

Islington Neighbourhood Planning – Community Consultation

May 2008

Summary report

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1. Introduction

1.1 Background information

The following report outlines the process that was undertaken to conduct a programme of community consultation on the Islington Estate, as part of the Islington Neighbourhood Planning Process – during a 2 week period in May 2008.

The consultation sought to gather residents' views around their perceptions of living on the estate, their future aspirations for themselves and the estate and future involvement in the neighbourhood planning process.

A total of 164 residents participated in the consultation – representing a 54% response/coverage rate across the estate.

1.2 Role of the Seedley & Langworthy Trust (SALT)

The Seedley & Langworthy Trust (SALT), a local community development trust based in Salford, was commissioned to plan, coordinate and deliver the consultation on behalf of Salix Homes. The project remit for SALT was to recruit, brief and support a team of local community researchers to successfully deliver the consultation on the estate between the 12th-26th May 2008. SALT used its in-house research and consultancy service's programme manager to coordinate the project.

1.3 The research team

The research team consisted of 7 community researchers, all Salford-based residents with experience of living and working in regeneration areas across the city. The researchers worked closely as a team to organise a schedule of availability during the consultation period that would allow them to effectively work in pairs and small teams in order to “door-knock” the whole estate (a total of 301 occupied properties).

2. Methodology

2.1 Islington Neighbourhood Planning Survey

The major approach that was adopted to capture resident feedback during the consultation process was the neighbourhood planning survey (see Appendix 1). Residents were notified in advance of the consultation commencing – and given the option of being able to arrange interviews with the research team at most convenient times for them. The consultation was also incentivised with participants being given the opportunity of being entered into a number of free-prize draws.

3. Findings

The following results are based on 164 completed surveys, representing a 54% response/coverage rate across the estate. This coverage of respondents is further highlighted in Appendix 2.

3.1 Residents perspectives of the area

Section 1 – What do you think about your area?

1. What do you consider to be the main advantages of living on the Islington Estate?

* N.B. Figures in red represent top 3 scores *

Number	Theme	Big Adv.	Small Adv.	Didn't answer
1.	Close to city centre	95%	5%	
2.	Good amenities	45%	45%	10%
3.	Close to family & friends	50%	38%	12%
4.	Community spirit/good neighbours	47%	39%	14%
5.	Safe area	45%	47%	8%
6.	Low cost housing	67%	24%	8%
7.	Good transport connections	87%	12%	1%
8.	Good schools	41%	29%	29%

2. What do you consider to be the main disadvantages of living on the Islington Estate?

Number	Theme	Big Dis.	Small Dis.	Didn't answer
1.	Lack of housing choice	40%	46%	14%
2.	Poor off road parking	37%	43%	20%
3.	Car parking issues	38%	38%	24%
4.	Lack of garden space	32%	54%	14%

5.	The layout of the estate	40%	40%	20%
6.	Anti-social behaviour	52%	36%	12%
7.	Vandalism	50%	38%	12%
8.	Burglary/theft	38%	46%	16%
9.	Too many vacant dwellings	20%	59%	21%
10.	Street Lighting	32%	52%	16%
11.	Waste/derelict land	40%	46%	14%
12.	Dog Fouling	40%	51%	9%
13.	Litter/fly-tipping	53%	37%	10%

3. Are you satisfied with your home?

Yes	No	Didn't answer
65%	34%	1%

4. Are you happy with the following local amenities?

Type	Yes	No	Didn't answer
Shopping facilities	68%	30%	2%
Local health care facilities	74%	20%	6%
Doctors/Dentist/Chemist	70%	22%	8%
Leisure Facilities	43%	45%	12%
Community/youth activities	20%	51%	29%
Public transport/local transport facilities	86%	5%	9%

5. What improvements do you think would benefit the neighbourhood?

	Would help	Would make no difference	Would make matters worse	Didn't answer
New &/or improved housing	85%	10%		5%
Mixed tenure	58%	30%	2%	10%
More family type housing	54%	29%	9%	8%
More apartments/flats	32%	30%	28%	10%
Less apartments/flats	36%	39%	12%	13%

More affordable housing	66%	18%	4%	12%
Better management of the green/open spaces	77%	13%	3%	7%
Improve the layout of the estate	70%	20%	3%	7%
Better community facilities	83%	10%		7%
Internal improvements to homes only	82%	6%	2%	10%

