

# Wallacetown Housing Regeneration Place and Wellbeing Assessment Report



# About the report

This is a report of a Place and Wellbeing Assessment held in September 2022 to consider options for housing regeneration in Wallacetown to positively impact the wellbeing needs of the people of Ayr and the wider South Ayrshire Council area. We know that the places we create impact on those who live, work and relax in them and can have a positive or negative influence on their health and well-being. The process applied during the workshop takes a place-based approach considering the unintended consequences of our actions on creating a place that has a positive impact.

Using the data gathered by Public Health Scotland's Local Intelligence Support Team (LIST), as part of the Shaping Places for Wellbeing Programme, discussions also considered population groups highlighted in this data.

This includes:

- People living in poverty (including child poverty)
- People with mental health problems
- People with addiction issues
- Those involved with the community justice system
- Care leavers and
- Single males

This paper begins with a Report Summary detailing the key findings from the session on how Wallacetown can deliver a place that enables health and wellbeing according to its contribution to delivering the Place and Wellbeing Outcomes and to improving health and wellbeing for the groups identified above. It includes a short summary of the Housing Regeneration, how this session links to the Shaping Places for Wellbeing Programme, reflections on the session itself, and lists those participating in the small workshop. The remainder of the report outlines the discussions that took place, alongside some recommendations to enhance the Wallacetown area to support the health and wellbeing of those in Ayr. To assist our understanding, we also include relevant evidence and research that sits behind the Place and Wellbeing Outcomes.

# Report Summary

Overall, there is a need for a **masterplan** for the area to support delivery of the aspects of a place that enable the wellbeing of those who live, work and relax in Wallacetown and reduce the inequalities they are experiencing. The **Masterplan** should look beyond Wallacetown, linking with the wider Ayr area and align with other plans, strategies and decisions that impact the town of Ayr.

## **The reasons for this include:**

1. Connectivity with other areas of Ayr - The current layout of the area disconnects it from the rest of the town. Residents describe living in the area as feeling like they are on an island. It is surrounded by busy roads and underpasses which have led to residents feeling unsafe and disconnected from the wider town and town centre. Within Wallacetown itself the streets do not flow naturally and there is little to encourage people to stop in the area.
2. Housing stock - The current housing is dominated with flatted properties, smaller units and a lack of family housing with access to a garden. It is a mix of Council and privately owned/ rented and demand in many areas is low. The need to upgrade the stock to meet sustainability requirements is an opportunity to consider instead replacing some current stock with a broader range of family housing.
3. Active travel infrastructure - There are currently no segregated routes for cycling in the area and there needs to be safer connections to the town centre.
4. Natural space and play – There is a lack of good quality natural spaces for residents to relax in, socialise or hang washing. There is also a lack of quality space to provide play opportunities. The need to upgrade the housing stock to meet sustainability requirements is an opportunity to consider instead replacing some current stock with a broader range of open space and play opportunities for all ages and genders.
5. Perception of safety – the layout issues have led to certain areas such as the underpasses feeling unsafe.
6. Transient nature of the community - It was agreed that this makes creating a community difficult. Through addressing the housing stock issue, having a better mix of housing types and creating a more desirable place to live it can work towards supporting a more permanent community.
7. Fair work - It was identified that there is workforce supply issue, and the masterplan needs to address this through working with the identified population to help upskill and support them into work. Better active travel links with Ayr town centre and its rail and bus links would improve access to employment and learning opportunities.

# Summary of the Wallacetown Housing Regeneration, links with Shaping Places for Wellbeing Programme Context and Participants

## Summary of Wallacetown Housing Regeneration

Due to the high level of deprivation being experienced in the Wallacetown area of Ayr, the Community Planning Partnership (CPP) has been taking a place-based approach to addressing key issues by creating a Team Around the Community. The Shaping Place for Wellbeing Programme activity centres around the whole town of Ayr with emphasis on specific areas experiencing inequality. The data compiled for this programme by Public Health Scotland's Local Intelligence Support Team (LIST) clearly shows that North Ayr, which includes Wallacetown, has many areas of deprivation compared to South Ayr. Due to the place-based nature of the programme, the Programme Steering Group forms a subgroup of the Wallacetown Strategic Delivery Partnership within the CPP.

