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CHARTERED SURVEYORS

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SHELTHORPE, LOUGHBOROUGH

**ASSESSMENT OF COMMUNITY NEED
JULY 2013**

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1. EXECUTIVE SUMMARY

Shelthorpe is one of the largest Wards in Loughborough.

It is divided geographically into three distinct communities:

- An estate of predominantly social housing situated between Ling Road and Leicester Road. There is a school and a social club in this area. The estate was designed by a celebrated architect and is a conservation area
- A large estate of predominantly social housing to the west of Ling Road and extending to Shelthorpe Golf Course. Built between 1930 and 1960 this is the largest grouping of social housing in the Borough. There are shops, churches and a doctors surgery within the area as well as a community pub
- A private estate of mainly new housing to the west of the social housing estate. There are two schools in this area.

All three areas lack community facilities. There are no community centres and no fully accessible drop in centres. The local churches provide some general community facilities and there are some services for children and young people at the schools.

There are two Community organisations in the area. One covers the whole ward and the other limits its activities to the new housing estates. Neither has its own premises.

Some of the most deprived areas in the County lie in Shelthorpe ward. The Loughborough East Priority Area extends into the area. Income deprivation and a low skills base characterise large parts of the area.

The community infrastructure to tackle these issues is not in place. The community requires investment to provide new facilities as well as a mechanism to co-ordinate current services.

It is recommended that the Shelthorpe Community Association be developed and supported to achieve this objective.

The optimum solution has three elements:

- Co-ordinating the activities of the churches, schools and social venues
- Bringing in out-reach support where it cannot be provided within the community
- Establishing a new community facility in the area, operated by the Shelthorpe Community Association.

It is recommended that the new community facility takes the form of a Community House, located in the most deprived area of Shelthorpe.

The alternative option is a Community Centre, located on surplus land in one of the social housing estates

It is suggested that these initiatives be funded through grants and community contributions from the developers of new housing.

2. BACKGROUND

2.1 Description of Locality

The oldest part of Shelthorpe was developed by Loughborough Corporation in 1926 on open fields attached to Shelthorpe Farm. It was built around two principal roads (Shelthorpe Road and Oglethorpe Road) which are wide streets with grass verges, joined by a narrow link road (Shelthorpe Avenue). Leading off these roads are a series of narrow culs-de-sacs that penetrate into the land behind the principal road frontages and provide clusters of housing. This is in contrast to the more open, linear form of housing along the principal roads.

As these streets were planned and developed as a single estate there is a broad uniformity in the style and appearance of the houses which are two storey, built of similar materials and mostly arranged in terraces of four or as semi-detached properties. Two non-residential buildings, Shelthorpe School and the Bull's Head public house (now a MacDonald's restaurant) were built as part of the original development.

In architectural terms the original Shelthorpe estate is probably the best and most important example of inter-war housing in Leicestershire and the East Midlands. It was designed by Barry Parker who, with his partner Raymond Unwin, was a leading advocate of the Garden City movement.

After the First World War, the Government introduced the Housing and Town Planning Act of 1919 which placed obligations on local authorities to provide houses to meet the needs of local people. The Government subsidised a programme to promote the building of new municipal housing. The standards for the new housing were largely determined by the recommendations of the Tudor Walters Report of 1918 much of which had been drafted by Raymond Unwin. The Report proposed standards and densities for the new housing based on those of the Garden City movement with spacious road layouts and attractive landscaping.

Loughborough Corporation purchased the Shelthorpe Farm land in 1925 and commissioned Barry Parker to design the scheme. The resulting estate was complete by 1930 and is largely intact, although quite a lot of the original green space, trees and visual amenity has been lost.

Over the course of the next 30 years the Corporation acquired land to the south and west of the original estate and developed the largest group of social housing in the Borough. None of the post 1930 social housing is of the same architectural merit or importance as the original estate, but it is all well planned and well built and provides a good and pleasant example of inter and post-war Council house development.

When local people talk of "Shelthorpe" they are normally referring to the Social housing estate.

In more recent times private sector developers have extended the boundaries of Loughborough around the perimeter of the Shelthorpe Estate. These estates have a quite different feel than the adjacent streets of social housing.

