

Shaping Places - Regenerating Places

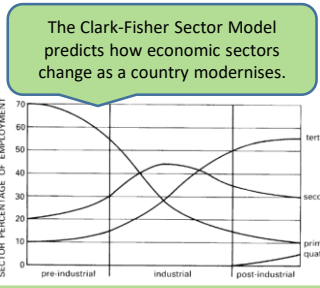
How can we Measure Change in Places?

Change can be measured using social, economic and environmental indicators which are combined to create the Index of Multiple Deprivation (IMD) which gives a more useful single number to compare locations and target regeneration priorities.

7 domains are weighted and combined for Super Output Areas. Scores are ranked from 1 = most deprived to 32,844 = most deprived.

7 domains of deprivation included in the Index:

Supplementary Index: Income Deprivation Affecting Children Index (IDACI)
Supplementary Index: Income Deprivation Affecting Older People Index (IDAPI)



How and Why do Places Vary? A Study of Your Local Place and One Contrasting Place		
How can we Classify Economies and how do they Vary?		
Method		Definition
By Sector	Primary	Extraction of raw materials from land and sea e.g. agriculture, forestry, mining, fishing.
	Sector	Manufacturing raw materials into higher value finished products e.g. textiles, electronics.
	Tertiary	The provision of services to meet the needs of people e.g. retail, healthcare, education.
	Quaternary	Specialist services in finance or law or research and development e.g. aeronautical engineering.
By Type	Full/Part Time	35 hours per week for full-time or under 35 hours for part-time.
	Temporary / Permanent	Temporary could including short-term or zero hours contracts.
	Employed / Self-Employed	Directly employed by a private or public firm or working for themselves as their own boss.

How and Why does Your Local Place Vary, Compared to a Contrasting Place?

