

Akoya Greenwich Wellbeing Pulse Check

Design that supports connection

Survey type: resident pulse check | Responses: n = 12 | Interpretation: self-reported snapshot



Akoya Greenwich — architectural rendering (indicative).

1) Background

I was invited to Akoya’s anniversary event. I’ll be honest — I was a bit nervous. When you walk into a room full of residents, you usually brace for the “bad news” list: what’s not working, what needs fixing, what’s frustrating day to day.

But this night was different.

Catherine (resident representative) said:

“The design of the spaces in this building has given us something really difficult to get at our age — the ability to make new friends.”

That’s a strong statement — and it’s worth unpacking.

People don’t make new connections just because a building looks good. It happens when everyday spaces are designed to make it easy: places you actually want to leave your apartment for, moments of casual overlap, and shared areas that feel comfortable rather than formal.

The simplest way to check if we’re getting this right is to ask the residents. So we did.

2) Survey snapshot

This pulse check captured lived experience after move-in across a small set of direct questions.

Method note

Short, resident-reported survey (n = 12). Results are descriptive and intended as an indication of lived experience at the time of response, rather than a causal or clinical assessment.

- Has wellbeing changed since moving in?
- How does home feel day to day?
- What matters most: connection, location, amenities, or design?
- Which building features are most valued?
- What would residents improve or add?
- One word to describe living at Akoya

3) What stood out

A) Wellbeing improves after move-in

92% of respondents reported improved wellbeing since moving in. The remaining 8% reported no change. No one reported a decline.

This is self-reported, but it is a strong indicator that residents perceive a positive shift after moving in.

B) Home feels calm

Residents described the lived experience at home as consistently relaxed.

A calm baseline often reflects many small decisions working together: legible planning, comfortable acoustics, daylight quality, and shared spaces that support routine rather than disrupt it.

C) Connection leads

When residents ranked what matters most, social connection came out on top — #1 for 42% of respondents, ahead of location, amenities, and the design of the building.

This suggests that belonging is a primary driver of perceived value, not a secondary benefit.



Rooftop pool outlook (rendering).

4) What residents value most in the building

Residents ranked building features in order of value:

- My apartment was ranked #1 by all respondents.
- Second-most valued: Swimming pool (5 residents), Lounge areas (3 residents), Plaza downstairs (1 resident), Unclear/tied responses (2 residents).

The pattern is clear: the apartment is the anchor, while the communal spaces (especially pool and lounge areas) are valued as everyday supports for comfort and connection.

5) Suggestions raised (refinements)

Residents suggested improvements/additions including:

- Weather protection
- Garden improvements
- Handrails
- Storage additions
- Better café options
- Concierge standards
- Car washing bay
- Rooftop hot tub
- Extra car spaces

These suggestions read as practical refinements — comfort, usability, accessibility, and service-layer upgrades — rather than core issues with the living experience.

6) Words residents used

When asked for one word to describe living at Akoya, residents used terms such as: Ideal, Gracious, Beautiful, Relaxed, Marvellous, Comfortable, Community, Outstanding.

These descriptors point to something deeper than functional satisfaction: emotional

attachment, pride, and a sense of place.

7) Conclusions and references

Conclusions

- Wellbeing improved after move-in for the vast majority of respondents, with no reported decline.
- Residents consistently describe home as relaxed, indicating a strong day-to-day comfort baseline.
- Social connection ranked as the leading priority, ahead of location, amenities, and building aesthetics — reinforcing that connection is central to perceived value.
- The apartment remains the primary anchor, while shared amenities (particularly pool and lounge areas) are strongly valued and appear to support the social ecosystem.
- Improvement requests are largely fine-tuning: comfort, accessibility, convenience, landscape quality, and service experience.

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