3.2 Residents future aspirations for themselves and the estate

Section 2 – Your Future

6. Do you intend to move home within the next 12-24 months?

Yes	No
21%	79%

7. If you intend to move within 12 months will you

Buy	Rent	Didn't answer
14%	80%	6%

8. If you intend to rent who would you prefer as your landlord?

Private Landlord	Social Landlord	Didn't answer
26%	57%	17%

9. What housing type do you want to move into?

House	Bungalow	Apartment/Flat	Other
53%	5%	42%	

10. If you intend to move within 12-24 months where do you intend to move to?

Another property within the Islington Estate	Elsewhere in North Salford	Elsewhere in Salford	Out of the area completely
17%	11%	39%	33%

11. Do you

Rent your home	Own your home	Didn't answer
97%	2%	1%

12. How many years have you lived at your address?

0-1 yrs	1-4 yrs	5-9 yrs	10+
18%	32%	21%	29%

13. How many bedrooms do you have in your home?

1	2	3	4	Didn't answer
36%	51%	10%	1%	1%

14. Current status

Working full time	29%
Working part time	7%
Unemployed for 12 months or over	12%
Unemployed for less than 12 months	5%
Full time student	5%
Part time student	4%
Registered Disabled	8%
Do you consider yourself disabled?	3%
In receipt of benefits	16%
Retired	13%

15a) How many people live with you?

0	1	2	3	4	5
60%	27%	7%	1%	1%	4%

15b) What are their ages?

Age	Male	Female	Total
0-4	12%	9%	21%
5-15	9%	8%	17%
16-24	9%	11%	20%
25-35	8%	7%	15%
36-45	9%	3%	12%
46-55	1%	2%	3%
56-65	3%	3%	6%
65+	1%	4%	5%

16. Is anyone in your household Registered Disabled?

Yes	No	Didn't answer
12%	83%	5%

17. How many cars do you and your household own?

0	1	2	Didn't answer
70%	27%	1%	2%

3.3 Future resident involvement

Section 3 – Your Community

19. Are you a member of any local Community groups?

Yes	No
11%	89%

20. Would you like to get involved with a local Community group?

Yes	No	Didn't answer
33%	63%	4%

Getting involved

21. Would you like to get involved with future workshops and/or focus groups?

Yes	No	Didn't answer
45%	49%	6%

22. Are you happy for us to contact you in the future?

Yes	No	Didn't answer
90%	9%	1%

23. How would you like us to communicate with you?

Newsletter	52%
Flyer	18%
Telephone	5%
Email	9%
Text Message	2%
Door Knocking	6%
Drop in event	8%

3.4 Demographic details

Gender

Male	Female	Didn't answer
68%	31%	1%

Age

16-24	25-34	35-44	45-54	55-64	65+	Didn't answer
14%	26%	28%	9%	11%	11%	1%

Ethnic origin

White	
British	70%
Irish	4%
Any other white background	8%
Mixed	
White/Black Caribbean	1%
White/Black African	4%
White Asian	1%
Asian or Asian British	
Any other Asian Background	2%
Black or Black British	
African	7%
Any other Black background	1%
Chinese or Other Ethnic	
Other – Kurdish	1%
Didn't answer	1%

4. Analysis

4.1 Residents perspectives of the area

The residents who participated in the consultation appeared to have relatively positive perceptions of their local environment and living conditions. The location of the estate, and in particular its proximity to the city centre along with good transport connections ranked highest as the biggest advantages of living on the estate. The biggest 3 disadvantages of living on the estate appear to be based largely on crime and local environmental issues such as anti-social behaviour, vandalism and litter/fly-tipping.

Respondents also expressed considerable concern and frustration at current problems associated with car parking – in particular with non-residents of the estate parking their cars in and around the main entry/exit point to the estate. This has impacted negatively on residents in a number of ways, namely from an environmental perspective as services such as street cleaning and refuse collection have struggled to maintain an adequate service due to difficulties with being able to access the estate properly.

Nearly two thirds of respondents stated that they are currently satisfied with their home and living conditions. However, there was considerable concern expressed around the quality of certain conditions such as heating and insulation, particularly from respondents living in the high-rise flats.

On the subject of local amenities, most respondents stated that they were generally satisfied with their amenities in terms of provision, locality and accessibility apart from leisure facilities and community/youth activities – with nearly half of respondents stating their dissatisfaction with provision of those facilities/activities.

