

Hawtonville Neighbourhood Study

Final Report – July 2016



Executive Summary

Produced by the Planning for Real Team



Hawtonville Neighbourhood Study

Foreword

The Hawtonville Neighbourhood Study is the second in a series of Neighbourhood Studies delivered by Newark and Sherwood District Council. The purpose of these studies is to provide a comprehensive assessment of an area, identifying its strengths and weaknesses and helping to guide decision making. While the studies are supported by the Council, we hope that they will be used by a range of partners, including the local community.

The Hawtonville Neighbourhood Study has taken two years to complete, reflecting our commitment to working with residents and stakeholders. We have engaged over 350 members of the local community and received over 1000 suggestions of improvements, requirements and issues faced by residents. We have continually worked with partners including local charities, the County Council and Newark and Sherwood Care Commissioning Group to ensure that everyone has had a chance to make their voice heard.

All of this information has been realised as a new vision for Hawtonville:

Hawtonville: A Proud and Prosperous Community

This vision reflects Hawtonville's heritage and looks to its future, shaped by its residents.

Section 1 - Acknowledgements

The Planning for Real Team (Margaret, Joe, David and Tony) would like to, first and foremost, thank members of the Hawtonville Neighbourhood Partnership and Guy Collier and Rob Main of Newark and Sherwood District Council for all their support, advice and guidance in the delivery of the Study.

Thanks also go to our partners and friends across Newark and Sherwood District Council, the County Council, Business in the Community, Newark Community and Voluntary Service, Nottinghamshire Police, Hawtonville Safer Neighbourhoods Group, Newark and Sherwood Care Commissioning Group, Newark Town Council, Job Centre Plus, and Newark and Sherwood Homes (NSH).

We would also like to thank all those organisations and individuals who kindly allowed us to either attend their Group activity or to put up our gazebo at various locations around Hawtonville. We would particularly like to mention here: the Hawtonville Safer Neighbourhood Partnership; Rev. Philip MacDonald of Hawtonville Methodist Church; Marina George of Hawtonville and Balderton Children's Centre; Jackie Warren and Rachel Moffoot of William Gladstone School; Kate Carter of the Newark and Sherwood District Federation of Tenants and Residents in Bailey Road; Debbie Swanwick of the Young People's Centre; the businesses on Eton Avenue; and Sharon Stewardson of Newark & Sherwood Homes who arranged for us to attend a Coffee morning at the Cleveland Square Community Centre, visit residents at Vale View; and gave us permission to use a number of open spaces and other outdoor locations.

We also wish to thank District Councillors for their keen interest and support of the Project and for coming along to the consultation opportunities we held as well as the Prioritisation and Action Planning sessions.

Last and by no means least, many thanks also go to all the many residents - including the young residents who we met at the Young People's Centre, who participated in the engagement activities we ran, both indoor and outdoor (despite the weather conditions), and who came along and took part in our Prioritisation and Action Planning Activities.

Section 2 - Executive Summary

This document is the concluding report on the Hawtonville Neighbourhood Study, following the Baseline Report (which set out an initial appraisal and collation of existing data of the neighbourhood) and Interim Report (which provided an account of engagement and initial project options for discussion).

The Final Report includes:

- The context in which the report was written
- A summary of engagement and resident priorities
- An appraisal of existing community assets
- Project options for both People and Place
- Examples from elsewhere

The study provided an in-depth appraisal of built environment issues (called Place) and socio-economic issues (called People). It engaged over 300 residents who provided over 1000 responses and a range of local stakeholders. A range of 'hands on' methods were used including a large map of Hawtonville with models of local buildings and themed 'issues' cards that used text and pictograms to help residents prioritise issues. Residents identified a range of issues including:

- Environment and Open Spaces (30%)
- Activities (22%)
- Facilities and Services (14%)
- Traffic and Transport (10%)
- Community Safety (10%)
- Housing (8%)
- Health and Well Being (3%)
- Employment and Training (3%)

Responding to these issues has helped shape a vision for where Hawtonville sees itself in future years and a number of project options to deliver this vision over a three year period.