Table 1: Shelthorpe Social Housing Estate

Beacon Road
Beaumont Road
Broadway
Farnham Road
Forest Road
Griggs Road
Hazel Road
Howe Road
Leicester Road
Ling Avenue
Ling Road
Lingdale House
Manor Drive
Manor Road
Maple Road
Park Avenue
Park Court
Park Road
Poplar Road
Pulteney Avenue
Pulteney Road
Royland Road
Shelthorpe Avenue
Shelthorpe Road
Walnut Road
Willow Road
Woodthorpe Avenue
Woodthorpe Road

Shelthorpe was designed to accommodate families and the majority of the social housing is traditional two storey and three bedroom accommodation. Most of the houses have gardens and the street layouts are spacious with extensive use of cul-de-sacs. There are quite a few 1 and 2 bedroom flats and bungalows on the estate. Chamwood Borough Council retains ownership of just over 700 of the estate dwellings. The remainder have been sold under the Right to Buy Scheme.

The newer private sector housing is traditional three and four bedroom accommodation to standard modern house builder design.

There are four Lower Super Output Areas wholly within Shelthorpe. These are shown in Table 2.

Table 2: Lower Super Output Areas

E1025714	Loughborough Shelthorpe South
E1025714	Loughborough Shelthorpe North
E1025714	Loughborough Shelthorpe West
E1025714	Loughborough Woodthorpe

A small number of dwellings and cul-de-sacs to the north of Shelthorpe Road are in Loughborough Central South Lower Super Output area.

In terms of multiple deprivation (made up of several factors including income, employment, education, health and living environment) Loughborough Woodthorpe is one of the most deprived areas in the County (ranked No. 5 out of 366 areas, where No. 1 is the most deprived) and is within the the top 20% nationally. Loughborough Woodthorpe, Loughborough Shelthorpe North and Loughborough Shelthorpe West are part of the Loughborough West Priority Neighbourhood and are recognized as areas of the town that require proactive neighbourhood management. Loughborough Shelthorpe South is one of the least deprived areas in the County (ranked No. 366 out of 366, where No. 366 is the least deprived).

Table 3 shows the National Ranking of the four catchment areas (in 2010) with No. 1 being the most deprived area in England and No.32482 being the least.

Table 3: Index of Multiple Deprivation

Loughborough Shelthorpe South	31098
Loughborough Shelthorpe North	8521
Loughborough Shelthorpe West	15158
Loughborough Woodthorpe	5232

There are some key factors to be drawn from this national data on deprivation:

- General income deprivation is a major issue in Loughborough Woodthorpe where the area is ranked No. 1 in the County and No. 2288 nationally (i.e. within the 7% most deprived). Income deprivation affecting children is prevalent in Loughborough Woodthorpe and Loughborough Shelthorpe North (within the 10% and 20% most deprived nationally respectively). Older people are relatively less deprived so the low income issues are largely with adults and young families
- There is comparatively low educational achievement, training and skills in

Loughborough Shelthorpe North and Loughborough Shelthorpe West. Loughborough Woodthorpe has the second lowest rating in Leicestershire and is No. 803 nationally (i.e. within the 3 % most deprived).

- The three areas where Social housing predominate score well on housing and accessibility to services and generally meet the needs of residents in terms of suitability and access to public transport links. The well maintained and well managed housing stock contributes strongly to the comparatively good performance on health across all four areas. Loughborough South does not perform well on accessibility, probably reflecting the absence of amenities associated with the new housing estates, the lack of public transport and distance from the town centre
- Loughborough Shelthorpe North is within the 10% most deprived nationally in terms of crime and community safety.
- All four areas perform well in terms of quality of living environment and the whole group is within the 40% least deprived nationally. The well laid out street patterns, the conservation area, the large gardens and green spaces will contribute to these good scores

The area is well equipped in terms of access to education and health facilities.

The former Shelthorpe Community Primary School changed to Academy status in December 2012 and is now called the Beacon Academy. It serves an age range of 4 -11. in Shelthorpe North and part of Shelthorpe West and Woodthorpe.

The Beacon Academy site also includes the Shelthorpe Children's Centre, a Surestart facility for the Under 5 age group. This co-ordinates services for children and their families and integrates early education with childcare, as well as providing family support and outreach to parents, child and family health services and helping parents into work, with links to the local Job Centre Plus and training.

Shelthorpe Young Peoples Centre is also located on the Beacon Academy site. It provides drop in and organised services for Under 18s. This was refurbished in 2007 with assistance from the former Youth Opportunity Fund. It is run by a volunteer Action Group.

The Outwoods Edge Community Primary School has a catchment area that includes Shelthorpe South and Woodthorpe. It serves the age range of 4-11.

Parents who wish their children to attend faith schools have a number of options in Loughborough although these are all outside the Shelthorpe ward.

There are no catchment areas for Loughborough Secondary schools. Many 11-16 year olds in Shelthorpe attend the Woodbrook Vale High School. This is located outside the area but the whole of Shelthorpe falls within its Transport Eligibility area. There is a Catholic Secondary school elsewhere in Loughborough, some way from the Shelthorpe Community.