	Stratford, London Borough of Newham	London Borough of Richmond-upon-Thames
Economic and Function Changes Function 	Before the industrial revolution, Stratford was a small village that produced agricultural goods to serve London, mainly potatoes. In the mid-1700s it started to shift towards industrial manufacturing and by the 19 th century it was increasingly industrialised. By the 1820s it had its own dock and was a fairly significant transport hub – with its own railway station in 1839. Around 2,500 people worked on the railways making trains in the mid 1800s. By the 1860s there were over 20,000 people living and working in the area. After docks closed in the 1990s, there was high unemployment. However due to regeneration there are much more tertiary jobs in the area, such as in Westfield.	Richmond developed around Richmond Palace, a royal residence. Outside of the palace the area remained mostly agricultural. Richmond became a fashionable place to live outside of London’s hustle and bustle and this attracted more wealthy inhabitants. Over time the employment in the area has changed from industrial towards people employed in business services. Richmond has a high amount of high class retail as well as some TNC headquarters of companies such as PayPal and eBay. The borough also attracts lots of visitors to its tourism destinations such as Kew Gardens.
Demographic Changes 	Newham is the most diverse borough in London, with 73% of the population coming from Black, Asian and Minority Ethnic (BAME) backgrounds. Older residents are moving out of the area, heading towards seaside areas. Younger people are moving in, both internal and international migrants. This has led to the average age of borough being four years below the London average and 8 years below the national average.	Richmond is less diverse, with 15.7% being from BAME background. This is way below the London average of 42.5%. Much lower migration means fewer new residents. Much higher levels of outright home ownership (31% compared to 9% in Newham) also suggests long term residents as well as fewer new homes. Richmond has an older than London average population, nearer to the national average.
Social Factors 	High levels of deprivation according to IMD. Out of 317 local authorities in England - where 1st is most deprived – Newham ranked 12th in 2019 Health and Life Expectancy – Life expectancy in Newham is 78.5 for males and 83.0 for females. These are both below the London and UK averages Education – 55% of children receive 5 or more A*-C grades at GCSE. This is 6 percentage points lower than the London average and 1 percentage point lower than the national average.	Low levels of deprivation according to IMD. Out of 317 local authorities in England - where 1st is most deprived – Richmond-upon-Thames ranked 297th in 2019. Health and Life Expectancy – Life expectancy in Richmond is 82.4 for males and 86.0 for females. These are both around 2 years higher than the London average and 3 above the national average Education – 70.5% of children receive 5 or more A*-C grades at GCSE. This is 9 percentage points higher than the London average and 14 percentage point higher than the national average.
Quality of Life 	Quality of life varies between social class groups. Newer residents who have moved into the new housing built since regeneration have a higher quality of life as they tend to work in high-paying jobs in the tertiary and quaternary sectors. Long-standing residents and migrants tend to live in the older housing and in lower paid jobs.	Richmond has higher than average happiness, worthwhileness and life satisfaction scores, and lower anxiety scores. It has a high amount of green space, higher than average incomes and high home ownership levels. However, due to the cost of living, young people often have to move out, suggesting quality of life for some may not be so high.
Reasons for Change	Physical Factors and Historical Developments – Stratford initially grew as a village on a river crossing between London and Colchester. The river played a large role in its development due to being able to have docks to bring goods in and out. Connectedness and Accessibility – Stratford is very well connected due to the investments in transport infrastructure, such as extending the Jubilee line to Stratford, developing the DLR that covers the docklands, building new roads and London City Airport. Regional and National Influences – Close proximity to the City of London and Canary Wharf make It ideal for young graduates as well as regeneration. Government policy to attract FDI has also changed the area. Local and National Planning – Decision to sell council homes through the right to buy scheme led to a shift of housing from public to private sector. This had led to a lot of people privately renting. Regeneration scheme led to lots of new housing being built, however this housing is unaffordable to existing residents leading to gentrification. Newham has highest house price increases in the country. International and Global Influences – Global shift led deindustrialisation and the lost of thousands of jobs. This led to depopulation and the urban decline of the area. However, globalisation and the increasing role of the knowledge economy in London as a global city has meant that more and more people are moving into the area to work in these sectors.	Physical Factors and Historical Developments – Richmond has more parks, open space and nature reserves than any other London borough. This attracts older and wealthier inhabitants. Connectedness and Accessibility – Being in outer London provides good access to central London for commuters but also quick access to other areas outside of London such as the ‘M4 corridor’ where many TNCs have their HQs. Richmond is also close to Heathrow Airport allowing for easy access to international travel. Local and National Planning – Plans to expand Heathrow Airport have led to local protests and opposition due to increased air traffic and noise pollution. Parks in the borough are ‘Royal Parks’ and therefore there are strict planning regulations that mean the green space is maintained. Decision for Richmond to be absorbed into greater London provides increased transport infrastructure and connectedness. International and Global Influences – Has been less affected by global influences. However, Richmond does have globally known tourists sites such as Hampton Court Palace, Kew Gardens and Twickenham rugby stadium. As an affluent area Richmond attracts wealthy migrants to the area. Richmond is also located fairly close to the hub airport of Heathrow in West London. Richmond is less affected by migration; between 2001 and 2011 Richmond had the smallest percentage increase of migrants in outer London.
Influence of Change on People’s Identity	As the area has become more appealing environmentally, there are more people who are more positive about the area and perceive the area as a nicer place. Rebranding from industrial wasteland has also changed peoples feelings about the area with many young people feeling that they have increased life chances. Longer-standing residents however, have felt damage to their community and have lost their sense of identity to the area.	Due to low levels of change, there has been little change in identity in Richmond. One of the biggest identity issues is whether people feel that Richmond is within London or in its historical country of Surrey. Many people feel that Richmond is very different to London due to its lower building density and high levels or green space. This leads many to environmental protection causes such as cleaning litter and stopping Heathrow expansion.

