

REPORT TO EXECUTIVE			
PORTFOLIO AREA: COMMUNITY FACILITIES			
Date of Meeting:	15TH OCTOBER 2001		
Public			
Key Decision:	Yes	Recorded in Forward Plan:	Yes
Inside Policy Framework			

Title: RAFFLES COMMUNITY BUILDINGS

Report of: Director of Leisure & Community Development

Report reference: LCD 87/01

Summary:

To consider our response to recommendations in the Consultants report on the use of community buildings on Raffles

Recommendations:

Members are requested:

- a. To note the detail of the report and endorse the actions and comments set out in Section 2 of the report.
- b. To agree to a further report, with more clearly defined recommendations for the City Council's buildings, to be presented when there is more definite information about RYCDP's future, the SRB Programme's focus and when the impact of the Living Well Centre and the new centre at the School has been more thoroughly assessed. This is likely to be into the New Year, 2002.
- c. To agree Member representation on the focus group to be called at a convenient date by the Consultant.

Contact Officer: Rob Burns

Ext: 7352

1.A BACKGROUND INFORMATION AND OPTIONS

1.A.1 In March this year, the Len Cockcroft Consultancy were commissioned to undertake a survey on the use of community buildings in the Raffles area (a copy of the survey is attached)

1.A.2 The survey makes several recommendations on how the operation and

management of the buildings may be consolidated and this report is a response to those recommendations.

1.B CONSULTANT'S RECOMMENDATIONS

A. MANAGEMENT STRUCTURES

Recommendations:

- 1. To develop a Corporate Strategy for the Raffles Estate in consultation with residents***
- 2. To establish a post of Community Co-ordinator within the Community Support Unit***
- 3. To consider combining the duties of the proposed Community Co-ordinator with those of SRB Manager in consultation with the NWRDA.***
- 4. To transfer the post of SRB Manager from the Housing Department to the Community Support Unit.***
- 5. To re-structure the Community Forum.***
- 6. To resolve the anomaly regarding the position of the two part time employees, employed within the Community Support Unit, yet working for RYCDP in the Community House and Community Hall***

1. The new Working Group is now working towards agreeing an Action Plan for Raffles

2/3. The idea of re-establishing a post of Co-ordinator or Development Worker dedicated to the estate has some merit, although it is questionable whether or not it would be a full time job.

It would be possible for the Council could make a contribution to the cost of a joint post, using the budget allocated for the part time Community Facilities Support Worker's post which has recently been vacated.

A Co-ordinator's post could cover most of the work carried out by the FSW.

The issue of where such a post should sit in the establishment structure should be considered at the time of the corporate structure review.

5. The Community Forum has now been re-structured as the Raffles Partnership Forum.

6. The issue of the CSU staff has been partially resolved with the resignation of the Support Worker and discussions will take place with the other member of staff (Caretaker) about his future role.

A. COMMUNITY HOUSE

Recommendations:

- 1. Either consider a license arrangement between the City Council and RYCDP or transfer the management of the Community House to the Leisure & Community Development Department.***
 - 2. Consider and assess the outcome of the NWRDA decision on the revised Raffles SRB application***
 - 3. The City Council to meet with the Chair of the RYCDP at the earliest opportunity.***
 - 4. Address the issue of Council employees working for the RYCDP.***
1. We concur with the idea of a short-term licence to occupy the premises and have agreed to progress this with the RYCDP, or a successor organisation and give consideration to the other issues, subject to the outcome of the SRB transfer process and whatever structures and activities remain in place thereafter.

A. THE COMMUNITY HALL

Recommendations:

- 1. The management of this building to be transferred to the Leisure & Community Development Department under the direct control of the Community Co-ordinator.***
- 2. To establish a management committee with strong resident representation.***
- 3. Identify the demand for use of the Hall***
- 4. Undertake an assessment of the viability of the Community Diner to ensure that subsidised meals are reaching the targeted community.***
- 5. Adopt a healthy eating policy and ensure compliance with health & safety and hygiene organisations.***
- 6. Encourage low cost hire of the Hall for private parties, community use and hire by other organisations.***
- 7. Produce a business plan for the Hall***
- 8. Develop and market a programme of activities on weekdays, evenings and weekends to appeal to all age groups.***

1-8 Discussions are currently taking place with the Joint Working Group and other parties regarding the future use and management of the Hall, with various options under consideration

The building is presently greatly under utilised despite the best efforts of the Community Support Worker and the RYCDP.

A. THE ANNEXE

Recommendations:

- 1. Establish the management of the Annexe within the Leisure & Community Development Department and arrange for a licence for the premises to the current operator.**
- 2. Encourage the establishment of a management committee to support the current operator and user groups.**
- 3. Support the management committee to access direct funding and to address gender balance.**
- 4. Encourage training of volunteers.**
- 5. Encourage the further development of sports and activities.**

1-4 Discussions are due to take place with the Raffles Youth Club and Raffles Rovers FC, the current users of the Annexe, with a view to developing a more formal management and operational structure for the building.

A. AREA HOUSING OFFICE

Recommendations;

- 1. Seek views from user groups on their needs for adaptation and renovation. Refurbish this building for conversion into a One Stop Shop which will provide an advice facility for the whole community and could include:**

- **Community Co-ordinator**
- **Raffles Residents' Action Group Office**
- **Housing Office**
- **Living Well Trust**
- **Borderline Pregnancy Advice**
- **CADAS**
- **Benefits Advice Centre**
- **Carlisle Police**
- **Citizens Advice Bureau**
- **Raffles Credit Union**
- **Community Law Centre**
- **Disability Association**
- **Age Concern Advisory Service**

- 1. Assemble a Management Committee of user group representatives**
- 2. Undertake a needs assessment of the area and produce a feasibility study**
- 3. Develop a Business Plan to aid future strategy and fundraising**
- 4. Promote the activities of the One Stop Shop to all residents**
- 5. Transfer this building from the Housing Department to the Leisure & Community Support Department under the management of the Community Co-ordinator.**

1. The Housing Department is working with the Joint Working Group to develop the use of the building as a 'one-stop shop'.

Discussions have also taken place with the Health Action Zone concerning the possibility of a Welfare Rights Officer and Advice And Information Co-ordinator being

based in the One Stop Shop.

1. The issue of the building transfer is one for debate amongst Members but it is felt that it is best retained by the Housing Department for the time being, pending the result of the LSVT process.

A. 25 SHADYGROVE ROAD

Recommendations;

1. ***Relocate the Credit Union to the refurbished One Stop Shop; encourage more frequent opening hours and support promotion of the Credit Union to encourage new members.***
2. ***Offer Age Concern charity shop the opportunity to relocate to the One Stop Shop if appropriate space is available. Offer alternative accommodation if necessary and encourage longer opening hours. Encourage Age Concern to establish an advisory service from the One Stop Shop. If Age Concern move from the area, encourage the provision of an alternative operator running a charity/second hand shop on the estate or alternatively the establishment of a co-operative enterprise.***
3. ***Demolish No 25 (along with the adjoining privately owned premises) and redevelop the site as a play area, landscaped space or car parking for adjacent properties.***
4. ***Establish new location for the Radio Station.***

1. The Credit Union will be re-located temporarily but will probably eventually merge with the developing Citywide Credit Union.
2. Initial discussions have taken place with Age Concern about possible re-location, but the retention of the shop as close to its current location as possible, is considered important for the estate. Space within the Neighbourhood Office could be re-furbished to accommodate the shop and discussions to that effect are in hand with Age Concern.
3. The property adjoining 25 is privately owned but considered to be in a dangerous condition and will probably soon be demolished. It would make sense to knock both properties down at the same time and ideas for future community use of the site have already been aired at the Joint Working Group.
4. Raffles CFM only operated on a temporary licence.