Educational achievement and child development in Shelthorpe North, Shelthorpe West and Woodthorpe is below the County and National average. 54.4% of 5 year olds meet the prescribed national standard of child development. This compares to 56% nationally and 56.7% nationally. At GCSE level the three Shelthorpe wards are the worst performing in the Borough with 35.2% achieving 5 or more grades at A-C. This compares to 57% in

Leicestershire and 53% nationally.

There is a doctors surgery and chemist in Shelthorpe West. Following the closure of the town centre "Walk in" centre in March 2013 it is a journey in excess of 30 minutes (on public transport) to reach the NHS facilities at Loughborough Hospital. The absence of community centres in Shelthorpe means that there are very limited outreach or advice services in the area.

Health outcomes in Shelthorpe do not compare favourably with other areas of Leicestershire although they are not the worst in Loughborough. Childhood obesity is a particular issue with nearly 20% of 10-11 year olds falling within this category. Whilst Loughborough as a town is well provided with Leisure facilities there is very limited provision in Shelthorpe, particularly for young people and children. The municipal 9 hole golf course is the only formal sporting facility. There is a local campaign to secure a permanent play facility (multi use games area) on Farnham Road. This grassed area is the only effective community open space in the ward, although it has very limited facilities for young people.

In terms of accessible community meeting space there are three local churches, all within close proximity to each other on Park Road. The Good Shepherd Church (Church of England) has a Church Hall that is quite widely used for community activities, particularly for young people and children. The Church acquired land in the 1990s with a view to extending and improving this facility. Close by is the Beacon Christian Fellowship and the Beacon Centre. This site is currently being developed by the Church. The fellowship run a community youth club and a soup kitchen service from this site. When fully developed the site will provide a good local facility. The Roman Catholic Sacred Heart Church has a parish room available for local hire.

There is a community public house at the Hunters Moon on Walnut Road. Occupying a prime site at the entrance to Shelthorpe Golf Course this property is leased to a major pub company. It is sometimes used for community meetings although the accommodation is not ideal.

Situated on Shelthorpe Avenue the Charmwood Club is a Social venue serving the Shelthorpe and wider community. This venue is accessible for people with disabilities and can hold around 350 people. It is the only community venue in Shelthorpe North outside the Beacon School site. The building is a 1960s brick built single storey flat roof structure in poor repair and surrounded by low quality car parking surfaces, security fencing and the like. It is not a very welcoming environment. As with many community social clubs the venue has struggled to maintain its clientele and suffers a lack of investment and outdated facilities.

Shelthorpe West and Loughborough Woodthorpe are well served by the shops, post office, pharmacy and national chain store on Park Road and Ling Road. Shelthorpe North has no retail amenities (other than a Macdonalds occupying a former pub building on the junction of Shelthorpe Road and Ling Road), although it is relatively close to the town centre.

It is the Shelthorpe North community that lacks accessibility to local amenities. There are no shops, medical facilities, meeting spaces or pubs within this community and public transport is infrequent and inconvenient. This means that there is an over-reliance on car travel to access services.

2.2. Aim of the Community Needs Assessment

To increase knowledge of the community's needs for services and facilities, including issues of accessibility.

2.3. Objectives

To conduct an inclusive Community Needs Assessment and ensure that any new services will match local requirements.

2.3. Outputs

To identify the most appropriate type of community facility for Shelthorpe.

2.4. Outcomes

Increased knowledge and understanding of community needs in Shelthorpe

3. METHODOLOGY

3.1. Local people

A community consultation was undertaken in 2012 to assess support for a Community Centre in Shelthorpe South. Residents from Shelthorpe South and Woodthorpe were involved in this process. There was no participation from residents in Shelthorpe West or Shelthorpe North.

The consultation involved written questionnaires together with public meetings at Outwoods Edge School.

82% of respondents were supportive of the concept of a Community Centre in Shelthorpe South, probably on the Grange Farm estate. Those who were not in favour cited reasons of noise, potential vandalism, litter and graffiti. Others mentioned a potential lack of demand and questioned the sustainability of any facility

Residents were asked to prioritise the potential uses of the building and fitness based activities were the most popular options, together with a community café. There was limited demand for activities for children or young people.

There is no formal or recorded consultation within the Shelthorpe West or Shelthorpe North communities although there is evidence of demand for local community facilities. Of special note is the success of the former Drop in Centre at 41 Maple Road North. This operated for the period 2007 -09) and was mainly an advice and information point, providing a signposting service to support agencies. The service closed through lack of funding and voluntary support but it was successful and clearly met a local need.