How and Why does Engagement with Place Differ?		
How does Political Engagement Vary?		How does Community Engagement Vary?
Election turnout is lower in the UK than in other European countries, although it is slowly increasing. Turnout to the 2017 elections was 68%, 2% higher than in 2015. Turnout was even higher at 72% for the 2016 EU referendum. Political engagement is generally higher in rural areas and engagement is low in regions of voter apathy in the north.		Development of and support for community groups is also much higher in rural settlements than in urban areas. This may reflect an increased need to drive local services e.g. community shops. Commuter settlements are an exception where urban workers live in rural areas and are less likely to be concerned with socialising outside of the city.
Reasons for Variation in Lived Experience of, Attachment to, and Engagement with Place		
Age	Older people have more time to devote to community activities due to retirement, and also have a greater range of lived experiences to become more politically involved. This is recognised by politicians who then shape their policies for local elections towards interests of older people, creating positive feedback. Given that rural areas generally have ageing populations, this helps to explain engagement patterns.	
Ethnicity	Where thriving migrant diasporas exist, ethnic minorities are highly likely to be involved in community groups to retain their own sense of identity, religion and culture. Asian ethnic minorities and first-generation migrants are more likely to vote than African migrants and second-generation or later, perhaps reflecting a stronger value on democracy. Minorities experiencing discrimination are also more likely to vote.	
Gender	Women are more likely to engage in community work than men, perhaps reflecting social studies suggesting that women are better at expressing 'soft skills' such as socialising and practicing emotional intelligence. Perhaps also reflecting the increased probability of women to work in the home, with greater flexibility.	
Length of Residence	New migrants and students are unlikely to have developed a sense of connection with and understanding of place and therefore will have few strong opinions and are less likely to vote and be involved in the community.	
Deprivation	The poverty cycle leads to low levels of literacy and academic attainment, making it difficult for people in poverty to engage in media broadcasts and political literature. They are less likely to vote and more likely to feel apathy due to alienation from the higher socio-economic values expressed by politicians.	
How can Conflict Occur Between Contrasting Community Groups?		
Conflicts can occur between contrasting groups in communities that have different views about the priorities and strategies for regeneration. These have complex causes, including a lack of political engagement and representation, ethnic tensions, inequalities and lack of economic opportunity.		
Conflict Between Socio-Economic Groups	Conflict Between Different Age Groups	Conflict Between Ethnic Groups
Regeneration often raises house prices, increasing prosperity for homeowners, and provides recreational facilities for those with disposable income, but causes gentrification, forcing poor people away.	New facilities e.g. bars, cafes and restaurants might suit the social lives of younger residents, but cause increased noise, traffic congestion and difficulties parking for others – NIMBYism.	Groups disagree about what regeneration is needed because their lived experience of place differs. Different ethnic groups may prefer different facilities e.g. increased bus service if don't drive.

How can we Evaluate the Need for Regeneration in our Local Place?

Social Evidence for Need in Stratford High levels of deprivation according to IMD. Out of 317 local authorities in England - where 1st is most deprived – Newham ranked 12th in 2019 Health and Life Expectancy – Life expectancy in Newham is 78.5 for males and 83.0 for females. These are both below the London and UK averages Education – 55% of children receive 5 or more A*-C grades at GCSE. This is 6 percentage points lower than the London average and 1 percentage point lower than the national average.	Economic Evidence for Need in Stratford Median household income is £28,800 which is more than £10k below the London average and £1.2k below the national average. The unemployment rate is 9.1 which is considerably higher than both London and UK averages. A high proportion of people work in the public sector which also shows a lack of investment in the private sector in the area. Olympics regeneration has led to a rise in employment in the area and decreased deprivation. However, poverty still remains and Newham has the highest percentage of low paid earners in London.	Environmental Evidence of Need in Stratford Pre regeneration, much of Stratford was an industrial wasteland left over from the industrial past of the London Docklands. This has hugely improved with the Olympics regeneration. However, non-regenerated areas such as Carpenters Estate still show signs of dereliction and urban decay. There has been huge investment into public transport, however with the influx of new businesses and residents there is a problem with the amount of traffic and congestion in the area.	Evidence of Need from the Media In most of the national media, the regeneration of Stratford has been perceived as a success, turning an industrial wasteland into a hub for sports, retail and housing, as well as hugely improving the environment. However, there have been numerous articles in both local press (Newham Recorder) as well as national press (Guardian, BBC) highlighting the negative impacts of regeneration on the communities in Stratford, such as the Clays Lane Estate.
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Why Might Regeneration be Needed?

How do Economic and Social Inequalities Indicate Need for Regeneration?

What is Regeneration?

REGENERATION: Involves 'place making' - Redeveloping former industrial areas or outdated housing to bring about economic and social change. Plans focus on the fabric of a place: new buildings and spaces with new purposes.

REBRANDING: Involves 'place marketing' - Ways in which a place is deliberately reinvented for economic reasons, and then marketed using its new identity to attract new investors, settlers and/or tourists.