Good quality and affordable housing play a key role in improving health and wellbeing, it can reduce inequalities and support healthy and vibrant communities. However, various challenges have been identified in relation to housing in Wallacetown that could be contributing to inequalities in the area. As a result, it was felt that carrying out a Place and Wellbeing Assessment with the Shaping Place for Wellbeing Steering Group would offer an opportunity to discuss housing and community regeneration specific to this area, that would feed into the current review of the Local Housing Strategy, while also providing an opportunity for the Steering Group to experience the Assessment process.

For the purposes of the assessment, the area being discussed is defined and highlighted in the map below. The area marked will incorporate streets within the neighbourhood Wallacetown and North Central as well as Allison Street which is located in Newton Green Neighbourhood.

Wallacetown	Postcodes	North Central	Postcodes
41-111 Allison Street	KA8 8HD	1-20 Content Street	KA8 ODP
1-54 Argyle Park	KA8 8JP	1-80 Church Court	KA8 ODB
1-23 Cross Gait (RSL)	KA8 OAJ	1-44 Davidson Place	KA8 ODE

1-56 Duke Terrace	KA8 8JA	1-9 Elba Court	KA8 ODT
13-17 Lomond's Wynd	KA8 OAB	1- 85 Elba Street	KA8 ODQ, KA8 ODR, KA8 ODG
1-40 Nelson Place	KA8 8JW	1-50 George Square	KA8 OAG
1-19 Philip Square	KA8 8EL	1-134 George Street	KA8 OBN, KA8 OAH, KA8 OBW, KA8 OBP
1-66 Princes Court	KA8 8HU	1-65 James Street	KA8 ODh, KA8 ODJ, KA8 ODL
67-111 Princes Court	KA8 8HX	1-10 Kings Court	KA8 OAD
112-144 Princes Court	KA8 8HY	1-39 Limonds Court (Shelt)	KA8 OAR
1-192 Russell Drive	KA8 8JJ,KA8 8JL, KA8 8JN,KA8 8JS	1-11 Lymonds Wynd	KA8 OAR
1-45 Viewfield Court (RSL)	KA8 8JU	1-40 Macadam Square	KA8 ODA
		1-85 Macadam Place	KA8 OBZ, KA8 OAW
		11-32 Victoria Street	KA8 ODN

## Links to Shaping Places for Wellbeing Programme and reflections on the session.

In line with the Place Principle the Shaping Places for Wellbeing Programme ambition is to improve Scotland's wellbeing by reducing the significant inequality in the health of its people. The Programme objective focused on the evidenced impact that the places where we live, work and relax have on our health and wellbeing. This impact can be positive or negative and this Programme aims to ensure these unintended consequences are fully considered when we make decisions about a place.

All of the evidenced features that a place needs to exhibit for it to have a positive impact on health and well-being are set out in the Place and Wellbeing Outcomes. Our objective is to support delivery of these outcomes. A process used for doing so is a Place and Wellbeing Assessment. This paper is the output of one of these assessments.

A Place and Wellbeing Assessment facilitates a new way of working. It involves a workshop pulling together expertise and perspectives from attendees to consider a plan, policy or decisions impact on delivering a place that enables wellbeing. It asks attendees to consider each of the Place and Wellbeing Outcomes with a lens on who is experiencing the most significant impact from inequality in that place.

The assessment of Wallacetown was slightly different as there wasn't a plan, policy, or decision impact to assess. Instead, participants were asked to discuss Wallacetown as a place, making it more akin to a Place Standard exercise. They then recommended what they felt needed to be considered for the place to enable more wellbeing and reduce impact on those experiencing inequality.