In 2009 local people led an initiative to purchase the Hunters Moon Public House from the Pub Company owner. There was a campaign and funds were raised for this purpose. Nothing came of this initiative and the proposal was not backed by any structured consultation, Business Plan or Funding Strategy. The level of support gained locally for this

idea does demonstrate a latent demand for community facilities in Shelthorpe.

3.2. Service Provider Engagement

Service providers included local voluntary and community groups and public sector bodies such as the Borough Council. Information was gathered regarding their current provision, any barriers to provision, perceived needs of the community in terms of local services and facilities, and what support facilities would enable them to improve their service provision.

3.3. Assessment of current provision

There are several Community Facilities in Loughborough but none located in Shelthorpe*. Resident need to travel some distance before they can access an alternative service. The established Community Centres in the town are:

- **Roseberry St Peters Community Association:** This building offers quite a lot of space, although the facilities are not very modern and the occupancy rates are quite low. The centre provides the type of fitness and activity or hobby based activities that people in Shelthorpe North identified as a priority. It does not provide much in the way of community advice or support. People from Shelthorpe wishing to attend Roseberry St Peters face an inconvenient bus journey.
- **Gorse Covert Community Association:** The Association occupies a newly refurbished building on a District shopping centre, where it is located next to a major supermarket. There are very limited public transport links between this site and Shelthorpe.
- **John Storer Foundation:** This is the closest facility to Shelthorpe and the easiest to access for local people. Occupying a town centre site this charitable foundation is a centre for volunteering and community activity in Loughborough. It has recently been refurbished and is extremely successful in attracting users, many of whom are elderly people or adults seeking new learning opportunities. The centre has quite a lot of users from the Shelthorpe Ward.
- **Fearon Community Association:** This association targets vulnerable groups in the most deprived areas of Loughborough with an emphasis on BME communities and hard to reach groups. It is highly effective and targets its resources on specific user types. Activities are based in Loughborough East but mainly within the Hastings and Lymington wards. There is little connection with the Shelthorpe Community at present and public transport links are not very convenient.

All other Loughborough groups are either small scale, restricted to a single geographic area or focussed on single faith groups or BME communities.

There are two Community Houses in Loughborough, both offering drop in services to local people. Altogether Place is located on the Warwick Way Estate and provides targeted and multi agency services to this community. Run by local people (The Warwick Way Action Group) with practical support from the Borough Council it is a larger and more formalised version of the previous Shelthorpe Drop In facility. With a small office and meeting space for Council and Partner agencies it is used for local meetings, coffee mornings, Police surgeries, housing and benefit drop-in advice services, general housing and community issues, and adult learning classes.

The Marios Tinenti Centre occupies a flat on an estate in Hastings Ward and in the most deprived part of the town. It has a focus on crime and community safety with regular police involvement and surgeries. Housing and welfare advice is provided from the centre and the East Loughborough Tenants Forum operates from the facility.

Shelthorpe Community Association was formed in 2005 and meets at Charmwood Working Men's Club on Shelthorpe Avenue and the Hunter's Moon pub on Walnut Drive. Meetings are attended by local councillors and the local police. In the past, the Association has been successful in acquiring dog bins at the golf course, new noticeboards, a new crossing on Ling Road and fund-raising for the youth club. The main recent achievement is a community garden. Funded by the Borough and County Council and situated on Howe Road and it is used for growing vegetables by local residents and community groups, for public events and for learning about environmental issues.

The Haddon Way Residents Association has been in existence for 6 years and covers the new housing areas of Shelthorpe South. Most of the activities are based on environmental improvements, commenting on planning applications for new housing in Shelthorpe and lobbying for road improvements. The Association is developing proposals for a community centre in Grange Park and is lobbying for this to be funded by Planning Contributions. They have secured funding for a feasibility study which is currently in progress.

3.4. Wider Consultation

The 2012 Borough Council Corporate Plan was based on a Residents Consultation including specific consultation events with the Shelthorpe community. Local people were asked to prioritise ten local factors and express a percentage satisfaction with each. Table 4 shows the figures for consultation based on the Shelthorpe communities.

Table 4

Local Factor	Ranking	% Satisfaction
Feeling safe in own home	1	80
Variety of shops and markets	2	68
Clean and tidy streets and spaces	3	72
Well maintained green spaces	4	77
Local prosperity	5	52
Variety of entertainment and cultural facilities	6	62
Good access to transport	7	73
Access to sports and leisure	8	78
The environment is looked after	9	73
Access to affordable housing	10	45

4. DEMOGRAPHICS

There are 7500 residents in Shelthorpe

6600 describe themselves as White British.