Successful Places e.g. San Francisco Bay Area	Unsuccessful Places e.g. USA's Rust Belt
Successful places have high rates of employment, inward migration (internal and international) and low levels of deprivation but also high property prices and skills shortages in both urban and rural areas. - It is the original 'Silicon Valley' and host the headquarters of Apple, Hewlett-Packard, Adobe and eBay in the cities of Cupertino, Palo Alto and San Jose. - Received high levels of investment from both government as well as private investment and FDI - Close to major universities of Stanford and University of California, Berkeley - If the area was a country it would rank 21st in terms of GDP - Large numbers of high-paying, high-skilled jobs - However, this success has led to a rapid increase of house prices and a shortage of workers in lower-paid jobs	In some regions, economic restructuring has triggered a spiral of decline, which includes increasing levels of social deprivation in both urban deindustrialised areas and rural settlements once dominated by primary economic activities. - Rust Belt areas cover much of the Great Lakes region, including Ohio and Michigan, where steel mining dominated during the early 20th century, and coal mining dominated in surrounding rural Appalachian Mountains. - Demand declined following completion of US Martial Plan to rebuild post-war Europe, due to globalisation and cheap Chinese coal, mechanisation, and NAFTA allowing cheap production in Mexico. - Deindustrialisation causes a spiral of decline. In Beattyville, Kentucky, ½ life below the poverty line, 1/3 teenagers do not graduate from high school, Men's life expectancy is 8 years below average and addition of opioids is rife.

How do Inequalities Vary Between Different Types of Places?

Type of Place	Challenges
Gated Community	A gated community (or walled community) is a form of residential community or housing estate containing strictly controlled entrances for pedestrians, bicycles, and automobiles, and often characterized by a closed perimeter of walls and fences. They are common in the US. Canyon Lake is the second largest in California but creates a huge divide between white Americans and poor Mexican immigrants.
Sink Estate	Sink estate is a British council housing estate characterised by high levels of economic and social deprivation. Liverpool's Boot Estate was renowned for crime, gangs, looting and arson, but has now been praised as being a thriving community following regeneration.
Commuter Village	Rural settlements surrounding London have experienced huge house price rises, increased traffic congestion, waiting lists of schools and GP services and closing local businesses as commuters force out locals.
Declining Rural	Other rural settlements have experienced more persistent decline due to urbanisation. Northern Scotland has experienced declines in house values, mergers of schools and closure of shops as young people migrate away for work. Remaining ageing populations place a strain on under-funded healthcare provisions.

