 0.0%	1 10.0%	2 20.0%	4 40.0%	2 20.0%	0 0.0%	0 0.0%	0 0.0%	1 10.0%	0 0.0%	0 0.0%	10 100.0%
St. John's Hospital Site	0 0.0%	0 0.0%	0 0.0%	1 25.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	3 75.0%	0 0.0%	4 100.0%
Riverdale Drive & Knareborough Drive (former Kenco Site)	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%
Wandgas Site, Bodmin Street	0 0.0%	0 0.0%	1 33.3%	2 66.7%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	3 100.0%
Old Hospital Close/St. James's Drive	1 33.3%	0 0.0%	0 0.0%	1 33.3%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 33.3%	0 0.0%	0 0.0%	3 100.0%
Former John Archer School Site	0 0.0%	0 0.0%	1 33.3%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	2 66.7%	0 0.0%	0 0.0%	0 0.0%	3 100.0%
Bevin Square (Former Ernest Bevin School Site)	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 50.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 50.0%	0 0.0%	2 100.0%
Former Danebury School Site	1 20.0%	0 0.0%	0 0.0%	2 40.0%	0 0.0%	0 0.0%	1 20.0%	0 0.0%	0 0.0%	1 20.0%	0 0.0%	5 100.0%
Riverside West (Dolphin House & Compass House)	0 0.0%	0 0.0%	1 25.0%	0 0.0%	1 25.0%	0 0.0%	0 0.0%	1 25.0%	0 0.0%	1 25.0%	0 0.0%	4 100.0%
Heritage Park (Former Tooting Bec Hospital Site)	0 0.0%	0 0.0%	1 7.1%	7 50.0%	3 21.4%	0 0.0%	0 0.0%	1 7.1%	1 7.1%	1 7.1%	0 0.0%	14 100.0%
Former Southlands College Site (Wimbledon Parkside)	1 16.7%	1 16.7%	0 0.0%	0 0.0%	1 16.7%	1 16.7%	0 0.0%	0 0.0%	1 16.7%	0 0.0%	1 16.7%	6 100.0%
Price's Court (Former Price's Candles Site)	1 50.0%	0 0.0%	1 50.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	2 100.0%
Riverside Plaza (Mendip Court & Sherwood Court)	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%
Coldstream Gardens & Moncks Row	0 0.0%	0 0.0%	0 0.0%	1 50.0%	0 0.0%	0 0.0%	1 50.0%	0 0.0%	0 0.0%	1 50.0%	0 0.0%	2 100.0%
26-100 Wycliffe Road (Former John Burns School Site)	1 50.0%	1 50.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	2 100.0%
Riverside West (Anchor House & Bluewater House)	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 33.3%	0 0.0%	0 0.0%	1 33.3%	0 0.0%	1 33.3%	0 0.0%	3 100.0%
334 Queenstown Road	0 0.0%	0 0.0%	0 0.0%	1 50.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 50.0%	0 0.0%	2 100.0%
Percy Laurie House	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%
Total	5 7.4%	3 4.4%	7 10.3%	18 26.5%	10 14.7%	2 2.9%	2 2.9%	6 8.8%	4 5.9%	10 14.7%	1 1.5%	68 100.0%

Table 5.38 Reasons not Satisfied with Safety and Security of Development by Development (unweighted)

5.19 Provision of Private Amenity Space

Residents were asked how satisfied they were with the provision of private amenity space on their developments for the first time in the 2007 re-survey. Satisfaction varied amongst the large developments from 100% for residents living on the Riverside Plaza (Mendip Court & Sherwood Court) development to only 33% for residents living on the St. John's Hospital site (Table 5.39).

Residents gave a range of reasons for why they were not satisfied with the provision of private amenity space on their developments. The most common reason given was the development has 'no garden / outside space' (41%), other reasons included 'garden too small' (16%), there is 'no privacy in garden' (16%) and the 'balcony is too small to use' (7%) (Table 5.40).

Development name	1997		2004		2007	
	Satisfied	Not satisfied	Satisfied	Not satisfied	Satisfied	Not satisfied
Molasses House, Plantation Wharf	-	-	-	-	8 66.7%	4 33.3%
Holland House/Initial Laundry Site	-	-	-	-	44 68.8%	20 31.3%
St. John's Hospital Site	-	-	-	-	5 33.3%	10 66.7%
Riverdale Drive & Knareborough Drive (former Kenco Site)	-	-	-	-	18 90.0%	2 10.0%
Wandgas Site, Bodmin Street	-	-	-	-	21 45.7%	25 54.3%
Trade Tower, Coral Row	-	-	-	-	7 46.7%	8 53.3%
Old Hospital Close/St. James's Drive	-	-	-	-	27 84.4%	5 15.6%
Montevetro	-	-	-	-	28 93.3%	2 6.7%
Former John Archer School Site	-	-	-	-	40 74.1%	14 25.9%
Bevin Square (Former Ernest Bevin School Site)	-	-	-	-	21 95.5%	1 4.5%
Former Danebury School Site	-	-	-	-	15 78.9%	4 21.1%
Riverside West (Dolphin House & Compass House)	-	-	-	-	58 92.1%	5 7.9%
Heritage Park (Former Tooting Bec Hospital Site)	-	-	-	-	149 68.0%	70 32.0%
Former Southlands College Site (Wimbledon Parkside)	-	-	-	-	45 91.8%	4 8.2%
Price's Court (Former Price's Candles Site)	-	-	-	-	31 81.6%	7 18.4%
Riverside Plaza (Mendip Court & Sherwood Court)	-	-	-	-	31 100.0%	0 0.0%
Coldstream Gardens & Moncks Row	-	-	-	-	16 88.9%	2 11.1%
Lytton Grove & Clockhouse Place	-	-	-	-	10 58.8%	7 41.2%
Prospect Quay	-	-	-	-	18 90.0%	2 10.0%
26-100 Wycliffe Road (Former John Burns School Site)	-	-	-	-	14 82.4%	3 17.6%
Riverside West (Anchor House & Bluewater House)	-	-	-	-	58 93.5%	4 6.5%
334 Queenstown Road	-	-	-	-	24 82.8%	5 17.2%
Percy Laurie House	-	-	-	-	15 83.3%	3 16.7%
Total	-	-	-	-	703 77.3%	207 22.7%

Table 5.39 Satisfaction with Provision of Private Amenity Space by Development (unweighted)

Development name	Garden too small	No privacy in garden	Balcony too small to use	Garden poorly maintained	No garden /outside space	Poor access to amenity space	Would like a balcony	Other	Total
Molasses House, Plantation Wharf	2 50.0%	0 0.0%	1 25.0%	0 0.0%	1 25.0%	0 0.0%	0 0.0%	0 0.0%	4 100.0%
Holland House/Initial Laundry Site	0 0.0%	4 26.7%	0 0.0%	0 0.0%	5 33.3%	3 20.0%	3 20.0%	0 0.0%	15 100.0%
St. John's Hospital Site	1 20.0%	0 0.0%	0 0.0%	0 0.0%	2 40.0%	0 0.0%	2 40.0%	0 0.0%	5 100.0%
Riverdale Drive & Knareborough Drive (former Kenco Site)	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%
Wandgas Site, Bodmin Street	0 0.0%	2 16.7%	0 0.0%	0 0.0%	7 58.3%	0 0.0%	3 25.0%	0 0.0%	12 100.0%
Trade Tower, Coral Row	0 0.0%	1 16.7%	2 33.3%	1 16.7%	1 16.7%	0 0.0%	1 16.7%	0 0.0%	6 100.0%
Old Hospital Close/St. James's Drive	0 0.0%	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%
Montevetro	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%
Former John Archer School Site	2 18.2%	1 9.1%	0 0.0%	0 0.0%	6 54.5%	0 0.0%	2 18.2%	0 0.0%	11 100.0%
Former Danebury School Site	0 0.0%	1 33.3%	0 0.0%	0 0.0%	2 66.7%	0 0.0%	0 0.0%	0 0.0%	3 100.0%
Riverside West (Dolphin House & Compass House)	3 75.0%	0 0.0%	0 0.0%	0 0.0%	1 25.0%	0 0.0%	0 0.0%	0 0.0%	4 100.0%
Heritage Park (Former Tooting Bec Hospital Site)	8 16.7%	7 14.6%	0 0.0%	1 2.1%	25 52.1%	2 4.2%	5 10.4%	0 0.0%	48 100.0%
Former Southlands College Site (Wimbledon Parkside)	1 25.0%	0 0.0%	2 50.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 25.0%	4 100.0%
Price's Court (Former Price's Candles Site)	0 0.0%	2 28.6%	2 28.6%	0 0.0%	3 42.9%	0 0.0%	0 0.0%	0 0.0%	7 100.0%
Coldstream Gardens & Moncks Row	2 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	2 100.0%
Lytton Grove & Clockhouse Place	0 0.0%	2 40.0%	0 0.0%	0 0.0%	2 40.0%	0 0.0%	1 20.0%	0 0.0%	5 100.0%
Prospect Quay	0 0.0%	0 0.0%	1 50.0%	0 0.0%	1 50.0%	0 0.0%	0 0.0%	0 0.0%	2 100.0%
26-100 Wycliffe Road (Former John Burns School Site)	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%
Riverside West (Anchor House & Bluewater House)	3 75.0%	1 25.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	4 100.0%
334 Queenstown Road	0 0.0%	0 0.0%	2 50.0%	0 0.0%	1 25.0%	0 0.0%	0 0.0%	1 25.0%	4 100.0%
Percy Laurie House	0 0.0%	1 33.3%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	2 66.7%	0 0.0%	3 100.0%
Total	23 16.1%	23 16.1%	10 7.0%	2 1.4%	59 41.3%	5 3.5%	19 13.3%	2 1.4%	143 100.0%

Table 5.40 Reasons not Satisfied with Provision of Private Amenity Space by Development (unweighted)

5.20 Provision of Communal Amenity Space

Residents were asked if they were satisfied with the provision of communal amenity space on their developments for the first time in the 2007 re-survey. Satisfaction varied significantly amongst the large developments. Responses ranged from 100% satisfaction for residents living on the Coldstream Gardens & Moncks Row development to 20% for residents living on the Molasses House, Plantation Wharf development (Table 5.41).

The most common reason residents gave for dissatisfaction with the provision of communal amenity space was there is 'no amenity space provided' (57%) (Table 5.42).

Development name	1997		2004		2007	
	Satisfied	Not satisfied	Satisfied	Not satisfied	Satisfied	Not satisfied
Molasses House, Plantation Wharf	-	-	-	-	2 20.0%	8 80.0%
Holland House/Initial Laundry Site	-	-	-	-	50 78.1%	14 21.9%
St. John's Hospital Site	-	-	-	-	2 13.3%	13 86.7%
Riverdale Drive & Knareborough Drive (former Kenco Site)	-	-	-	-	10 76.9%	3 23.1%
Wandgas Site, Bodmin Street	-	-	-	-	33 60.0%	22 40.0%
Trade Tower, Coral Row	-	-	-	-	1 9.1%	10 90.9%
Old Hospital Close/St. James's Drive	-	-	-	-	10 62.5%	6 37.5%
Montevetro	-	-	-	-	26 89.7%	3 10.3%
Former John Archer School Site	-	-	-	-	51 89.5%	6 10.5%
Bevin Square (Former Ernest Bevin School Site)	-	-	-	-	17 94.4%	1 5.6%
Former Danebury School Site	-	-	-	-	12 75.0%	4 25.0%
Riverside West (Dolphin House & Compass House)	-	-	-	-	50 87.7%	7 12.3%
Heritage Park (Former Tooting Bec Hospital Site)	-	-	-	-	226 86.3%	36 13.7%
Former Southlands College Site (Wimbledon Parkside)	-	-	-	-	44 91.7%	4 8.3%
Price's Court (Former Price's Candles Site)	-	-	-	-	37 97.4%	1 2.6%
Riverside Plaza (Mendip Court & Sherwood Court)	-	-	-	-	26 89.7%	3 10.3%
Coldstream Gardens & Moncks Row	-	-	-	-	13 100.0%	0 0.0%
Lytton Grove & Clockhouse Place	-	-	-	-	13 76.5%	4 23.5%
Prospect Quay	-	-	-	-	16 80.0%	4 20.0%
26-100 Wycliffe Road (Former John Burns School Site)	-	-	-	-	6 66.7%	3 33.3%
Riverside West (Anchor House & Bluewater House)	-	-	-	-	59 96.7%	2 3.3%
334 Queenstown Road	-	-	-	-	19 79.2%	5 20.8%
Percy Laurie House	-	-	-	-	5 50.0%	5 50.0%
Total	-	-	-	-	728 81.6%	164 18.4%

Table 5.41 Satisfaction with Provision of Communal Amenity Space by Development (unweighted)

Development name	No amenity space provided	No community facilities provided	No privacy or enclosure	Too small	Not secure	Poorly utilised	Limited or no access	Too few	Unattractive/ poorly maintained	Other	Total
Molasses House, Plantation Wharf	5 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	5 100.0%
Holland House/Initial Laundry Site	3 33.3%	0 0.0%	0 0.0%	1 11.1%	0 0.0%	0 0.0%	5 55.6%	0 0.0%	0 0.0%	0 0.0%	9 100.0%
St. John's Hospital Site	4 80.0%	0 0.0%	0 0.0%	1 20.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	5 100.0%
Riverdale Drive & Knareborough Drive (former Kenco Site)	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%
Wandgas Site, Bodmin Street	5 41.7%	1 8.3%	3 25.0%	1 8.3%	0 0.0%	1 8.3%	1 8.3%	0 0.0%	0 0.0%	0 0.0%	12 100.0%
Trade Tower, Coral Row	7 87.5%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 12.5%	0 0.0%	8 100.0%
Old Hospital Close/St. James's Drive	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%
Montevetro	1 50.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 50.0%	0 0.0%	2 100.0%
Former John Archer School Site	4 66.7%	0 0.0%	0 0.0%	1 16.7%	0 0.0%	0 0.0%	0 0.0%	1 16.7%	0 0.0%	0 0.0%	6 100.0%
Former Danebury School Site	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%
Riverside West (Dolphin House & Compass House)	1 25.0%	1 25.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	2 50.0%	0 0.0%	0 0.0%	4 100.0%
Heritage Park (Former Tooting Bec Hospital Site)	8 38.1%	5 23.8%	1 4.8%	0 0.0%	0 0.0%	3 14.3%	1 4.8%	3 14.3%	0 0.0%	0 0.0%	21 100.0%
Former Southlands College Site (Wimbledon Parkside)	0 0.0%	1 50.0%	1 50.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	2 100.0%
Riverside Plaza (Mendip Court & Sherwood Court)	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 50.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 50.0%	2 100.0%
Lytton Grove & Clockhouse Place	3 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	3 100.0%
Prospect Quay	3 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	3 100.0%
Riverside West (Anchor House & Bluewater House)	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%	0 0.0%	0 0.0%	1 100.0%
334 Queenstown Road	3 75.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 25.0%	0 0.0%	4 100.0%
Percy Laurie House	4 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	4 100.0%
Total	54 57.4%	8 8.5%	5 5.3%	4 4.3%	1 1.1%	4 4.3%	7 7.4%	7 7.4%	3 3.2%	1 1.1%	94 100.0%

Table 5.42 Reasons not Satisfied with Provision of Communal Amenity Space by Development (unweighted)

5.21 Distance to Nearest Open Space / Playgrounds

Residents were asked if they were satisfied with the distance the development is from the nearest open space / playground for the first time in the 2007 re-survey. Residents' satisfaction was high for all the large developments. Responses ranged from 75% satisfaction for residents living at 26-100 Wycliffe Road to 100% for residents living on the Molasses House, Plantation Wharf, Holland House/Initial Laundry Site , Riverdale Drive & Knareborough Drive (former Kenco Site), Montevetro, Coldstream Gardens & Moncks Row and the 334 Queenstown Road developments (Table 5.43).