## Participants

Kevin Anderson, Service Lead – Policy, Performance and Community Planning, SAC

Irene Beautyman, Place & Wellbeing Partnership Lead at the Improvement Service & Public Health Scotland. Programme Lead for Shaping Places for Wellbeing

Andrew Deas, Principal Information Analyst, Local Intelligence Support Team (LIST), PHS

Patrick Dunne, Economy and Regeneration, South Ayrshire Council (SAC)

Arlene Goodwin, Coordinator- Housing, South Ayrshire Council

Mark Greaves, Coordinator Local Places, Economy and Regeneration, SAC

Nicola Halligan, Health Improvement Officer (South Locality), Public Health, NHS A&A

John Hodge, Housing Asset Management Co-ordinator, SAC

Mark Inglis, SA HSCP Head of Children Services & Justice

Sarah Mackenzie, Local Intelligence Support Team (LIST), Public Health

Fiona McAvoy, Head Teacher Newton Primary School, South Ayrshire Council

Susan McCardie, Community Planning Lead Officer, South Ayrshire Council

Donna Milton, Managing Director, Arneil Johnston

Jason Peter, Inspector, Violence Reduction Unit, Police Scotland

Dawn Parker, Corporate Parenting Lead Officer (Champions Board), SA HSCP

David Porte, Wallacetown Coordinator, South Ayrshire Council

Lesley Reid, Health Improvement Lead, Public Health, NHS Ayrshire & Arran

Susan Rintoul, Shaping Places for Wellbeing Project Officer, Improvement Service (IS)

Jennifer Robertson, Shaping Places for Wellbeing Project Manager, IS

Nicola Tomkinson, Shaping Places for Wellbeing Project Lead (Ayr), IS

Phil White, Partnership Facilitator, South Ayrshire Health and Social Care

# Outline of discussion and recommendations by Place & Wellbeing Outcome

## Movement

### Active Travel

Everyone can:

- easily move around using good-quality, accessible, well-maintained and safe segregated wheeling, walking and cycling routes and access secure bike parking.
- wheel, walk and cycle through routes that connect homes, destinations and public transport, are segregated from, and prioritised above, motorised traffic and are part of a local green network.

Evidence and research:

- Active travel has the potential to improve health by increasing physical activity, weight loss and reducing obesity.<sup>1</sup>
- Active travel has been associated with reduced risk for all cause mortality and improvements in mental health.<sup>2</sup>
- Active travel can increase social interactions.<sup>3</sup>
- Active travel has the potential to provide benefits to local economies.<sup>4</sup>
- Protected bike lanes and secure bike parking increases diversity and inclusion<sup>5</sup>
- Safety is a key barrier to increasing women's use of active travel<sup>6</sup>

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<sup>1</sup> Rissel C, Curac N, Greenaway M, et al. Physical Activity Associated with Public Transport Use - A Review and Modelling of Potential Benefits. *International Journal of Environmental Research and Public Health* 2012 9: 2454-2478

<sup>2</sup> <https://www.gov.uk/government/publications/active-travel-a-briefing-for-local-authorities>

<sup>3</sup> Boniface S, Scantlebury, R, Watkins SJ, et al. Health implications of transport: Evidence of effects of transport on social interactions. *Journal of Transport & Health*, 2015. 2(3): p. 441-446.

<sup>4</sup> [www.livingstreets.org.uk/media/3890/pedestrian-pound-2018.pdf](http://www.livingstreets.org.uk/media/3890/pedestrian-pound-2018.pdf)

<sup>5</sup> [\(Women and Biking: A Case Study on the use of San Francisco Bike Lanes. University of California, Berkley\).](#)

<sup>6</sup> [\(How Women Travel Around our City – A Case Study on Active Transport across Sydney. City of Sydney Council\)](#)



### Summary of discussion:

The group conveyed that residents express feeling like they are living on an island. The area is very disconnected from the wider town and town centre. The area is surrounded by roads and residents need to use underpasses to get around. Although they were built with the best intention of increasing safety from the roads, they cause barriers due to them being perceived as unsafe and unpleasant to walk through. This has led to residents feeling unsafe moving about and outwith their immediate community. Research shows this impacts more on women thereby reducing their opportunity for physical, social, work and learning connections.

Poor passive surveillance in the area can mean it does not always feel like a safe or welcoming place to stay/linger.

There are no segregated routes for cycling in the area. Access to bikes and safe storage of bikes was raised as a barrier to active travel. There needs to be improved safe access to public transport.