How is Regeneration Managed?			How is Rebranding Used as Part of Regeneration?
National Government Decisions Play a Key Role			What is Re-Branding?
How does International Foreign Policy Affect the Potential for Growth?			REBRANDING: Involves ‘place marketing’ - Ways in which a place is deliberately reinvented or re-imaged for economic reasons, and then marketed using its new identity to attract new investors, settlers and/or tourists. Strategies vary for rural and urban places.
Deregulation of capital markets - In 1986, Thatcher’s Conservative Government announced that it was deregulating the UK financial sector. The London Stock Exchange would no-longer have a monopoly on trading shares, and barriers to stop foreign banks and other industries from setting up offices in the UK were removed. In one move, London was transformed into a World City, with banking and financial services now accounting for 30% of the UK’s GDP. London has grown into the world leading real-estate market, a reflection of its successfulness as a place and ever-increasing land values there. Deregulation of migration – In 1992, the UK joined the European single market, allowing free movement of labour within the EU. Movements of young working men towards the UK from Eastern Europe have since helped to balance the UK’s ageing population, increasing tax revenue and attracting foreign investment. Brexit will prevent free movement of migrants and therefore has the potential to change opportunities for economic growth in some UK regions.			How can Urban Areas Benefit from Re-Branding?
How do National-Scale Infrastructure Projects Affect the Potential for Growth?			How can Rural Areas Benefit from Re-Branding?
High Speed Rail HS2 has a planned cost of £50bn. These are too high for private stakeholders, so government invests in the hope of creating an economic multiplier to return their investment. - Phase 1 of HS2 plans to connect London to Birmingham with a 400km per hour rail link. - Phase 2 will extend the line to Manchester, Sheffield & Leeds. - Journey times from London to Birmingham will reduce from 80 to 49 minutes. - Hoped to reduce north-south divide in employment and income, attracting London businesses to spread.	Airport Development - May’s government is keen to use infrastructure to make trade with long-haul destinations more attractive, given that the UK will potentially lose access to the 50mn strong EU single market in the post-Brexit economy. - Expansion plans for a 3rd runway at Heathrow and Gatwick have been controversial however due to environmental concerns of noise, climate change contributions and local air pollution. £1bn also invested in Manchester airport to link with HS2 and further reduce the North-South divide,		Challenges of Deindustrialisation Glasgow was a heavily industrial area, mainly focused around shipbuilding. So, when overseas competition in the late twentieth century led to the collapse of the shipbuilding industry (the main industry), the other smaller, related industries fell to. This collapse led to deindustrialisation with many shipyards lying deserted and empty along the river Clyde. This led to high levels of unemployment, high levels of crime, urban decay and dereliction and lower than average life expectancies – coined as ‘The Glasgow Effect’.
How do National-Scale Decisions Affect Local-Scale Regeneration Schemes?			Re-Branding Focuses In 2004 Glasgow began a rebranding campaign to try and present itself with a more cosmopolitan image. It used to slogan ‘Scotland with Style’ to present a ‘new and confident’ image of the city. Despite significant developments in Glasgow, and a growing economy many people held negative perceptions of the city and it was felt that it was time for the city to re-launch itself to make the world aware of what it had to offer. Sports Attraction – Commonwealth Games in 2014 stimulated further development of the Clyde waterway. This includes the building of a £125 million national arena at the SECC and a National Indoor Arena and Velodrome Economic Attraction – Since the beginning of the £1 billion, ten-year project to create a financial services hub in Glasgow, the derelict dockside of Broomielaw has become home to 15,000 new jobs and some of the biggest financial TNCs
House Building Targets and Planning Laws	Housing shortages are driving up prices, making housing less affordable to first-time buyers. Population is rising due to immigration, there are more households due to high divorce rates, and overseas real-estate investors in London leave investment properties empty. The SW has a particular deficit with 30,000 new homes needed each year. The government has a difficult decision as housing is needed for regeneration so that people can live where they work, but housing provision must be balanced with environmental concerns over the loss of greenfield sites in Green Belts or Areas of Outstanding Natural Beauty. These planning regulations are often relaxed when private investors are willing to invest enough money.		Impacts of Re-Branding on tourism In 2017, Glasgow saw its highest number of tourists visit on record. It had increased 20% on the previous year and over 53% of visitors visited for its history and culture.