The most common reason residents gave for dissatisfaction was there is 'no open space / playgrounds near the development' (48%) (Table 5.44).

Development name	1997		2004		2007	
	Satisfied	Not satisfied	Satisfied	Not satisfied	Satisfied	Not satisfied
Molasses House, Plantation Wharf	-	-	-	-	15	0
	-	-	-	-	100.0%	0.0%
Holland House/Initial Laundry Site	-	-	-	-	80	0
	-	-	-	-	100.0%	0.0%
St. John's Hospital Site	-	-	-	-	15	2
	-	-	-	-	88.2%	11.8%
Riverdale Drive & Knareborough Drive (former Kenco Site)	-	-	-	-	22	0
	-	-	-	-	100.0%	0.0%
Wandgas Site, Bodmin Street	-	-	-	-	53	4
	-	-	-	-	93.0%	7.0%
Trade Tower, Coral Row	-	-	-	-	11	2
	-	-	-	-	84.6%	15.4%
Old Hospital Close/St. James's Drive	-	-	-	-	27	3
	-	-	-	-	90.0%	10.0%
Montevetro	-	-	-	-	28	0
	-	-	-	-	100.0%	0.0%
Former John Archer School Site	-	-	-	-	74	1
	-	-	-	-	98.7%	1.3%
Bevin Square (Former Ernest Bevin School Site)	-	-	-	-	19	2
	-	-	-	-	90.5%	9.5%
Former Danebury School Site	-	-	-	-	19	1
	-	-	-	-	95.0%	5.0%
Riverside West (Dolphin House & Compass House)	-	-	-	-	53	3
	-	-	-	-	94.6%	5.4%
Heritage Park (Former Tooting Bec Hospital Site)	-	-	-	-	282	10
	-	-	-	-	96.6%	3.4%
Former Southlands College Site (Wimbledon Parkside)	-	-	-	-	42	4
	-	-	-	-	91.3%	8.7%
Price's Court (Former Price's Candles Site)	-	-	-	-	32	5
	-	-	-	-	86.5%	13.5%
Riverside Plaza (Mendip Court & Sherwood Court)	-	-	-	-	22	5
	-	-	-	-	81.5%	18.5%
Coldstream Gardens & Moncks Row	-	-	-	-	16	0
	-	-	-	-	100.0%	0.0%
Lytton Grove & Clockhouse Place	-	-	-	-	12	3
	-	-	-	-	80.0%	20.0%
Prospect Quay	-	-	-	-	23	0
	-	-	-	-	100.0%	0.0%
26-100 Wycliffe Road (Former John Burns School Site)	-	-	-	-	12	4
	-	-	-	-	75.0%	25.0%
Riverside West (Anchor House & Bluewater House)	-	-	-	-	53	3
	-	-	-	-	94.6%	5.4%
334 Queenstown Road	-	-	-	-	28	0
	-	-	-	-	100.0%	0.0%
Percy Laurie House	-	-	-	-	16	2
	-	-	-	-	88.9%	11.1%
Total	-	-	-	-	954	54
	-	-	-	-	94.6%	5.4%

Table 5.43 Satisfaction with Distance to Nearest Open Space/Playgrounds by Development

Wandsworth New Housing Re-survey 2007

Development name	Too close	Too far	No such space near by	Undesirable location	Unsafe to walk/play	Total
Wandgas Site, Bodmin Street	0 0.0%	0 0.0%	1 100.0%	0 0.0%	0 0.0%	1 100.0%
Trade Tower, Coral Row	0 0.0%	0 0.0%	1 100.0%	0 0.0%	0 0.0%	1 100.0%
Old Hospital Close/St. James's Drive	0 0.0%	0 0.0%	1 100.0%	0 0.0%	0 0.0%	1 100.0%
Former Danebury School Site	0 0.0%	0 0.0%	0 0.0%	1 100.0%	0 0.0%	1 100.0%
Riverside West (Dolphin House & Compass House)	0 0.0%	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%
Heritage Park (Former Tooting Bec Hospital Site)	0 0.0%	0 0.0%	5 100.0%	0 0.0%	0 0.0%	5 100.0%
Former Southlands College Site (Wimbledon Parkside)	1 50.0%	0 0.0%	0 0.0%	0 0.0%	1 50.0%	2 100.0%
Price's Court (Former Price's Candles Site)	0 0.0%	1 50.0%	1 50.0%	0 0.0%	0 0.0%	2 100.0%
Riverside Plaza (Mendip Court & Sherwood Court)	0 0.0%	2 100.0%	0 0.0%	0 0.0%	0 0.0%	2 100.0%
26-100 Wycliffe Road (Former John Burns School Site)	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%
Riverside West (Anchor House & Bluewater House)	0 0.0%	2 100.0%	0 0.0%	0 0.0%	0 0.0%	2 100.0%
Percy Laurie House	0 0.0%	1 50.0%	1 50.0%	0 0.0%	0 0.0%	2 100.0%
Total	2 9.5%	7 33.3%	10 47.6%	1 4.8%	1 4.8%	21 100.0%

Table 5.44 Reasons not Satisfied with Distance to Nearest Open Space/Playgrounds by Development (unweighted)

5.22 Adequacy of Facilities for Refuse Disposal

Residents' satisfaction with facilities for refuse disposal varied for the large developments. Satisfaction ranged from 47% for residents living on the Molasses House, Plantation Wharf development to 100% for residents living on the Riverdale Drive & Knareborough Drive development (Table 5.45).

For developments surveyed in both 2004 and 2007 satisfaction with refuse disposal facilities remained similar for residents on most developments. The most noticeable change in satisfaction was for the Former Danebury School development where residents' satisfaction improved by 9% and the Bevin Square (Former Ernest Bevin School Site) where residents' satisfaction decreased by 9%.

Reasons given for dissatisfaction included, there are 'limited facilities' for refuse disposal (28%), 'lack of recycling facilities' (19%), 'infrequent or disorganised collections' (17%) and 'no facilities available' (16%) (Table 5.46).

Development name	1997		2004		2007	
	Satisfied	Not satisfied	Satisfied	Not satisfied	Satisfied	Not satisfied
Molasses House, Plantation Wharf	-	-	-	-	8	9
	-	-	-	-	47.1%	52.9%
Holland House/Initial Laundry Site	-	-	-	-	69	13
	-	-	-	-	84.1%	15.9%
St. John's Hospital Site	-	-	-	-	13	6
	-	-	-	-	68.4%	31.6%
Riverdale Drive & Knareborough Drive (former Kenco Site)	-	-	-	-	24	0
	-	-	-	-	100.0%	0.0%
Wandgas Site, Bodmin Street	-	-	-	-	55	6
	-	-	-	-	90.2%	9.8%
Trade Tower, Coral Row	-	-	-	-	12	3
	-	-	-	-	80.0%	20.0%
Old Hospital Close/St. James's Drive	-	-	-	-	29	8
	-	-	-	-	78.4%	21.6%
Montevetro	-	-	42	0	28	2
	-	-	100.0%	0.0%	93.3%	6.7%
Former John Archer School Site	-	-	94	19	67	9
	-	-	83.2%	16.8%	88.2%	11.8%
Bevin Square (Former Ernest Bevin School Site)	-	-	34	0	19	2
	-	-	100.0%	0.0%	90.5%	9.5%
Former Danebury School Site	-	-	18	11	15	6
	-	-	62.1%	37.9%	71.4%	28.6%
Riverside West (Dolphin House & Compass House)	-	-	84	4	56	6
	-	-	95.5%	4.5%	90.3%	9.7%
Heritage Park (Former Tooting Bec Hospital Site)	-	-	390	32	270	32
	-	-	92.4%	7.6%	89.4%	10.6%
Former Southlands College Site (Wimbledon Parkside)	-	-	62	6	43	5
	-	-	91.2%	8.8%	89.6%	10.4%
Price's Court (Former Price's Candles Site)	-	-	63	4	35	3
	-	-	94.0%	6.0%	92.1%	7.9%
Riverside Plaza (Mendip Court & Sherwood Court)	-	-	35	0	28	2
	-	-	100.0%	0.0%	93.3%	6.7%
Coldstream Gardens & Moncks Row	-	-	-	-	16	1
	-	-	-	-	94.1%	5.9%
Lytton Grove & Clockhouse Place	-	-	31	1	18	1
	-	-	96.9%	3.1%	94.7%	5.3%
Prospect Quay	-	-	-	-	22	1
	-	-	-	-	95.7%	4.3%
26-100 Wycliffe Road (Former John Burns School Site)	-	-	-	-	14	4
	-	-	-	-	77.8%	22.2%
Riverside West (Anchor House & Bluewater House)	-	-	87	6	59	4
	-	-	93.5%	6.5%	93.7%	6.3%
334 Queenstown Road	-	-	31	2	25	3
	-	-	93.9%	6.1%	89.3%	10.7%
Percy Laurie House	-	-	33	4	21	1
	-	-	89.2%	10.8%	95.5%	4.5%
Total	-	-	1,004	89	946	127
	-	-	91.9%	8.1%	88.2%	11.8%

Table 5.45 Satisfaction with Adequacy of Facilities for Refuse Disposal by Development (unweighted)

Development name	None available	Limited facilities	Lack of recycling facility	Littering/ fly tipping	Infrequent collections/ disorganised	Poorly contained /unclean	Need closer facilities	Facilities too close	Inaccessible/ limited access	Total
Molasses House, Plantation Wharf	1 12.5%	2 25.0%	2 25.0%	0 0.0%	3 37.5%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	8 100.0%
Holland House/Initial Laundry Site	3 30.0%	0 0.0%	3 30.0%	1 10.0%	2 20.0%	1 10.0%	0 0.0%	0 0.0%	0 0.0%	10 100.0%
St. John's Hospital Site	0 0.0%	1 25.0%	0 0.0%	0 0.0%	1 25.0%	2 50.0%	0 0.0%	0 0.0%	0 0.0%	4 100.0%
Wandgas Site, Bodmin Street	0 0.0%	2 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	2 100.0%
Trade Tower, Coral Row	0 0.0%	1 50.0%	0 0.0%	0 0.0%	1 50.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	2 100.0%
Old Hospital Close/St. James's Drive	0 0.0%	0 0.0%	0 0.0%	3 75.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 25.0%	4 100.0%
Montevetro	0 0.0%	0 0.0%	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%
Former John Archer School Site	2 33.3%	2 33.3%	0 0.0%	0 0.0%	1 16.7%	1 16.7%	0 0.0%	0 0.0%	0 0.0%	6 100.0%
Bevin Square (Former Ernest Bevin School Site)	0 0.0%	0 0.0%	1 50.0%	1 50.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	2 100.0%
Former Danebury School Site	0 0.0%	2 40.0%	1 20.0%	1 20.0%	1 20.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	5 100.0%
Riverside West (Dolphin House & Compass House)	0 0.0%	3 75.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 25.0%	4 100.0%
Heritage Park (Former Tooting Bec Hospital Site)	6 27.3%	8 36.4%	4 18.2%	0 0.0%	2 9.1%	0 0.0%	1 4.5%	0 0.0%	1 4.5%	22 100.0%
Former Southlands College Site (Wimbledon Parkside)	0 0.0%	0 0.0%	3 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	3 100.0%
Price's Court (Former Price's Candles Site)	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%
Riverside Plaza (Mendip Court & Sherwood Court)	0 0.0%	0 0.0%	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%
26-100 Wycliffe Road (Former John Burns School Site)	1 25.0%	1 25.0%	0 0.0%	0 0.0%	0 0.0%	2 50.0%	0 0.0%	0 0.0%	0 0.0%	4 100.0%
Riverside West (Anchor House & Bluewater House)	1 25.0%	1 25.0%	0 0.0%	0 0.0%	1 25.0%	0 0.0%	0 0.0%	1 25.0%	0 0.0%	4 100.0%
334 Queenstown Road	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 50.0%	0 0.0%	0 0.0%	0 0.0%	1 50.0%	2 100.0%
Percy Laurie House	0 0.0%	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%
Total	14 16.3%	2 2.3%	16 18.6%	6 7.0%	14 16.3%	6 7.0%	1 1.2%	1 1.2%	4 4.7%	86 100.0%

Table 5.46 Reasons not Satisfied with Adequacy of Facilities for Refuse Disposal by Development (unweighted)

5.23 Adequacy of Facilities for Recycling

Residents' satisfaction with facilities for recycling varied for the large developments. Satisfaction ranged from 22% for residents living on the Molasses House, Plantation Wharf development to 100% for residents living on the Prospect Quay development (Table 5.47).

For developments surveyed in both 2004 and 2007, residents' satisfaction improved significantly for many developments. The most significant improvements were for residents living on the Percy Laurie House (62%) and, 334 Queenstown Road (60%) developments.

The most common reasons given for dissatisfaction were, 'no recycling facilities are available' (44%), there are 'limited facilities for a small range of materials' (22%) and recycling is not collected on time/ overflowing (17%) (Table 5.48).