### Recommendations to consider:

- Improve the perception of safety such as: better lighting and cleaner underpasses, improve crossings at main roads, and more attractive walking/wheeling routes.
- How to improve the planning of surrounding arterial roads.
- Make it more accessible to cycle through community cycle facilities, supply of bikes to loan, bike storage, detailed signage which includes distance/time to key locations and safer routes.
- Implement the Accessible Ayr Project and previous Place Plan action to reduce John Street to one lane and provide crossing points on that road.

### Public Transport

Everyone has access to a sustainable, affordable, accessible, available, appropriate, and safe public transport service.

### Evidence and research:

- Public transport has the potential to encourage active travel.<sup>7</sup>
- Links between public transport and reduced obesity, physical activity and mental health.<sup>8</sup>

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<sup>7</sup> [www.inherit.eu/wp-content/uploads/2017/06/INHERIT-Report-A4-Low-res\\_s.pdf](http://www.inherit.eu/wp-content/uploads/2017/06/INHERIT-Report-A4-Low-res_s.pdf)

<sup>8</sup> Patterson R, Webb E, Hone T, et al. Associations of Public Transportation Use With Cardiometabolic Health: A Systematic Review and Meta-Analysis. *American Journal of Epidemiology* 2019 188(4):785-795

- Public transport has the potential to improve access to services and facilities and connect communities.<sup>9</sup>

Summary of discussion:

Wallacetown is close to the town centre, therefore there are excellent bus and rail links in close proximity. It was raised that it is better serviced by bus routes than most of South Ayrshire. Crucial aspect is the walking and cycling links to access bus and rail.

However, affordability is the key issue, and the cost of public transport can cause financial challenges. Residents could also benefit from increased regularity of trains and public transport needs to be made more desirable than personal cars and use of taxis.

Recommendations to consider:

- Support the potential for an integrated transport interchange located at the station in the town. Raise awareness of its particular contribution to support the half of households in north Ayr who do not have access to a car to access services, learning and employment outside of Ayr.
- Improve walking and cycling provision between the interchange location and Wallacetown.
- The times and routes of public transport needs to be considered.
- Raise awareness and support young people in the local community access discounted travel and bus passes.

**Traffic and parking**

Everyone can benefit from:

- reducing traffic and traffic speeds in the community.
- traffic management and design, where traffic and car parking do not dominate or prevent other uses of space and car parking is prioritised for those who don't have other options.

Evidence and research:

- Motorised transport has the potential to reduce levels of physical activity and social interactions.<sup>10</sup>

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[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/847884/Transport\\_\\_health\\_and\\_wellbeing.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/847884/Transport__health_and_wellbeing.pdf)

<sup>10</sup> Mueller N, Rojas-Rueda D, Cole-Hunter T, et al. Health impact assessment of active transportation: A systematic review. Preventative Medicine 2015;76:103–114.

- People in deprived communities can be exposed to higher levels of air and noise pollution compared to those in less deprived areas and are more likely to live in high-traffic areas.<sup>11</sup>
- Traffic infrastructure design can inhibit access to amenities, services, goods and people/communities. This is due to the speed or volume of the traffic as well as the physical design of roads or motorways.<sup>12</sup>

#### Summary of discussion:

The group agreed that Wallacetown is car and road dominated and the surrounding roads causes barriers to the community. The main routes into Ayr town centre dominate the area around Wallacetown and the volume of traffic causes negative impacts, including vehicles moving too fast.

The group raised that there are too many cars parked on the streets. Residents tend to park closer to homes and do not make use of the car park areas, this could be due to convenience or fear of crime. The high number of cars could be related to the high density living. However, it was raised that only 1/5 families in the area have their own car.

Visitors to Ayr are encouraged to park in King Street where there are loads of spaces, but visitors/staff will not use the underpass.

#### Recommendations to consider:

- Potential for a Master Plan for Ayr that addresses the vitality of transport access. Need for investment and redesign of the area. More than speed bumps and traffic calming measures but need for change to the road widths, layouts and crossing points.
- Need for safe crossings or speed restrictions in John Street and Allison Street. Potential to reduce the width of John Street.
- Need to consult the community on what solutions would work for them.
- Support local bike ownership and storage.
- Potential to trial pedestrianisation.