A. MORTON COMMUNITY CENTRE

Recommendations:

1. ***To promote the programme of activities and events among the residents of Raffles.***
2. ***To encourage membership among residents of the estate.***
3. ***To liaise with other organisations on the estate.***

1. The Centre Management Committee advertises activities and events in local Raffle's shops but do not actively promote their facilities in any other way.

2. Approx. 7% of the Centres Membership is from the Raffles estate

3. The Centre will in future be happy to liaise with the Joint Working Group to promote the Centre's activities on the Raffles estate and beyond.

A. YEWDAL COMMUNITY CENTRE

Recommendations:

- 1. To promote the programme of activities and events among the residents of Raffles***
- 2. To encourage membership among residents of the estate.***
- 3. To liaise with other organisations of the estate.***

1-3 The Centre will be happy to liaise with the Joint Working Group with a view to promoting its facilities on Raffles estate and beyond.

A. ST BARNABAS CHURCH HALL

Recommendations:

- 1. That market research is undertaken to establish the demand for use of the building.***
- 2. That a survey of the building and adjacent land is undertaken to establish costs of renovation and expansion.***
- 3. That a financial package is developed to identify sources of funding for renovation.***
- 4. That applications are submitted to appropriate funding bodies.***

A copy of the report has been sent to the Hall Management Committee for them to take action.

They are represented on the Joint Working Group.

A. LIVING WELL TRUST

Recommendations:

- 1. To identify the gaps in the provision of activities and events***
- 2. To form a programme to fill these gaps***
- 3. To promote the building for use among the community***
- 4. To liaise with other organisations to avoid duplication and develop joint activities***
- 5. To discuss with the City Council the options for the adjoining cleared site.***

The Trust is represented on the Joint Working Group and has been liaising with the RYCDP on the provision of services and use of some of the community buildings. Their new premises, providing a range of good quality provision including gym, quiet rooms, café, play space etc are now open.

A. CARLISLE PLAY FOR ALL

Recommendation:***The City Council support this project in principal***

The City Council has agreed it's support for this Project, but the Group's bid for funding from the New Opportunities Fund recently failed and the future of the Project is now uncertain and will probably not go ahead in its proposed form.

B. NEWTOWN PRIMARY SCHOOL

Recommendation:

- 1. That the activities of the school be welcomed and supported.***
- 2. The range of activities and proposed new facilities should be publicised.***
- 3. To liaise with other organisations on the estate.***

The School has received a copy of the survey and is an active partner in the Joint Working Group. They have recently received a budget of around £400,000 to develop a community recreation facility on the school site, which will almost certainly impact on the useage of the Hall.

A. CONSULTATION WITH RESIDENTS

Recommendations:

- 1. To establish a Residents' Action Group***
 - 2. To establish a regular newsletter and accessible form of communication.***
 - 3. To regularly publish details of the housing programme together with all the activities and events held at the various venues.***
 - 4. To undertake a comprehensive consultation exercise with the residents to determine their community needs. The exercise should include a variety of techniques in order to encourage substantial and positive contributions.***
1. Various attempts have been made in past years to develop residents and tenants groups with little success.

The Joint Working Group has recognised and is attempting to address the issue.

The Housing Department has identified funding to employ 6 paid community representatives to undertake 3 hours work per week in consulting with residents and reporting back to relevant organisations.

The community representatives will be recruited from the estate.

Raffles Joint Working Group, working with the Housing

Department, will manage and support these posts and organise a training programme, including input from Carlisle College and the Community Support Unit.

At least one of the representatives will join the Raffles Joint Working Group.

The creation of these posts is a new venture and is only a pilot scheme, but offers a new mechanism for involving residents more actively.

The posts will be closely monitored to assess their success and how their role can best be developed.

The Raffles Partnership Forum has proved to be a useful sounding board for ideas and action and the signs are hopeful that it will continue to develop into a more sustainable group than most of its predecessors.

1.C CONCLUSION

1.C.1 The survey has confirmed the need for a rationalisation of the buildings' usage and many of the recommendations were already being addressed

1.C.2 The formation of the latest incarnation of a Joint Working Group and Community Partnership on the estate are seen as positive steps, provided the current enthusiasm and impetus can be maintained.

1.C.3 The role of a 'co-ordinator' could be important in providing the motivation for impetus.

1.C.4 The uncertainty over the future of the SRB programme and by consequence, the future operation of the RYCDP, together with the resignation of the City Council's Facilities Support Worker, may mean that some short term interim measures need to be taken to ensure the current level of operation is maintained as far as the City Council's position is concerned.

1.C.5 The future of the estate in many respects is at a watershed and either it will flourish by residents and agencies working more closely together or it will continue to decline if that partnership ethos is not maintained.

1.C.6 Quality community facilities managed in a coherent and integrated way will be key to future development and it is clear that this is not the case at the moment and it could be said that there are too many buildings with too few and still diminishing, potential uses or users.

1.C.7 The main thrust for use of The Hall and The House has come from projects and activities emanating from the RYCDP, often subsidised by SRB funding.

1.C.8 The impact of the potential demise of the RYCDP and a re-focusing of the SRB programme is difficult to foresee.

1.C.9 Certainly there is clear demand for the continuation of Play Raffles who are the principal occupants of The House and efforts are being made to ensure its future operation.

1.C.10 Other than that, there are no other apparent certain immediate uses for either The Hall or The House, unless some of the RYCDP projects particularly the 'youth' activities, are picked up and developed by other groups or agencies, of which there is no present indication.

1.C.11 The future regeneration programme for the estate under LSVT is also unclear, although there may be potential for funds for 'social' as well as environmental and economic regeneration schemes, which could have positive implications for community buildings.

1.C.12 The development of the buildings on the estate represents a significant financial capital investment by the City Council, Raffles Sets the Place Round 1 SRB Programme and other agencies, and the Council's contribution to their management and operation is in the region of £33,000 annually.

1.C.13 The Consultant has been requested to arrange a focus group of Councillors to discuss his report and it is suggested that the local Councillors (including County Councillors) for Belle Vue and Castle Wards should be encouraged to attend with perhaps other representation from relevant portfolio holders.

2. CONSULTATION

- A. The list of organisations included in the consultation are included in the consultants report.
- B. The recently formed Raffles Joint Working Group and Raffles Partnership Forum which have in their membership, all the agencies and community groups with a significant interest in the Raffles estate, have responded to the survey and their views have been taken into account, although not necessarily all endorsed, in the preparation of this report. The Director of Housing has also been involved in the preparation of this report.

3. STAFFING/RESOURCES COMMENTS

The potential impact on staffing and resources are highlighted in Section 1 of this report.

4. CITY TREASURER'S COMMENTS

N/A

5. LEGAL COMMENTS

N/A

6. CORPORATE COMMENTS

The report includes contributions from the Director of Housing and has been considered by CMT.

7. ENVIRONMENTAL IMPLICATIONS

N/A

8. RECOMMENDATIONS

Members are requested:

- a. To note the detail of the report and endorse the actions and comments set out in Section 2 of the report.
- b. To agree to a further report, with more clearly defined recommendations for the City Council's buildings, to be presented when there is more definite information about RYCDP's future, the SRB Programme's focus and when the impact of the Living Well Centre and the new centre at the School has been more thoroughly assessed. This is likely to be into the New Year, 2002.
- c. To agree Member representation on the focus group to be called at a convenient date by the Consultant.

9. REASONS FOR RECOMMENDATIONS

To enable some immediate progress to be made on some of the issues relating to the rationalisation of buildings use without compromising the longer-term solutions.