Development name	1997		2004		2007	
	Satisfied	Not satisfied	Satisfied	Not satisfied	Satisfied	Not satisfied
Molasses House, Plantation Wharf	-	-	-	-	4	14
	-	-	-	-	22.2%	77.8%
Holland House/Initial Laundry Site	-	-	-	-	33	48
	-	-	-	-	40.7%	59.3%
St. John's Hospital Site	-	-	-	-	2	15
	-	-	-	-	11.8%	88.2%
Riverdale Drive & Knareborough Drive (former Kenco Site)	-	-	-	-	17	5
	-	-	-	-	77.3%	22.7%
Wandgas Site, Bodmin Street	-	-	-	-	49	10
	-	-	-	-	83.1%	16.9%
Trade Tower, Coral Row	-	-	-	-	9	6
	-	-	-	-	60.0%	40.0%
Old Hospital Close/St. James's Drive	-	-	-	-	32	3
	-	-	-	-	91.4%	8.6%
Montevetro	-	-	35	7	23	7
	-	-	83.3%	16.7%	76.7%	23.3%
Former John Archer School Site	-	-	56	54	65	10
	-	-	50.9%	49.1%	86.7%	13.3%
Bevin Square (Former Ernest Bevin School Site)	-	-	28	6	17	4
	-	-	82.4%	17.6%	81.0%	19.0%
Former Danebury School Site	-	-	18	11	14	7
	-	-	62.1%	37.9%	66.7%	33.3%
Riverside West (Dolphin House & Compass House)	-	-	39	47	55	7
	-	-	45.3%	54.7%	88.7%	11.3%
Heritage Park (Former Tooting Bec Hospital Site)	-	-	168	247	213	90
	-	-	40.5%	59.5%	70.3%	29.7%
Former Southlands College Site (Wimbledon Parkside)	-	-	30	37	20	26
	-	-	44.8%	55.2%	43.5%	56.5%
Price's Court (Former Price's Candles Site)	-	-	60	7	32	6
	-	-	89.6%	10.4%	84.2%	15.8%
Riverside Plaza (Mendip Court & Sherwood Court)	-	-	23	11	25	5
	-	-	67.6%	32.4%	83.3%	16.7%
Coldstream Gardens & Moncks Row	-	-	-	-	13	5
	-	-	-	-	72.2%	27.8%
Lytton Grove & Clockhouse Place	-	-	17	15	14	4
	-	-	53.1%	46.9%	77.8%	22.2%
Prospect Quay	-	-	-	-	23	0
	-	-	-	-	100.0%	0.0%
26-100 Wycliffe Road (Former John Burns School Site)	-	-	-	-	15	2
	-	-	-	-	88.2%	11.8%
Riverside West (Anchor House & Bluewater House)	-	-	43	51	58	5
	-	-	45.7%	54.3%	92.1%	7.9%
334 Queenstown Road	-	-	8	23	24	4
	-	-	25.8%	74.2%	85.7%	14.3%
Percy Laurie House	-	-	12	24	21	1
	-	-	33.3%	66.7%	95.5%	4.5%
Total	-	-	537	540	778	284
	-	-	49.9%	50.1%	73.3%	26.7%

Table 5.47 Satisfaction with Adequacy of Facilities for Recycling by Development (unweighted)

Development name	None available	Need closer facilities	Limited range of materials	Not collected on time / overflowing	Facilities inaccessible	Lack of information on service	Lack of orange bags / storage	Disorganised/ poorly managed	Other	Total
Molasses House, Plantation Wharf	4 36.4%	0 0.0%	3 27.3%	3 27.3%	0 0.0%	0 0.0%	0 0.0%	1 9.1%	0 0.0%	11 100.0%
Holland House/Initial Laundry Site	31 75.6%	1 2.4%	3 7.3%	2 4.9%	1 2.4%	0 0.0%	2 4.9%	0 0.0%	1 2.4%	41 100.0%
St. John's Hospital Site	10 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	10 100.0%
Riverdale Drive & Knareborough Drive (former Kenco Site)	0 0.0%	0 0.0%	4 80.0%	0 0.0%	0 0.0%	1 20.0%	0 0.0%	0 0.0%	0 0.0%	5 100.0%
Wandgas Site, Bodmin Street	1 16.7%	1 16.7%	2 33.3%	1 16.7%	0 0.0%	0 0.0%	0 0.0%	1 16.7%	0 0.0%	6 100.0%
Trade Tower, Coral Row	0 0.0%	0 0.0%	1 20.0%	4 80.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	5 100.0%
Old Hospital Close/St. James's Drive	0 0.0%	0 0.0%	0 0.0%	100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%
Montevetro	2 28.6%	0 0.0%	4 57.1%	0 0.0%	0 0.0%	1 14.3%	0 0.0%	0 0.0%	0 0.0%	7 100.0%
Former John Archer School Site	2 25.0%	0 0.0%	1 12.5%	1 12.5%	0 0.0%	2 25.0%	1 12.5%	1 12.5%	0 0.0%	8 100.0%
Bevin Square (Former Ernest Bevin School Site)	1 33.3%	0 0.0%	0 0.0%	2 66.7%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	3 100.0%
Former Danebury School Site	1 25.0%	0 0.0%	0 0.0%	3 75.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	4 100.0%
Riverside West (Dolphin House & Compass House)	1 14.3%	0 0.0%	5 71.4%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 14.3%	0 0.0%	7 100.0%
Heritage Park (Former Tooting Bec Hospital Site)	25 36.2%	2 2.9%	16 23.2%	17 24.6%	1 1.4%	3 4.3%	0 0.0%	5 7.2%	0 0.0%	69 100.0%
Former Southlands College Site (Wimbledon Parkside)	12 63.2%	0 0.0%	2 10.5%	0 0.0%	1 5.3%	1 5.3%	1 5.3%	2 10.5%	0 0.0%	19 100.0%
Price's Court (Former Price's Candles Site)	2 50.0%	0 0.0%	0 0.0%	1 25.0%	0 0.0%	1 25.0%	0 0.0%	0 0.0%	0 0.0%	4 100.0%
Riverside Plaza (Mendip Court & Sherwood Court)	0 0.0%	0 0.0%	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%
Coldstream Gardens & Moncks Row	0 0.0%	0 0.0%	2 50.0%	0 0.0%	2 50.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	4 100.0%
Lytton Grove & Clockhouse Place	1 33.3%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 33.3%	0 0.0%	0 0.0%	1 33.3%	3 100.0%
26-100 Wycliffe Road (Former John Burns School Site)	1 50.0%	0 0.0%	1 50.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	2 100.0%
Riverside West (Anchor House & Bluewater House)	2 40.0%	0 0.0%	1 20.0%	0 0.0%	1 20.0%	0 0.0%	0 0.0%	1 20.0%	0 0.0%	5 100.0%
Total	96 44.7%	4 1.9%	46 21.4%	35 16.3%	6 2.8%	10 4.7%	4 1.9%	12 5.6%	2 0.9%	215 100.0%

Table 5.48 Reasons not Satisfied with Adequacy of Facilities for Recycling by Development (unweighted)

5.24 External Noise Levels

Residents were asked if they were satisfied with external noise levels for the first time in the 2007 re-survey. Residents' satisfaction varied for the large developments. Satisfaction ranged from 19% for residents living on the Price's Court development to 94% for residents living on the Former Southlands College site (Table 5.49).

The most common reason given for dissatisfaction was the development is 'subject to aircraft noise' (57%) (Table 5.50).

Development name	1997		2004		2007	
	Satisfied	Not satisfied	Satisfied	Not satisfied	Satisfied	Not satisfied
Molasses House, Plantation Wharf	-	-	-	-	8	10
	-	-	-	-	44.4%	55.6%
Holland House/Initial Laundry Site	-	-	-	-	73	10
	-	-	-	-	88.0%	12.0%
St. John's Hospital Site	-	-	-	-	12	6
	-	-	-	-	66.7%	33.3%
Riverdale Drive & Knareborough Drive (former Kenco Site)	-	-	-	-	21	3
	-	-	-	-	87.5%	12.5%
Wandgas Site, Bodmin Street	-	-	-	-	51	10
	-	-	-	-	83.6%	16.4%
Trade Tower, Coral Row	-	-	-	-	9	6
	-	-	-	-	60.0%	40.0%
Old Hospital Close/St. James's Drive	-	-	-	-	29	7
	-	-	-	-	80.6%	19.4%
Montevetro	-	-	-	-	18	12
	-	-	-	-	60.0%	40.0%
Former John Archer School Site	-	-	-	-	60	15
	-	-	-	-	80.0%	20.0%
Bevin Square (Former Ernest Bevin School Site)	-	-	-	-	14	3
	-	-	-	-	82.4%	17.6%
Former Danebury School Site	-	-	-	-	18	2
	-	-	-	-	90.0%	10.0%
Riverside West (Dolphin House & Compass House)	-	-	-	-	25	36
	-	-	-	-	41.0%	59.0%
Heritage Park (Former Tooting Bec Hospital Site)	-	-	-	-	269	32
	-	-	-	-	89.4%	10.6%
Former Southlands College Site (Wimbledon Parkside)	-	-	-	-	44	3
	-	-	-	-	93.6%	6.4%
Price's Court (Former Price's Candles Site)	-	-	-	-	7	30
	-	-	-	-	18.9%	81.1%
Riverside Plaza (Mendip Court & Sherwood Court)	-	-	-	-	15	16
	-	-	-	-	48.4%	51.6%
Coldstream Gardens & Moncks Row	-	-	-	-	8	10
	-	-	-	-	44.4%	55.6%
Lytton Grove & Clockhouse Place	-	-	-	-	6	12
	-	-	-	-	33.3%	66.7%
Prospect Quay	-	-	-	-	13	10
	-	-	-	-	56.5%	43.5%
26-100 Wycliffe Road (Former John Burns School Site)	-	-	-	-	13	5
	-	-	-	-	72.2%	27.8%
Riverside West (Anchor House & Bluewater House)	-	-	-	-	14	48
	-	-	-	-	22.6%	77.4%
334 Queenstown Road	-	-	-	-	6	22
	-	-	-	-	21.4%	78.6%
Percy Laurie House	-	-	-	-	12	10
	-	-	-	-	54.5%	45.5%
Total	-	-	-	-	745	318
	-	-	-	-	70.1%	29.9%

Table 5.49 Satisfaction with External Noise Levels by Development (unweighted)

Wandsworth New Housing Re-survey 2007

Development name	Busy road	Aircraft noise	Close to railways	Emergency services/alarms	Near to noisy schools/pubs	Over exposed to noise	Industrial noise	Other	Total
Molasses House, Plantation Wharf	0 0.0%	8 80.0%	0 0.0%	0 0.0%	2 20.0%	0 0.0%	0 0.0%	0 0.0%	10 100.0%
Holland House/Initial Laundry Site	1 20.0%	3 60.0%	0 0.0%	0 0.0%	1 20.0%	0 0.0%	0 0.0%	0 0.0%	5 100.0%
St. John's Hospital Site	0 0.0%	2 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	2 100.0%
Riverdale Drive & Knareborough Drive (former Kenco Site)	1 50.0%	1 50.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	2 100.0%
Wandgas Site, Bodmin Street	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%
Trade Tower, Coral Row	0 0.0%	4 80.0%	0 0.0%	0 0.0%	0 0.0%	1 20.0%	0 0.0%	0 0.0%	5 100.0%
Old Hospital Close/St. James's Drive	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 50.0%	1 50.0%	0 0.0%	0 0.0%	2 100.0%
Montevetro	1 9.1%	9 81.8%	0 0.0%	1 9.1%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	11 100.0%
Former John Archer School Site	1 9.1%	9 81.8%	1 9.1%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	11 100.0%
Bevin Square (Former Ernest Bevin School Site)	1 50.0%	1 50.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	2 100.0%
Riverside West (Dolphin House & Compass House)	4 14.8%	17 63.0%	0 0.0%	0 0.0%	1 3.7%	4 14.8%	1 3.7%	0 0.0%	27 100.0%
Heritage Park (Former Tooting Bec Hospital Site)	12 48.0%	3 12.0%	0 0.0%	6 24.0%	1 4.0%	3 12.0%	0 0.0%	0 0.0%	25 100.0%
Former Southlands College Site (Wimbledon Parkside)	1 50.0%	0 0.0%	0 0.0%	1 50.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	2 100.0%
Price's Court (Former Price's Candles Site)	0 0.0%	27 96.4%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 3.6%	0 0.0%	28 100.0%
Riverside Plaza (Mendip Court & Sherwood Court)	0 0.0%	12 92.3%	0 0.0%	0 0.0%	0 0.0%	1 7.7%	0 0.0%	0 0.0%	13 100.0%
Coldstream Gardens & Moncks Row	3 42.9%	2 28.6%	0 0.0%	1 14.3%	0 0.0%	1 14.3%	0 0.0%	0 0.0%	7 100.0%
Lytton Grove & Clockhouse Place	0 0.0%	1 11.1%	8 88.9%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	9 100.0%
Prospect Quay	1 11.1%	6 66.7%	0 0.0%	0 0.0%	1 11.1%	0 0.0%	1 11.1%	0 0.0%	9 100.0%
26-100 Wycliffe Road (Former John Burns School Site)	1 25.0%	3 75.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	4 100.0%
Riverside West (Anchor House & Bluewater House)	6 14.0%	25 58.1%	0 0.0%	0 0.0%	1 2.3%	1 2.3%	8 18.6%	2 4.7%	43 100.0%
334 Queenstown Road	3 25.0%	0 0.0%	6 50.0%	0 0.0%	0 0.0%	2 16.7%	1 8.3%	0 0.0%	12 100.0%
Percy Laurie House	2 20.0%	5 50.0%	0 0.0%	0 0.0%	0 0.0%	3 30.0%	0 0.0%	0 0.0%	10 100.0%
Total	38 15.8%	138 57.5%	15 6.3%	9 3.8%	9 3.8%	17 7.1%	12 5.0%	2 0.8%	240 100.0%

Table 5.50 Reasons not Satisfied with External Noise Levels by Development (unweighted)

5.25 Internal Noise Levels

Residents were asked if they were satisfied with internal noise levels for the first time in the 2007 re-survey. Residents' satisfaction varied for the large developments. Satisfaction ranged from 39% for residents living on the St. John's Hospital development to 94% for residents living on the Lytton Grove & Clockhouse Place development (Table 5.51).

The most common reason given for dissatisfaction with internal noise levels was 'poor insulation and soundproofing between dwellings' (82%) (Table 5.52).