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<sup>11</sup> [https://www.gcph.co.uk/publications/472\\_concepts\\_series\\_11-the\\_built\\_environment\\_and\\_health\\_an\\_evidence\\_review?date\\_from%5Bmonth%5D=1&date\\_from%5Byear%5D=2013&date\\_to%5Bmonth%5D=12&date\\_to%5Byear%5D=2013](https://www.gcph.co.uk/publications/472_concepts_series_11-the_built_environment_and_health_an_evidence_review?date_from%5Bmonth%5D=1&date_from%5Byear%5D=2013&date_to%5Bmonth%5D=12&date_to%5Byear%5D=2013)

<sup>12</sup> <https://www.instituteofhealthequity.org/resources-reports/spatial-planning-and-health-nice>

# Space

## Streets and spaces

Everyone can access:

- buildings, streets and public spaces that create an attractive place to use, enjoy and interact with others.
- streets and spaces that are well-connected, well-designed and maintained, providing multiple functions and amenities to meet the varying needs of different population groups.

Evidence and research:

- Vacant and derelict land can negatively impact on health.<sup>13</sup>
- If neighbourhoods are attractive this can improve mental wellbeing.<sup>14</sup>
- Inadequate or poor spaces can lead to reduced social interactions.<sup>15</sup>

Summary of discussion:

Wallacetown is predominantly made up of housing and there are very few other buildings and thus limited reasons for people to stop and spend time there. The design and layout mean that streets don't naturally flow and there is little enticing people to stop at key points. Residents have mentioned that they enjoy spending time in the graveyard as it is peaceful but only when they have access to it. Dog fouling, damage, litter and fly tipping are all priorities for local people.

Recommendations to consider:

- Derelict land and sites can be used to develop into greenspaces/allotments or community gardens.
- Evaluate the whole layout and design of the area.
- Potential for a safe sports area for football or basketball, including a shelter to stay dry and hang out.
- Potential to create a community space which is accessible to all of the community.

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<sup>13</sup> <https://www.landcommission.gov.scot/our-work/housing-development/vacant-and-derelict-land-taskforce>

<sup>14</sup> <https://www.livingstreets.org.uk/media/3890/pedestrian-pound-2018.pdf>

<sup>15</sup> <https://www.gov.uk/government/publications/local-action-on-health-inequalities-reducing-social-isolation>

## Natural Space

Everyone can:

- access good-quality natural spaces that support biodiversity and are well-connected, well-designed, safe, and maintained, providing multiple functions and amenities to meet the varying needs of different population groups.
- be protected from environmental hazards including air/water/soil pollution or the risk of flooding.
- access community food growing opportunities and prime quality agricultural land is protected.

Evidence and research:

- Natural space can have an impact on health by physical activity, improved social interactions and reduction in stress.<sup>16</sup>
- Natural environments or spaces can impact mental health directly through improvements in wellbeing such as feeling happier and life satisfaction.<sup>17</sup>

Summary of discussion:

It was agreed that there is very little natural space in the Wallacetown area. The green space available is not very useable and quality is an issue. The density of the housing and extent of hard landscaping means the community do not have access to high quality open space.

However, recently there has been some community growing projects which the fire service has been supporting. There is a need to ensure all residents can access this.

Recommendations to consider:

- A strategic approach to increase the quality, diversity and accessibility of green spaces in Wallacetown which encourages a variety of activities.
- Improve links and signage to encourage use of existing nearby green space and beach.
- Support the community to access local green activities, e.g., walking groups and support the community growing projects.

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<sup>16</sup> <http://www.gov.uk/government/publications/local-action-on-health-inequalities-reducing-social-isolation>

<sup>17</sup> Hartig T, Mitchell R, de Vries S, et al. Nature and health. Annual Review of Public Health 2014;35:207–228.

## Play and recreation

Everyone can access a range of high quality, safe, well-maintained, accessible places with opportunities for play and recreation to meet the varying needs of different population groups and the community itself.