Underpinning many of the concerns raised by stakeholders is the lack of capacity within the community to engage. If the proposed project options are to take root and become sustainable, it is vital that the community are able to participate in, and take ownership of the activities and outcomes. A Community Development Worker (CDW) has been identified as a core project that will support many initiatives and enable stakeholders to make better use of existing resources. As a continuous local presence who can act as a 'friendly and trusted face', the CDW is uniquely placed to encourage participation and promote activities. They can also help gather community intelligence for local stakeholders.

Vision for Hawtonville

Hawtonville has historical and cultural roots to celebrate. There has been an expressed emphasis on making sure young people, the future economic citizens, are constructively engaged while ensuring the growing aging population remains active and an integral part of the community.

In order to fulfil the community expressed priorities, local people will be required to embark on a journey accompanied by service providers, agencies, and individual groups. While working together or in partnership may be considered something of a clichéd phrase, it is realistically how change for the better will be achieved. From the many discussions, the new vision for Hawtonville can be summed up as:

HAWTONVILLE: A PROUD AND PROSPEROUS COMMUNITY

The emerging themes for a Hawtonville Action Plan for both social and development strategies are:

- A PROUD HAWTONVILLE
- A CARING HAWTONVILLE
- A SMART HAWTONVILLE

These themes form the platform from which the 3 year action plans are built upon. The themes capture the flavour of the priorities established through community and other stakeholder conversations illustrated in the following table:

No.	Theme	Priorities
1	Proud Hawtonville	<ul style="list-style-type: none"> • Image • Safe place to be • Active with things to do • Responsible, self determination • Can-do attitude
2	Caring Hawtonville	<ul style="list-style-type: none"> • Community spirit, sharing approach • Good neighbours • Health, lifestyle • Appropriate housing choices • Supporting, especially the young and older generation
3	Smart Hawtonville	<ul style="list-style-type: none"> • Strong learning culture • Entrepreneurial spirit • IT literate • Driven by opportunity

The study proposes a number of project options, identified as People and Place options.

Key People Option: Community Development Worker

A key concern raised by stakeholders is the lack of capacity within the community to engage. If the proposed options (below) are to take root and become sustainable, it is vital that the community is able to participate in, and take ownership of the activities and outcomes. A Community Development Worker has been identified as a core component that would support many initiatives and enable stakeholders to make better use of existing resources. A number of roles have been identified for the position if this was to be taken forward:

- To be a trusted visual presence who can prompt participation in activities and act as a bridge between stakeholders and residents
- To facilitate delivery of the wider priorities identified in the consultation process.
- To identify local leaders who can contribute to a community orientated body
- To support a community orientated body to deliver activities
- To support the management of Hawtonville Community Centre within an agreed framework and targets
- To raise revenue so that the position becomes self-funding

The draft final report suggests that the position should be funded for an initial three year period to maximise the chances of achieving all the desired outcomes. However it is acknowledged that revenue funding for this would be challenging within the current financial constraints facing the District Council and other partner agencies.

The options for the People and Place categories are summarised below.

People - Options

The options for the People theme are:

Options	Cost (£000)	Potential funding sources
<u>Short Term</u>		
<i>Engaging and Building the Capacity of the Community</i> Appointment of Community Development Worker (see above description on role)	Estimated cost £25 to £35	General fund/ Housing Revenue Account/ other external funding? (relationship with current Street Wardens?)
<i>Supporting Stakeholders to secure funding for activities.</i> Circulation of Final Report and publication on Council website	Officer time	Charitable Foundations/ Lottery programmes
<i>Raising Community Awareness</i> Installation of community notice board	Estimated cost £600 (not including installation)	Within existing resources.
<i>Making best use of existing venues – Co-operation between stakeholders</i> Increase communication and cooperation between existing venues	Officer time	General fund/ Housing Revenue Account
<i>Measuring Road Speed</i> Action Monitoring traffic speeds	Resources identified by County Council	Within existing resources (County Council)