EUAN CARTWRIGHT

Director of Leisure & Community Development

-

5th October 2001

Raffles Community Buildings Survey

for

Carlisle City Council

Community Support Unit

**The Len Cockcroft Consultancy
and
Joan Ellis Associates**

March 2001

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Appendix 1 Consultees

Appendix 2 Belle Vue Ward Profile

Raffles Community Building Survey

Executive Summary

In February, the Leisure and Community Development Department of Carlisle City Council commissioned The Len Cockcroft Consultancy, in partnership with Joan Ellis Associates, to undertake a survey of buildings which are designated for "community use" in and around the Raffles Estate. The aim of the survey was to investigate the existing and potential use of community buildings, in addition to an evaluation of their condition and suitability, particularly those owned and operated by the City Council.

The Raffles Estate has suffered from social problems associated with poverty, deprivation and crime and the local and national media have highlighted a number of issues and incidents. The City Council has addressed these socio-economic issues in the Raffles Estate over the last decade. The housing strategy report (April 1999) for the Raffles Estate had regard to the poor physical condition of some of the property and the large number of empty houses and recommended the reduction of the housing stock by around 500. The planned demolition target has since been increased to between 550 and 600 properties. The reduction in the population has contributed to the closure of the Co-op building, the reduction in trade in the Age Concern shop, a falling roll at Newtown School and a reduced demand for certain of the community facilities on the estate.

The Leisure and Community Development Department has provided and part funded a number of buildings, community programmes, community and youth workers. A Round 4 Single Regeneration Budget programme of £450,000 was awarded in 1998 to run for six years. The bid was led by "Positively Raffles" the Raffles Youth and Community Development Project, who initially were the managers of the programme. In April 2000 the North West Regional Development Agency withdrew the delegated authority from RYCDP and insisted upon the reconstitution of the SRB Board, the appointment of a SRB Manager, and the re-examination of all existing projects, requiring their re-submission for funding.

The National Lottery has opened up many opportunities to local groups and more frequently, the City Council is being asked to support and financially contribute to a variety of Lottery applications, particularly for new community buildings. It is with this in mind that this survey has been commissioned to review the current provision of, and demand for, community buildings, to consolidate that provision and identify future demand. The City Council employs a number of workers on the Raffles Estate. The SRB Manager is on the establishment of the Housing Department and is based in the former Area Housing Office.

The current provision of Community Buildings owned by the City Council includes:

The Community House (RYCDP Building) 226-228 Raffles Avenue
The Annex in Raffles Avenue
The Community Hall in Shadygrove Road

25 Shadygrove Road Occupied by Age Concern and the Credit Union
37-43 Shadygrove Road (former Area Housing Office)

The estate would benefit from a **corporate strategy**, which combines the objectives of a number of City Council departments and should be produced in consultation with residents. It is suggested that the Community Support Unit must become directly involved and should establish a post of **Community Co-ordinator** to achieve best value for the Raffles Estate.

The SRB Manager's remit is to manage the SRB programme, which includes three projects. This role could be expanded within the objectives of the SRB and subject to the agreement of the North West Regional Development Agency, to incorporate the co-ordination of community activities on the estate. It would therefore be more appropriate for this combined post to be within the Community Support Unit.

The Community Forum has developed ideas for a **One Stop Shop** to provide a range of advisory services for the whole community within the former **Area Housing Office**. The building would become a community facility and would be more appropriately managed by the Community Support Unit.

The **Community House** is at capacity as a result of its current activities, but the premises are not ideal for the range of activities which are carried out. RYCDP has recently expanded its role from working solely with young people to now working with children and adults. However, the decision on the re-application for SRB funding by the NWRDA will influence the continuation of this project.

The **Community Hall** is generally in good repair and condition. However, the hall is underused during evenings and weekends and the viability of using the hall throughout the day for the community diner needs to be examined.

The **Annex** is run on a very informal arrangement and is well used by the young people on the estate. There is general support for the Annex, affectionately known as the Hut, from a number of children and parents. Both the building and equipment is very basic and needs to be upgraded. There is no formal lease or licence with the Council.

Number **25 Shadygrove Road** is under used, in disrepair and is inappropriate for the present occupiers who could be relocated elsewhere on the estate. The attached building, in private ownership, is in very poor structural condition.

There is currently no **Residents Action Group** on the Estate, although two groups had previously been established. A number of residents feel that their views are not heard and that they are not represented on the numerous steering groups.

There has been considerable investment of resources on the Estate from the City Council, central government, the voluntary sector, community workers and most importantly the residents of Raffles. There have been many changes over the last decade resulting in insecurity within the community. There is now an opportunity for consolidation and rebuilding the community and this can only be achieved with the commitment of the residents and all organizations involved.

Raffles Community Buildings Survey

1 Introduction

In February, the Leisure and Community Development Department of Carlisle City Council commissioned The Len Cockcroft Consultancy, in partnership with Joan Ellis Associates, to undertake a survey of buildings which are designated for "community use" in and around the Raffles Estate. The aim of the survey was to investigate the existing and potential use of community buildings, in addition to an evaluation of their condition and suitability, particularly those owned and operated by the City Council. The Brief seeks suggestions for an improved structure for the management of the buildings either together or independently and also seeks comments on the impact of the various proposals for new community facilities.

2 Background

The Raffles Estate, within the Belle Vue Ward, was built in the 1930's to provide quality housing for the increasing population of Carlisle. The housing stock at its maximum amounted to 1,450. There are limited facilities on the estate with little provision for shopping, commerce or entertainment. Job creation in the neighbourhood is virtually non-existent. The unemployment rate in February 2001 for the Belle Vue ward is 4.1%, (5.9% males and 1.6% females). There were 95 males and 20 females unemployed, a reduction of 35 from this time last year. Most people travel to work in the city. The education provision includes Newtown, St Bede's and Belle Vue primary schools and Morton secondary school which is nearby. The estate has suffered from social problems associated with poverty, deprivation and crime and the local and national media have highlighted a number of issues and incidents. An example of the problems of the estate was that a £40,000 youth club was burnt down the day after it opened.

The latest available (1998) ward demographic information is shown in Appendix 2. It should be noted, however, that with the demolition and re-housing programme since 1998, these figures will have changed, but generalities can be drawn from them.

The City Council has addressed these socio-economic issues in the Raffles Estate over the last decade. The housing strategy report (April 1999) for the Raffles Estate had regard to the poor physical condition of some of the property and the large number of empty houses and recommended the reduction of the housing stock by around 500. The estate benefited from a four year Round 1 SRB (Single Regeneration Budget) award of £3million in the period 1995-98. An Estate Action programme of £20 million was implemented on the estate, improving the housing stock and the environment, although not a great deal of this was spent on community buildings. The de-population of the estate has had an impact on the community within Raffles in a number of areas. The planned demolition target has been increased to between 550 and 600 properties. The reduction in the population has contributed to the closure of

the Co-op building, the reduction in trade in the Age Concern shop, a falling roll at Newtown School and a reduced demand for certain of the community facilities on the estate.

The City Council decided to close the Area Housing Office in Shadygrove Road a year ago as part of a City-wide policy. Meantime, the Leisure and Community Development Department has provided and part funded a number of buildings, community programmes, and community and youth workers. A Round 4 Single Regeneration Budget programme of £450,000 was awarded in 1998 to run for six years. The bid was led by "Positively Raffles" the Raffles Youth and Community Development Project, who initially were the managers of the programme.

The SRB programme addressed three objectives:-

Crime and community Safety

Employment and Education

Community investment, capacity building and cultural and sporting activities

The programme contained three projects as follows:-

Newtown School

The project is to provide ICT education for all children in the school.