Evidence and research:

- Play and recreation is beneficial for the health of both adults and children through the encouragement of physical activity and social interactions.<sup>18</sup>

Summary of discussion:

A number of play spaces were identified:

- the sports cage at the school was identified by young residents as the only safe space in their community.
- play park on Russell Drive, however it needs investment.
- Craigie Park which has had recent investment, but residents don't always identify the space as theirs.
- Skate Park

It was highlighted that there is a lack of quality localised play opportunities that encourage a range of communities. The current play spaces tend to focus on a specific age group.

Recommendations to consider:

- Need for a strategy with the communities to reduce the territorial issues around play spaces and address the access issues, such as crossing the dual carriageway.
- Engagement needed with community to determine what they need, such as separate play and hang out space for teenagers, both within and beyond Wallacetown.
- Need for better signage to places for play and recreation in the wider Ayr area.

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<sup>18</sup> <https://www.gov.uk/government/publications/local-action-on-health-inequalities-reducing-social-isolation>; <http://www.playscotland.org/wp-content/uploads/Power-of-Play-an-evidence-base.pdf>

## Resources

### Services and support

Everyone can access:

- health enhancing, accessible, affordable and well-maintained services, facilities and amenities. These are informed by community engagement, responsive to the needs and priorities of all local people.
- a range of spaces and opportunities for communities to meet indoors and outdoors.
- information and resources necessary for an included life in a range of digital and non-digital formats.

Evidence and research:

- People need local facilities and services to live and enjoy healthy independent lives.<sup>19</sup>
- Accessibility to services can be exacerbated by poor transport links and safety of wider environment.<sup>20</sup>

Summary of discussion:

The area is predominantly housing with few other services. Access to most services and amenities is across the arterial routes that bound the area. The discussion and recommendations for the Active Travel Outcome above highlight the challenges and recommendations around this.

The group identified that a community centre is a need and wish of the community. There are nearby opportunities to use community spaces, such as the library, which is within walking distance. However, the ease and safety of getting there by either crossing a busy dual carriageway or using the underpass can act as a barrier. Issues surrounding economic challenges were raised and how we can support the basic needs of the community to encourage involvement in other activities. There is a lack of shops within Wallacetown itself.

Recommendations to consider:

- Potential for a purpose-built community space, designed by the community. This space should offer free wi-fi to reduce digital exclusion.

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<sup>19</sup> <https://www.tandfonline.com/doi/abs/10.1080/10511482.2014.900102>;

<https://www.instituteofhealthequity.org/resources-reports/spatial-planning-and-health-nice>

<sup>20</sup> <https://www.transport.gov.scot/our-approach/national-transport-strategy/>

## Work and economy

Everyone benefits equally from a local economy that provides:

- essential goods & services produced or procured locally
- good quality paid and unpaid work
- access to assets such as wealth & capital and the resources that enable people to participate in the economy such as good health and education
- a balanced value ascribed across sectors such as female dominated sectors and the non-monetary economy
- the resources that enable people to participate in the economy such as good health and education.

Evidence and research:

- Some people find it necessary to purchase a car even when they cannot afford it, which can lead to further debt.<sup>21</sup>

Summary of discussion:

It was highlighted that Wallacetown is adjacent to the biggest town centre in South Ayrshire, which can provide some job opportunities. However, there is a limited number of employment opportunities overall with workforce supply issues around jobs being available at different skill levels. In some instances, those living in Wallacetown may be 2<sup>nd</sup>/3<sup>rd</sup> generation out of work.

The police and fire services have supported young people into work and the Volunteer Strategy has been approved which can support people to get back into the workplace.

It was noted that there is little scope for development of businesses and a lack of shops and units in the area.

Recommendations to consider:

- Determine what the council, the health and social care partnership and NHS are doing specifically to support people such as the identified populations into work. Include this awareness when creating a Masterplan for the area.
- Link with employability work to upskill local people to support them into work and include a greater understanding of skill assets in the population of Wallacetown.



Many people in the area need support to recognise their skills and increase their confidence in finding work.

- Need to establish who the biggest employers are in the area and how they can support recruitment in Wallacetown to maximise opportunities for the community.
- Promote corporate parental opportunities and train the local workforce to improve local outcomes.
- Create opportunities for apprenticeships for young people and ensure opportunities are widely publicised.