<p><u>Medium Term</u></p> <p><i>Supporting the Community to Lead</i> Creation of Community Orientated Body (COB)</p> <p><i>Supporting the community to deliver safety projects</i> Community Safety theme for Community Orientated Body (COB)</p> <p><i>Making use of Opportunities: Across the District</i> Promotion of the Wheels to Work scheme</p> <p><i>Making use of Opportunities: Local Training Programmes</i> Strategic Housing and Economic Growth BU's to provide information resources to potential training providers and to explore use of HRA to contribute to training programmes for residents, in consultation with Newark & Sherwood Homes</p> <p><i>Making use of Opportunities: Current Course Provision</i> Promoting current provision</p> <p><i>Making Use of Opportunities: Land South</i> Development Management, Economic Growth & Strategic Housing BU's to liaise on future planning permissions for development at Land South on the implementation of Core Policy 6 (subject to negotiation with developers).</p>	<p>Cost not identified</p> <p>To be identified by COB and linked to Safer Neighbourhood Group</p> <p>Officer time</p> <p>Officer time</p> <p>To be identified by Community Development Worker</p> <p>Officer time</p>	<p>General fund Housing Revenue Account County Council</p> <p>Charitable foundations/ Lottery programmes</p> <p>Within existing resources.</p> <p>Within existing resources. Housing Revenue Account</p> <p>Included in cost of Community Development Worker</p> <p>Within existing resources.</p>
<p><u>Long Term</u></p> <p><i>Making best use of existing venues – investing in Hawtonville Community Centre</i> Asset Transfer</p> <p><i>Providing a venue for health in the community services</i> Improvements to Hawtonville Community Centre to make it more suitable for health services</p>	<p>Officer time</p> <p>To be identified by COB</p>	<p>General fund</p> <p>Charitable Foundations/ Lottery programmes Section 106</p>

Place - Options

Options for the Place theme have been summarised as a delivery schedule and by a number of identified delivery zones. Some sites have a number of options and where this is the case they have been grouped and labelled as Option 1a, Option 1b for one site and Option 2a, Option 2b for the second etc. The schedule also refers to *the Hub*. This is the vision for the future of Hawtonville Community Centre as a sustainable location for a range of local services.

The majority of the Place options are related to activities within the Housing Revenue Account (HRA) and therefore need to be considered set against the wider housing growth agenda across the district.

In terms of the HRA at present the Council has access to £8.3m of borrowing headroom to facilitate the delivery of housing growth, plus anticipated resources of £2.161m within the HRA Business Plan to 2018/19. However it should be noted that the Council is currently in the process of reviewing the HRA Business Plan to take into account the impact of several changes proposed by the Government. As part of this work the Council is formulating more detailed plans for housing development across the District utilising the capital available through the HRA over future years. In addition to the above sums the Council has, at this point, collected £1.449m through Section 106¹ commuted sum payments designated for the delivery of additional affordable housing across the whole of the district.

Development Zone “A” – St Mary’s Gardens and Surrounding Area incorporating the Jersey Street Project

Options	Cost (£000)	Potential funding sources
<u>Short Term</u>		
<i>Former NHS clinic site accessed via Jersey Street</i> 11 new dwellings in an L-shaped terrace. Shared courtyard in front of houses providing parking. Vehicular access via Eton Avenue.	£923	Housing Revenue Account Homes & Communities Agency
<i>Central Greenspace</i> Improvement to central greenspace to address anti-social behaviour and condition.	n/a	<i>To be investigated</i>
<u>Medium Term</u>		
<i>Option 4B – St. Mary’s Gardens Flats</i> Reverse front and back of ground floor flats. Ground floor flats provided with front door and private garden adjacent to central green space.	Assuming reconfiguring gardens with timber fencing budget £60 to £80	Housing Revenue Account
<i>Redesign of Hawtonville Community Centre Entrance</i> Enlarged and more transparent entrance lobby.	Short – budget £10 based on community/training	General fund Community Orientated Body

¹ A payment to mitigate against the impact of a development on a site.