Development name	1997		2004		2007	
	Satisfied	Not satisfied	Satisfied	Not satisfied	Satisfied	Not satisfied
Molasses House, Plantation Wharf	-	-	-	-	14	4
	-	-	-	-	77.8%	22.2%
Holland House/Initial Laundry Site	-	-	-	-	64	16
	-	-	-	-	80.0%	20.0%
St. John's Hospital Site	-	-	-	-	7	11
	-	-	-	-	38.9%	61.1%
Riverdale Drive & Knareborough Drive (former Kenco Site)	-	-	-	-	20	3
	-	-	-	-	87.0%	13.0%
Wandgas Site, Bodmin Street	-	-	-	-	41	20
	-	-	-	-	67.2%	32.8%
Trade Tower, Coral Row	-	-	-	-	14	1
	-	-	-	-	93.3%	6.7%
Old Hospital Close/St. James's Drive	-	-	-	-	24	11
	-	-	-	-	68.6%	31.4%
Montevetro	-	-	-	-	29	1
	-	-	-	-	96.7%	3.3%
Former John Archer School Site	-	-	-	-	63	13
	-	-	-	-	82.9%	17.1%
Bevin Square (Former Ernest Bevin School Site)	-	-	-	-	13	9
	-	-	-	-	59.1%	40.9%
Former Danebury School Site	-	-	-	-	14	7
	-	-	-	-	66.7%	33.3%
Riverside West (Dolphin House & Compass House)	-	-	-	-	49	12
	-	-	-	-	80.3%	19.7%
Heritage Park (Former Tooting Bec Hospital Site)	-	-	-	-	214	85
	-	-	-	-	71.6%	28.4%
Former Southlands College Site (Wimbledon Parkside)	-	-	-	-	35	13
	-	-	-	-	72.9%	27.1%
Price's Court (Former Price's Candles Site)	-	-	-	-	34	4
	-	-	-	-	89.5%	10.5%
Riverside Plaza (Mendip Court & Sherwood Court)	-	-	-	-	29	2
	-	-	-	-	93.5%	6.5%
Coldstream Gardens & Moncks Row	-	-	-	-	14	4
	-	-	-	-	77.8%	22.2%
Lytton Grove & Clockhouse Place	-	-	-	-	17	1
	-	-	-	-	94.4%	5.6%
Prospect Quay	-	-	-	-	20	3
	-	-	-	-	87.0%	13.0%
26-100 Wycliffe Road (Former John Burns School Site)	-	-	-	-	14	4
	-	-	-	-	77.8%	22.2%
Riverside West (Anchor House & Bluewater House)	-	-	-	-	51	10
	-	-	-	-	83.6%	16.4%
334 Queenstown Road	-	-	-	-	22	5
	-	-	-	-	81.5%	18.5%
Percy Laurie House	-	-	-	-	20	2
	-	-	-	-	90.9%	9.1%
Total	-	-	-	-	822	241
	-	-	-	-	77.3%	22.7%

Table 5.51 Satisfaction with Internal Noise Levels by Development (unweighted)

Development name	Poor insulation/ soundproofing (walls and floors)	Pedestrian/ residential movement noise	Noisy dogs/ alarm systems	Structural noise (build quality)	Other	Total
Molasses House, Plantation Wharf	4 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	4 100.0%
Holland House/Initial Laundry Site	13 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	13 100.0%
St. John's Hospital Site	6 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	6 100.0%
Riverdale Drive & Knareborough Drive (former Kenco Site)	3 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	3 100.0%
Wandgas Site, Bodmin Street	10 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	10 100.0%
Old Hospital Close/St. James's Drive	4 66.7%	0 0.0%	0 0.0%	2 33.3%	0 0.0%	6 100.0%
Former John Archer School Site	7 77.8%	0 0.0%	1 11.1%	0 0.0%	1 11.1%	9 100.0%
Bevin Square (Former Ernest Bevin School Site)	4 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	4 100.0%
Former Danebury School Site	5 71.4%	0 0.0%	0 0.0%	1 14.3%	1 14.3%	7 100.0%
Riverside West (Dolphin House & Compass House)	3 42.9%	0 0.0%	0 0.0%	3 42.9%	1 14.3%	7 100.0%
Heritage Park (Former Tooting Bec Hospital Site)	55 80.9%	0 0.0%	2 2.9%	9 13.2%	2 2.9%	68 100.0%
Former Southlands College Site (Wimbledon Parkside)	5 71.4%	0 0.0%	0 0.0%	2 28.6%	0 0.0%	7 100.0%
Price's Court (Former Price's Candles Site)	2 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	2 100.0%
Riverside Plaza (Mendip Court & Sherwood Court)	0 0.0%	0 0.0%	0 0.0%	1 100.0%	0 0.0%	1 100.0%
Coldstream Gardens & Moncks Row	2 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	2 100.0%
Prospect Quay	2 66.7%	0 0.0%	0 0.0%	1 33.3%	0 0.0%	3 100.0%
26-100 Wycliffe Road (Former John Burns School Site)	2 66.7%	1 33.3%	0 0.0%	0 0.0%	0 0.0%	3 100.0%
Riverside West (Anchor House & Bluewater House)	8 80.0%	0 0.0%	0 0.0%	1 10.0%	1 10.0%	10 100.0%
334 Queenstown Road	4 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	4 100.0%
Percy Laurie House	1 50.0%	0 0.0%	0 0.0%	0 0.0%	1 50.0%	2 100.0%
Total	140 81.9%	1 0.6%	3 1.8%	20 11.7%	7 4.1%	171 100.0%

Table 5.52 Reasons not Satisfied with Internal Noise Levels by Development (unweighted)

5.26 Energy Efficiency

Residents were asked if they were satisfied with the energy efficiency of their developments for the first time in the 2007 re-survey. Satisfaction ranged from 70% for residents living on the St. John's Hospital development to 97% for residents living on the Montevetro and Riverside Plaza developments (Table 5.53).

Reasons for dissatisfaction with energy efficiency included 'poor insulation' (50%) and poor architecture / build quality (44%) (Table 5.54).

Development name	1997		2004		2007	
	Satisfied	Not satisfied	Satisfied	Not satisfied	Satisfied	Not satisfied
Molasses House, Plantation Wharf	-	-	-	-	15 83.3%	3 16.7%
Holland House/Initial Laundry Site	-	-	-	-	70 89.7%	8 10.3%
St. John's Hospital Site	-	-	-	-	12 70.6%	5 29.4%
Riverdale Drive & Knareborough Drive (former Kenco Site)	-	-	-	-	19 79.2%	5 20.8%
Wandgas Site, Bodmin Street	-	-	-	-	55 91.7%	5 8.3%
Trade Tower, Coral Row	-	-	-	-	13 92.9%	1 7.1%
Old Hospital Close/St. James's Drive	-	-	-	-	30 90.9%	3 9.1%
Montevetro	-	-	-	-	28 96.6%	1 3.4%
Former John Archer School Site	-	-	-	-	56 80.0%	14 20.0%
Bevin Square (Former Ernest Bevin School Site)	-	-	-	-	20 90.9%	2 9.1%
Former Danebury School Site	-	-	-	-	19 90.5%	2 9.5%
Riverside West (Dolphin House & Compass House)	-	-	-	-	53 88.3%	7 11.7%
Heritage Park (Former Tooting Bec Hospital Site)	-	-	-	-	224 76.2%	70 23.8%
Former Southlands College Site (Wimbledon Parkside)	-	-	-	-	40 83.3%	8 16.7%
Price's Court (Former Price's Candles Site)	-	-	-	-	33 91.7%	3 8.3%
Riverside Plaza (Mendip Court & Sherwood Court)	-	-	-	-	30 96.8%	1 3.2%
Coldstream Gardens & Moncks Row	-	-	-	-	13 76.5%	4 23.5%
Lytton Grove & Clockhouse Place	-	-	-	-	17 89.5%	2 10.5%
Prospect Quay	-	-	-	-	19 86.4%	3 13.6%
26-100 Wycliffe Road (Former John Burns School Site)	-	-	-	-	13 76.5%	4 23.5%
Riverside West (Anchor House & Bluewater House)	-	-	-	-	53 89.8%	6 10.2%
334 Queenstown Road	-	-	-	-	22 78.6%	6 21.4%
Percy Laurie House	-	-	-	-	20 90.9%	2 9.1%
Total	-	-	-	-	874 84.1%	165 15.9%

Table 5.53 Satisfaction with Energy Efficiency by Development (unweighted)

Development name	Poor insulation	Poor architecture / build quality	Dependant on electricity	Inefficient/excessive lighting	Poor heating/ventilation system	High energy consumption (high bills)	Other	Total
Molasses House, Plantation Wharf	0 0.0%	1 50.0%	1 50.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	2 100.0%
Holland House/Initial Laundry Site	5 83.3%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 16.7%	0 0.0%	6 100.0%
St. John's Hospital Site	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%	1 100.0%
Riverdale Drive & Knareborough Drive (former Kenco Site)	2 66.7%	1 33.3%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 33.3%	3 100.0%
Wandgas Site, Bodmin Street	1 33.3%	1 33.3%	0 0.0%	0 0.0%	0 0.0%	1 33.3%	0 0.0%	3 100.0%
Trade Tower, Coral Row	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%	0 0.0%	0 0.0%	1 100.0%
Montevetro	0 0.0%	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%
Former John Archer School Site	3 27.3%	5 45.5%	2 18.2%	0 0.0%	0 0.0%	1 9.1%	0 0.0%	11 100.0%
Former Danebury School Site	1 50.0%	0 0.0%	0 0.0%	0 0.0%	1 50.0%	0 0.0%	0 0.0%	2 100.0%
Riverside West (Dolphin House & Compass House)	0 0.0%	0 0.0%	1 25.0%	0 0.0%	2 50.0%	1 25.0%	0 0.0%	4 100.0%
Heritage Park (Former Tooting Bec Hospital Site)	21 43.8%	20 41.7%	0 0.0%	0 0.0%	4 8.3%	3 6.3%	3 6.3%	48 100.0%
Former Southlands College Site (Wimbledon Parkside)	1 25.0%	2 50.0%	0 0.0%	0 0.0%	1 25.0%	0 0.0%	1 25.0%	4 100.0%
Price's Court (Former Price's Candles Site)	0 0.0%	1 33.3%	0 0.0%	0 0.0%	0 0.0%	2 66.7%	0 0.0%	3 100.0%
Riverside Plaza (Mendip Court & Sherwood Court)	0 0.0%	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%
Coldstream Gardens & Moncks Row	1 33.3%	2 66.7%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	3 100.0%
Lytton Grove & Clockhouse Place	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%
Prospect Quay	0 0.0%	1 33.3%	1 33.3%	0 0.0%	1 33.3%	0 0.0%	0 0.0%	3 100.0%
26-100 Wycliffe Road (Former John Burns School Site)	2 66.7%	1 33.3%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	3 100.0%
Riverside West (Anchor House & Bluewater House)	3 75.0%	1 25.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	2 50.0%	4 100.0%
334 Queenstown Road	2 50.0%	0 0.0%	0 0.0%	2 50.0%	0 0.0%	0 0.0%	0 0.0%	4 100.0%
Percy Laurie House	0 0.0%	0 0.0%	0 0.0%	2 100.0%	0 0.0%	0 0.0%	0 0.0%	2 100.0%
Total	44 50.6%	38 43.7%	5 5.7%	4 4.6%	10 11.5%	9 10.3%	8 9.2%	87 100.0%

Table 5.54 Reasons not Satisfied with Energy Efficiency by Development (unweighted)

6 Workplace and Transport to Work

6.1 Number in Employment per Household

Respondents were asked to indicate the number of people in their household who were in full-time or part-time employment, their place of work and mode of transport. 38% of all households had 1 full-time worker and no one working part-time, while 30% of all households had 2 full-time workers and no one working part-time. 19% of households had no workers at all (Table 6.1).

Full-time equivalent worker figures were calculated on the basis that 1 part-time worker is the equal to 0.5 full-time workers. Private developments were most likely to have 1 (40%) or 2 (34%) full-time equivalent workers per household, little change since the 2004 survey. Housing association developments had a smaller number of full-time equivalent workers with 44% of households having no workers at all compared to 31% in 2004. Households on private developments contained an average of 1.3 people in full-time equivalent employment, whereas households on housing association developments contained an average of 0.7 people in full-time employment (Table 6.2).

Households of private rented tenure had the highest proportion of full-time equivalent workers, with an average of 1.6 per household, including 53% of households with 2 full-time workers (Table 6.3).

Out of the selected developments, the Wandgas site had the highest proportion of households without any workers (61%), with an average of 0.4 per household. Percy Laurie House had the most full-time equivalent workers with 1.7 per household, including 59% of households which had 2 full-time equivalent workers (Table 6.4).

Full-time in employees per household	Part-time employees per household			
	0	1	2	Total
0	362 18.8%	91 4.7%	9 0.5%	462 24.0%
1	733 38.0%	104 5.4%	2 0.1%	839 43.5%
2	575 29.8%	3 0.2%	1 0.1%	579 30.0%
3	35 1.8%	5 0.3%	1 0.1%	41 2.1%
4	6 0.3%	0 0.0%	0 0.0%	6 0.3%
Total (weighted)	1,711 88.8%	203 10.5%	13 0.7%	1,927 100.0%

Table 6.1 Workers per Household, Part-time by Full-time

Full-time equivalent workers	2004				2007			
	Private	Housing Association	Government Body	Total	Private	Housing Association	Government Body	Total
0	152 8.6%	60 31.1%	0 0.0%	212 10.7%	212 13.5%	149 44.2%	1 5.3%	362 18.8%
0.5	48 2.7%	18 9.3%	0 0.0%	66 3.3%	62 3.9%	28 8.3%	0 0.0%	90 4.7%
1	704 39.9%	63 32.6%	6 24.0%	773 39.0%	637 40.5%	98 29.1%	8 42.1%	743 38.6%
1.5	127 7.2%	10 5.2%	9 36.0%	146 7.4%	87 5.5%	13 3.9%	4 21.1%	104 5.4%
2	649 36.8%	34 17.6%	9 36.0%	692 34.9%	533 33.9%	39 11.6%	5 26.3%	577 29.9%
2.5	7 0.4%	2 1.0%	0 0.0%	9 0.5%	3 0.2%	0 0.0%	0 0.0%	3 0.2%
3	51 2.9%	2 1.0%	0 0.0%	53 2.7%	32 2.0%	3 0.9%	1 5.3%	36 1.9%
3.5	0 0.0%	1 0.5%	0 0.0%	1 0.1%	1 0.1%	4 1.2%	0 0.0%	5 0.3%
4	19 1.1%	2 1.0%	0 0.0%	21 1.1%	4 0.3%	3 0.9%	0 0.0%	7 0.4%
5	5 0.3%	2 1.0%	0 0.0%	7 0.4%	0 0.0%	0 0.0%	0 0.0%	0 0.0%
Total (weighted)	1,763 100.0%	193 100.0%	25 100.0%	1,981 100.0%	1,571 100.0%	337 100.0%	19 100.0%	1,927 100.0%
Average	1.4	1.0	1.5	1.4	1.3	0.7	1.4	1.2

Table 6.2 Full-time Equivalent Workers per Household by Developer Type

Full-time equivalent workers	Tenure					
	Owner occupied	Part-own/part-rent	Rent private	Rent housing association	Other	Total
0	161 14.4%	8 10.3%	34 7.9%	143 55.0%	5 17.9%	351 18.4%
0.5	54 4.8%	4 5.1%	8 1.9%	22 8.5%	3 10.7%	91 4.8%
1	514 46.0%	42 53.8%	108 25.2%	66 25.4%	8 28.6%	738 38.6%
1.5	63 5.6%	7 9.0%	24 5.6%	6 2.3%	5 17.9%	105 5.5%
2	315 28.2%	16 20.5%	226 52.8%	14 5.4%	5 17.9%	576 30.1%
2.5	3 0.3%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	3 0.2%
3	7 0.6%	1 1.3%	22 5.1%	4 1.5%	1 3.6%	35 1.8%
3.5	0 0.0%	0 0.0%	0 0.0%	4 1.5%	1 3.6%	5 0.3%
4	0 0.0%	0 0.0%	6 1.4%	1 0.4%	0 0.0%	7 0.4%
Total (weighted)	1,117 100.0%	78 100.0%	428 100.0%	260 100.0%	28 100.0%	1,911 100.0%
Average	1.2	1.1	1.6	0.6	1.2	1.2

Table 6.3 Full-Time Equivalent per Household by Tenure

Wandsworth New Housing Re-survey 2007

Development	Full-time equivalent workers										Average
	0	0.5	1	1.5	2	2.5	3	3.5	4	Total	
Molasses House, Plantation Wharf	2 11.1%	1 5.6%	6 33.3%	0 0.0%	8 44.4%	0 0.0%	0 0.0%	1 5.6%	0 0.0%	18 100.0%	1.4
Holland House/Initial Laundry Site	5 6.0%	3 3.6%	47 56.0%	1 1.2%	28 33.3%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	84 100.0%	1.3
St. John's Hospital Site	7 36.8%	1 5.3%	9 47.4%	0 0.0%	2 10.5%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	19 100.0%	0.7
Riverdale Drive & Knareborough Drive (former Kenco Site)	1 4.2%	0 0.0%	14 58.3%	0 0.0%	8 33.3%	1 4.2%	0 0.0%	0 0.0%	0 0.0%	24 100.0%	1.4
Wandgas Site, Bodmin Street	43 61.4%	7 10.0%	15 21.4%	1 1.4%	4 5.7%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	70 100.0%	0.4
Trade Tower, Coral Row	3 20.0%	0 0.0%	4 26.7%	1 6.7%	6 40.0%	0 0.0%	1 6.7%	0 0.0%	0 0.0%	15 100.0%	1.4
Old Hospital Close/St. James's Drive	23 54.8%	5 11.9%	10 23.8%	2 4.8%	2 4.8%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	42 100.0%	0.5
Montevetro	12 40.0%	1 3.3%	9 30.0%	3 10.0%	5 16.7%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	30 100.0%	0.8
Former John Archer School Site	2 2.6%	4 5.3%	33 43.4%	5 6.6%	31 40.8%	0 0.0%	1 1.3%	0 0.0%	0 0.0%	76 100.0%	1.4
Bevin Square (Former Ernest Bevin School Site)	6 27.3%	1 4.5%	8 36.4%	0 0.0%	7 31.8%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	22 100.0%	1.0
Former Danebury School Site	6 26.1%	4 17.4%	8 34.8%	1 4.3%	3 13.0%	0 0.0%	1 4.3%	0 0.0%	0 0.0%	23 100.0%	0.9
Riverside West (Dolphin House & Compass House)	8 12.7%	3 4.8%	29 46.0%	2 3.2%	19 30.2%	0 0.0%	2 3.2%	0 0.0%	0 0.0%	63 100.0%	1.2
Heritage Park (Former Tooting Bec Hospital Site)	45 14.5%	7 2.3%	132 42.6%	12 3.9%	104 33.5%	0 0.0%	9 2.9%	0 0.0%	1 0.3%	310 100.0%	1.3
Former Southlands College Site (Wimbledon Parkside)	12 24.5%	3 6.1%	22 44.9%	3 6.1%	9 18.4%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	49 100.0%	0.9
Price's Court (Former Price's Candles Site)	3 7.9%	6 15.8%	12 31.6%	2 5.3%	14 36.8%	0 0.0%	1 2.6%	0 0.0%	0 0.0%	38 100.0%	1.3
Riverside Plaza (Mendip Court & Sherwood Court)	7 22.6%	2 6.5%	14 45.2%	1 3.2%	7 22.6%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	31 100.0%	1.0
Coldstream Gardens & Moncks Row	1 5.3%	0 0.0%	8 42.1%	4 21.1%	5 26.3%	0 0.0%	1 5.3%	0 0.0%	0 0.0%	19 100.0%	1.4
Lytton Grove & Clockhouse Place	1 5.3%	1 5.3%	8 42.1%	1 5.3%	8 42.1%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	19 100.0%	1.4
Prospect Quay	5 21.7%	1 4.3%	10 43.5%	0 0.0%	7 30.4%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	23 100.0%	1.1
26-100 Wycliffe Road (Former John Burns School Site)	2 11.1%	0 0.0%	9 50.0%	3 16.7%	4 22.2%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	18 100.0%	1.2
Riverside West (Anchor House & Bluewater House)	4 6.3%	1 1.6%	19 30.2%	5 7.9%	33 52.4%	0 0.0%	0 0.0%	0 0.0%	1 1.6%	63 100.0%	1.5
334 Queenstown Road	6 20.7%	0 0.0%	15 51.7%	1 3.4%	7 24.1%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	29 100.0%	1.1
Percy Laurie House	0 0.0%	1 4.5%	7 31.8%	0 0.0%	13 59.1%	0 0.0%	1 4.5%	0 0.0%	0 0.0%	22 100.0%	1.7
Total	204 18.4%	52 4.7%	448 40.5%	48 4.3%	334 30.2%	1 0.1%	17 1.5%	1 0.1%	2 0.2%	1,107 100.0%	1.2

Table 6.4 Full-Time Equivalent Workers by Development (unweighted)

6.2 Economic Activity

The 2007 re-survey included a question asking economic activity of all residents. 66% of all people were in employment in 2007, 72% of those on private developments and 40% on housing association developments (Table 6.5). Children and college/university students accounted for 32% of residents on housing association developments, compared with 13% on private developments. The proportion of residents who were unemployed or permanently sick or disabled was significantly higher on housing association developments (13%), compared with 2% on private developments.

Economic Activity	Developer type		
	Private	Housing Association	Total
A full-time worker	1,905 66.0%	215 32.0%	2,120 59.6%
A part-time worker	171 5.9%	54 8.0%	224 6.3%
Under school age	92 3.2%	26 3.9%	118 3.3%
State school or nursery pupil	88 3.1%	120 17.8%	208 5.8%
Private school or nursery pupil	127 4.4%	12 1.8%	140 3.9%
College/university student	70 2.4%	58 8.6%	128 3.6%
A home-maker	88 3.0%	19 2.8%	107 3.0%
A full-time child carer	22 0.8%	6 0.9%	28 0.8%
A full-time carer of elderly/disabled	2 0.1%	2 0.3%	4 0.1%
Retired	229 7.9%	63 9.3%	292 8.2%
Unemployed	44 1.5%	48 7.1%	92 2.6%
Permanently sick or disabled	10 0.4%	39 5.9%	50 1.4%
Other	40 1.4%	10 1.4%	50 1.4%
Total (weighted)	2,888 100.0%	671 100.0%	3,559 100.0%

Table 6.5 Economic Activity of Residents by Developer Type

For households of private rented tenure, 80% of all residents were in employment, compared with 30% of residents in properties rented from a housing association. The proportion of retired residents was greatest for owner occupied accommodation and properties rented from a housing association (both 10%) (Table 6.6).

Economic activity	Tenure					Total
	Owner occupied	Part-own/part-rent	Rent private	Rent housing association	Other	
A full-time worker	1,228 62.7%	82 57.3%	673 76.0%	126 22.9%	29 45.3%	2,138 59.4%
A part-time worker	133 6.8%	12 8.4%	36 4.1%	37 6.7%	9 14.1%	227 6.3%
Under school age	68 3.5%	7 4.9%	26 2.9%	19 3.4%	8 12.5%	128 3.6%
State school or nursery pupil	62 3.2%	17 11.9%	15 1.7%	112 20.3%	6 9.4%	212 5.9%
Private school or nursery pupil	97 5.0%	2 1.4%	32 3.6%	10 1.8%	1 1.6%	142 3.9%
College/university student	39 2.0%	7 4.9%	20 2.3%	63 11.4%	1 1.6%	130 3.6%
A home-maker	60 3.1%	3 2.1%	22 2.5%	22 4.0%	4 6.3%	111 3.1%
A full-time child carer	17 0.9%	1 0.7%	6 0.7%	5 0.9%	0 0.0%	29 0.8%
A full-time carer of elderly/disabled	1 0.1%	1 0.7%	1 0.1%	1 0.2%	0 0.0%	4 0.1%
Retired	202 10.3%	6 4.2%	20 2.3%	55 10.0%	4 6.3%	287 8.0%
Unemployed	18 0.9%	3 2.1%	17 1.9%	55 10.0%	0 0.0%	93 2.6%
Permanently sick or disabled	7 0.4%	1 0.7%	4 0.5%	38 6.9%	0 0.0%	50 1.4%
Other	27 1.4%	1 0.7%	13 1.5%	8 1.5%	2 3.1%	51 1.4%
Total (weighted)	1,959 100.0%	143 100.0%	885 100.0%	551 100.0%	64 100.0%	3,602 100.0%

Table 6.6 Economic Activity of Residents by Tenure

On the Wandgas development, just 31% of residents were in full-time or part-time employment. 28% of residents were retired, 10% were college students, 8% school/nursery pupils, 7% unemployed and 6% permanently sick or disabled. On the Old Hospital Close/St. James's Drive development, 34% of residents were in full-time or part-time employment. 19% of residents on this development were retired, 18% school/nursery pupils, 12% college/university students and 7% were unemployed (Table 6.7).

27% of residents on the Montevetro development were retired and 22% on the Riverside Plaza development, indicating that some older people are moving into riverside flats for their retirement.

Development	Economic activity													Total
	A full-time worker	A part-time worker	Under school age	State school or nursery pupil	Private school or nursery pupil	College/university student	A home-maker	A full-time child carer	A full-time carer of elderly/disabled	Retired	Unemployed	Permanently sick or disabled	Other	
Molasses House, Plantation Wharf	25 69.4%	2 5.6%	1 2.8%	0 0.0%	2 5.6%	1 2.8%	2 5.6%	0 0.0%	0 0.0%	3 8.3%	0 0.0%	0 0.0%	0 0.0%	36 100.0%
Holland House/Initial Laundry Site	104 85.2%	4 3.3%	2 1.6%	3 2.5%	1 0.8%	1 0.8%	0 0.0%	1 0.8%	1 0.8%	1 0.8%	2 1.6%	0 0.0%	2 1.6%	122 100.0%
St. John's Hospital Site	12 26.1%	3 6.5%	3 6.5%	11 23.9%	1 2.2%	7 15.2%	1 2.2%	1 2.2%	0 0.0%	1 2.2%	2 4.3%	4 8.7%	0 0.0%	46 100.0%
Riverdale Drive & Knareborough Drive (former Kenco Site)	32 69.6%	1 2.2%	4 8.7%	0 0.0%	2 4.3%	1 2.2%	0 0.0%	3 6.5%	0 0.0%	2 4.3%	0 0.0%	0 0.0%	1 2.2%	46 100.0%
Wandgas Site, Bodmin Street	24 23.1%	8 7.7%	3 2.9%	6 5.8%	2 1.9%	10 9.6%	4 3.8%	0 0.0%	1 1.0%	29 27.9%	7 6.7%	6 5.8%	4 3.8%	104 100.0%
Trade Tower, Coral Row	20 71.4%	1 3.6%	1 3.6%	0 0.0%	0 0.0%	0 0.0%	1 3.6%	0 0.0%	0 0.0%	5 17.9%	0 0.0%	0 0.0%	0 0.0%	28 100.0%
Old Hospital Close/St. James's Drive	16 23.5%	7 10.3%	1 1.5%	12 17.6%	0 0.0%	8 11.8%	2 2.9%	0 0.0%	0 0.0%	13 19.1%	5 7.4%	2 2.9%	2 2.9%	68 100.0%
Montevetro	22 40.0%	4 7.3%	2 3.6%	0 0.0%	6 10.9%	0 0.0%	4 7.3%	0 0.0%	0 0.0%	15 27.3%	0 0.0%	1 1.8%	1 1.8%	55 100.0%
Former John Archer School Site	102 64.2%	11 6.9%	10 6.3%	7 4.4%	16 10.1%	3 1.9%	3 1.9%	2 1.3%	0 0.0%	4 2.5%	0 0.0%	0 0.0%	1 0.6%	159 100.0%
Bevin Square (Former Ernest Bevin School Site)	22 57.9%	1 2.6%	1 2.6%	0 0.0%	2 5.3%	2 5.3%	2 5.3%	0 0.0%	0 0.0%	8 21.1%	0 0.0%	0 0.0%	0 0.0%	38 100.0%
Former Danebury School Site	18 34.6%	5 9.6%	3 5.8%	13 25.0%	0 0.0%	1 1.9%	0 0.0%	3 5.8%	0 0.0%	4 7.7%	3 5.8%	2 3.8%	0 0.0%	52 100.0%
Riverside West (Dolphin House & Compass House)	75 79.8%	5 5.3%	0 0.0%	0 0.0%	2 2.1%	0 0.0%	3 3.2%	1 1.1%	0 0.0%	4 4.3%	1 1.1%	2 2.1%	1 1.1%	94 100.0%
Heritage Park (Former Tooting Bec Hospital Site)	381 69.7%	23 4.2%	12 2.2%	23 4.2%	12 2.2%	15 2.7%	12 2.2%	1 0.2%	0 0.0%	42 7.7%	9 1.6%	3 0.5%	14 2.6%	547 100.0%
Former Southlands College Site (Wimbledon Parkside)	43 43.4%	6 6.1%	4 4.0%	2 2.0%	16 16.2%	5 5.1%	4 4.0%	1 1.0%	0 0.0%	17 17.2%	0 0.0%	0 0.0%	1 1.0%	99 100.0%

Table 6.7 Economic Activity of Residents by Development (unweighted)

Economic Activity	A full-time worker	A part-time worker	Under school age	State school or nursery pupil	Private school or nursery pupil	College/university student	A home-maker	A full-time child carer	A full-time carer of elderly/disabled	Retired	Unemployed	Permanently sick or disabled	Other	Total
Price's Court (Former Price's Candles Site)	45 63.4%	8 11.3%	1 1.4%	2 2.8%	5 7.0%	2 2.8%	1 1.4%	0 0.0%	0 0.0%	6 8.5%	1 1.4%	0 0.0%	0 0.0%	71 100.0%
Riverside Plaza (Mendip Court & Sherwood Court)	28 56.0%	5 10.0%	1 2.0%	0 0.0%	1 2.0%	0 0.0%	2 4.0%	1 2.0%	0 0.0%	11 22.0%	0 0.0%	0 0.0%	1 2.0%	50 100.0%
Coldstream Gardens & Moncks Row	25 44.6%	4 7.1%	9 16.1%	5 8.9%	3 5.4%	2 3.6%	6 10.7%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	2 3.6%	56 100.0%
Lytton Grove & Clockhouse Place	25 80.6%	2 6.5%	0 0.0%	0 0.0%	1 3.2%	0 0.0%	0 0.0%	1 3.2%	0 0.0%	2 6.5%	0 0.0%	0 0.0%	0 0.0%	31 100.0%
Prospect Quay	24 64.9%	1 2.7%	0 0.0%	0 0.0%	0 0.0%	4 10.8%	1 2.7%	0 0.0%	0 0.0%	7 18.9%	0 0.0%	0 0.0%	0 0.0%	37 100.0%
26-100 Wycliffe Road (Former John Burns School Site)	20 50.0%	3 7.5%	3 7.5%	3 7.5%	2 5.0%	2 5.0%	2 5.0%	1 2.5%	0 0.0%	2 5.0%	0 0.0%	1 2.5%	1 2.5%	40 100.0%
Riverside West (Anchor House & Bluewater House)	94 81.0%	6 5.2%	1 0.9%	1 0.9%	3 2.6%	1 0.9%	2 1.7%	1 0.9%	0 0.0%	4 3.4%	1 0.9%	0 0.0%	2 1.7%	116 100.0%
334 Queenstown Road	29 63.0%	3 6.5%	3 6.5%	0 0.0%	1 2.2%	0 0.0%	1 2.2%	1 2.2%	1 2.2%	7 15.2%	0 0.0%	0 0.0%	0 0.0%	46 100.0%
Percy Laurie House	36 81.8%	1 2.3%	1 2.3%	1 2.3%	0 0.0%	1 2.3%	0 0.0%	1 2.3%	0 0.0%	0 0.0%	1 2.3%	0 0.0%	2 4.5%	44 100.0%
Total	1,222 61.6%	114 5.7%	66 3.3%	89 4.5%	78 3.9%	66 3.3%	53 2.7%	19 1.0%	3 0.2%	187 9.4%	32 1.6%	21 1.1%	35 1.8%	1,985 100.0%

Table 6.7 (continued) Economic Activity of Residents by Development (unweighted)

6.3 Place of Work

Employed residents were asked the postal district of their main place of work. 18% worked in the Borough, whilst 45% worked in Central London (Table 6.8). On housing association developments, only 21% of residents worked in Central London, compared with 47% on private developments. 47% of owner occupier residents in employment worked in Central London and 48% of those who rented privately. 2% of owner occupiers worked from home and 7% of those who part-owned/part-rented had no fixed place of work (Table 6.9).

Postcode of workplace	1997	2004	Developer type			2007
			Private	Housing Association	Government Body	
Wandsworth borough (SW8, SW11, SW12, SW15-19)	146 24.1%	368 15.4%	286 14.8%	99 39.4%	4 16.0%	389 17.6%
Central London (EC, WC, SE1, SW1, W1)	259 42.7%	1,305 54.5%	916 47.4%	53 21.1%	17 68.0%	986 44.7%
SE Other	20 3.3%	31 1.3%	37 1.9%	6 2.4%	1 4.0%	44 2.0%
SW Other	38 6.3%	124 5.2%	108 5.6%	27 10.8%	1 4.0%	136 6.2%
W Other	34 5.6%	94 3.9%	118 6.1%	14 5.6%	1 4.0%	133 6.0%
London other	23 3.8%	158 6.6%	129 6.7%	12 4.8%	0 0.0%	141 6.4%
CR, KT, SM, TW	59 9.7%	173 7.2%	168 8.7%	17 6.8%	0 0.0%	185 8.4%
Other	28 4.6%	141 5.9%	99 5.1%	6 2.4%	0 0.0%	105 4.8%
No fixed place of work	-	-	36 1.9%	12 4.8%	1 4.0%	49 2.2%
Work from home	-	-	35 1.8%	5 2.0%	0 0.0%	40 1.8%
Total (weighted)	607 100.0%	2,394 100.0%	1,932 100.0%	251 100.0%	25 100.0%	2,208 100.0%

Table 6.8 Place of Work by Developer Type (All Residents in Employment)

Postcode of workplace	Tenure					Total
	Owner occupied	Part-own/part-rent	Rent private	Rent housing association	Other	
Wandsworth borough (SW8, SW11, SW12, SW15-19)	191 14.8%	27 28.4%	86 13.6%	75 51.0%	6 18.8%	385 17.5%
Central London (EC, WC, SE1, SW1, W1)	613 47.4%	26 27.4%	306 48.3%	22 15.0%	17 53.1%	984 44.7%
SE Other	25 1.9%	2 2.1%	12 1.9%	4 2.7%	2 6.3%	45 2.0%
SW Other	74 5.7%	7 7.4%	41 6.5%	14 9.5%	2 6.3%	138 6.3%
W Other	69 5.3%	8 8.4%	48 7.6%	7 4.8%	1 3.1%	133 6.0%
London other	83 6.4%	7 7.4%	46 7.3%	3 2.0%	1 3.1%	140 6.4%
CR, KT, SM, TW	108 8.3%	6 6.3%	57 9.0%	12 8.2%	2 6.3%	185 8.4%
Other	72 5.6%	3 3.2%	26 4.1%	3 2.0%	0 0.0%	104 4.7%
No fixed place of work	31 2.4%	7 7.4%	5 0.8%	5 3.4%	1 3.1%	49 2.2%
Work from home	28 2.2%	2 2.1%	7 1.1%	2 1.4%	0 0.0%	39 1.8%
Total (weighted)	1,294 100.0%	95 100.0%	634 100.0%	147 100.0%	32 100.0%	2,202 100.0%

Table 6.9 Place of Work by Tenure (All Residents in Employment)

6.4 Mode of Transport to Work

Overall 61% of residents in employment travelled to work by public transport (Table 6.10). Just over half of residents who lived in part-owned/part-rented accommodation and properties rented from a housing association travelled to work by public transport, with a further quarter using a car. Bus was the most common form of travel for people living in accommodation rented from a housing association (33%), whilst walking also popular (18%). Residents in employment who rented their property from a private landlord and owner occupiers were most likely to travel by tube or train.

Mode of transport to work	Tenure					Total
	Owner occupied	Part-own/part-rent	Rent private	Rent housing association	Other	
Car	255 21.1%	20 24.7%	98 15.8%	35 25.0%	4 12.9%	412 19.8%
Motorbike	42 3.5%	2 2.5%	19 3.1%	0 0.0%	0 0.0%	63 3.0%
Tube	308 25.5%	13 16.0%	201 32.3%	15 10.7%	9 29.0%	546 26.2%
Train	317 26.2%	11 13.6%	161 25.9%	10 7.1%	5 16.1%	504 24.2%
Bus	90 7.4%	17 21.0%	61 9.8%	46 32.9%	2 6.5%	216 10.4%
Taxi	6 0.5%	1 1.2%	1 0.2%	0 0.0%	0 0.0%	8 0.4%
Bicycle	101 8.4%	9 11.1%	39 6.3%	1 0.7%	7 22.6%	157 7.5%
Walk	41 3.4%	6 7.4%	37 5.9%	25 17.9%	3 9.7%	112 5.4%
Works at home	40 3.3%	2 2.5%	3 0.5%	5 3.6%	0 0.0%	50 2.4%
Other	9 0.7%	0 0.0%	2 0.3%	3 2.1%	1 3.2%	15 0.7%
Total (weighted)	1,209 100.0%	81 100.0%	622 100.0%	140 100.0%	31 100.0%	2,083 100.0%

Table 6.10 Mode of Transport to Work by Tenure (All Residents in Employment)

The mode of transport to work varied considerably by the location of the development and the place of work, reflecting the different levels of access to different forms of public transport (Table 6.11). 82% of those people that worked in Central London travelled to work by public transport (39% by tube). In 2007, 9% of Central London workers travelled to work by bicycle, a significant increase from the earlier surveys. The proportion of people who travelled to work in Central London by car fell from 17% in 1997 to 12% in 2004 and further to 4% in 2007.

Mode of transport to work	1997			2004			2007		
	Wandsworth borough	Central London	All work locations	Wandsworth borough	Central London	All work locations	Wandsworth borough	Central London	All work locations
Car	58 40.3%	45 17.3%	194 31.9%	129 36.1%	114 11.8%	543 28.6%	97 28.6%	33 3.8%	414 19.8%
Motorbike	2 1.4%	7 2.7%	13 2.1%	7 2.0%	57 5.9%	73 3.8%	9 2.7%	31 3.6%	63 3.0%
Tube	4 2.8%	107 41.2%	157 25.8%	6 1.7%	438 45.3%	557 29.4%	13 3.8%	337 38.6%	548 26.2%
Train	9 6.3%	84 32.3%	132 21.7%	12 3.4%	219 22.6%	321 16.9%	15 4.4%	303 34.7%	505 24.2%
Bus	25 17.4%	9 3.5%	46 7.6%	40 11.2%	73 7.5%	148 7.8%	60 17.7%	76 8.7%	217 10.4%
Taxi	1 0.7%	1 0.4%	2 0.3%	6 1.7%	6 0.6%	12 0.6%	3 0.9%	2 0.2%	8 0.4%
Bicycle	7 4.9%	7 2.7%	20 3.3%	23 6.4%	55 5.7%	98 5.2%	27 8.0%	76 8.7%	157 7.5%
Walk	29 20.1%	0 0.0%	33 5.4%	56 15.7%	2 0.2%	62 3.3%	80 23.6%	8 0.9%	112 5.4%
Works at home	9 6.3%	0 0.0%	10 1.6%	72 20.2%	1 0.1%	74 3.9%	34 10.0%	0 0.0%	50 2.4%
Other	0 0.0%	0 0.0%	1 0.2%	6 1.7%	2 0.2%	9 0.5%	1 0.3%	6 0.7%	14 0.7%
Total (weighted)	144 100.0%	260 100.0%	608 100.0%	357 100.0%	967 100.0%	1,897 100.0%	339 100.0%	872 100.0%	2,088 100.0%

Table 6.11 Mode of Transport to Work by Place of Employment (All Residents in Employment)

7 Education and Associated Transport

7.1 Types of School Attended

Respondents were asked to give details about the schools and nurseries attended by children in their household. 70% of nursery school children on private developments attended a private nursery, compared with 32% of nursery children on housing association developments (Table 7.1). 53% of primary school age children on private developments attended a private school, compared with just 2% on housing association developments. For secondary school age children, 49% of children on private developments attended a private school, compared with 4% of children on housing association developments.

Almost all primary school age children living in properties part-owned/part-rented or rented from a housing association attended a state school (100% and 97% respectively) (Table 7.2). In private rented accommodation, 80% of secondary school age children and 57% of primary school age children attended private school.

97% of children who attended a state nursery school attended a nursery in Wandsworth (Table 7.3). 81% of children who attended a state primary school attended a school within the borough. 74% of children who attended a state secondary school attended a school in Wandsworth.

Developer type	1997			2004			2007		
	Private	State	Total	Private	State	Total	Private	State	Total
Nursery	Private	-	-	95	22	117	49	21	70
				81%	19%	100%	70%	30%	100%
	Housing Association	-	-	4	16	20	9	19	28
				20%	80%	100%	32%	68%	100%
Government Body	-	-	-	7	0	7	2	1	3
				100%	0%	100%	67%	33%	100%
Total (weighted)	-	-	-	106	38	144	60	41	101
				74%	26%	100%	59%	41%	100%
Primary	Private	11	24	67	44	111	45	40	85
		31%	69%	100%	60%	40%	53%	47%	100%
	Housing Association	0	83	83	2	62	1	41	42
	0%	100%	100%	3%	97%	100%	2%	98%	100%
Government Body	-	-	-	2	8	10	1	3	4
				20%	80%	100%	25%	75%	100%
Total (weighted)	11	107	118	71	114	185	47	84	131
	9%	91%	100%	38%	62%	100%	36%	64%	100%
Secondary	Private	2	10	40	19	59	24	25	49
		17%	83%	100%	68%	32%	49%	51%	100%
	Housing Association	0	35	35	5	42	2	53	55
	0%	100%	100%	11%	89%	100%	4%	96%	100%
Government Body	-	-	-	4	0	4	0	1	1
				100%	0%	100%	0%	100%	100%
Total (weighted)	2	45	47	49	61	110	26	79	105
	4%	96%	100%	45%	55%	100%	25%	75%	100%

Table 7.1 Type of School Attended by Developer Type

Tenure	Nursery			Primary school			Secondary school		
	Private	State	Total	Private	State	Total	Private	State	Total
Owner occupied	38 75%	13 25%	51 100%	37 52%	34 48%	71 100%	17 55%	14 45%	31 100%
Part-own/part-rent	1 13%	7 88%	8 100%	0 0%	8 100%	8 100%	0 0%	1 100%	1 100%
Rent private	14 70%	6 30%	20 100%	8 57%	6 43%	14 100%	8 80%	2 20%	10 100%
Rent housing association	7 35%	13 65%	20 100%	1 3%	32 97%	33 100%	0 0%	59 100%	59 100%
Other	1 100%	0 0%	1 100%	0 0%	5 100%	5 100%	0 0%	1 100%	1 100%
Total (weighted)	61 61%	39 39%	100 100%	46 35%	85 65%	131 100%	25 25%	77 75%	102 100%

Table 7.2 Type of School Attended by Tenure

Location of nursery/school		Type of nursery/school		
		Private	State	Total
Nursery	Wandsworth borough	48 84.2%	33 97.1%	81 89.0%
	Outside Wandsworth	9 15.8%	1 2.9%	10 11.0%
	Total	57 100.0%	34 100.0%	91 100.0%
Primary	Wandsworth borough	32 71.1%	56 81.2%	88 77.2%
	Outside Wandsworth	13 28.9%	13 18.8%	26 22.8%
	Total	45 100.0%	69 100.0%	114 100.0%
Secondary	Wandsworth borough	10 38.5%	51 73.9%	61 64.2%
	Outside Wandsworth	16 61.5%	18 26.1%	34 35.8%
	Total	26 100.0%	69 100.0%	95 100.0%
Total (weighted)	Wandsworth borough	90 70.3%	140 81.4%	230 76.7%
	Outside Wandsworth	38 29.7%	32 18.6%	70 23.3%
	Total	128 100.0%	172 100.0%	300 100.0%

Table 7.3 Location of School Attended by Type of School

7.2 Mode of Transport to School or Nursery

For children attending state nurseries, walking was the most important mode of transport, with 67% using this method (Table 7.4). Walking was also common for children attending private nurseries (59%), although car use was significantly higher.