### Housing and community

Everyone has access to:

- a home that is affordable, energy efficient, high quality and provides access to private outdoor space.
- a variety of housing types, sizes and tenancies to meet the needs of the community. And of a sufficient density to sustain existing or future local facilities, services and amenities.
- a home that is designed and built to meet need and demand, is adaptable to changing needs and includes accessible/wheelchair standard housing.
- new homes that are located and designed to provide high levels of climate resilience and use sustainable materials and construction methods.
- homes that are designed to promote community cohesion.

Evidence and research:

- Good quality, affordable housing is associated with improved physical and mental health outcomes including quality of life.<sup>22</sup>
- Cold, poorly insulated homes can increase excess deaths during the winter months.<sup>23</sup>
- The stigma of living in a damp home and lack of sense of control about being able to do anything about the problem could also affect their mental wellbeing.<sup>24</sup>
- When people cannot afford to pay their rent or mortgage and/or heat their home this can lead to stress and anxiety.<sup>25</sup>

Summary of discussion:

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<sup>22</sup> <https://www.health.org.uk/publications/reports/the-marmot-review-10-years-on>

<sup>23</sup> [https://www.scotphn.net/wp-content/uploads/2017/02/2017\\_02\\_22-HH-Main-Report-Final-2.pdf](https://www.scotphn.net/wp-content/uploads/2017/02/2017_02_22-HH-Main-Report-Final-2.pdf)

<sup>24</sup> [http://www.inherit.eu/wp-content/uploads/2017/06/INHERIT-Report-A4-Low-res\\_s.pdf](http://www.inherit.eu/wp-content/uploads/2017/06/INHERIT-Report-A4-Low-res_s.pdf)

<sup>25</sup> <https://www.healthscotland.scot/health-inequalities/impact-of-social-and-physical-environments/housing/housing-overview>

The group conveyed that the current housing is low quality, and the value and demand is low. The flatted accommodation and communal closes are frequently in poor condition. The mixed tenure in the area can cause repair and upgrade issues. The 1970's construction could be considered to be at the end of its life span. There is failed cavity wall insulation needing extractions. The construction type of current stock prohibits internally restructuring them into new provision. There is no outdoor space for residents to use to dry laundry or socialise, and only a few have balconies. However, it was noted that many people love their flats, and the storage is great in them.

Recommendations to consider:

- Need to develop a masterplan for the area. This should address the low demand for housing, increase the housing types and future proof the homes from climate change. Need to consider what housing is worth keeping and where there are opportunities for redevelopment. There are opportunities to address the social issues from the layout.
- Need to engage with the community at early stages of making plans for the area.
- Need to consider options such as short-term investment on the properties versus long term plans to create a place that enables wellbeing.
- Decarbonisation is an opportunity that needs to be considered to drive what needs done, such as district heating systems.

## Civic

### Identity and belonging

Everyone can benefit from a place that has a positive identity, culture and history, where people feel like they belong and are able to participate and interact positively with others.

Evidence and research:

- Social interaction is positively associated with health.<sup>26</sup>
- Social isolation and fewer social interactions can be exacerbated by a poor physical environment.<sup>27</sup>

Summary of discussion:

There was agreement from the group that the transient nature of the community makes creating a community difficult. The area has a rich history, but many young people do not

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<sup>26</sup> <https://www.gov.uk/government/publications/local-action-on-health-inequalities-reducing-social-isolation>

<sup>27</sup> <https://vhscotland.org.uk/the-zubairi-report/>

feel rooted in their community, and this impacts their sense of identity and connectedness. Many residents feel stigmatised and there can be a perception that Wallacetown is a place you end up when your options run out. There is a need to challenge perceptions of the area.

Recommendations to consider:

- Challenge perceptions of the area by creating a better-quality environment and housing.
- Potential to use arts-based approaches to build community and identity. Build on Community Arts work of the Gaiety and the Iris.
- Need to consider the housing mix and ensure young people and older people are close to their networks and create more natural space to encourage people to come together.

#### Feeling safe

Everyone feels safe and secure in their own home and their local community taking account of the experience of different population groups.