Permission for Fracking	Planning law also extends to debates about economic developments. Central government have been attracted to the perceived benefits of fracking for shale oil, which could add to the UK’s domestic fossil fuel supplies. The decision to allow fracking has improved UK’s energy security, but raises environmental concerns over relaxation of regulations on industry in National Parks.		Challenges of the Post-Production Countryside Cornwall’s economic sector balance has shifted from primary industries to tourism, a tertiary industry. Jobs in tourism are seasonal and generally low-paid, so the economy is becoming less productive. - Farming has declined as supermarkets drive low prices for milk and EU states with low wages can produce milk for 16p/pint, flooding UK markets with cheap imports. - Fishing has declined as young fish have been over-fished. - Tin and copper mines have been exhausted and the strong pound makes African imports much cheaper. Re-Branding Focuses Cornwall’s biggest challenge is how to re-balance the economy to create year-round, well paid jobs to replace the primary sector. Heritage and Literary Associations – When tin and copper were exhausted at the end of the 19 th century, ¼ mn Cornish people emigrated to Commonwealth countries such as Australia and Canada to work. The Poldark novels and BBC series’ have been popular abroad and help Cornwall to attract visitors seeking to trace their ancestry and learn about their heritage. Farm Diversification and Specialist Products – Cornish Clotted Cream ice cream and authentic Cornish pasties have allowed farmers to achieve more consistent incomes and attract tourists. Outdoors and Adventure – Now known as the surf capital of the UK, Newquay hosts the annual Boardmasters competition and the Extreme Academy offer rock-climbing and para-surfing. Visit Cornwall have used the lure of the sea extensively in their TV advertising campaigns. The mild Atlantic climate also allows tropical plants to thrive in gardens e.g. Lost Gardens of Heligan.
Local Government Decisions Play a Key Role			Impacts of Re-Branding on Tourism International surf competitions attract competitors from Australia, New Zealand and USA, whilst gardens and food attractions lure in domestic visitors. Tourism contributes 24% of GDP and supports 20% of jobs.
A Range of Regeneration Approaches can be Used at the Local Scale		Local Governments Create Sympathetic Business Environments	
Tourism Led – There are few rural or urban areas in the UK which do not use this growth sector to help regeneration. There is great diversity in types, ranging from informal individual households offering B&B, custom-built private centres such as Center Parcs, purpose built leisure complexes in towns and cities, to whole settlements devoted to tourism such as seaside resorts. It is a volatile industry, however, dependent on the weather, its image and fast changes in preference which may reflect developments in technology, social forums and websites such as TripAdvisor and terrorist attacks. Leisure and Sports – The UK’s successful bid to host the 2012 Olympic and Paralympic Games led to the redevelopment of the Queen Elizabeth Olympic Park to improve the image of London’s East End. – London Olympics Rural Diversification – Regeneration in rural areas tends to focus on infrastructure projects and construction of business parks to diversify the economy, reducing dependency on low-income agriculture or seasonal work in tourism – Powsys		Local governments compete to create sympathetic business environments with local plans designating areas for development for a range of domestic and foreign investors. One way to attract this investment is through specialisation in key industries, such as science and technology. Some areas have done this through the creation of Science Parks. Cambridge Science Park: - One of the first and largest, with close links to the university. - Built in the 1970s on a redundant defence site. Grew rapidly in the 1990s when life sciences began to flourish. - Expansion in the early 2000s attracted many foreign TNCs, such as AstraZeneca. Life science is now the 3rd largest UK growth sector. - In the future, the Regeneration and Investment Organisation aims to consolidate the ‘Golden Triangle of Life Sciences’ between Oxford, Cambridge and central London by 2018.	
		Local Interest Groups Experience Conflict Chambers of Commerce – These are partnerships formed between private businesses with an interest in economic growth in the area. They focus on working cooperatively and enhancing relationships with local government to achieve highest possible profits. Local Preservation Societies – Environmentalists or those concerned with preservation of heritage often accuse the Chambers of Commerce of prioritising short-term economic gains over long-term social and environmental needs. Example of Conflict – Queen Elizabeth Olympic Park - After the games, the plans was to remodel the Athlete’s Village into affordable housing, essential for Newham, one of London’s most deprived wards, but plans were cut from 9000 homes to just 800, causing outrage in local communities. - The site of the park at Lea Valley included decontamination of some of the most polluted deindustrialised land in the city, so was generally accepted by environmentalists, although 4000 newts had to be relocated, as well as toads, lizards and fish such as pikes and eels. The games also had a global impact, attracting such as the 2012 London Olympics.	