Options	Cost (£000)	Potential funding sources
<p><i>Extension of Hawtonville Community Centre/ Hub café</i> Glazed extension to give direct access to internal spaces, one of which would become community café. Revive local growing project linked to café.</p>	<p>scheme doing some of the work Medium – £96</p> <p>Short – modest improvement <i>(Comparable starter scheme elsewhere in County has an initial budget of £12 to £15)</i> Medium to Long - £126</p>	<p>General fund Community Orientated Body</p>
<p><u>Long Term</u></p> <p><i>Option 3A – Winston Court</i> Demolition of southern wing of flats perpendicular to Churchill Drive enabling creation of enlarged tree-lined pedestrian access to St. Mary’s Gardens from Churchill Drive and re-planning of parking spaces of remaining flats.</p> <p><i>Option 3B – Winston Court</i> Replacement of block with 8 large three-storey family houses, 18 two-bedroom flats and 8 two storey family houses.</p> <p><i>Option 4A – St Mary’s Gardens Flats</i> Conversion of flats into three storey houses.</p> <p><i>Redesign Courtyard in front of Hawtonville Community Centre</i> Improvement of area in front of the Community Centre. Preliminary cosmetic work to improve internal space.</p> <p><i>Widening of access pathway to Hub by Co-op Links</i> with Option 3A or embraced within overall redesign of Option 3B. Additional signage to the</p>	<p>Budget £150-250 depending on surveys and scope of works <i>(detrimental Impact on rental income to HRA BP)</i></p> <p>£4,082 <i>(Impact on rental income to HRA BP during redevelopment, new development will bring additional rental income)</i></p> <p>£550 to £650 depending on actual dwelling layout/sizes, buy out cost of securing vacant possession and analysis required on impact to HRA BP</p> <p>Not possible to budget at this stage</p> <p>Long – included in option 3A</p>	<p>Housing Revenue Account</p> <p>Housing Revenue Account Homes & Communities Agency</p> <p>Housing Revenue Account</p> <p><i>To be investigated</i></p> <p>Funding application submitted to County Council</p>

Options	Cost (£000)	Potential funding sources
Hub (potential to complete earlier).	Short - £30	General fund Housing Revenue Account
<i>Overarching comprehensive redevelopment of St. Mary's Gardens</i> Redevelopment of 82 existing flats and community centre to give 16 x 3 bed 5 person houses, 18 x 2 bed 4 person houses, 39 x 1 bed 2 person flats, 45 x 2 bed 3 person flats with extensive public and semi-public realm	£12000 - £13000 Detailed analysis required on impact to HRA BP, there would be a net gain of units under proposals	General fund Housing Revenue Account Homes & Communities Agency

Development Zone "B" – Meldrum Crescent and Ex Garage Court

Options	Cost (£000)	Potential funding sources
<u>Short Term</u>		
<i>Phase 1</i> Replace existing garage court with 9 x 2 bed 3 person bungalows	£865	Housing Revenue Account Homes & Communities Agency
<i>Phase 2</i> Improved play area and landscaping at existing grassed area.	£200 - £450	Housing Revenue Account Section 106

Development Zone "C" – Cherry Holt Greenspace

Options	Cost (£000)	Potential funding sources
<u>Short Term</u>		
<i>Option 1</i> Football pitch, small children's play area and changing rooms.	£250	Housing Revenue Account
<i>Option 2</i> Small children's play area, landscaped pocket park and allotments – not considered for further investigation due to lack of evidence of local demand for allotments	<i>Not recommended</i>	<i>Not recommended</i>
<i>Option 3</i> Small children's play area, landscaped pocket park and new housing 20 x 2 bed homes.	£100 –play area/pocket park	Housing Revenue Account Homes & Communities