There are 1850 owner occupied dwellings and 320 dwellings in the non-Council rented sector. The remainder of the dwellings (720) are owned and managed by Charnwood Borough Council.

Just over half the adult residents of Shelthorpe are economically active. The remainder are students, retired people and people who are economically inactive. There are 240 long term unemployed adults.

540 households in the area do not have ownership of a car or other vehicle.

There is a higher proportion of young people in the ward and a lower proportion of elderly people. There are quite a lot of children and families in the area. Income deprivation among families with children is well above the Borough average.

The population of the area has increased over recent years but the settled population is reasonably static. The average number of persons per household is high, suggesting that family households are more typical than single person occupancy.

- An area where families with young children predominate, many occupying social housing
- An area where people generally work, but often in low paid occupations
- An area where income deprivation is an issue for many households
- An area of traditional households, rather than a transient population
- An area with an increasing BME population

There is quite a contrast between Shelthorpe South and the remainder of the Ward. Planned new developments could increase the overall affluence of the Ward whilst not having any impact on the more deprived parts of the community. One way in which this can be mitigated is if the developers of new housing estates in Shelthorpe make a community contribution that will directly benefit the Shelthorpe North, Shelthorpe West or Woodthorpe areas.

In terms of social classification Shelthorpe South is classified as ABC1. The remainder of Shelthorpe is classed as C2DE. This is an expression of the demographic profile of the neighbourhood where:

- A = Higher managerial, administrative or professional
- B = Intermediate managerial, administrative or professional
- C1 = Supervisory or clerical and junior managerial, administrative or professional
- C2 = Skilled manual workers
- D = Semi and unskilled manual workers
- E = Casual workers, pensioners and people who receive welfare

Table 5: Comparative Area Profile

MEASURE	SHELTHORPE NORTH, WEST AND WOODTHORP	LOUGHBOROUGH SOUTH
Housing	Properties are are mortgaged or council houses. The typical property price is very low. The properties are average in size	Properties are mainly detached or semi-detached and are mortgaged. The typical property price is average. The properties are large in size
Population Density	19% higher than the national average	32% of the national average.
Predominant Population Make Up	Young and mature singles, families and single parents	Older and mature couples and families
Typical Employment type	Blue collar, semi and unskilled or home-maker	Professional or white and blue collar
Unemployment	Twice the national average	Unemployment stands at 52% of the national average
Social Classification	C2DE	ABC1

5. INTRODUCTION TO FINDINGS

Taken as a whole Shelthorpe is not a fully cohesive community. The new housing areas in Shelthorpe South are self contained and have an active Residents Association. The areas where social housing predominate are separated by Loughborough Ring Road. There is no single facility that holds the community together. Whilst the Shelthorpe Community Association represents the whole ward and is an inclusive organisation, the reality of the situation is that it concentrates its activity within Shelthorpe North, Shelthorpe West and Woodthorpe.

The community facilities that do exist are based around the schools, the churches and the community pub. By definition all these facilities will have barriers to access for some members of the community, even where the facilities are operated in a fully inclusive way.

Shelthorpe is a large and diverse ward. It contains some of the most prosperous areas of the Borough and also some of the most deprived. The common feature is a lack of community facilities.

Large areas of new housing have been built in Shelthorpe South and there are current proposals to extend the estates into the surrounding countryside with access from Laburnum Way. The active Residents Association has secured some community benefits (such as waste bins, a linear park and road improvements) but the estate clearly lacks a community focus and meeting place. A Feasibility Study for a Community Centre is currently in progress and the Residents Association would seek to secure funding from the developers to deliver this project. A facility of this type would clearly benefit the Shelthorpe South community although such centres on new housing estates are not always successful.

A large scheme to extend the boundaries of Loughborough into the land on either side of Ling Road was considered by the Borough Council in May 2013. These proposals would provide 330 new homes of which up to 30% would be affordable. The new housing would be immediately adjacent to Loughborough Woodthorpe and close to Shelthorpe North. The scheme includes minor benefits to the existing communities, notably the provision of a multi-use games area within Woodthorpe on the Fordham Road open space. There is no proposal for a community meeting facility.

Communities of the size of Shelthorpe have the capacity to sustain a dedicated community facility. The absence of any purpose built provision in the ward is a real gap in community cohesion in the Borough.

The options to improve community facilities in the Shelthorpe Ward are discussed below

Option 1: Strengthen the Status Quo

The two community organisations co-exist quite effectively and there is a dialogue between the two. The Haddon Way Residents Association has objectives linked to the new housing developments in Shelthorpe South and does not concern itself with wider issues

in the ward, unless they have a direct impact on its own catchment area. This body is self sustaining and is developing its own proposal for a community facility on the Grange Farm Estate. Its activities do not have much impact outside the Shelthorpe South Ward. This part of Loughborough lacks amenities and the Residents Association is probably the most appropriate vehicle to secure improvements. Within its narrow terms of reference it is quite an effective body. It does not pretend to be a fully fledged Community Association although it may develop into such a body if the community centre is built.

In governance terms the Shelthorpe Community Association is quite a weak organisation. It has aims and objectives that link well with the needs of the area and has the potential to be highly effective in this community. The problem lies in the capacity and identity of the organisation and its ability to recruit volunteers and deliver wider community objectives. Shelthorpe Community Garden is an example of the potential of an effective, volunteer led organisation in the Ward.

It would be worthwhile investing in the development of Shelthorpe Community Association. Any successful neighbourhood strategy needs an active group of local volunteers and this organisation is better placed than any other to deliver community outcomes, providing it receives effective professional support.

In the absence of a new facility the activities of the schools, churches and community pubs will need to be co-ordinated into a structure that fills the current gaps in community provision. This would be an appropriate role for a strengthened community association. It will be quite a challenge as each organisation will have its own priorities and these may not fit well with the wider community objectives.

Another option is to make better use of the out-reach facilities offered by other community organisations in Loughborough. The John Storer Foundation has undertaken projects in the ward and there are a number of other options that could be explored. Most Charities and Community Associations are looking to expand their activities to cover current financial shortfalls.

Option 2: Community House

The community house option works well where it is targeted at a specific community and addresses identified local need. They are not always established as fully inclusive facilities. For instance a community house may be provided for the use of social housing tenants, for parents with young children or for elderly people. It is quite difficult to operate such a facility to serve a wide and diverse community. Often they act as out-reach services for support agencies and some have little effective input from local volunteers. The best community houses are operated and managed by local people with light touch support from delivery partners. The community house at Warwick Way in Loughborough (Altogether Place) would be an example of this type of facility.

Matching the services available to identified local need is the key to success for a neighbourhood community house. Available space is often the limiting factor in designing the services to be delivered from this type of facility. Accessibility for people with disabilities can also be an issue, particularly where some of the accommodation is not on the ground floor.

Option 3: Community Centre

A neighbourhood community centre in an urban area has the potential to be viable where it serves an identifiable population of 2000 people or more. The major advantages over a community house lie in identity, capacity, accessibility and the ability to offer services to all sections of the local community. A well run community centre, based on identified need and operated by an association with strong governance can have a significant positive impact in deprived communities. The problems lie in raising the capital funds to establish the facility, making sure it is the right facility for local people and putting the management structure in place that can lead to self sustainability.

6. ISSUES AND RECOMMENDATIONS

6.1. Existing facilities

There is a lack of awareness, marketing and advertising for the existing community venues in Shelthorpe. Some of the premises are inaccessible to people with disabilities and require repair and refurbishment. It is not always simple to make contact and book the facilities. The premises are not all perceived as family friendly and may be off-putting to youth groups and the BME community in particular.

Nationally there is not a very good record in church, school or licensed accommodation providing high quality and accessible community facilities. This is most often due to the host organisation having different priorities to the wider community and giving preference to its own activities. Also, some people perceive barriers in a church, school or licensed environment.

A true partnership approach is needed if a collection of school, church and licensed premises are to be linked to provide integrated community based services. This requires a lot of development work and strong commitment from all parties.

This approach may achieve some success with young people, families with children, adult learning and elderly people. It will be more difficult to engage disadvantaged or hard to reach groups, people requiring welfare advice or the BME community with this approach. Some of these gaps could be filled by out-reach sessions

Key Recommendations:

- Advertise and market the activities of local facilities in a co-ordinated way with common themes across the venues
- Promote more Leisure facilities within the ward
- Establish a community gym with keep fit, Martial arts, Yoga and the like
- Create an Internet facility on one or more of the sites - *what?*
- Establish Summer and activity clubs for young people - *crucial*
- Promote Active activities for older people -
- Hold Training to get people back into employment - *Agencies*
- Provide a local job information point & job seekers support!
- Hold Adult English language classes, Reading & Writing classes, Computer classes, Arts & crafts clubs etc. *agencies to do that*
- Provide support for vocational training for 13-16 year olds & support for non school attenders

- Hold events to bring the community together and rotate them around the venues. ✓

6.2. Community House

Shelthorpe North and West and Woodthorpe form a community where the major issues are linked to deprivation, limited income, debt, poor health and economic inactivity. The gaps in service provision focus on adults (with and without children) in the White British and BME communities. Young people have access to three youth clubs in the ward and elderly people are reasonably well served by out-reach services.

There is a need for advice, welfare and support services for adults and families in Shelthorpe. This can be a role for a Community Association (in partnership with support agencies) but the lack of suitable premises prevent the Shelthorpe Community Association from working towards this role at present.

If the service provision at current Shelthorpe facilities can be improved, co-ordinated and supplemented by out-reach services a Community House could be a highly effective way to fill the remaining gaps in service provision. This is probably the optimum and most cost effective solution for the community.

The facility should not be limited to Council tenants only. There are a lot of householders who have purchased their Council property plus people who live in Non-Council social housing or in the privately rented sector. There are also people in the private sector owner occupied estates of Shelthorpe South who may need to access advice, welfare and support services.

It is recommended that a Business Case be developed for a community house in Shelthorpe, ideally in the Loughborough Woodthorpe area and in a prominent location on one of the major estate roads. Manor Road is probably the ideal location.

There are no large bungalows or flats in Shelthorpe so any community house would need to be a two storey traditional dwelling. This raises the issue of accessibility to the first floor areas and unless services can be modelled to avoid unique first floor facilities it may be necessary to install lift access (either a vertical lift or a stair lift).

Given the size and diversity of the community the business case may show that a single dwelling conversion may not provide sufficient space to accommodate the required services. In these circumstances it may be necessary to extend a property or to knock two dwellings into a single unit.

It is recommended that the Shelthorpe Community Association take a lease on the community house and assume the management role, using volunteer resources backed by specialist support from the partner agencies. In this model the role of the Association is threefold:

- Co-ordinate services at the other community locations (churches, schools and licensed premises) so that they meet the needs of local people and compliment the activities undertaken in the community house. Youth Clubs, Fitness Classes and other services not suitable for the community house would fall into this category
- Bring in out-reach support where services cannot be delivered from within the

community. This will typically be preventative, specialist or rehabilitative health services, mental health services, services for elderly people, victim support and complex debt or welfare advice, all delivered in partnership with support services and the local GP practice where appropriate.

- Operate an advice, welfare and support service for local people at the Community House. This would largely be volunteer led but there would be a role for professional housing officers, neighbourhood support officers, the police and the MP in this process.

The current resources of the Association would need to be developed considerably before they could assume a role of this type

6.3 Community Centre

There is a feasibility study currently in progress to look at the potential for a Community Centre on the Grange Farm Estate in Shelthorpe South. Given its location it is unlikely that this could serve the whole Shelthorpe community. Its activities will probably be based around fitness, young peoples activities and adult learning with a café and nursery franchise. This is the normal operating model for a community centre in an ABC1 social classification area. There is unlikely to be much in the way of advice, welfare or support services, even though there may be a demand for some of these services in the Shelthorpe South community.

A Community facility of this type will benefit the residents of the modern estates, particularly as more new houses are planned in the area. Success in securing funds will depend largely on the buoyancy of the housing market and the margin available to the developer to make community contributions. The marginal cost to a developer in building a simple community centre is not high and many planning agreements of this type have been implemented in similar circumstances. A positive result is more likely if a party other than the developer donates the land for the project. This is a possible role for the Borough Council

On balance it is not felt that a Community Centre in Shelthorpe North, West or Woodthorpe is the best solution for these communities. The Community House would enable better focussed and more cost effective services to be delivered as well as providing better long term sustainability and a clear exit strategy. Even so, a Community Centre scores highly in one respect, namely the development of community capacity and cohesion. By providing a single focal point for community activity it is possible to develop relations between users that might not exist in other circumstances. This is far more difficult to achieve where services are dispersed across several venues.

One important consideration is that it may be easier to fund a new purpose built community centre, either through commercial agreements with developers or statutory planning agreements. An example of the former could come into play if the Hunters Moon pub site on Walnut Road is sold for development as new housing. The Borough Council has a legal interest in this land and could seek to negotiate a community centre facility as part of any development scheme. Alternatively, Planning Agreements could be used to include community facilities as part of the new housing schemes proposed for West Loughborough, which will abut Loughborough Woodthorpe and Shelthorpe North. The developer may be willing to fund a new building in Shelthorpe providing the Council provides the land. There are several land enclaves in Woodthorpe and Shelthorpe North that would be suitable for this purpose.