How is Successful is Regeneration?			
How can we use a Range of Measures to Gauge the Success of Regeneration?			
Measure		Link to Successfulness	
Econ.	Income	Rise indicates a positive shift in the dominant sectors of employment, towards more highly paid tertiary and quaternary industries. May also indicate more permanent contracts. Leads to rising disposable income and economic multiplier.	
	Poverty	Reduced absolute poverty means educational opportunities. Reduced relative poverty means reduced inequality so children from previously disadvantages backgrounds offer more competitive workplace skills for improved job prospects.	
Social	Inequality	If inequality between the wealthiest and poorest sectors of society is reduced, lower socio-economic groups feel more empowered to work, educate themselves and care for their health. This reduces crime and leads to a positive multiplier.	
	Demographics	If health is improved, so will life expectancy. The best regeneration strategies will address the cycle of decline by attracting young workers to create a more even population structure. A range of ethnic groups will feel welcome, not ghettoised.	
Env.	Pollution	Integrated Transport Systems will reduce congestion, in spite of increasing popularity for tourism, recreation and leisure, and inward investment, leading to improved air pollution. Has a knock-on impact of respiratory health and ability to work.	
	Dereliction	Aesthetics of the urban area will be improved with no remaining derelict brownfield sites. This will attract inwards investment from domestic and foreign firms, as well as in-migration from surrounding areas for work and increased tourism.	
How and Why do Different Stakeholders Have Different Criteria for Judging the Successfulness of Regeneration?			
Urban Regeneration in London's East End		Rural Regeneration in Cornwall	
Urban Challenges to Address The last of London's East End docks closed in 1981 as containerisation made production cheaper abroad and ships were too large to navigate further west along the Thames. Mills in London's Lea Valley could no-longer import and export so closed down causing deindustrialisation of flour, gunpowder and porcelain industries. The closures were devastating to the East End; 12,000 jobs were lost and up to 60% of men were unemployed at the end of the 20 th century; population fell by 100,000 due to out-migration for work. Tower Hamlets, Newham and Baking & Dagenham remain London's most deprived wards with high IMD scores.		Regeneration Strategies Used 1980s – London Dockland Development Corporation encouraged market-led regeneration, attracting private investors with rapid planning approval and tax breaks. Canary Wharf now operates as London's CBD. Jubilee Line was extended, Docklands Light Railway and London City Airport were created to connect Canary Wharf with the city centre. 2000s – Dagenham Dock is now a plastics recycling company and an anaerobic digestion plant, producing biogas. The former Ford car plant site now has a Premier Inn and plans for Barking Riverside will create 11,000 homes, parkland, and 5 schools. Lea Valley regeneration created the Queen Elizabeth Olympic Park.	
Role of Stakeholders Involved in Regeneration		Role of Stakeholders Involved in Regeneration	
National Government The London Docklands Development Corporation was established under the Thatcher Government and given planning control over brownfield sites to by-pass local councils and speed up decision making, but this reduced ability of residents to object to planning applications. The London Legacy Development Corporation was established to ensure long-term legacy of the Olympic Park to increase leisure and housing.		National and European Government Before 2010, the Southwest Regional Development Agency gave grants under a model known as Objective One. The government matched investment by individuals for new businesses. Cornwall receives huge funding from the EU Regional Development Fund e.g. 1/3 of the broadband cost in a public-private partnership with BT. National Lottery and EU funded Eden Project.	
Local Businesses Retail-led projects are often driven by private investors. Stratford's shopping Centre in East London was funded by Westfield, an Australian property company. Annual turnover is £1bn. Other businesses object to regeneration; 2007 locally owned businesses, employing 5000 had to move for the Olympic Park, increasing commute times for workers.		Local Government Limited funding means Cornwall Council's main role is to apply for funding from national and EU funding initiatives. They do however offer up to 100% council tax reductions for businesses in Enterprise Zones such as Newquay's Aerohub. NHS and Cornwall Council are also the largest employers in the county.	
Local Businesses Retail-led projects are often driven by private investors. Stratford's shopping Centre in East London was funded by Westfield, an Australian property company. Annual turnover is £1bn. Other businesses object to regeneration; 2007 locally owned businesses, employing 5000 had to move for the Olympic Park, increasing commute times for workers.		Residents Local people are often affected the most but have the least say in regeneration priorities. The Athlete's Village was built on the site of a former housing estate for low-income residents. 450 residents were re-located, breaking up the community. The promise to re-model the Village into 9000 homes has not been met and the 800 available homes are extremely expensive.	
Changes Driven by Regeneration		Changes Driven by Regeneration	
Economic Quaternary industries now dominate Canary Wharf including Barclays and HSBC, creating highly paid jobs. Few jobs remain for the low-skilled workers of Newnham where 27% earn less than £7 per hour, the highest rate in London.		Economic In spite of geographical isolation, Cornwall's economy did well between 2000 and 2010 – growing faster than the UK average. The Eden Project has achieved a 7 fold return on investment. However, wages remain amongst the UK's lowest.	
Demographic Tower Hamlets has the lowest life expectancy in London – 77, although rates of disease e.g. coronary heart disease and diabetes have reduced and the gap between East End and London's average has closed. This could be caused by gentrification.		Demographic Education opportunities with the Combined Universities project, training in 'Fifteen', and jobs in adventure tourism at Watergate Bay mean increased opportunities for younger people so less 'brain drain' to surrounding urban areas and reduced impact of the ageing population.	
Environmental Lea Valley included some of the most polluted deindustrialised land in the city, so decontamination was generally accepted by environmentalists, although 4000 newts had to be relocated, as well as toads, lizards and fish.		Environmental Significant investment in renewable energy, such as the Wave Hub wave-power research project, and offshore wind farms, has caused some environmental concerns regarding the impact on marine biodiversity and migrating birds. Other projects, such as Eden project are seen as having less of an impact.	