Options	Cost (£000)	Potential funding sources
		Agency

Development Zones “D” – Other Development Opportunities

Options	Cost (£000)	Potential funding sources
<u>Short Term</u>		
<p><i>Enhancements to area around Young Peoples’ centre</i> Young people’s external chill out zone and growing area. Existing area being re-planned by Young People’s Centre Manager.</p>	Being considered by County	County Council
<p><i>Improving road safety</i> Refer to People Options</p>	See People options	County Council
<p><i>Improving image of neighbourhood</i> Reduction in issues with litter, perception of poor quality open space and reporting/ incidents of fly grazing.</p>	Further investigations ongoing	General fund Housing Revenue Account (service charge)
<p><i>Improving finding your way around the neighbourhood</i> Increased sign posting and using lamp standards to attach information ‘flags’.</p>	Not costed at this time	<i>To be investigated</i>
<p><i>Grange Road garage site</i> 6 x 2 bed bungalows linked to wider land assembly relating to options for Grange Road flats.</p>	£570	Housing Revenue Account Homes & Communities Agency
<u>Medium Term</u>		
<p><i>Eton Avenue former office site</i> 6 x 2 bed houses</p>	£540	Housing Revenue Account Homes & Communities Agency
<p><i>Lindsay Avenue garage site</i> 2 x 2 bed houses</p>	£210	Housing Revenue Account Homes & Communities Agency
<p><i>Quibell Road garage site</i></p>	£210	Housing Revenue

2 x 2 bed houses		Account Homes & Communities Agency
<u>Long Term</u> <i>Development of land to south of Young Peoples' Centre accessed from Windsor Road</i> 24 homes comprising 12 x 2 bed houses and 12 x 2 bed 3 person bungalows (potential for market housing) <i>Redevelopment of Grange Road flats</i> Re-development of flats to create 18 x 2 bed 4 person houses, 6 x two bed 3 person houses, 14 x 1 bed 2 person flats, 24 x 2 bed 3 person flats. Other options considered in report but not considered viable.	£2620 £7290 - detailed analysis required on impact to HRA BP	General Fund Housing Revenue Account Homes & Communities Agency
<u>For further consideration</u> <i>Improving safety and security through management of through routes</i> No major issues for urgent action raised during engagement process.	<i>Cannot be costed at this stage</i>	<i>To be investigated</i>

These project options also support the Strategic Objectives of the Council:

Strategic Priority	How the Hawtonville Neighbourhood Study Supports It
<p>Prosperity</p> <p><u>Employability</u> Developing interventions that will help to connect those in need of work with the economic opportunities that arise e.g. recruitment schemes, apprenticeships, graduate trainees and placements.</p> <p><u>Infrastructure</u> Coordinating and developing the management of infrastructure investment through a re-focused economic development function.</p>	<p>Promotion of the Wheels to Work scheme.</p> <p>Strategic Housing Business Unit and Economic Growth Business Units at the Council to provide information resources to potential training providers and to explore the use of HRA to contribute to training programmes for residents linked to opportunities at Land South.</p> <p>Promoting current course provision.</p> <p>Development Management and Economic Growth to liaise on future planning permissions for development at Land South on the implementation of Core Policy 6 (subject to negotiation with developers).</p>
People	

Strategic Priority	How the Hawtonville Neighbourhood Study Supports It
<p><u>Older People</u> Increasing support for activities which engage isolated older people in their community.</p> <p><u>Young People</u> Supporting dependent families to become wage-earning through measures to address child poverty.</p> <p>Working with the private sector to provide apprenticeships and opportunities for 16-24 year olds not in education, employment or training.</p>	<p>Creation of a Community Orientated Body.</p> <p>Creation of a Community Orientated Body.</p> <p>Development Management and Economic Growth to liaise on future planning permissions for development at Land South on the implementation of Core Policy 6 (subject to negotiation with developers).</p>
<p>Place</p> <p><u>Grow</u> Leading the development of sustainable communities.</p> <p><u>Develop</u> Consider ways of making better use of the current housing stock.</p> <p>Setting standards and developing master-plans to improve places and communities.</p>	<p>Increase communication between existing venues.</p> <p>Improvements to Hawtonville Community Centre to make it more suitable for health services.</p> <p>Place Options.</p> <p>Circulation of Final Report and publication on Council website.</p> <p>Monitoring traffic speeds.</p>
<p>Public Service</p> <p><u>Community Leadership</u> Advocating key priorities for the community.</p> <p>Supporting community capacity for self-help.</p>	<p>Circulation of Final Report and publication on Council website.</p> <p>Installation of a community notice board.</p> <p>Community Safety theme for Community Orientated Body.</p> <p>Creation of a Community Orientated Body.</p> <p>Asset Transfer to a community orientated body</p>

The report concludes with examples of delivery of comparable projects from elsewhere in the UK.