6.4. Youth Provision:

Many community concerns focus on young people. Residents (including other young people) feel intimidated where groups of young people hang around the Shelthorpe Estates. People feel that this is due to a lack of youth provision and diversionary activities in the area. However, around a quarter of the population is below the age of 20 and it is a growing section of the community. An approach that recognises the variety of different needs within this young population is needed. The traditional youth facilities offered at the Beacon Academy and the churches may serve a part of the population, but many will want training support, or a place to sit with older teens without organised activities.

Key Issues:

- Young people hanging around the estates
- Not enough youth provision
- Under-age drinking
- Lack of sex education and sexual health information
- Bad language from young people
- Racial tension between youths
- Young people threatening small children
- Lack of support for young Lesbian, Gay, Bisexual and Transsexual young people

Key Recommendations:

- Establish a proper meeting place for young people in the community.
- Make sure there are a range of activities for young people
- Engage local volunteers to run activities for young people
- Provide support and counselling for young parents
- Provide support for school non-attendees
- More vocational training for 13-16 year olds
- Try some Youth theatre at the school venues
- More sex education for teens – potentially a role for the community house
- Arrange parties for teenagers at one of the Youth Centres
- Support and counselling for young people - potentially a role for the community house
- Activities for young BME people
- Support for Lesbian/Gay/Bisexual/Transsexual young people - potentially a role for the community house

6.5. Health, Advice & Outreach:

Due to the high percentage of social housing the Shelthorpe Estate is a community put together in part by housing allocation policy and as a result there is a high proportion of people with health needs.

Key Issues:

- Drug taking problems
- Drinking problems
- Lack of support for people with mental health needs
- Lack of sex education and sexual health information
- Lack of affordable nursery spaces
- Solvent abuse problems

Key Recommendations:

- Mental Health support
- Drug and alcohol addiction support
- Support and counselling for young parents
- Outreach nursing services
- Sex education and sexual health information
- Healthy eating & cooking classes for parents
- Affordable nursery spaces for local residents
- Smoking cessation group

6.6. BME Community

There is a need to build respect for diversity and community cohesion within the Shelthorpe Estates community.

Key Issues:

- Racial tensions
- Language barrier problem
- Racist comments
- Poor Police response to race related crimes

Key Recommendations:

- English language classes offered for local people
- Community activities that are accessible to all of the community
- Women only groups/exercise classes/skills training
- Citizenship classes to understand local cultures, legal rights, minimum wage, service providers, etc.

6.7. Community Learning

Shelthorpe Woodthorpe is one of the worst areas in the Country for education, skills and training. Shelthorpe North and West perform poorly on this measure. Very limited facilities exist for lifelong learning outside the school environment. It is possible that local organisations such as the Workers Educational Association can work with local people to improve skill levels. The schools may be able to help with adult learning initiatives. Improvement in the skills base is a long term project and it can take a generation to make a measurable impact. This is a difficult and complex initiative for a community association

and a lot of partnership support would be required to deliver outcomes in the medium to long term.

Key Issues

- Lack of learning opportunities for young parents
- Learning facilities do not exist outside the school environment
- Training skills and materials are not available
- There are limited learning facilities for the BME community

Key Recommendations

- Training to get people back into employment
- Adult English language classes and Reading & Writing classes
- Computer and IT classes
- Support for vocational training for 13-16 year olds
- Affordable after school club
- More vocational training for 13-16 year olds
- Support for school non-attendeess
- Homework club
- Support for parents with homework

Communication & Cohesion:

The awareness of the Shelthorpe Community Association is not very high and people do not express a particularly strong bond or affinity with their community. This contrasts with Shelthorpe South where awareness of the Haddon Way Residents Association is quite high.

Key Issues:

- Services not reaching the hard to reach
- Lack of awareness of facilities & services available in the ward
- Not many support services delivered locally
- Lack of community spirit

Key Recommendations

- Drop in advice services for support agencies at the community house
- Support organisations to publicise services appropriately to all residents
- Community newsletter and information
- Formalized Volunteer service
- Community notice-board

7.0. Conclusion:

This research has shown a range of issues that the community faces, as well identifying potential solutions. While some of the issues require support from service providers, many of the issues raised and subsequent actions to be taken are for the Community

Association to lead on.

Within the community there is a willingness to get involved and volunteer to take part, but there is also a lack of confidence to actually lead or coordinate any community action. To make long term, sustainable change there is a need for better facilities in the area and more proactive community involvement. This will build confidence and capacity within the community to take and sustain local action, and to make linkages between the various service providers and the community.