Morton School

Following its failed Ofsted Report in 1998, which highlighted poor attendance, an alternative curriculum has been developed for a group of children who have been disapplied from the national curriculum. As part of the Carlisle Achievement Zone, they attend Carlisle College for half a day a week and receive one day's work experience leading to vocational qualifications.

RYCDP

The Raffles Youth and Community Development Project developed the overall Programme and the Carlisle Diocese act as the "accountable body" for the purposes of the SRB funding. RYCDP also have a number of projects running under this programme. These projects include youth work; play schemes, capacity building, easy access to employment opportunities and student placements.

In April 2000, the North West Regional Development Agency withdrew the delegated authority from RYCDP and insisted upon the reconstitution of the SRB Board, the appointment of a SRB Manager and the re-examination of all existing projects, requiring their re-submission for funding.

The Board has now been re-constituted and a SRB Manager was appointed in January. The three projects have now been re-submitted for appraisal.

3 The Current Situation

The National Lottery has opened up many opportunities to local groups and more frequently, the City Council is being asked to support and financially contribute to a variety of Lottery applications, particularly for new community buildings. It is with this in mind that this survey has been commissioned to review the current provision of, and demand for community buildings, to consolidate that provision and identify future demand.

The City Council employs a number of workers dedicated to and accommodated on the Raffles Estate. These include:

Two part time workers – a community facility worker to support community groups (20 hr per week) and a caretaker (20 hrs per week) who is responsible for the security of the Community House, the Hall and 25 Shadygrove Road, and also cleans the Hall. The SRB Manager is on the establishment of the Housing Department and is based in the former Area Housing Office.

4 Community Buildings

The current provision of Community Buildings on the Raffles Estate owned by the City Council includes:

The Community House (RYCDP Building) 226-228 Raffles Avenue
The Annex in Raffles Avenue
The Community Hall in Shadygrove Road
25 Shadygrove Road (Occupied by Age Concern and the Credit Union)
37-43 Shadygrove Road (former Area Housing Office)

Other community facilities on the estate or nearby include:

Morton Community Centre (owned by City Council)
Yewdale Community Centre (owned by City Council)
St Barnabas Church Hall
The Living Well Trust (old Co-op)
Newtown Primary School
St Bede's Primary School
Belle Vue Junior School

In addition there are proposals to develop a purpose-built structure for Carlisle Play for All in Heysham Park which will provide facilities for children with disabilities.

5 Methodology

A series of meetings has taken place with key players and partners and an assessment of the individual buildings has been undertaken having regard to their structure, usage and suitability for their activities.

An evaluation of existing community buildings and proposals for new facilities has been developed and a suggested management structure is recommended.

6 Management Structure

Enormous effort has been made by the City Council to address the problems of the Raffles Estate. The Housing and Leisure and Community Support Departments have been proactive over a number of years and more recently emphasis has been on the housing strategy. The estate would benefit from a corporate policy, which combines the objectives of all City Council departments and is produced in consultation with the residents.

Over the last ten years the City Council's Community Support Unit developed a strategy, which, through indirect support and funding, encouraged community development at grass roots level. As a result a number of organisations operate on the estate, some exclusively, and although efforts are made to work in partnership, there is often duplication, a lack of communication, mistrust and often serious conflict. As a result of the failure of this arm's length approach, it is suggested that the City Council's Community Support Unit must become directly involved and should establish a post of Community Co-ordinator to achieve best value for the resources which are allocated for the Raffles Estate from many different statutory and voluntary bodies.

The Housing Department currently accommodates the newly appointed SRB Manager whose remit is to manage the SRB programme, which includes three projects. This role could be expanded, within the objectives of the SRB, and subject to the agreement of the North West Regional Development Agency, to incorporate the co-ordination of community activities on the estate. It would therefore be more appropriate for such a post to be within the Community Support Unit.

The County Council Neighbourhood Forum meets on a regular basis with the community and identifies projects and activities for funding from three sources including the Health Action Zone Community Pot, the youth budget and the Neighbourhood Forum fund.

Through the Community Forum, which initiates a number of projects, a proposal for a One Stop Shop to provide information and a range of advice is being developed for the former Area Housing Office premises. This is a much needed facility for residents and this building should therefore become a focus for community

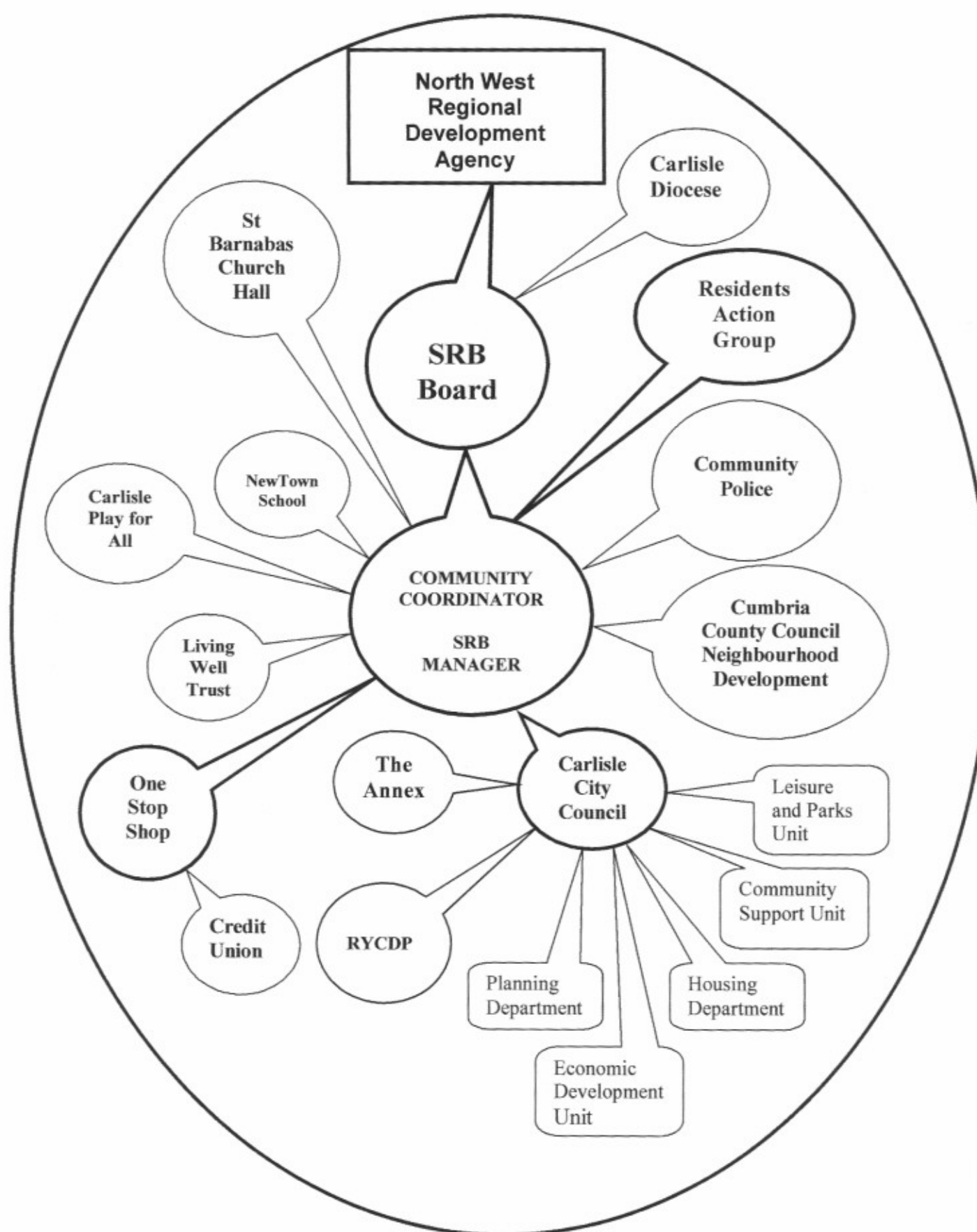
involvement within the estate. As such the building would be more appropriately managed by the Community Support Unit.