For children attending private primary schools, 43% travelled by car and 43% walked to school. This compares with 17% and 67% for state schools. Cycling to school was the mode of transport for 8% of primary school children, which accounts for the increase in 'other' modes.

76% of private school children travelled to secondary school by public transport, compared with 41% in state secondary schools. A significant proportion of children walked to state secondary schools (31%), compared with 5% of private secondary school children.

School	Mode of transport			1997			2004			2007		
	Private	State	Total	Private	State	Total	Private	State	Total	Private	State	Total
Nursery		-	8	51	8	59	18	6	24	32.1%	13.0%	23.5%
	Car	-	36.4%	49.0%	22.9%	42.4%	32.1%	6	24	32.1%	13.0%	23.5%
	Public transport	-	3	9	8.6%	12	5	7	12	8.9%	15.2%	11.8%
	Walk	-	11	42	40.4%	65	33	31	64	58.9%	67.4%	62.7%
	Other	-	0	2	1.9%	3	0	2	2	0.0%	4.3%	2.0%
Total	-	22	100.0%	104	35	139	56	46	102	100.0%	100.0%	100.0%
Primary	Car	11	24	52	31	83	17	11	28	42.5%	16.7%	26.4%
	Public transport	0	12	4	11	15	3	5	8	7.5%	7.6%	7.5%
	Walk	0	64	10	65	75	17	44	61	42.5%	66.7%	57.5%
	Other	0	6	5	3	8	3	6	9	7.5%	9.1%	8.5%
	Total	11	106	117	71	110	181	40	66	106	100.0%	100.0%
Secondary	Car	0	7	22	11	33	4	13	17	19.0%	25.5%	23.6%
	Public transport	2	28	11	35	46	16	21	37	76.2%	41.2%	51.4%
	Walk	0	10	2	10	12	1	16	17	4.8%	31.4%	23.6%
	Other	0	1	12	4	16	0	1	1	0.0%	2.0%	1.4%
	Total	2	46	48	47	60	107	21	51	72	100.0%	100.0%
Total (weighted)	Car		50	125	50	175	39	30	69	33.3%	18.4%	24.6%
	Public transport		45	24	49	73	24	33	57	20.5%	20.2%	20.4%
	Walk		85	54	98	152	51	91	142	43.6%	55.8%	50.7%
	Other		7	19	8	27	3	9	12	2.6%	5.5%	4.3%
	Total		187	222	205	427	117	163	280	100.0%	100.0%	100.0%

Table 7.4 Mode of Transport to School by Type of School

7.3 Intended School for Pre-School Age Children

Respondents who indicated they had pre-school age children in their household were asked where they intended to send their children to a primary school. 48% of pre-school children on private developments were likely to attend a state school in Wandsworth, compared to 89% on housing association developments (Table 7.5). For households who rented their home from a private landlord, it was intended that 39% of pre-school children would attend a private school in Wandsworth and 19% would attend a school outside the Borough (Table 7.6).

Developer type	Intended School			
	State School in Wandsworth	Private School in Wandsworth	School outside Wandsworth	Total
Private	45 47.9%	28 29.8%	21 22.3%	94 100.0%
Housing Association	23 88.5%	0 0.0%	3 11.5%	26 100.0%
Government Body	4 44.4%	0 0.0%	5 55.6%	9 100.0%
Total (weighted)	72 55.8%	28 21.7%	29 22.5%	129 100.0%

Table 7.5 Pre-School Age Children by Developer Type and Intended School

Tenure	Intended School			
	State School in Wandsworth	Private School in Wandsworth	School outside Wandsworth	Total
Owner occupied	32 47.1%	16 23.5%	20 29.4%	68 100.0%
Part-own/part-rent	6 85.7%	0 0.0%	1 14.3%	7 100.0%
Rent private	11 42.3%	10 38.5%	5 19.2%	26 100.0%
Rent housing association	19 100.0%	0 0.0%	0 0.0%	19 100.0%
Other	4 50.0%	0 0.0%	4 50.0%	8 100.0%
Total	72 56.3%	26 20.3%	30 23.4%	128 100.0%

Table 7.5 Pre-School Age Children by Tenure and Intended School

8 Population Yield Matrices

8.1 Population Yield Data

Detailed population yield matrices can be derived by cross-tabulating survey information on tenure (owner occupied, private rented etc), dwelling type (flat, house), size of property (number of bedrooms) and age of residents.

Yield data is useful for projecting future changes in population which may result from new development in the pipeline. This is particularly important when planning for the future and helps to assess the increased demand on local services as people move into new developments e.g. for doctors, schools, social infrastructure and public transport.

Previous New Housing Surveys have provided child yield data by developer type (private, housing association, government body). However, tenure make-up of new developments has changed significantly since the original surveys, with a considerable increase in the number and proportion of intermediate tenure dwellings (e.g. part-owned/part-rented). In addition, there is now a much wider use for yield data on the whole population, rather than just children. For these reasons, population yield data is presented in this report by tenure and by all age groups.

Tenures are often grouped into three broad categories: market, intermediate and social rented. These can be approximated to the tenure groups recorded in the survey as follows:

Market: Owner occupied + rent private
Intermediate: Part-own/part-rent
Social rented: Rent housing association.

Yield data for market tenure accommodation (owner occupied + rent private) is provided in the matrices below the total row.

Table 8.1 details population yield results for all sites surveyed in 2007. Care should be exercised when interpreting the results of some tables due to the relatively small number of respondents. Yields are not available for the cells shaded grey.

8.2 Change Over Time

To enable direct comparison of results, the Council's Population Yield Calculator which has been created for use in future planning work uses data from sites originally surveyed in 2004 only (sites completed in 1997-03). It compares the original 2004 survey data for these sites (Table 8.2) with 2007 re-survey data for these sites (Table 8.3).

8.3 Child Yield

Child yield varies considerably by tenure and dwelling type from 0.10 children aged 0-15 in owner occupied flats to 1.04 in houses rented from a housing association in 2007. For all sizes and tenures of dwelling there were more children aged 0-15 in households renting from a housing association, with the exception of 4 bedroom houses where owner occupied and private rented households had a greater yield. Child yield from houses was generally higher than for flats for all dwelling types, sizes and age groups. However, there were some exceptions including 3 bedroom properties rented from a housing association (age 0-2) and 3 bedroom properties privately rented (ages 0-2 and 5-10).

For sites completed in 1997-03, there were significantly less children aged 0-15 per dwelling in houses rented from housing associations in 2007 than in the original 2004 survey, in particular those age 5-10. The number of children per dwelling in owner-occupied flats was broadly similar between surveys for all age groups, indicating that the child population is not 'ageing on'; families with children are moving on, to be replaced by families with younger children. However, for part-owned/part-rented flats and privately rented flats the yield has increased across all age groups.

APPENDIX 1

Schedule of Developments Surveyed

Location Map

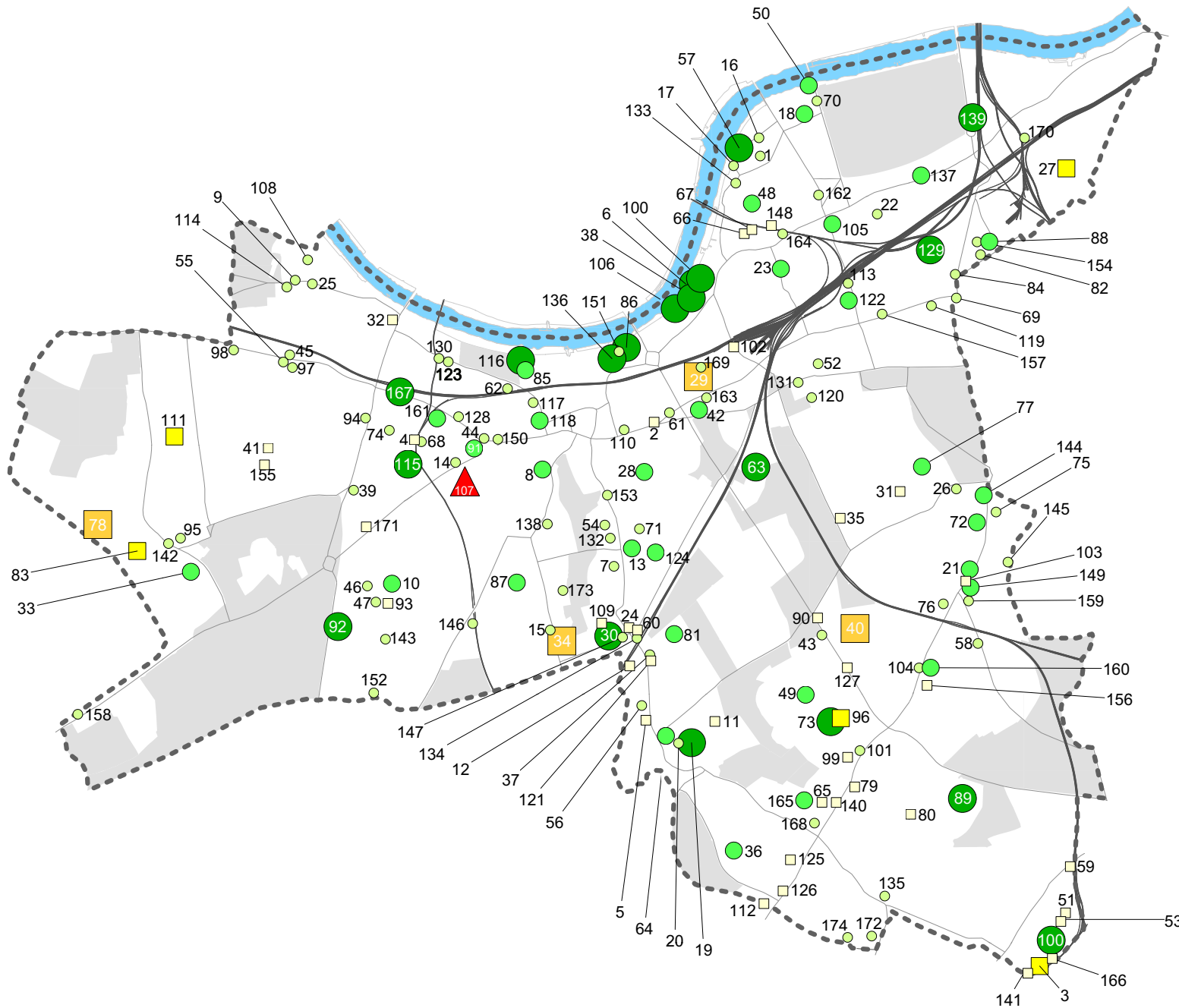
Ref	Year Site Completed	Development Site Name	Postal District	Developer Type	Sample	Responses	Response Rate %	Weight	*Selected Development?	
1	1996	5 Bolingbroke Walk	SW11	Private		12	1	8%	4.217	
2	1996	107-111 East Hill	SW18	Housing Association		12	4	33%	1.054	
3	1996	122, 124 Besley St & Anvil Close	SW16	Housing Association		28	5	18%	1.968	
4	1996	Copse Court, Evenwood Close	SW15	Housing Association		12	6	50%	0.703	
5	1996	540, 542, 544 Garratt Lane	SW18	Housing Association		7	3	43%	0.820	
6	1996	Molasses House, Plantation Wharf	SW11	Private		55	18	33%	1.074	Yes
7	1996	38 Lydden Grove	SW18	Private		6	2	33%	1.054	
8	1995	Down Lodge, 35 Merton Road	SW18	Private		40	16	40%	0.878	
9	1996	1 Terrace Road	SW15	Private		5	0	0%	n/a	
10	1996	Burghley Hall Close	SW19	Private		40	12	30%	1.171	
11	1996	Moore House, St. George's Grove	SW17	Housing Association		11	1	9%	3.865	
12	1996	15-20 Summerly Street	SW18	Housing Association		10	3	30%	1.171	
13	1996	80-85 Swaffield Road, 47-50 Whitehead Close & Shire Place	SW18	Private		42	20	48%	0.738	
14	1996	Langton Court, 1 Portinscale Road	SW15	Private		13	6	46%	0.761	
15	1995	Langton Place	SW18	Private		19	9	47%	0.742	
16	1995	Stanton Gate, 73-85 Battersea Church Road	SW11	Private		8	0	0%	n/a	
17	1995	Old Swan Wharf	SW11	Private		14	6	43%	0.820	
18	1996	51 Parkgate Road	SW11	Private		44	13	30%	1.189	
19	1994	Holland House/Initial Laundry Site	SW17	Private		152	84	55%	0.636	Yes
20	1995	Anglo American Laundry	SW17	Private		10	2	20%	1.757	
21	1995	Penny Mews	SW12	Private		22	7	32%	1.104	
22	1995	1-11 Dagnall Street & 51-57 Culvert Road	SW11	Private		10	3	30%	1.171	
23	1995	Hertford Court, Falcon Road	SW11	Private		25	14	56%	0.627	
24	1995	481-483 Garratt Lane	SW17	Housing Association		12	0	0%	n/a	
25	1995	Griffin Gate	SW15	Private		16	7	44%	0.803	
26	1995	23 Nightingale Lane	SW12	Private		10	4	40%	0.878	
27	1995	1-11 Patmore Street & St George's Close	SW8	Housing Association		20	6	30%	1.171	
28	1995	Berisford Mews	SW18	Private		31	10	32%	1.089	
29	1995	St. John's Hospital Site	SW11	Housing Association		88	19	22%	1.628	Yes
30	1995	Riverdale Drive & Knareborough Drive (former Kenco Site)	SW18	Private		60	24	40%	0.878	Yes
31	1995	Elizabeth Cooper Lodge	SW12	Housing Association		19	15	79%	0.445	
32	1995	2-8 Weimar Street	SW15	Housing Association		12	2	17%	2.108	
33	1994	Kings Court, Bessborough Road	SW15	Private		20	6	30%	1.171	
34	1994	Wandgas Site, Bodmin Street	SW18	Housing Association		163	70	43%	0.818	Yes
35	1994	Rowan Court, 29 Dents Road	SW11	Housing Association		14	8	57%	0.615	
36	1994	Kiln Mews	SW17	Private		27	8	30%	1.186	
37	1994	Beemans Row	SW18	Private		8	3	38%	0.937	
38	1994	Trade Tower, Coral Row	SW11	Private		53	15	28%	1.242	Yes
39	1994	Royston, Royston Lodge & The Coach House	SW15	Private		14	4	29%	1.230	
40	1994	Old Hospital Close/St. James's Drive	SW17	Housing Association		146	42	29%	1.222	Yes
41	1994	2 Solna Avenue	SW15	Housing Association		9	0	0%	n/a	
42	1994	10-33 Spanish Road	SW18	Private		24	9	38%	0.937	
43	1994	207 Trinity Road	SW17	Private		5	2	40%	0.878	
44	1994	42 Upper Richmond Road	SW15	Private		5	2	40%	0.878	
45	1994	366 Upper Richmond Road	SW15	Private		18	13	72%	0.487	
46	1994	Sandringham Close	SW19	Private		8	1	13%	2.811	
47	1994	Admirals Court, Windlesham Grove	SW19	Private		12	5	42%	0.843	
48	2000	Restoration Square	SW11	Private		27	7	26%	1.355	
49	2000	Chancery Mews (Malcolm Gavin Hall Site)	SW17	Private		37	22	59%	0.591	
50	1998	Albert Bridge House	SW11	Private		31	5	16%	2.179	
51	2001	Masters Close	SW16	Housing Association		9	3	33%	1.054	
52	2001	Carrington Court	SW11	Private		17	10	59%	0.597	
53	2001	Anchor Garage Site	SW16	Housing Association		8	3	38%	0.937	
54	2001	Foundry Place	SW18	Private		5	2	40%	0.878	
55	2000	307 Upper Richmond Road	SW15	Private		16	9	56%	0.625	
56	2000	9-33 Weybourne Street	SW18	Private		13	5	38%	0.914	
57	2000	Montevetro	SW11	Private		102	30	29%	1.195	Yes
58	2000	102-104 Bedford Hill	SW12	Private		6	2	33%	1.054	
59	2000	Carriage Place	SW16	Housing Association		12	3	25%	1.406	
60	2001	371 Earlsfield Road	SW18	Housing Association		6	1	17%	2.108	
61	1998	Cricketers Mews & 168 East Hill	SW18	Private		10	4	40%	0.878	
62	2001	Fawe Park Mews	SW15	Private		5	1	20%	1.757	
63	1999	Former John Archer School Site	SW18	Private		203	76	37%	0.939	Yes
64	2001	Harper Mews	SW17	Private		21	10	48%	0.738	
65	1998	13-15 Broadwater Road (Former Gideon School Site)	SW17	Housing Association		10	1	10%	3.514	
66	1998	7-27 Gwynne Road	SW11	Housing Association		11	1	9%	3.865	
67	2000	2-4 Gwynne Road (Former Southlands Day Centre)	SW11	Housing Association		8	0	0%	n/a	
68	1999	32 Keswick Road	SW15	Private		11	3	27%	1.288	
69	2000	1-3 Lavender Hill	SW11	Private		6	1	17%	2.108	
70	1998	Prince Regent House	SW11	Private		5	1	20%	1.757	
71	1999	61-65 Aslett Street	SW18	Private		6	2	33%	1.054	
72	1998	Clarence Mews	SW12	Private		20	5	25%	1.406	
73	1999	Bevin Square (Former Ernest Bevin School Site)	SW17	Private		61	22	36%	0.974	Yes