Finally, in terms of potential improvements that could benefit the neighbourhood and estate, new &/or improved housing, better community facilities and internal improvement to homes ranked as the top 3 improvements that would have a positive impact on the neighbourhood and the estate in general. Nearly a third of respondents felt that more apartments and flats would have a negative impact on the estate.

4.2 Residents future aspirations for themselves and the estate

In terms of future plans, the majority of respondents stated an intention to remain living on the estate in the short-medium term. Of the minority that didn't and intended to move, most felt that they would remain in the social housing renting sector.

Finally, and probably the most telling statistic here would appear to be that out of those who were planning to move, the highest (33%) planned to move out of the area completely. From this it would appear that there exists quite polarised views of residents attitudes towards living and remaining on the estate – residents who are satisfied with conditions are more likely to stay on the estate for a considerable period of time (50% surveyed had lived on the estate for 5 or more years) whereas people who aren't are likely to want to relocate out of the area completely.

4.3 Future resident involvement

Although there appeared to be currently a low level of community activity amongst residents on the estate (only 11% members of community groups & 33% willing to become a member of a community group) – there appeared to be quite encouraging signs of future involvement and engagement in the neighbourhood planning process. This was reflected in nearly half of respondents expressing a desire to be involved with future workshops and/or focus groups and the majority (90%) happy to be kept informed of developments. The most popular communication method respondents identified as a means of keeping them informed were by newsletters.

5. Summary

The community consultation that was undertaken during the period highlighted yielded some encouraging findings in relation to residents perceptions of the estate, their future aspirations and future engagement and involvement in the estate's neighbourhood planning process.

The research team were met with largely a positive response to the consultation and the overall response/coverage rate (54%) represents an encouraging platform from which to take the process forward in the future. It is vital however, to consider the importance to which residents confidence (or lack of) in public services will determine the extent to which they "buy-in" to a concept of neighbourhood/estate regeneration for the future.

Appendices

Appendix 1 – Islington Neighbourhood Planning Survey

Islington Neighbourhood Planning Survey

We are looking at ways to make Islington safer, cleaner and a better place to live.

We want to look at options for the best way to invest in your area to deliver Decent Homes Standard, achieve a more sustainable community and support the Vision for Central Salford.

Please help us by completing this Survey.

All the information you give us will be confidential and used for the purposes of this study only and will comply with Data Protection Act (1998). The information will be used in a way that will not allow you to be identified individually and will not be able to link any information provided, to you. Would you like to help with this survey?

What do you think about your area?

Please tick your choices

1. What do you consider to be the main advantages of living on the Islington Estate?

	Big Advantage	Small Advantage
Close to City centre	<input type="checkbox"/>	<input type="checkbox"/>
Good Amenities	<input type="checkbox"/>	<input type="checkbox"/>
Close to family and friends	<input type="checkbox"/>	<input type="checkbox"/>
Community spirit/good neighbours	<input type="checkbox"/>	<input type="checkbox"/>
Safe area	<input type="checkbox"/>	<input type="checkbox"/>
Low cost housing	<input type="checkbox"/>	<input type="checkbox"/>
Good transport connections	<input type="checkbox"/>	<input type="checkbox"/>
Good schools	<input type="checkbox"/>	<input type="checkbox"/>
Other (please specify)	<input type="checkbox"/>	

.....

2. What do you consider to be the main disadvantages of living on the Islington Estate?

Big Disadvantage	Small Disadvantage
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- Lack of housing choice
- Poor off road parking
- Car parking issues
- Lack of garden space
- The layout of the estate (design)
- Anti-social behaviour
- Vandalism
- Burglary / theft
- Too many vacant dwellings
- Street lighting
- Waste/derelect land
- Dog Fouling
- Litter/fly tipping
- Other (please specify)

.....

3. Are you satisfied with your home?

Yes	No	If not please state why?

4. Are you happy with the following local amenities?

	Yes	No	If not please state why?
Shopping facilities?			
Local Health Care facilities			
(Doctors/ Dentist/ Chemist)			

Leisure Facilities			
Community / Youth Activities			
Public Transport / Local Transport facilities			

5. What improvements do you think would benefit the neighbourhood?
Please tick your choice

	Would Help	Would Make No Difference	Would Make Matters Worse
New and/or improved housing			
Mixed tenure i.e. homes to buy and/or rent			
More family type housing			
More apartments / flats			
Less apartments / flats			
More affordable housing e.g. shared ownership / social rented housing			
Better management of the green/open spaces			
Improve the layout of the roads within the estate creating better access to the surrounding areas			
Better community facilities			
Internal Improvements to homes only			

Please indicate other

.....