Evidence and research:

- A fear of crime can impact negatively on physical and mental health.<sup>28</sup>
- Protected bike lanes and secure bike parking increases diversity and inclusion<sup>29</sup>
- Safety is a key barrier to increasing women's use of active travel<sup>30</sup>

Summary of discussion:

Overall, it was agreed that safety is a key concern in the area. Concerns were already expressed regarding underpasses and crossing the arterial routes that surround the area under the Active Travel Outcomes.

There is a fear of crime and drug culture affecting the area and many residents would not want to go out at night. The layout of the area exacerbates this. However, it was noted that some residents feel safe in their own homes and closes.

Recommendations to consider:

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<sup>28</sup> <https://www.youngfoundation.org/our-work/publications/design-for-social-sustainability/>

<sup>29</sup> [\(Women and Biking: A Case Study on the use of San Francisco Bike Lanes. University of California, Berkley\).](#)

<sup>30</sup> [\(How Women Travel Around our City – A Case Study on Active Transport across Sydney. City of Sydney Council\)](#)

- Work with residents on a Masterplan deliver a place that improves wellbeing and more generally to tackle the deeper-rooted issues of drug dealing, anti-social behaviour etc.
- Evaluate opportunities to re-design the area to mitigate the perception of crime and feeling of safety.
- Engage with the Police Wellbeing Officer.
- As per recommendation to consider to deliver Active Travel Outcome, improve the perception of safety such as: better lighting and cleaner underpasses, improve crossings at main roads, and more attractive walking/wheeling routes.
- Need for safe crossings or speed restrictions in John Street and Allison Street. Potential to reduce the width of John Street.

## Stewardship

### Care and maintenance

Everyone has access to:

- buildings, spaces and routes that are well cared for in a way that is responsive to the needs and priorities of local communities.
- good facilities for recycling and well organised refuse storage and collection.

Evidence and research:

- If a place is regarded as being neglected or not maintained, it can be perceived as being unsafe.<sup>31</sup> 11 15 49
- Poorly maintained or perception of neighbourhoods being poorly maintained can lead to reduced levels of social capital such as social connections, neighbourliness within communities and increased isolation.<sup>32</sup>

Summary of discussion:

The group noted that there have been improvements in recent months and the Hit Squad have had a positive impact.

Recommendations to consider:

- Need for council to take forward non-essential maintenance repairs in mixed tenure blocks for example close cleaning and painting.

<sup>31</sup> [https://www.gcph.co.uk/publications/472\\_concepts\\_series\\_11-the\\_built\\_environment\\_and\\_health\\_an\\_evidence\\_review?date\\_from%5Bmonth%5D=1&date\\_from%5Byear%5D=2013&date\\_to%5Bmonth%5D=12&date\\_to%5Byear%5D=2013](https://www.gcph.co.uk/publications/472_concepts_series_11-the_built_environment_and_health_an_evidence_review?date_from%5Bmonth%5D=1&date_from%5Byear%5D=2013&date_to%5Bmonth%5D=12&date_to%5Byear%5D=2013)

<sup>32</sup>

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/768979/A\\_guide\\_to\\_community-centred\\_approaches\\_for\\_health\\_and\\_wellbeing\\_full\\_report\\_.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/768979/A_guide_to_community-centred_approaches_for_health_and_wellbeing_full_report_.pdf)

- Need for more support of private owners to maintain their property.

#### Influence and sense of control

Everyone is empowered to be involved a place in which:

- Local outcomes are improved by effective collaborations between communities, community organisations and public bodies.
- Decision making processes are designed to involve communities as equal partners.
- Community organisations co-produce local solutions to issues.
- Communities have increased influence over decisions.
- Democratic processes are developed to be accessible to all citizens.

Evidence and research:

- Sense of control can be beneficial for mental health and quality of life.<sup>33</sup>

Summary of discussion:

The group feedback was that the community have been over consulted. There is a lack of community groups and no tenant or resident forum. The provision of a community facility could assist.

Recommendations to consider:

- Need for better consultation and collaboration with the community not just in relation to Wallacetown but also on plans for the town centre.
- Opportunity to establish a tenant/resident group.
- See also recommendation for a community facility under the Services and Support Outcome.

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<sup>33</sup> <https://vhscotland.org.uk/the-zubairi-report/>