The City Council employs two part time workers to assist the RYCDP in running the Community House and the Community Hall. This causes problems in line management and accountability of these members of staff and is not the best use of resources.

Recommendations

1. To develop a Corporate Strategy for the Raffles Estate in consultation with residents.
2. To establish a post of Community Co-ordinator within the Community Support Unit.
3. To consider combining the duties of the proposed Community Co-ordinator with those of SRB Manager in consultation with the NWRDA.
4. To transfer the post of SRB Manager from The Housing Department to the Community Support Unit.
5. To re-structure the Community Forum.
6. To resolve the anomaly regarding the position of the two part time employees, employed within the Community Support Unit, yet working for RYCDP in the Community House and Community Hall.

The Proposed Management Structure The New Community Forum



7 Council Owned Properties

The Community House, 226-228 Raffles Avenue

The Community House accommodates the Raffles Youth and Community Development Project, a membership organisation established in 1999. It is a community based partnership with charitable regeneration aims and it chaired by Cannon John Higgins, formerly of Carlisle, who now lives in Lockerbie. The organisation developed from the Raffles Youth Development Project established in 1990 by the Diocese of Carlisle, using the Church's Urban Fund, and the local community based regeneration organisation.

Funding for RYCDP comes from a variety of sources including the Francis Scott Trust, Children in Need, National Lottery Charities Board and the Government SRB Programme. In 1998 RYCDP, with the Diocese as the lead organisation, was successful in its bid for £450,000 to Government Office North West for Round 4 Single Regeneration Budget funds. (The North West Regional Development Agency is now the government body responsible for SRB.) In 2000, consultants were appointed to review the work of the SRB and the outcome was the appointment of a SRB Manager in January 2001. This funding is available for a further three years, but is subject to re-application by the beneficiaries involved in the original bid which are RYCDP, Morton School and Newtown School. The outcome of this re-application is expected towards the end of March. The funding enables RYCDP to deliver a number of services from the Community House to the community on the estate generally, and through activities at and management of the Community Hall.

The Community House is a pair of former semi-detached houses which have been converted to provide a variety of community spaces. There is also a new single storey extension on the rear providing a hall which is 8.5 metres by 9.5 metres. There is an Admin. Office, a lounge and a kitchen at ground floor level and a series of small offices on the first floor. The City Council spent £950 on repairs and maintenance in 1999/00 and had a budget of £4,370 for 2000/2001.

The activities cater mainly for the 2.5 – 25 age groups. There are 18-20 people employed either part time or full time by the project including two full time managers and five qualified play workers. The centre also benefits from a number of unpaid, voluntary workers. They provide play for the under the 8's, an after school club for both under 8's and age 7-11. There are also sessions for children from Morton School. On the first floor there is a health suite offering antenatal classes, baby classes and family planning advice. There is a media and IT suite and two artists in residence.

Assessment

The Community House is at capacity as a result of its current activities, but the premises are not ideal for the range of activities which are carried out. RYCDP has recently expanded its role from working solely with young people to now working with children and adults. The RYCDP is also responsible for managing the

Community Hall and 25 Shadygrove Road but they have no involvement with the management or activities in the Annex.

The NWRDA have withdrawn the management of the SRB from RYCDP. The decision on the re-application for SRB by the NWRDA will influence the continuation of the work of this Project.

Carlisle City Council are moving towards all their community centres becoming independent charities, but this has not yet been addressed at Raffles.

Recommendations

1. Either consider a license arrangement between the City Council and RYCDP or transfer the management of the Community House to the Leisure and Community Development Department.
2. Consider and assess the outcome of the NWRDA decision on the revised Raffles SRB application.
3. The City Council to meet with the Chair of the RYCDP at the earliest opportunity.
4. Address the issue of Council employees working for the RYCDP.

The Community Hall

This is a small hall on Shadygrove Road, originally built as a Salvation Army Hall, and is managed by RYCDP. The Council acquired the premises and undertook renovation work in 1998 utilising £40,000 of Round 1 SRB funds and £250,000 of council funding. The kitchens were completely refurbished and the hall renovated and redecorated, providing excellent space for community activities and the community café. The hall is 14.5 metres x 8.5 metres. It is not appropriate for small-scale activities and it is currently underused.

A luncheon club operated and this developed into a youth café. These both closed down for various reasons. A "community diner" has been in operation for about two months and is currently providing about 100 meals a week. It operates from 9am to 2pm and from 4pm to 6pm. Line dancing classes are run on Tuesday and Thursday evenings, attracting 20-25 people, many of which are teenagers. Bingo sessions are held on Wednesday evenings. The WRVS use the hall on Wednesday mornings for elderly people to get together for a chat, cards, bingo etc. About 10 to 12 people attend now, although there used to be larger groups.

The City Council's budget for repair and maintenance is £3000 in 2000/2001 and £1883 was spent in 1999/2000.

The management are keen to develop training for young people in music recording and would like to extend the premises to the rear to provide a recording studio.

Assessment

The building is generally in good repair and condition. However, the hall is underused during evenings and weekends and the viability of using the hall throughout the day for the community diner needs to be examined.

Recommendations

1. The management of this building to be transferred to the Leisure and Community Development Department under the direct control of the Community Co-ordinator
2. To establish a management committee with strong resident representation.
3. Identify the demand for use of the Hall.
4. Undertake an assessment of the viability of the Community Diner to ensure that subsidised meals are reaching the targeted community.
5. Adopt a healthy eating policy and ensure compliance with health and safety and hygiene regulations.
6. Encourage low cost hire of the Hall for private parties, community use and hire by other organisations.
7. Produce a business plan for the Hall.
8. Develop and market a programme of activities on weekdays, evenings and weekends to appeal to all age groups.

The Annex

The Annex is an old school building, which has been adapted, using Round 1 SRB, to create a small sports hall (approximately 12 metres x 8 metres). It is located behind the Community House and is adjacent to a football pitch and a tarmac all weather floodlit pitch for football training and basketball. There is a playground with play equipment adjacent to the building, which is managed by the City Council. Activities in the Annex are operated and managed on a voluntary basis by an informal group of residents. Provision for young people includes a small shop and café, TV room, pool, table tennis and sporting activities including changing facilities and showers, training and league games. Training takes place on Tuesdays and Thursdays with two teams playing matches on Sunday mornings. The Annex is operated as an informal Youth Club on Monday, Wednesday, Friday and Saturday evenings with often over forty young people using the facility. The total usage last year was 4,400. The building is also used on Tuesday and Thursday evenings and Saturday mornings for football training. Funding for the Annex and activities is limited; the City Council pay for the basic running costs such as electricity. There is an informal management structure and no formal training for volunteers.

Assessment

The Annex is run on a very informal arrangement and is very popular with the young people on the estate. There is a great deal of affection and respect for the leader from both children and parents. Both the building and equipment is very basic and needs to be upgraded. There is no formal lease or licence with the Council.

Recommendations

1. Establish the management of the Annex within the Leisure and Community Development Department and arrange for a licence for the premises to the current operator.

2. Encourage the establishment of a management committee to support the current operator and user groups.
3. Support the management committee to access direct funding and to address gender balance.
4. Encourage training of volunteers.
5. Encourage the further the development of sports and activities.

The Former Area Housing Office, 37-43 Shadygrove Road

The former Area Office is a block of four, two-storey terraced houses. The Area Office closed about a year ago and the premises have been used by the Housing Department for an on-site office. The premises are also the base for the new SRB Manager.

Assessment

The building is very much under utilized and has had little spent on repair and maintenance in the last few years. (£820 in 1999/2000 and £450 in this financial year.) The premises are, however, well located in the Estate for community use. The Community Forum has run a Planning for Real exercise from which has developed a strategy for a creating a One Stop Shop for a variety of advisory services.

Recommendations

1. Seek views from user groups on their needs for adaptation and renovation.
Refurbish this building for conversion into a One Stop Shop which will provide an advice facility for the whole community and could include:
 - Community Coordinator
 - Raffles Residents' Action Group Office
 - Housing Office
 - Living Well Trust
 - Borderline Pregnancy Advice
 - CADAS
 - Benefits Advice Centre
 - Carlisle Police
 - Citizens Advice Bureau
 - Raffles Credit Union
 - Community Law Centre
 - Disability Association
 - Age Concern Advisory Service
2. Assemble a Management Committee of user group representatives.
3. Undertake a needs assessment of the area and produce a feasibility study
4. Develop a Business Plan to aid future strategy and fund raising.
5. Promote the activities of the One Stop Shop to all residents.
6. Transfer this building from the Housing Department to the Leisure and Community Support Department under the management of the Community Coordinator.

25 Shadygrove Road

This former council house has been converted into shop and office space. It is owned by the City Council and is managed by RYCDP. Current tenants include Age Concern which operates a charity shop four days a week and on the first floor, is the Raffles Credit Union which is open one morning per week and Raffles Radio, a youth project which operates for two weeks per year from the building.

Assessment

The premises are under used and in disrepair and are inappropriate for the present occupiers. The attached building, in private ownership, is in very poor structural condition. A charity shop is a much needed retail facility on the estate providing opportunities for recycling, safety checked home and baby equipment and good value quality clothing. Extended opening hours and improved accommodation would benefit both the charity and the community. The credit union would benefit from relocation and ground floor accommodation, extended hours and additional members. The Raffles Radio Project, as a successful youth project, should be relocated to more appropriate accommodation on the estate.

Recommendations

1. Relocate the Credit Union to the refurbished One Stop Shop; encourage more frequent opening hours and support promotion of the Credit Union to encourage new members.
2. Offer Age Concern charity shop the opportunity to relocate to the One Stop Shop if appropriate space is available. Offer alternative accommodation if necessary and encourage longer opening hours. Encourage Age Concern to establish an advisory service from the One Stop Shop. If Age Concern move from the area, encourage the provision of an alternative operator running a charity/second hand shop on the estate or alternatively encourage the establishment of a co-operative enterprise.
3. Demolish No. 25 (along with the adjoining privately owned premises) and redevelop the site as a play area, landscaped space or car parking for adjacent properties.
4. Establish new location for the Radio Station.

Morton Community Centre

The Centre provides facilities for a whole range of recreation and leisure facilities with the object of improving the conditions of life for people living in the area. Membership includes a number of Raffles residents. The facilities include meeting and conference rooms, leisure suite, photographic dark room and a lounge bar. The County Council library is accommodated within the building and on the same site is the Social Services Family Centre.

Assessment

The grouping of services on this one site provides a range of activities for all sections of the community, including the residents of Raffles, within easy walking distance.

Recommendations

1. To promote the programme of activities and events among the residents of Raffles.
2. To encourage membership among residents of the estate.
3. To liaise with other organisations on the estate.

Yewdale Community Centre

This is a purpose built centre constructed nine years ago and is well used, particularly as a day nursery. An extension is planned to increase the size by 60%. It is used by residents mainly from Yewdale and south Belle Vue with a few members from Raffles.

Assessment

The demand for the activities at the centre is greater than the current provision and the proposed extension would provide additional facilities. However, it is understood that Yewdale School are seeking their own nursery and this could have a significant impact on the usage of this Centre.

Recommendations

1. To promote the programme of activities and events among the residents of Raffles.
2. To encourage membership among residents of the estate.
3. To liaise with other organisations on the estate.

8 Other Community Facilities on the Estate

St. Barnabas Church Hall

The church hall is situated on the north side of Newtown Road, within a quarter of a mile of St Barnabas Church and is in the Belle Vue ward. The minister is Reverend Stephen Skinner who also chairs a number of organisations including the Raffles Community Forum and the SRB Board. He also sits on the management committee of RYCDP.

This is a traditional church hall with a proscenium stage, a number of storerooms, kitchen and toilet facilities. Adjacent to the hall is a piece of vacant land with limited play facilities.

The hall is used virtually every evening and is used five mornings a week by First Friends, a nursery facility for local families. Other groups using the hall include the Get Together Club, and the uniform groups of the church including scouts, guides and their junior sections.

Assessment

The church hall is a facility for the people from Raffles although the residents see Newtown Road as a barrier and therefore the majority of groups come from outside the Raffles Estate.

The church hall provides good accommodation, however, lack of investment over many years has resulted in deterioration of the fabric of the building including dry rot and an inefficient heating system. There is potential on the spare land available to the rear of the hall, which is owned by the church.

Recommendations

1. That market research is undertaken to establish the demand for use of the building.
2. That a survey of the building and adjacent land is undertaken to establish costs of renovation and expansion.
3. That a financial package is developed to identify sources of funding for renovation.
4. That applications are submitted to appropriate funding bodies.

The Living Well Trust Building (formerly the Co-op Building)

The Living Well Trust is part of the Church of the Nazarene, which is situated on Moorhouse Road, and has its roots in Methodism. There is a community pastor who works on the Raffles estate and has a base within the Housing Office. He is supported by two youth workers and a number of part time volunteers. A mother and toddler group and children's clubs including 70+ children are currently accommodated at the Church of the Nazarene and transport is provided.

The Living Well Trust has purchased the former Co-op store in Shadygrove Road and is currently renovating the building for use as a community facility. The activities will include a parent and toddler group, clubs for children aged 2-11, a coffee bar and luncheon club. It is planned that a health suite will be situated on the first floor along with counselling rooms.

The Trust operates a youth bus. This is a facility for young people (15+) and contains computer and arcade type games, a television and video and tuck shop. It is located on vacant land at Dobinson Road adjacent to the planned hard surface football pitch and youth shelter proposed by the City Council.

Assessment

The Living Well Trust provides activities for all sections of the community soon to be accommodated at the Co-op building. This renovated property will provide the opportunity for the Trust to expand its activities. The Trust may be interested in the land adjacent following the demolition of number 25.

Recommendations

1. To identify the gaps in the provision of activities and events.
2. To form a programme to fill these gaps.
3. To promote the building for use among the community.
4. To liaise with other organisations to avoid duplication and develop joint activities.
5. To discuss with the City Council the options for the adjoining cleared site.

Carlisle Play For All Scheme

This organisation aims to provide facilities and support for children with disabilities and their families. The group is non-geographical and offers help to families throughout the city. The organisation has support from fifty-three other associated groups. In December 2000, New Opportunities Fund and National Charities Lottery Board applications were submitted for £1.5m to develop a Healthy Living Centre specialising in facilities and recreation for children with disabilities, particularly cerebral palsy. This building will be situated in Heysham Park between the Raffles and Belle Vue estates. Included in the facility will be a sensory room, cybercentre with specialist software, a sensory garden and specialist support for families. The Centre will also provide support for young people, people with drug and alcohol problems, benefits and legal advice, a baby clinic and arts workshops, among others. The proposal has support from the five statutory health bodies in the area.

Assessment

This development will provide a much needed specialist resource for disabled children in Belle Vue ward, as well as the City as a whole. The facility will complement rather than conflict or compete with any of the community facilities available on the Raffles Estate.

Recommendation

That the City Council support this project in principal

Newtown Primary School

The school buildings were constructed in 1915 and are not in a good condition, but have large, airy rooms. The school suffers from a falling roll as a result of the demolition programme. Five years ago there were 160 children in the school and now there are only 106. The headteacher and governors are therefore seeking ways of developing the school into a resource for the community. Much progress has already been made. A breakfast club was started in 1995 and now operates 5 mornings a week with about 30 children a day. An after school club has also been established and operates on four days a week with 30 – 40 children per session. Training courses for parents have been started one day a week and these have already led to the formation of a food co-operative which provides good quality fruit, vegetables and meat at very reasonable prices. The number of customers had risen to 28 in its fourth week of operation. The school has had a Community Development Centre (CDC) for four years. This is part of the Cumbria CREDITS network, which provides training in information and communications technology in a computer suite for adults in the community. A free crèche is provided. The computers are also available to the school children during the day. Courses for adults are held 3 nights and one day a week. The school has a community nurse visiting one day a week. A family literature course is being run very successfully.

There are plans to develop a further range of facilities including a new computer suite, crèche, kitchen extension, a climbing wall, a recording studio and a sports centre (for which the school has received a first stage Lottery approval).

Assessment

The school has surplus space, which is being utilised in a creative way. They have researched the needs of the community and tried to match these with activities. A number of important and useful links with the community have already been developed and there are plans for further developments. There is a lack of facilities for young people on the estate, particularly young men, and this is being addressed with the sports hall, climbing wall and the recording studio.

Recommendations

1. That the activities of the school be welcomed and supported.
2. The range of activities and proposed new facilities should be publicised.
3. To liaise with other organisations on the estate.

St Bede's Primary School

The school has a healthy range of extra curriculum courses for children including football training, gymnastics, netball, cross country, choir and French. They do not, however, have the facilities to offer community activities for adults.

Belle Vue Junior School

The school offers many extra curricular activities for the children including an arts club, drama club, chess, netball, football, gymnastics (including competitions), computer club, recorders and a choir. There is also an adult football club, Belle Vue Strikers, associated with the school but there are no other adult activities involving the community.

9 Consultation with Residents

There is currently no Residents Action Group on the Estate although two groups had previously been established. A number of residents feel that their views are not heard and that they are not represented on the numerous steering groups on the estate. Consultation and communication in decision-making, particularly related to the housing process, the SRB programme and youth and community work, has been extremely limited. There is evidence of frustration among the residents. This particularly relates to residents on Dalton Avenue, Creighton Avenue and Raffles Avenue. Families are unsure about their future, particularly in relation to their housing and people are moving from the estate due to indecision and uncertainty, a feeling of insecurity is created as a result of the demolition programme and this undermines any projects and initiatives on the estate. In addition to this uncertainty, the lack of information about community issues, schemes, projects and activities generates a feeling of ill will and deters people from becoming involved in community activities. Consultation exercises have been undertaken in the past, but not in a comprehensive, all-embracing manner.

Recommendations

1. To establish a Residents' Action Group.
2. To establish a regular newsletter and accessible form of communication.
3. To regularly publish details of the housing programme together with all the activities and events held at the various venues.
4. To undertake a comprehensive consultation exercise with the residents to determine their community needs. The exercise should include a variety of techniques in order to encourage substantial and positive contributions.

Consolidation

There has been considerable investment of resources on the Estate from the City Council, central government, the voluntary sector, community and youth workers and most importantly the residents of Raffles. There have been many changes over the last decade resulting in insecurity within the community. There is now an opportunity for consolidation and rebuilding and this can only be achieved with the commitment of the residents and all organisations involved.

Appendix 1 Consultees

Rob Burns	Carlisle City Council
Dave Trustler	Carlisle City Council
Gordon Nicolson	Carlisle City Council
Keith Forrester	Carlisle City Council
Julie Greer	Carlisle City Council
Terry Boyle	Raffles Youth and Community Development Project
Julie Nugent	Raffles Youth and Community Development Project
Sharon Notman	Raffles Youth and Community Development Project
Mike Richardson	Voluntary Youth Worker, Annex
Paul Kelton	Farrier Football Team Manager
Juan Shimmin	Carlisle Play for All
Maureen Arca	Carlisle Play for All
Alastair McGregor	Carlisle Play for All
Jessica Riddle	Carlisle Age Concern
Kay Young	Carlisle Age Concern
Rev Stephen Skinner	St Barnabas Church
Barrie Thomas	Living Well Trust
Graham Slater	Living Well Trust
Jane Blacklock	Newtown Primary School
Ms J Battle	St Bede's Primary School
Ms R Watling	Belle Vue Junior School
Peter Beattie	Yewdale Community Centre
Lyn Caslin	Morton Community Centre
PC Scot Cairns	Community Police Constable
Georgina Ternent	CCC Neighbourhood Development
Peter Rooney	SRB Manager
Dick Thompson	Raffles Credit Union

Appendix 2

Belle Vue Ward Demographic Information

BACKGROUND

In May 1999, new ward boundaries for Cumbria's districts became effective. It will be some time before official statistics become available for these new areas. In the interim, all of the information in this profile has been estimated for the new wards.

This profile details the 'make up' of the people living within the Belle Vue ward.

This ward is in the Carlisle district.

This ward is one of 108 which, together, form the Health Action Zone.

POPULATION BREAKDOWN

In 1998, 1.3% of Cumbria's 492,900 residents lived in the Belle Vue ward.

Bucking the county trend, since 1991, Belle Vue's population has declined by -6.9%.

POPULATION

Population in 1991	6722
Population in 1998	6259
Numeric change 1991-1998	-463
Percentage change 1991-1998	-6.9

Source: Office for National Statistics, Information & Intelligence, 1999

The table below illustrates the age breakdown of those living within the ward.

AGE STRUCTURE (1998)*

	Number	Percentage
Aged 0-14	1404	22.4
Aged 15-29	1392	22.2
Aged 30-44	1407	22.5
Aged 45-59	1018	16.3
Aged 60-74	725	11.6
Aged 75-84	256	4.1
Aged 85+	59	0.9

*1991 Census based

Source: Office for National Statistics, Information & Intelligence, 1999

POPULATION DENSITY

Despite the long-term growth in population, Cumbria remains one of the most sparsely populated counties in England.

Within the County, there are substantial variations in population density. For example, Belle Vue has a population density of 35.0 persons per hectare, higher than the county average of 0.7. Belle Vue population density places the ward in the Urban category.

N.B. There are 3 sparsity categories, defined as: urban (more than 4 persons per hectare); sparse (between 0.5 and 4 persons per hectare); and super sparse (under 0.5 persons per hectare.)

BIRTHS AND DEATHS (1997)

VITAL STATISTICS

Number of births	97
Number of deaths	75
Natural replacement index*	1.3

Source: Office for National Statistics, Information & Intelligence, 1999

* N.B. an index of less than one indicates fewer births than deaths -

Although an area may have a negative natural replacement index it does not necessarily mean the size of local population is in decline - migration, both in and out of the area, will also have a bearing.

Changes in marriage, cohabitation and divorce patterns, as well as socio-economic factors have had a significant effect on birthing trends. The most noticeable result of these factors is the decline in the average number of children born to women.

Most children are born to married couples, although the proportion has declined over the past few decades. During 1996, in England and Wales over a third of all live births were outside of marriage. Despite this increase in births outside of marriage, there is evidence to suggest:

- most of these births occurred to mothers who had partners – around four fifths were jointly registered, of which the large majority were living at the same address; and
- births outside of marriage were particularly common to mothers in the younger age group – in 1996, four fifths of solely registered births were to women aged under 30.

HOUSING TENURE AND TYPE

In 1998, there were a total of 2839 households in Belle Vue. The breakdown in terms of household tenure and type of dwelling are shown in the tables below

HOUSEHOLD TENURE (1998)*

	Number	Percentage
Owned out right	507	17.9
Buying	1246	43.9
Local Authority rented	937	33.0
Housing Authority rented	81	2.9
Privately rented	44	1.5
Other	25	0.9

* 1991 Census based

Source: Office for National Statistics, Information & Intelligence, 1999

TYPE OF DWELLING (1998)*

	Number	Percentage
Detached	339	11.9
Semi-detached	1446	50.9
Terraced	905	31.9
Purpose-built flat	146	5.1
Other household spaces	2	0.1
Caravans and other	0	0.0

* 1991 Census based

Source: Regional Trends, Office for National Statistics, Information & Intelligence, 1999

HOUSEHOLD SIZE

On average 2.38 people live in each household in Cumbria (1994).

Between 1981 and 1994 the County's average household size declined by 12%. Similar 'drops' were recorded more locally.

In the ward the average household size is the same as than the county average, standing at 2.4.

SOCIAL DISADVANTAGE

Cumbria is not often associated in people's minds with high levels of poverty and deprivation. To many this is a preserve for the large inner city areas. This view fails to recognise the fact there are many other parts of both urban and rural landscapes where genuine hardship exists

The incidence of disadvantage is an important factor in determining the demand for local services. Deprived or disadvantaged people tend to suffer more from poor health and are likely to require more support.

Information about the distribution of such groups is a key element in service planning. But, how can disadvantage be measured especially because the term can mean many things to different people?

One way is using Census data. Using this information a household can be categorised into one of the following groups:

- A - Thriving;
- B - Expanding;
- C - Rising;
- D - Settling;
- E - Aspiring;
- F - Striving.

The tables below illustrate the proportion of households in this ward matching each group.

A THRIVING

The people established at the top of the social ladder – healthy, wealthy and confident consumers

	Local	Cumbria
As a group in total	0.0	25%
Wealthy, Achievers, Suburban Areas	0.0	8%
Affluent Greys, Rural communities	0.0	14%
Prosperous Pensioners, Retirement Areas	0.0	3%

B EXPANDING

Business people in better-off families - paying of mortgages and bring up children

	Local	Cumbria
As a group in total	29.5	6%
Affluent Executive Family Areas	0.0	0%
Well of Workers, Family Areas	29.5	6%

C RISING

The young professionals and executives in towns and cities – working and studying to make their way up the career ladder

	Local	Cumbria
As a group in total	0.0	1%
Affluent Urbanites	0.0	1%
Prosperous Professionals	0.0	0%
Better-Off Executives	0.0	1%

D SETTLING

The workers in the middle of the social spectrum - they have their homes and lead a steady lifestyle

	Local	Cumbria
As a group in total	27.4	35%
Comfortable Middle Ageds, Mature Home Owning Areas	9.2	12%
Skilled Workers, Home Owning Areas	18.2	24%

E ASPIRING

The people who are running hard to better their lot - buying their council homes and pursuing their goals

	Local	Cumbria
As a group in total	9.3	16%
New Home Owners, Mature Communities	9.3	14%
White Collar Workers, Better Off		2%
Multi-Ethnic Areas	0.0	2%

F STRIVING

The people who find life toughest their lot - buying their council homes and pursuing their goals

	Local	Cumbria
As a group in total	33.8	16%
Older People, Less Prosperous Areas	0.9	5%
Council Estate Residents, Better Off Homes	26.4	8%
Council Estate Residents, High Unemployment	0.0	1%
Council Estate Residents, Greater Hardship	6.5	2%
People in Multi Ethnic, Low Income Areas	0.0	0%

Source: Acorn data, CACI Limited, Information & Intelligence 1999

ACCESSING SERVICES – CAR OWNERSHIP

In 1998, 36.6% of households in the ward have **no** access to private transport, higher than the corresponding county figure of 31%.

CAR OWNERSHIP (1998)

Households:	Number	Percentage
With no car	1038	36.6
With one car	1339	47.2
With two or more cars	463	16.3

* 1991 Census based

Source: Regional Trends, Office for National Statistics, Information & Intelligence, 1999

It is useful to point out, areas of high car ownership are often seen as the most affluent and those with low car ownership rate amongst the poorest. Car ownership rates are used in this way by Central Government when allocating resources to local authorities for many services.

In Cumbria this explanation is too simplistic. For many people living in rural areas, owning a car is not a matter of choice, but a necessity. In areas where public transport is limited or non-existent, car ownership is a prerequisite for those who wish to work or have access to services.

SOCIAL CLASS

Compared with the Country as a whole, Cumbria has a social class profile that is very heavily biased to the skilled and professional classes. This reflects the concentration of jobs in the professional and managerial occupations.

The social class profile for this ward is as follows:

SOCIAL CLASS PROFILE (1991)*

Class	Percentage
Professional occupations	2.1
Managerial and technical	14.5
Skilled occupations (non-manual)	9.0
Skilled occupations (manual)	23.5
Partly skilled occupations	10.5
Unskilled occupations	3.1
Retired	20.6
Other	16.7

Source: Office for National Statistics, Information & Intelligence, 1999

GROSS ANNUAL FAMILY INCOME

The table below indicates proportions of this ward's households in different income bands.

GROSS FAMILY INCOME (1998)

Income Band (thousands)	Percentage	Income Band (thousands)	Percentage
0 - 5	14.2	55-60	0.2
5-10	18.8	60-65	0.1
10-15	19.9	65-70	0.1
15-20	16.8	70-75	0.0
20-25	12.2	75-80	0.0
25-30	7.8	80-85	0.0
30-35	4.6	85-90	0.0
35-40	2.6	90-95	0.0
40-45	1.4	95-100	0.0
45-50	0.8	100+	0.0
50-55	0.4		

UNEMPLOYMENT

Examination of the unemployment trends over the last decade suggests that unemployment locally has moved broadly in line with the national trend.

The unemployment situation for both males and females living within the ward during April 1999 was as follows:

MALE UNEMPLOYMENT (APRIL 1999)

	Numbers	Percentage
Total unemployed	139	7.1
Unemployed aged under 25	32	23.0
Unemployed aged 45 and over	30	21.6
Unemployed for over a year	44	31.7

Source: Office for National Statistics, Information & Intelligence, 1999

FEMALE UNEMPLOYMENT (APRIL 1999)

	Numbers	Percentage
Total unemployed	44	2.9
Unemployed aged under 25	22	23.0
Unemployed aged 45 and over	9	20.5
Unemployed for over a year	2	4.5

Source: Office for National Statistics, Information & Intelligence, 1999

JOB SEEKERS' ALLOWANCE

In Belle Vue during August 1998, 138 people were claiming Job Seekers' Allowance. Claimants age break down was as follows:

AGE BREAKDOWN OF CLAIMANTS OF JOB SEEKERS' ALLOWANCE (AUGUST 1998)

	Numbers	Percentage
Under 20	19	13.8
20 - 24	27	19.6
25 - 49	77	55.8
50 - 54	10	7.2
Over 55	5	3.6

Source: ONS, Information & Intelligence, 1999

Of the 138 claiming Job Seekers' Allowance 17 or 12.3% had children 16 or under living with them.

INCOME SUPPORT

During the same month, 478 local residents were claiming Income Support. Of these:

- 176 or 36.8% were pensioners claiming Income Support;
- 140 or 29.3% were lone parents claiming Income Support;

Age	Numbers	Percentage
0 - 4	57	27.0
5 - 8	62	29.4
9 - 10	23	10.9
11 - 13	31	14.7
14 - 15	30	3.0
16 or over	8	3.8

Source: ONS, Information & Intelligence, 1999