Ref	Year Site Completed	Development Site Name	Postal District	Developer Type	Sample	Responses	Response Rate %	Weight	*Selected Development?
74	2000	38 Carlton Drive	SW15	Private	13	4	31%	1.142	
75	1999	Aston Terrace & Grove Place	SW12	Private	15	3	20%	1.757	
76	2001	Old Dairy Mews	SW12	Private	19	5	26%	1.335	
77	1998	Former Walsingham School Site	SW11	Private	46	21	46%	0.770	
78	1999	Former Danebury School Site	SW15	Housing Association	63	23	37%	0.963	Yes
79	2000	1-5 Defoe Place	SW17	Housing Association	5	3	60%	0.586	
80	1998	2a Lucien Road	SW17	Housing Association	5	2	40%	0.878	
81	1998	Victoria Mews	SW18	Private	32	14	44%	0.803	
82	1999	20-25 Montefiore Street	SW8	Private	6	3	50%	0.703	
83	1999	Laverstoke Gardens	SW15	Housing Association	20	4	20%	1.757	
84	1999	41a Queenstown Road	SW8	Private	16	5	31%	1.124	
85	1999	Park House & River House	SW18	Private	41	11	27%	1.310	
86	2000	Riverside West (Dolphin House & Compass House)	SW18	Private	235	63	27%	1.311	Yes
87	1999	Tiffany Heights	SW18	Private	27	14	52%	0.678	
88	2002	Victorian Heights (Former Thackeray Road School)	SW8	Private	41	11	27%	1.310	
89	2003	Heritage Park (Former Tooting Bec Hospital Site)	SW17	Private	815	310	38%	0.924	Yes
90	2000	220 Trinity Road	SW17	Housing Association	6	3	50%	0.703	
91	1999	Mayfield Mansions	SW15	Private	38	11	29%	1.214	
92	2000	Former Southlands College Site (Wimbledon Parkside)	SW19	Private	175	49	28%	1.255	Yes
93	1999	4-9 Windlesham Grove (Former Southmead Nursery Site)	SW19	Housing Association	6	2	33%	1.054	
94	2000	Paramount Apartments	SW15	Private	12	2	17%	2.108	
95	1999	Angel Mews	SW15	Private	12	8	67%	0.527	
96	1998	Old Hospital Close/St James's Drive	SW12	Housing Association	30	13	43%	0.811	
97	1999	Fairfax Mews	SW15	Private	14	5	36%	0.984	
98	1998	Seymour Court	SW15	Private	14	6	43%	0.820	
99	2000	9-18 Price Close	SW17	Housing Association	10	6	60%	0.586	
100	2001	Price's Court (Former Price's Candles Site)	SW11	Private	133	38	29%	1.230	Yes
101	2001	Whitham Court	SW17	Private	18	4	22%	1.581	
102	2001	101-105 Plough Road	SW11	Housing Association	6	5	83%	0.422	
103	1997	110 Balham High Road	SW12	Housing Association	13	4	31%	1.142	
104	2001	Falcon Brook Mansions	SW17	Private	12	3	25%	1.406	
105	1997	33-47 Burns Road (Former Latchmere Primary)	SW11	Private	46	12	26%	1.347	
106	1997	Riverside Plaza (Mendip Court & Sherwood Court)	SW11	Private	83	31	37%	0.941	Yes
107	1997	Coldstream Gardens & Moncks Row	SW18	Government Body	51	19	37%	0.943	Yes
108	1997	Waters Place	SW15	Private	11	3	27%	1.288	
109	1997	Flock Mill Place	SW18	Housing Association	17	7	41%	0.853	
110	1997	Almanac House	SW18	Private	17	6	35%	0.996	
111	1997	Vanneck Square (Former Huntingfield School site)	SW15	Housing Association	43	16	37%	0.944	
112	1997	Douglas Court	SW17	Housing Association	11	4	36%	0.966	
113	1997	56-58 Latchmere Road	SW11	Private	9	1	11%	3.163	
114	1997	Draco Gate	SW15	Private	11	5	45%	0.773	
115	1997	Lytton Grove & Clockhouse Place	SW15	Private	57	19	33%	1.054	Yes
116	1997	Prospect Quay	SW18	Private	66	23	35%	1.008	Yes
117	1997	Pembridge Place	SW15	Private	15	8	53%	0.659	
118	1997	Milton Court	SW18	Private	25	8	32%	1.098	
119	1997	Rush Hill Mews	SW11	Private	5	0	0%	n/a	
120	2000	Turner Place	SW11	Private	11	6	55%	0.644	
121	2002	Beemans Row & Anandi House	SW18	Housing Association	16	7	44%	0.803	
122	1997	101 Amies Steet	SW11	Private	34	9	26%	1.327	
123	2001	225-227 Putney Bridge Road	SW15	Private	12	6	50%	0.703	
124	2001	1-32 Wells Place	SW18	Private	31	14	45%	0.778	
125	1997	Rosina Court	SW17	Housing Association	10	1	10%	3.514	
126	1997	184-186 Tooting High Street	SW17	Housing Association	6	2	33%	1.054	
127	1997	120 Trinity Road	SW17	Housing Association	6	1	17%	2.108	
128	1997	Burlington Mews & 66-68 Upper Richmond Road	SW15	Private	15	3	20%	1.757	
129	1997	26-100 Wycliffe Road (Former John Burns School Site)	SW11	Private	50	18	36%	0.976	Yes
130	2001	Archway Mews	SW15	Private	6	1	17%	2.108	
131	2001	Dovecote Building	SW11	Private	9	4	44%	0.791	
132	2000	Howards Yard	SW18	Private	9	2	22%	1.581	
133	2001	Ship House	SW11	Private	10	5	50%	0.703	
134	2002	Heritage Place	SW18	Private	5	0	0%	n/a	
135	2001	The White House	SW17	Private	19	11	58%	0.607	
136	2002	Riverside West (Anchor House & Bluewater House)	SW18	Private	224	63	28%	1.249	Yes
137	2002	Old Chesterton Building	SW11	Private	31	6	19%	1.816	
138	2002	Lion Gate Mews	SW18	Private	8	3	38%	0.937	
139	2002	334 Queenstown Road	SW8	Private	98	29	30%	1.187	Yes
140	2002	238 Upper Tooting Road	SW17	Housing Association	11	5	45%	0.773	
141	2001	165a Fallsbrook Road	SW16	Housing Association	6	2	33%	1.054	
142	2001	10-14 Roehampton High Street	SW15	Private	12	7	58%	0.602	
143	2001	63 Victoria Drive	SW19	Private	6	1	17%	2.108	
144	2002	Gateway House	SW12	Private	29	8	28%	1.274	

Ref	Year Site Completed	Development Site Name	Postal District	Developer Type	Sample	Responses	Response Rate %	Weight	*Selected Development?
145	2002	246-248 Cavendish Road	SW12	Private	8	1	13%	2.811	
146	2001	1 Gartmoor Gardens	SW19	Private	5	3	60%	0.586	
147	2002	151-169 Penwith Road	SW18	Private	10	5	50%	0.703	
148	2002	Gallagher Court	SW11	Housing Association	16	10	63%	0.562	
149	2002	The Hub Buildings	SW12	Private	24	5	21%	1.687	
150	2002	Aspire Building	SW15	Private	15	5	33%	1.054	
151	2002	Nickols Walk	SW18	Private	7	1	14%	2.460	
152	2002	9 Queensmere Road	SW19	Private	14	3	21%	1.640	
153	2002	101 Garratt Lane	SW18	Private	15	6	40%	0.878	
154	2001	Old Thackeray School	SW8	Private	7	5	71%	0.492	
155	2002	Ramsey Court	SW15	Housing Association	12	7	58%	0.602	
156	2000	Brook Close, Balham High Road	SW17	Housing Association	13	2	15%	2.284	
157	2003	146 Lavender Hill	SW11	Private	14	7	50%	0.703	
158	2003	Pallister Terrace	SW15	Private	17	5	29%	1.195	
159	2003	Metropolis Apartments	SW12	Private	8	4	50%	0.703	
160	2003	Lumiere Court	SW17	Private	30	12	40%	0.878	
161	2003	Espirit House	SW15	Private	23	9	39%	0.898	
162	2003	Bridge Theatre Apartments	SW11	Private	3	2	67%	0.527	
163	2003	227 St John's Hill	SW11	Private	4	2	50%	0.703	
164	2003	Connexion Building	SW11	Private	19	6	32%	1.113	
165	2003	Broadway Lofts	SW17	Private	29	11	38%	0.926	
166	2003	112-116 Besley Street	SW16	Housing Association	15	6	40%	0.878	
167	2003	Percy Laurie House	SW15	Private	73	22	30%	1.166	Yes
168	2003	Castle Mews	SW17	Private	2	0	0%	n/a	
169	2003	2A Rochelle Close	SW11	Private	8	1	13%	2.811	
170	2003	1 Ascalon Street	SW8	Private	6	1	17%	2.108	
171	2003	Nucleus Apartments	SW15	Housing Association	14	3	21%	1.640	
172	2003	Redgarth Court	SW17	Private	6	2	33%	1.054	
173	2003	50 Burr Road	SW18	Private	16	7	44%	0.803	
174	2003	Carrick Court	SW17	Private	6	3	50%	0.703	
					5,535	1,926	35%		

Weight = average rate of response/((forms returned/development sample)x 100)

* Selected developments are those with 50 units or more that are shown individual questions to establish issues affecting particular developments.



Key

- Wandsworth Boundary
- Main Roads
- Railway
- Metropolitan Open Land

New Housing Developments

Private

- 5 - 19 Units
- 20 - 49 Units
- 50+ Units

Housing Association

- 5 - 19 Units
- 20 - 49 Units
- 50+ Units

Government

- 50+ Units

Please refer to list of developments for site references



**New Build Housing Developments (5+ Units)
Completed 1994 - 2003**

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Produced by DTS,GIS, David Lucas**