Your Future

It is important for us to understand your views on your future in the estate. This will help to inform the whole neighbourhood planning process and to understand what residents aspirations are for themselves and the estate

6. Do you intend to move home within the next 12 – 24 months?

Yes

No

7. If you intend to move within 12 months will you

Buy

Rent

8. If you intend to rent who would you prefer as your landlord?

Private Landlord

Social Landlord

9. What housing type do you want to move into?

House

Bungalow

Apartment / Flat

Other

Please specify other

.....
.....
.....

10. If you intend to move within 12 – 24 months where do you intend to move to?

Another property within the Islington Estate

Elsewhere in Salford North

Elsewhere in Salford

Out of the area completely

11. If you intend to move, please state your reasons for moving?

.....
.....

Demographic Details

Please tick your chosen response in the sections that follow

What is your home postcode?

Are you...(please tick)

Male	<input type="checkbox"/>	Female	<input type="checkbox"/>
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Which age bracket do you fall within (*please tick*)

15 or under	<input type="checkbox"/>	16 - 24	<input type="checkbox"/>	25 - 34	<input type="checkbox"/>	35 - 44	<input type="checkbox"/>	45 - 54	<input type="checkbox"/>	55 - 64	<input type="checkbox"/>	65 +	<input type="checkbox"/>
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Ethnic origin: Please indicate your Ethnic Classification by ticking the most appropriate category below

White			
<input type="checkbox"/> British	<input type="checkbox"/> Irish	<input type="checkbox"/> Any other white background	
Mixed			
<input type="checkbox"/> White/ Black Caribbean	<input type="checkbox"/> White/Black African	<input type="checkbox"/> White/Asian	<input type="checkbox"/> Any other mixed background
Asian or Asian British			
<input type="checkbox"/> Indian	<input type="checkbox"/> Pakistani	<input type="checkbox"/> Bangladeshi	<input type="checkbox"/> Any other Asian Background
Black or Black British			
<input type="checkbox"/> Caribbean	<input type="checkbox"/> African	<input type="checkbox"/> Any other Black background	
Chinese or Other ethnic			
<input type="checkbox"/> Chinese	<input type="checkbox"/> Other (please state)		

12. Do you

Rent your Home

Own your Home

13. How long have you lived at your current address?

Years 0 -1 1-4 5-9 10+

14. How many bedrooms do you have in your home?

1 2 3 4 more

15. Please indicate whether you are

- Working Full Time
- Working Part Time
- Unemployed for 12 months or over
- Unemployed for less than 12 months
- Full Time Student
- Part Time Student
- Registered Disabled (please indicate below)
- Do you consider yourself to be disabled?
- In receipt of benefits
- Retired
- Other

Please indicate other

.....

16. How many people live with you and what are their ages?

.....

Male:	0 – 4	<input type="checkbox"/>	Female:	0 – 4	<input type="checkbox"/>
	5 – 15	<input type="checkbox"/>		5 – 15	<input type="checkbox"/>
	16 – 24	<input type="checkbox"/>		16 – 24	<input type="checkbox"/>
	25 – 35	<input type="checkbox"/>		25 – 35	<input type="checkbox"/>
	36 – 45	<input type="checkbox"/>		36 – 45	<input type="checkbox"/>
	46 – 55	<input type="checkbox"/>		46 – 55	<input type="checkbox"/>
	56 – 65	<input type="checkbox"/>		56 – 65	<input type="checkbox"/>
	65 +	<input type="checkbox"/>		65 +	<input type="checkbox"/>

17. Is anyone in your household registered disabled?

Yes No

18. How many cars do you and your household own?

0 1 2 more

Your Community

19. Are you a member of any local Community Groups?

Yes

No

If Yes please state your group

.....

20. Would you like to get involved with a local Community Group?

Yes

No

Getting Involved

21. Would you like to get involved with future workshops and / or focus groups? These processes will help shape the future of your area.

Yes

No

22. We want to keep residents informed about the progress of the neighbourhood planning and to tell people about important forthcoming events. Are you happy for us to contact you in the future?

Yes

No

23. How would you like us to communicate with you?

Newsletter

Flyer

Telephone

Email

Text Message

Door Knocking

Drop In Event

Do you have any other suggestions of how you would like to get involved?

.....
.....
.....

Contact details:

Name		Email
Address		Tel no:

