



## TECHNICAL, ECONOMIC AND ENVIRONMENTAL AND PERSONAL AND HEALTH SERVICES SCRUTINY PANELS

Review of the Practical Effects of the Hyde and  
Ashton Renewal Areas on the Economy, Environment  
and Health of the Residents of Tameside





## Report by the Technical, Economic and Environmental and Personal and Health Services Scrutiny Panels

### The Practical Effects of the Hyde and Ashton Renewal Areas on the Economy, Environment and Health of the Residents of Tameside

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# The Practical Effects Of The Hyde And Ashton Renewal Areas, On The Economy, Environment And Health Of The Residents Of Tameside

## Report By The Technical, Economic And Environmental And Personal And Health Services Scrutiny Panels

### 1. Introduction By The Chairs

This Joint Review is the first time that two Scrutiny Panels have worked together on the same Scrutiny Review and it has taken nearly two years to complete.

We have learned a great deal from the size and complexity of the Review, which will act as a guide for similar scrutiny exercises.

The Review commenced with joint scoping and planning sessions, and then the respective Panels undertook work on the Review in accordance with their own Terms of Reference. Members soon realised that they had set out on a long and winding road before the Joint Review would be completed.

At the time the Hyde Renewal Project was undertaken, it won many accolades and was at the forefront of renewal activity and should not be judged by the same standards as the much larger and comprehensive Ashton Renewal Project.

Hyde was primarily a housing renewal area with a much smaller focus on the economy, whereas the Ashton Renewal Area has been a comprehensive project covering housing, environmental and economic redevelopment encompassing two business areas of regional importance.

The Panels visited Wigan to see examples of their Renewal Areas, and Members met GPs in the West End of Ashton-Under-Lyne, many officers, Elected Members and external people working in the Renewal Area.

The Panels commissioned two surveys, the first a telephone survey of businesses in Hyde to ascertain their views on the sustainability of the improvements, and a door-to-door survey in Ashton-Under-Lyne, to see how people's quality of life was improving.

It is very clear that the outcomes of long-term health improvement schemes are difficult to measure and tend to occur over generations.

Great efforts have, however, been made in the Ashton Renewal Area which need to be built on in a realistic and achievable Forward Strategy.



Councillor Peter J Robinson  
Chair of Technical, Economic and Environmental  
Services Scrutiny Panel



Councillor John S Bell  
Chair of Personal and Health  
Services Scrutiny Panel

## 2. Summary

This Scrutiny Review has been the largest, most complex and challenging Review ever carried out in Tameside and has engaged the energies of two Scrutiny Panels. It has been undertaken as a joint exercise by both the Technical, Economic and Environmental and Personal and Health Services Scrutiny Panels and was approved by the Members of the Panels at their respective meetings held on 4<sup>th</sup> April and 6<sup>th</sup> April 2005.

The Panels sought to examine the effects of the Hyde and Ashton Renewal Areas, on the economy, environment and health of the residents of Tameside, and have completed extensive research and consultation, including a telephone survey of businesses and a door-to-door survey within Ashton Renewal Area.

In undertaking this Review, the Panels are satisfied that all equality issues are duly considered throughout the whole of the Ashton Renewal Project, and congratulate the officers involved who ensure that consideration of this important matter is at the forefront of each scheme.

The Scrutiny Panels recognise that there is still a considerable amount of work required, particularly around sustainability issues especially in relation to an effective Forward Strategy for the Ashton Renewal Area and health improvement initiatives. The Elected Members however, are extremely pleased with the commitment and innovation, which has already gone into these areas.

Furthermore, the Panels feel sure that the whole of the borough will benefit from the economic initiatives currently being pursued.

### **3. Membership Of The Scrutiny Panels**

#### **Technical, Economic and Environmental Services Scrutiny Panel**

##### **2003-2004**

Councillor P Robinson (Chair), Councillor Shepherd (Deputy Chair), Councillors Doubleday, Grundy, Meredith, S Quinn, S Smith and P Wright.

##### **2004-2005**

Councillor P Robinson (Chair), Councillor Shepherd (Deputy Chair), Councillors Bailey, Downs, Grundy, Meredith, S Quinn, Seabourne and S Smith.

#### **Personal and Health Services Scrutiny Panel**

##### **2003-2004**

Councillor Bell (Chair), Councillor Doubleday (Deputy Chair), Councillors Ballagher, Brierley, Joe Fitzpatrick, Hilditch, M Smith and Warrington.

**Advisory Group:-** Dr. Chand and Messrs Daruwala and Walker.

##### **2004-2005**

Councillor Bell (Chair), Councillor M Smith (Deputy Chair)  
Councillors Brierley, Doubleday, Joe Fitzpatrick, A J Gwynne, Sweeton and Warrington

**Advisory Group:-** Dr. Chand and Mr Walker.



## 4. Terms Of Reference

The following Terms of Reference were approved by the Panels at their meetings held on 30<sup>th</sup> June and the 8<sup>th</sup> July 2003 respectively, (See Appendices 1 & 2 for details of the Scoping Documents):

### Technical, Economic and Environmental Services Scrutiny Panel

#### Terms of Reference

**“To review the practical effects of the Hyde and Ashton Renewal Areas, on the economy and environment of Tameside.”**

#### Objectives

- A. To identify and describe “Renewal Areas” including geographical boundaries, demographic and socio-economic information such as quality of life indicators and social exclusion indicators within the identified areas.
- B. To identify all existing and past Projects and services provided as part of the Renewal Area; to establish the aims and objectives of these Projects and services; and to identify external Projects with an effect on the economy and the environment.
- C. To determine the effectiveness of Projects and services identified by Objective B on the economy and the environment, and on the indicators identified by Objective A; to consider the effectiveness of these Projects against their objectives identified in Objective B.
- D. To identify best practice in Renewal Areas; compare with other local authorities and identify local best practice against these; to establish national policies; to consider the impact of the Renewal Areas on the other towns and neighbourhoods in Tameside.
- E. To produce conclusions and recommendations contributing to the development of best practice.

### Personal and Health Services Scrutiny Panel

#### Terms of Reference

**“To review the effects of the Hyde and Ashton Renewal Areas, on the health of the residents that live there.”**

#### Objectives

- A. See “A” above.
- B. To identify all existing and past Projects and services provided as part of a Renewal Area; to establish the aims of the objectives of these Projects and services; and to identify external Projects with an effect on health.
- C. To determine the effectiveness of Projects and services identified by Objective B upon the health of residents and indicators identified by Objective A.
- D. See “D” above.
- E. See “E” above.

## 5. Methodology

- 5.1 The Panels adopted a number of ways in which to gather their information and evidence for the review, which included the following:
- Panel meetings, both joint and separate; informal meetings; site visits; consultation events, a telephone survey and a door-to-door survey.
- 5.2 The following people contributed to the Review by assisting the Panels and providing information.
- 5.3 Mr Huw Davies, the Head of Housing Renewal and Regeneration, provided background information regarding the legislation covering Renewal Areas and Neighbourhood Renewal.
- 5.4 Ms Sara Todd, Project Manager, Ashton Renewal and Councillor Jack Davis, Joint Chair of the Ashton Renewal Partnership, provided additional background information relating entirely to Ashton Renewal Area and the role of the Ashton Renewal Partnership Board.
- 5.5 Councillor Jim Fitzpatrick, Chair of Hyde Renewal Joint Consultative Committee accompanied the Panels on a site visit to Hyde Renewal Area.
- 5.6 Councillor Kieran Quinn, Cabinet Deputy for Economic Services, and Ms Alison Ashworth Head of Economic Assets and Services, advised on the environmental and economic effects of Renewal Areas on the borough.
- 5.7 Mr Jim Davies, Divisional Renewal Officer accompanied the Panels on a site visit around the Ashton Renewal Area. Following this, the Panels interviewed Mr Ken Knott, the Joint Chair of the Ashton Renewal Partnership and Ms Sara Todd and Mr Jim Davies. The Panels learned about the effects and implications that the Henry Square Development would have on the Ashton Renewal Area and on the rest of the Borough.
- 5.8 Letters were sent to energy suppliers, asking for information on energy efficiency schemes available to residents on low incomes, however, no responses were received.
- 5.9 Letters were also sent to supermarkets in the Renewal Areas asking about employment initiatives for local residents, again no responses were received. The Scrutiny Panels then commissioned Nunwood Consulting to undertake a telephone survey of a sample of businesses located within the Hyde and Ashton Renewal Areas in order to ascertain any effects on their organisations, which the Renewal Project may have had. The results of the telephone survey are contained within Section 7 of this report.
- 5.10 The Director of Public Health, Dr Kate Wooff advised on the causes and effects of the health of residents in Renewal Areas.
- 5.11 Mr John Johnson, the then Head of Community Safety and Mr Guy Heppner, Ashton Renewal Community and Crime Task Group Link Officer, provided information on the types of initiatives, which have been introduced to alleviate issues concerning crime and disorder in the Renewal Areas.
- 5.12 Mr Stuart Langridge a Patroller located in the Renewal Area, and Ms Pam Chadwick, the Youth Manager responsible for improving child and youth facilities provided the Panel with “grass roots” information from the officers working directly with the residents, to obtain their views about the council’s initiatives for crime reduction, environmental issues and child and youth provision.

- 5.13 Mr Peter Hawley, Ashton Town Centre Marketing Manager, presented information on marketing and crime prevention initiatives in the Town Centre.
- 5.14 The Chairs of the Technical, Economic and Environmental and Personal and Health Services Scrutiny Panels, invited the residents of Hyde and Ashton Renewal Areas to submit any comments or issues they considered important. There was one response. To gather further information from residents, the Scrutiny Panels commissioned MORI North to undertake a Door-to-Door Survey in the Ashton Renewal Area.
- 5.15 The Chair and Deputy of the Personal and Health Services Scrutiny Panel arranged a consultation meeting with local health practitioners from the Ashton Renewal Area to discuss the impact of the Renewal Area on the health of residents. Doctors Ansari and Parham, whose practices are located in the Ashton Renewal Area, Mrs Su Morris, a Health Visitor, Mrs Edith Jackson, a Practice Manager in the Ashton Renewal Area and Ms Melanie Sirotkin, a representative from the Primary Care Trust, attended the meeting.
- 5.16 Members from both Panels visited Wigan MBC, and met with Mr Barry Hailwood, the Urban Renewal Manager, Mr Bill Horton, the Principal Environmental Health Officer, and Mr Martin O'Brien the Senior Technical Enforcement Officer, in order to establish the success or otherwise of Wigan MBC's Renewal Areas. The Members considered the implications of the schemes that had been undertaken in the Ince and Paigefield Renewal Areas, and discussed Wigan's approach to Renewal Areas.
- 5.17 A meeting was held with the Hyde and Ashton Town Managers, to ascertain any effects or issues regarding the Hyde and Ashton Renewal Areas.
- 5.18 A consultation meeting was held with the employees and service users of the Healthy Living Community Project.
- 5.19 Mr Paul Hardman from the Chamber of Business Enterprise, Ms Kathryn Hett from the Employment and Regeneration Partnership and Ms Jackie Owens from the Economic Development Unit presented information to the Technical, Economic and Environmental Services Scrutiny Panel about business, employment and training initiatives in the Ashton Renewal Area.
- 5.20 The Panel Members met with Mr Paul Jennings the Engineering Operations Manager, to discuss transport initiatives in the Ashton Renewal Area.
- 5.21 Officers from the Scrutiny Support Unit and the Chair of the Personal and Health Services Scrutiny Panel attended two Health/Play Drop-In schemes organised by the SureStart St Peter's programme to gather information from residents attending about the effect of the Ashton Renewal Area on their lives. The results of this exercise are contained in Section 7 of this report.



## 6. Background Information

### Neighbourhood Renewal

- 6.1 Neighbourhood Renewal is about reversing the spiral of decline in the country's most disadvantaged communities.
- 6.2 It involves working from the grass roots to deliver economic prosperity and jobs, safer communities, high quality education, decent housing and better health.
- 6.3 In January 2001, the Government launched "A New Commitment to Neighbourhood Renewal: National Strategy Action Plan". The Strategy sets out the Government's vision for narrowing the gap between deprived neighbourhoods and the rest of the country so that, within 10 to 20 years, nobody should be disadvantaged where they live.
- 6.4 The National Strategy has two long-term aims:
- To promote lower unemployment, less crime, better health, better skills, better housing and the physical environment in all the poorest neighbourhoods;
  - To narrow the gap on these measures between the most deprived neighbourhoods and the rest of the country.
- 6.5 The Neighbourhood Renewal Unit (NRU) was set up in 2001 to deliver the Government's Strategy at the national level. The NRU works across Government departments and with neighbourhood Renewal teams in Government Offices for the Regions across the country.
- 6.6 The NRU report that people living in our most deprived areas have to face:
- Worklessness – in the 10% most deprived Wards in 2000, the average rate of unemployment was almost 14% compared with a national average under 4%.
  - Child poverty three times higher than in less deprived areas.
  - The likelihood of dying younger than people in more affluent areas. Boroughs just a few miles apart geographically have life expectancy spans varying by years.

#### The deprivation gap

	10 most deprived Wards	10 least deprived Wards
People on means-tested benefits	44%	8%
Children in families on means-tested benefits	60%	9%
Working age adults out of work	25%	4%

## Renewal Areas

- 6.7 Renewal Areas are geographical locations identified by the local authority. The local authority has the responsibility to lead the renewal of that area by obtaining funding, driving Projects and engaging partners.
- 6.8 Section 93(2) of the Local Government and Housing Act 1989 empowers authorities to acquire compulsorily or by agreement premises consisting of, or including, housing accommodation to achieve or secure their improvement or repair.
- 6.9 The Act also states that Authorities may acquire compulsorily or by agreement, properties for improvement, repair or management by other persons. Authorities acquiring properties compulsorily should consider subsequently disposing of them to owner-occupiers, housing associations or other private sector interests in line with their strategy for the Renewal Area.
- 6.10 Where property in need of renovation is acquired, work should be completed as quickly as possible in order not to blight the area and undermine public confidence in the overall Renewal Area strategy.
- 6.11 Section 93(4) of the 1989 Act empowers authorities to acquire land and buildings compulsorily or by agreement for the purpose of improving the amenities in a Renewal Area. This power also extends to acquisition where other persons will carry out the scheme.
- 6.12 Before declaring a Renewal Area, an authority must prepare a report in accordance with a number of provisions contained within the Act. This is called a Neighbourhood Renewal Assessment, (NRA – DoE Circular 17/96 Private Sector Renewal: A Strategic Approach) which is a methodology used to assess the regeneration potential and to consider alternative courses of action for an area.
- 6.13 The Neighbourhood Renewal Assessment process requires the authority to prepare the report in accordance with a number of provisions, including:-
- The living conditions in the area concerned;
  - The ways in which those conditions may be improved (whether by the declaration of a Renewal Area or otherwise);
  - The powers available to the authority if the area is declared to be Renewal Area;
  - The authority's detailed proposals for the exercise of those powers;
  - The cost of those proposals;
  - The financial resources available, or likely to be available, to the authority (from whatever source) for implementing those proposals.
- 6.14 The report must also contain a recommendation, with reasons, as to whether a Renewal Area should be declared. Following the assessment, aims and objectives are then set for delivering regeneration within that area.
- 6.15 Using Renewal Areas for area-based regeneration has a number of advantages as they present the following opportunities:-
- Enabling the local authority to develop effective partnerships with residents and other private and public sector interests;
  - Stimulating private investment alongside the use of public resources by giving residents and others (such as developers, housing associations, and financial institutions) greater confidence in the future of an area;

- Providing a local strategic framework for housing Renewal assistance and a catalyst for wider regeneration action;
- Demonstrating the authority's long-term commitment to the area in partnership with residents;
- Carrying out of environmental works.

## Health and Neighbourhood Renewal

- 6.16 Despite increased prosperity and reductions in mortality in Britain over the last 20 years, health inequalities are evident between socially disadvantaged and affluent sections of the population, males and females and people from different ethnic groups.
- 6.17 Many of the gaps are large and in some cases are wider now than twenty years ago.
- 6.18 These gaps result in wide geographical variations, and reflect the range of problems facing some communities.
- 6.19 For example, in Manchester, boys can expect to live eight and a half years fewer than their contemporaries in East Dorset, and girls almost seven years fewer than their contemporaries in Westminster.
- 6.20 An independent inquiry into Inequalities in Health, known as The Acheson Report, was set up in July 1997 and was carried out over a 12 month period.
- 6.21 The report addresses an issue, which it considers a fundamental matter of social justice, ie. that the gap in health between those at the top and the bottom of the social scale has widened.
- 6.22 Evidence shows that the causes of ill health and health inequalities are influenced by factors such as poverty, education, housing, transport, crime and employment.
- 6.23 As these health inequalities cannot be addressed effectively by the NHS on its own, the Government is putting in place a comprehensive programme for tackling health inequalities.
- 6.24 Consequently, the Neighbourhood Renewal Unit (NRU), prioritises health as a key focus of its work. It considers the impact on deprived communities of inadequate housing and poor physical environment, poor skills, high crime rates, levels of poor health, high unemployment and how each of these themes impact on each other.
- 6.25 There are 88 Local Authority areas that are most deprived in the country, according to the Indices of Deprivation 2000.
- 6.26 Ashton St. Peter's Ward ranks as the most deprived area in Tameside in terms of housing according to the aforementioned Indices of Multiple Deprivation.
- 6.27 Standardised Mortality Ratios (SMR) are used to compare death rates in different geographical areas for a number of key diseases. They are calculated by comparing the actual number of deaths in an area with the number of deaths that would have been expected in that area if it was consistent with the national

average for England and Wales (100). The SMR is shown as a ratio; a ratio of 120 means that there were 20% more deaths in that area than expected<sup>1</sup>.

- 6.28 The Standardised Mortality Ratios for 1997-99 for people aged under 65 show that Ashton St. Peter's has particularly high rates of death for heart disease (291), cerebrovascular disease (stroke/brain haemorrhages) (217) and circulatory disease (203).<sup>1</sup>

## Local Strategic Partnerships (LSPs)

- 6.29 Local Strategic Partnerships are central to the delivery of Neighbourhood Renewal. They are non-statutory bodies, which aim to bring together at a local level, a range of stakeholders – from the public, private, voluntary and community sectors, and including the NHS Primary Care Trust and Acute Services Trust, the police, Connexions and other employment agencies, the Youth Offending Team, and others.

- 6.30 Tameside Strategic Partnership is the body that has developed the Tameside Neighbourhood Renewal Strategy. The Neighbourhood Renewal Strategy is committed to five broad principles. These are:

- Employment and the Local Economy;
- Education and Lifelong Learning;
- Crime and Community Safety;
- Healthy Communities;
- Housing and the Environment.

- 6.31 Local partners working through a Local Strategic Partnership will be expected to take many of the major decisions about priorities and funding for their local area.

- 6.32 Tameside's Local Strategic Partnership's vision is to:-

*"... develop and maintain sustainable communities where people of Tameside are proud to live, work and take their leisure. Communities where people are able to have access to jobs, live without fear of crime, enjoy good health and well-being, benefit from good quality education and training and look out on a positive local environment from a good quality home."*

- 6.33 The Local Strategic Partnership will give communities a greater say in the running and delivery of public services, by drawing the key service providers into a single partnership with which the community is actively engaged. A combination of organisations, and the community, working co-operatively has a far greater chance of success.

- 6.34 The Local Strategic Partnership will deliver the strategy through a range of methods, including the agencies and organisations that comprise the LSP, whose own priorities should reflect the Neighbourhood Renewal Strategy. It also includes the delivery agencies (Projects such as Ashton Renewal), specific Renewal Partnerships (such as Ashton Renewal Partnerships), the District Assemblies, and the appointment of Neighbourhood Champions from partnership agencies and communities themselves.

- 6.35 Tameside's Local Strategic Partnership has chosen areas for Renewal, based upon detailed analysis of the issues and problems of communities identified in

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<sup>1</sup> Tameside & Glossop Health Improvement & Health Inequalities Strategy 2004 – 2008, July 2004

the 1991 census, the Indices of Deprivation 2000 along with other evidence based research such as Housing Condition Surveys.

- 6.36 The Members of the LSP understand that to improve the quality of life for all communities, it must target those areas that experience the greatest levels of deprivation.

## Area-Based Initiatives in Tameside

- 6.37 There are a number of area-based initiatives currently being conducted in Tameside, which aim to improve the more deprived areas within the borough. These include:-

(a) **Ashton Renewal Area and Eastlink;**

(b) **SRB 5 Communities –**

- Smallshaw (Ashton)
- Ridgehill
- Copley/Brushes
- Dukinfield
- Yew-Tree/Flowery Field
- Haughton Green

SRB 5 Communities form the focus of a regeneration programme that concentrates on improving access to employment and building the capacity of communities, while addressing problems of crime and substance abuse.

(c) **Healthy Living Centre – Ashton West End**

This receives Big Lottery Funding (BLG) and was established in January 2001. It is a community capacity building Project to promote community integration, strengthen community action, empower community enterprise, build skills and develop arts based health education resources and peer education.

(d) **Healthy Living Centre – Central Hyde**

The Central Hyde Healthy Living Centre focuses on the Bangladeshi community, particularly women and children and promotes improved health and well being.

(e) **Hattersley Development Trust**

(f) **Healthy Living Centre – Hattersley**

(g) **SureStart**

SureStart aims to achieve better outcomes for children, parents and communities by:

- increasing the availability of childcare for all children;
- improving health, education and emotional development for young children;
- supporting parents in their role and developing their employment aspirations.

This will be achieved by:



- helping services develop in disadvantaged areas, while providing financial help to enable parents to afford quality childcare;
- rolling out the principles driving the Sure Start approach for children and parents.

There are currently Sure Start schemes in the following towns within the borough:-

Ashton (Smallshaw and Hurst)  
Hattersley  
Hyde including Flowery Fields  
Ashton St. Peters

**(g) SRB 6 Brownfield Sites Strategy**

This an SRB 6 regeneration programme across the whole borough aiming to bring forward Brownfield sites for development.

**(h) Economic Development Zone**

Aimed at developing an economic development zone in the West of Tameside to assist with the development of Brownfield sites in the M60 corridor, attracting significant investment and job opportunities.

- 6.38 These initiatives provide a combination of SRB, European, Lottery and other funding resources.
- 6.39 The Local Strategic Partnership (LSP) has committed to targeting resources in the first two years of the strategy to Ashton Renewal and Hattersley. In the latter years of the plan, funding will address other areas.
- 6.40 Over the three financial years incorporating 2001/2002, 2002/2003 and 2003/2004, Tameside would receive a total of £3.015 million from the Neighbourhood Renewal Fund. During 2004/05 and 2005/2006 Tameside received £1.35 million each year. Other funds are available for which bids can be submitted for individual Projects. The Local Strategic Partnership has already allocated £1.793 million to action plans for Hattersley, Ashton Renewal and the Tame Valley Area, some of which is commissioned through the LSP's Thematic Partnerships.

## Funding

- 6.41 As mentioned earlier in the report, there are a number of advantages of Renewal Areas, one of the main being, the ability to stimulate private investment alongside the use of public resources.
- 6.42 During consideration of this review, it was acknowledged that any proposed funds, which have not actually been spent, are approximate and can be subject to variation for the following reasons:-
- Under or over achievement of external funds necessary to carry out Projects;
  - Changes in economic circumstances, or changes of policy affected both private and public investment overall and programming of investment;
  - Variations in inflation;
  - Projects deemed to be unachievable or unacceptable when subjected to detailed analysis;
  - Additional or different needs identified in the consultation and information gathering process over the ten year programme.

- 6.43 **Single Regeneration Budget (SRB)**  
SRB provides resources to support regeneration initiatives in England carried out by local regeneration partnerships. Its priority is to enhance the quality of life of local people in areas of need by reducing the gap between deprived and other areas, and between different groups.
- 6.44 **European Regional Development Fund (ERDF)**  
ERDF was established in 1975, with the aim of stimulating economic development in the European Unions least prosperous regions. St. Peter's Ward is eligible for ERDF funding as it is classed as being an "Objective 2 Status" area – that is an area suffering from industrial decline and unemployment. ERDF supports the economic and social conversion of areas facing structural difficulties such as St. Peter's Ward.
- 6.45 **Neighbourhood Renewal Fund (NRF)**  
The purpose of NRF is to provide support to 88 local authorities in England, to enable them to improve their service in their most deprived areas. Ashton Renewal was successful in obtaining NRF money due to the St. Peter's Ward being in the worst 10% of all Wards in England. Ashton Renewal received NRF to spend on employment, education, crime, housing and health.
- 6.46 **New Opportunities Fund (NOF)**  
The Government created the New Opportunities Fund in 1998 as a Lottery distribution body. The fund distributes money across the UK to education, health environmental Projects. The Ashton Renewal Partnership and St. Peter's Partnership administer the Healthy Living Community Project and the ICT Project which receive New Opportunity Funds.
- 6.47 **Housing Investment Programme**  
At the declaration of a Renewal Area, expenditure in that Renewal Area was eligible for Government capital grant at the rate of 60%. This would include:-
- Group Repair Scheme
  - Block Improvement Schemes (using individual grants)
  - Individual mandatory grants
  - Disabled facilities grants
  - Clearance
  - HMO Grants
  - Minor Works Assistance
  - Discretionary Renovation Grants
- (There have been some changes in legislation since 1996, which affects some of these grants).
- 6.48 **Environmental Works**  
This is money for environmental improvements in the area permitted at not more than £1,000 per dwelling in the Renewal Area – eligible for Government contribution. At the Declaration of the Renewal Area this was 50%.
- 6.49 **Transport Policies Programme**  
An annual allocation to finance highway schemes, improvements, maintenance, street lighting and public transport
- 6.50 **Housing Association Grant**  
Ashton Renewal Area was a priority for Housing Association Grant as recognised in the Housing Corporation North West and Merseyside Policy Statement 1997/1998.

- 6.51 **Estates Renewal Challenge Fund**  
Bids were approved for Richmond Park and West Park Estates, to the value of £9,566,000 in 1996, as part of a stock transfer to Ashton Pioneer Homes.
- 6.52 **Lottery and Millennium Commission Expenditure**  
Funding was obtained for the refurbishment of the Central Library in the sum of £1.4 million, and other bidding opportunities would be pursued.

## 7. Hyde Renewal Area

### Background Information

- 7.1 In the late 1980's, the central area of Hyde scored highly on indicators of deprivation in comparison with other areas of Tameside. Problems in the area included poor quality housing, poor physical condition of local schools, run-down shop fronts and business premises, a lack of adequate leisure facilities and environmental problems such as traffic congestion and a general lack of greenery.
- 7.2 The introduction of Housing Renewal Areas through the Local Government and Housing Act 1989 provided a vehicle by which the problems in Hyde could be addressed.
- 7.3 Central Hyde was chosen from a total of six potential areas in Tameside on the basis of the problems in the area as well as its potential to attract private sector investment.
- 7.4 On 18<sup>th</sup> September 1990, the Council officially declared Central Hyde as a Renewal Area. The Project ended in September 2000.
- 7.5 The initiative was launched following an extensive consultation process with local people to identify ways of improving the social, economic and housing problems in the town. Local people identified a number of key issues during the consultation process which the Project Team subsequently acted upon. The issues identified by local people included:
- Improvements to the quality and condition of private sector housing;
  - Improvements to the physical environment of the town;
  - Renovation of Hyde's commercial centre, including the market area;
  - Improvements to educational opportunities and achievements;
  - Traffic calming measures;
  - Creation of local jobs;
  - Schemes to improve local safety and the health of residents;
  - Home energy efficiency schemes.
- 7.6 The overall aim of the Renewal Area was "to provide a focus and framework to achieve an increase in human and financial confidence and resource investment in Hyde, in order to secure its long term future and positively identify it as a place which meets the social, physical and economic aspirations of residents, workers and visitors".

### Socio-Economic and Demographic Information

- 7.7 In 1990 the total resident population of the Hyde Renewal Area was 8877 in 3,515 households. The Bangladeshi community was the largest ethnic minority population making up 6% of the total population.
- 7.8 86% of the residential properties in the Renewal Area were in the private sector. Prior to declaration, 3,102 houses were surveyed and 78% of these were found to be unfit for habitation or qualified for relevant works.

- 7.9 In 1990 there was a relatively high rate of deprivation in the Renewal Area. This was reflected in:
- 51% of households not owning a car or van;
  - An unemployment rate of 8%;
  - A third of people earned less than £80 per week and only a tenth of people earned more than £200 per week;
  - 36% of households received one or more welfare benefits;
  - Only 58% of homes in the area had central heating compared to a national average of 73%.
- 7.10 In 1990 there were relatively high levels of ill health, disability and long term sickness in the Hyde Renewal Area. This was indicated by:
- 12% of economically inactive people being permanently sick;
  - One in 12 households containing someone who is registered disabled;
  - One in 7 households containing someone who needs support because of poor health, disability or problems associated with ageing;
  - 59% of households having consulted an NHS doctor in the month prior to the survey being undertaken.
- 7.11 Many parts of the Renewal Area suffered from problems with access and car parking. A shortage of off-street car parking spaces was mainly due to an increase of 24% in the number of cars/vans owned by residents (between 1981 and 1990). 70% of households questioned were dissatisfied with on-street parking arrangements and over 50% were dissatisfied with road conditions.

## Review Findings

- 7.12 Funding was received from a number of sources, including Tameside Council, Central Government, the Department of the Environment, Transport and the Regions' Housing Investment Programme, a Single Regeneration Budget grant and the European Regional Development Funding. By the end of 1997, almost £80 million had been invested in the area.
- 7.13 In addition to these grants, there was also significant private sector investment in the area, with homeowners contributing to the cost of repairs to their homes and local businesses matching the ERDF grants pound for pound.
- 7.14 Investment into the Hyde Renewal Area was channelled into a range of schemes and Projects that subsequently earned the Renewal Project in Hyde a reputation for being one of the most successful in Britain (according to the UK Housing Minister in 1993). Some of its many achievements included:
- Maintaining a substantial residential population and employment base ie. 340 new homes built to provide replacement housing and to widen housing choice;
  - Clearing poor housing stock, and subsequent redevelopment ie. 281 houses demolished to release land for environmental improvements, housing and commercial re-development;
  - The fitting of free energy saving measures to over 30 houses;
  - Providing suitable and sufficient education facilities for pupils in the centre of the town ie. the construction of the new primary school, Greenfield School with eleven classrooms and a community nursery;

- Providing for the safe, efficient movement of traffic within the Renewal Area ie. the installation of traffic calming measures, including road humps and “speed tables”, to calm traffic around the schools;
- The launch of two initiatives designed to make Hyde a safer place to shop with children;
- Improving the quality of the local environment ie. environmental improvements such as the landscaping of derelict industrial land and the planting of over 12,000 plants around the town, leading Hyde to win best North West town in the 1997 Britain in Bloom contest;
- Maintaining a significant industrial base ie. the construction of new industrial units on a former mill site, creating over 90 jobs;
- The improvement and renovation of shop fronts and commercial premises;
- Upgrading and improving the physical environment of the outdoor market;
- Expanding existing leisure facilities and providing new ones
- Promoting and sustaining the mental, physical and emotional health and well being of residents.

7.15 Hyde Renewal Area was one of the first Projects in the UK to be implemented through the Housing Renewal Areas scheme. It represented a pilot Project with many notable successes, as well as some aspects, which would benefit from being changed in future Renewal Projects.

7.16 Unfortunately, towards the end of the 10 year period, funding had almost dried up and many Projects could not be completed as earlier anticipated. Residents felt that due to the declaration of the Ashton Renewal Area, all resources and support was taken from Hyde and moved to Ashton.

7.17 Furthermore, any Hyde residents who did have concerns or required assistance did not have any support available in Hyde and had to travel to Ashton.

7.18 The Hyde Town Manager reported that the Renewal Scheme had ended at around the same time as he had taken up his post, however, there was no hand over of information or a Forward Strategy. Moreover, all papers regarding housing matters relating to the Hyde Renewal Scheme were apparently stored in the cellar of the Ashton Renewal Project Office, which was inaccessible due to structural problems with the building. The Panel Members felt that this situation was unacceptable, and furthermore, the documentation was not produced until this Review was well progressed.

7.19 The lack of a Forward Strategy and any supporting information meant that it was impossible to ascertain what agreements, if any, had been made to sustain the Projects when the Renewal scheme had ended.

7.20 An example of this was an area of land at the corner of Nelson Street/Deal Street, Godley, which was not in Council ownership, but under the Hyde Renewal Project, a community garden was created with raised flower beds and railings and gates. It was presumed that there was an understanding that the community would maintain and care for this site as provision was not made for the Council to care for it.

7.21 This land is not now maintained and is the subject of fly tipping, and is an overgrown eye sore. There is no local community “ownership” or responsibility for this site.

7.22 Furthermore, a number of alleys and passageways, which are not the responsibility of the Council, were repaved as part of the Hyde Renewal Project, but again no provision was made for maintenance, weed spraying or sweeping.

Consequently, they are not maintained and become very untidy as a result of weeds and litter.

- 7.23 Wrought iron work from Hyde Bus Station to Long Meadow Passage, which was erected during the Renewal Project on private property, subsequently required maintenance. However, there are no maintenance funds available, but because the Council originally undertook this work, there is a public perception that the Council is now responsible for its maintenance.
- 7.24 With regard to the economy in Hyde, the Town Manager felt that there was a need for a better economic strategy, and there was a need to identify the right shopping area to concentrate upon. The shops on the left hand side of Market Street from Union Street to Dowson Road were in a poor condition.
- 7.25 The Hyde District Assembly was trying to engender a community spirit in the area, but there was a concern that there were insufficient resources to meet the long-term sustainability needs of the former Renewal Area. For example, the District Assembly was trying to resolve the parking conflict between the residential and commercial areas. Car parking space was inadequate and people wanted to park outside their homes.
- 7.26 The Millennium Green on Croft Street, although not a Renewal Area Project, was located in the Renewal Area. It appeared, however, to have the same problem with no resources to sustain maintenance and reluctance for any Trustees to become involved.

## Conclusions

- 7.27 **The Scrutiny Panel consider that the lack of a Forward Strategy and any supporting information regarding the Hyde Renewal Project, has had a detrimental effect on the large amount of good work which was undertaken.**
- 7.28 **When capital schemes were undertaken in the Hyde Renewal Area, using non-recurring funding, consideration did not appear to be given to the long-term maintenance requirements and how they would be resourced. For example, the majority of work undertaken to the properties was not of a low maintenance nature, ie. replacement wooden windows were installed instead of UPVC, railings were erected which required ongoing maintenance, and residents obtained garden areas. In retrospect, all of these improvements have, over a period of time, required further maintenance, otherwise they have fallen, once again, into disrepair.**
- 7.29 **It was felt by the Panel Members that the emphasis of the Project in Hyde was placed too much on physical and economic improvements. Whilst these have been very successful, the Panel Members feel that the Project could have placed greater emphasis on supporting people, and enabling them to develop more robust community structures.**

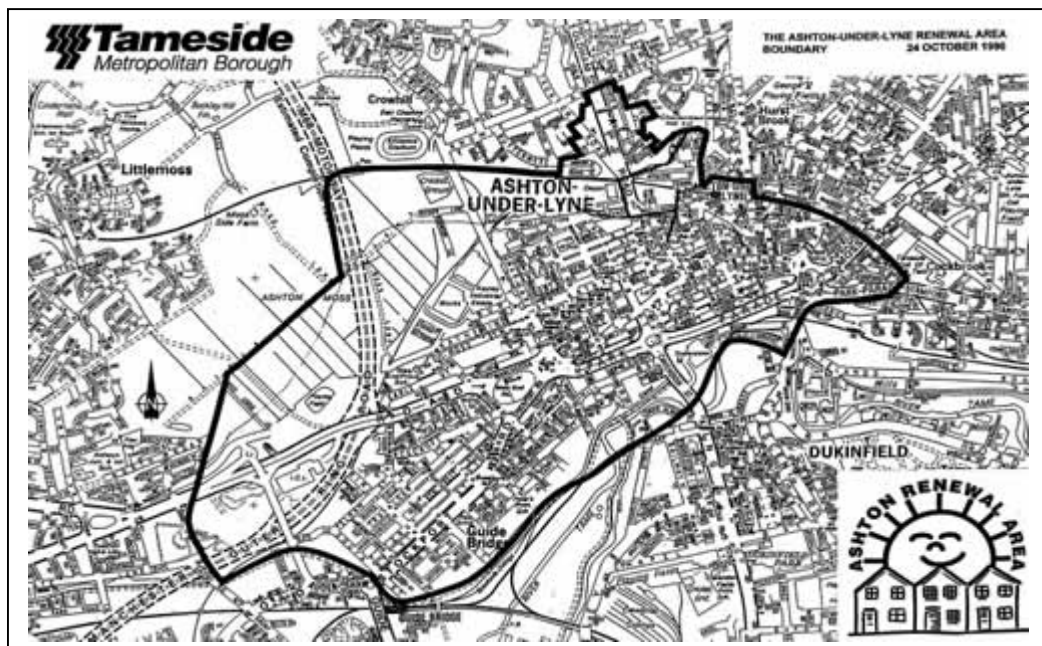
## 8. Ashton Renewal Area

### Background Information

- 8.1 Following what was perceived as the success of the Hyde Renewal Area, in June 1995 it was agreed that a Neighbourhood Renewal Assessment (NRA) would be carried out within the central and western area of Ashton-under-Lyne. Problems in the area included extremely high levels of unemployment and social disadvantage and some of the worst private sector housing conditions in the borough.
- 8.2 In October 1996 the Ashton Renewal Area was declared as a housing Renewal Area under the Local Government and Housing Act 1989 (See Appendix 3, Section 2). Since the declaration it has developed into a much wider Project.
- 8.3 The aim of the Project was to stimulate public and private investment by giving residents, developers, housing associations, financial institutions and others confidence in the future of the area.
- 8.4 The area included commercial, industrial and residential areas and required the establishment of a true partnership between the Local Authority, residents, private sector and all other stakeholders.

### Geographical Boundaries

- 8.5 The approximate boundaries of the Ashton Renewal Area extend from Guide Bridge and the Snipe Retail Park to the West, St Michael's Square/Memorial Gardens to the East, the Minto Street area of Oldham Road to the North and the Tame Valley to the South (see map below).



- 8.6 The area was chosen in line with Government guidelines to include areas with private housing in poor condition, high levels of unemployment and commercial areas such as the Town Centre.



- 8.7 The area comprises a mix of social housing estates, with some high-rise flats, Victorian terraced housing and local commercial and industrial premises.

## **Socio-Economic and Demographic Information**

- 8.8 At the time of declaration, the population of the Renewal Area was 12,000 people, representing around 5% of the Borough. There were approximately 4,500 households and about 20% of the population was made up of people from ethnic minority groups.
- 8.9 In 1996 the unemployment rate for the Renewal Area was recorded at 22%, three times the average for Tameside. Almost three quarters of those out of work had been so for over a year.
- 8.10 There were 1,223 businesses in the Renewal Area in 1996, employing 3,829 people. Over 50% of the businesses were engaged in retailing, wholesaling and catering activities and a further 25% in manufacturing. 79% of businesses employed less than 10 people.
- 8.11 Around two thirds of private sector properties were unfit or required urgent investment to prevent them becoming unfit. 95% of private sector homes in the Renewal Area were terraced houses, nearly all of which were built prior to 1919. Many of the properties most in need of refurbishment were in the Holy Trinity area of Ashton.
- 8.12 Problems with the local environment included the need to improve many alleyways and courtyards, problems with litter and fly-tipping, and a lack of open spaces and play areas for children. Further problems were created by the volume of traffic, which passed through the area leading to congestion.
- 8.13 Crime was a particularly important issue to local people. In 1994, 3 of the 4 Police beat areas covering the Renewal Area had the highest overall incidence of key crimes in Tameside. Burglary was a key problem with 1 in 10 people stating that they had been burgled or robbed in the last year (1996 Declaration Report). The fear of crime is also significant, affecting many groups especially the elderly, women and ethnic minorities - 50% of households questioned at declaration had someone living in them afraid to go out at night.
- 8.14 At the time of declaration, the Ashton Renewal Area was affected by high levels of premature death from heart and respiratory disease. Almost one third of households had someone with a long-term limiting illness and 1 in 10 households had someone resident claiming a disability benefit.
- 8.15 In 1995, fewer pupils achieved "Level 2" at Key Stage 1 than the average for all Tameside schools.
- 8.16 As a measure of poverty, car ownership in Ashton Renewal Area at the time of declaration was low compared to Tameside as a whole, with 59% of residents not having access to a car (41% for Tameside).

## **Ashton Renewal Partnership**

- 8.17 The Ashton Renewal Partnership was created early in 1997, to bring together the agencies, organisations groups and individuals who are stakeholders in the area.

- 8.18 In 2002, a firm of consultants was appointed to carry out an independent mid-term review of the Ashton Renewal Area. The aim of the review was to consider what progress had been made to date, identifying gaps and weaknesses in the Project and determining priorities for the final four years of the Renewal Area and beyond.
- 8.19 The review commented that in the past the Ashton Renewal Project had often become involved in the detailed delivery of Projects to the detriment of the wider strategic role, which it could play. Instead, it was viewed that the Ashton Renewal Project should focus more on “mainstreaming” activity. In other words, facilitating the mainstream activity of key agencies to ensure local needs are met.
- 8.20 The evaluation also identified the need for the Ashton Renewal Partnership to review its Vision and Strategic Objectives to enable it to be better equipped to address priorities through to 2006 and beyond. The original seven strategic objectives and five sub-objectives were felt to be too wide ranging, unbalanced and bore little relation to the management structure.
- 8.21 The revised Vision for the Ashton Renewal Partnership is:  
*“To enhance Community Pride and Confidence in the Ashton Renewal Area”.*
- 8.22 In order to achieve this Vision, the Partnership set out a series of new objectives for the Ashton Renewal Project. The new Strategic Objectives are as follows:
- Strategic Objective 1 - Developing Education, Skills and Enterprise
  - Strategic Objective 2 - Improving the Physical Environment
  - Strategic Objective 3 - Tackling Crime and Anti-Social Behaviour
  - Strategic Objective 4 - Improving Health and Access to Leisure Opportunities
- 8.23 The Partnership also has three themes, which cut across all four objectives. These are:
- Improving the Life Chances of Young People aged 0 – 19
  - Engaging the community (with particular reference to hard to reach and BME groups) in all aspects of our work
  - Implementing an Effective Information and Communication Strategy
- 8.24 The Ashton Renewal Partnership Board is the body with overall responsibility for ensuring the 10-year Action Plan for the Ashton Renewal Area is implemented. The responsibility for day to day management and delivery of the Action Plan is devolved to a number of task groups.
- 8.25 There are 16 Members of the Partnership Board who are senior representatives of their organisations/groups. The Partnership Board is jointly chaired by Councillor Jack Davis and Ken Knott (ASK Developments).
- 8.26 The Partnership Board has responsibility for:
- The annual Action Plan and monitoring delivery in relation to targets.
  - Overseeing the delivery and reporting progress of individual grant programmes (ERDF, SRB, NRF) to funders.
  - Exploring opportunities for additional funding.
  - Approving Task Groups’ individual Action Plans and overseeing the progress of/providing direction to the Task Groups.
  - Developing and implementing a suitable Forward Strategy for the Ashton Renewal Area.

- Promoting Community Cohesion in the Ashton Renewal Area.
- Taking responsibility for the Government's Neighbourhood Renewal agenda in relation to reshaping services in the Ashton Renewal Area.

- 8.27 Following the mid-term review, seven Task Groups were established representing physical, economic and social issues including unemployment, young people and health. Each Task Group is chaired by a strategic level officer and supported by a Link Officer from within the Ashton Renewal Executive Team. Individual Action Plans for each Task Group must be first approved by the Board, with progress then reported on an annual basis.
- 8.28 The Council is the accountable organisation responsible to the various grant funding bodies (eg. North West Development Agency, Government Office for the North West) for the overall delivery, financial control and propriety of the approved grant programmes overseen by the Ashton Renewal Partnership Board. This includes European Regional Development Fund and Single Regeneration Budget resources.

## **Economic Issues**

- 8.29 When the Renewal Area was declared in 1996, business growth and investment and the creation of employment and training opportunities were identified as key objectives for the Renewal Project.
- 8.30 According to the Indices of Multiple Deprivation (2000), Ashton St. Peter's Ward ranks as 438<sup>th</sup> in employment and 460<sup>th</sup> in income deprivation out of 8414 Wards in England (this ranking placed one as the most deprived) – the worst in Tameside. In St. Peter's Ward it is not uncommon for three generations of a family to have always been unemployed.
- 8.31 When the Project underwent a mid-term evaluation in 2001, employment and training were recognised as weaker areas of delivery of the Ashton Renewal Project. Despite this, the number of people claiming benefits reduced between 1996 and 2001 from 12.7% to 7.2% (although it was still almost double that of Tameside) and long-term unemployment reduced from 27.5% to 17.6%.
- 8.32 New objectives were set following the Mid-term Evaluation which resulted in a new objective, "Developing Education, Skills and Enterprise", and the establishment of the Employment and Training and Business and Investment Task Groups. These are responsible to the Ashton Renewal Partnership Board for the delivery of Action Plans to develop business, employment and training opportunities in the Ashton Renewal Area.
- 8.33 The Ashton Renewal Strategy aims to address these issues by attempting to stimulate private investment by giving residents, developers, housing associations, financial institutions and others confidence in the future of the area. To achieve this aim the Renewal Area has been designed to include commercial, industrial and residential areas. In order to ensure its success, working relationships have been forged with various organisations and groups to attract as much funding into the area as possible. Funders include the North West Development Agency, the Government Office for the North West, the Lottery's New Opportunities Fund and others.
- 8.34 The Ashton Renewal Area is situated within the Tameside Economic Development Zone (EDZ), one of 15 EDZs in the North West of England. Tameside EDZ consists of the Wards of Droylsden East & West, Audenshaw,

Ashton St. Peter's and Denton West. The EDZ is funded by the European Regional Development Fund and seeks to support an area of strategic regional importance to the North West and provide a concentration of resources within the Zone to provide new investment opportunities for businesses and attract inward investment. In addition, the EDZ aims to link local communities in need, to the new job opportunities created within the Zone. £7.1m ERDF has been allocated to the Tameside EDZ up to December 2008.

- 8.35 The Ashton Renewal Project has supported employment and training in the Renewal Area by providing:
- (i) Support and Advice – including First Step (advice and guidance), Tameside Dispersed Foyer Scheme (access to housing for young people linked to personal action plans) and Childcare Project (recruitment of childminders, establishment of parent and toddler group and crèche management support).
  - (ii) Support to Access to Employment – including Community and Environmental Employment Initiative (Intermediate Labour Market Initiatives), events to market employment opportunities to local residents, Ashton Moss Local Labour Project, co-ordination of grass roots training and Town Centre Employment Links.
  - (iii) Training and Skills Development – including Ashton Renewal Vocational Training, Prince's Trust Volunteers, Community Skills Initiative, capacity building and progression opportunity in local centres.
- 8.36 The Employment and Regeneration Partnership (ERP) Employment Centre, First Step, in Ashton St Peters works closely with the Ashton Renewal Team in providing services for the unemployed and low income workers. In the main it assists people to find and retain employment as well as offering support to employers to help them meet their recruitment needs. First Step has been successful in securing employment for local residents in Tesco in Stalybridge, Asda in Hyde and Olympia Furniture.
- 8.37 The Ashton Renewal Project, together with the Economic Development Unit is keen that any employment opportunities are accessible to young people within the Renewal Area. Low-cost childcare facilities offered by SureStart St. Peter's will enable residents with young children to access new employment opportunities in the area.
- 8.38 Ashton Moss is a strategic regional employment site based in the boundaries of the Renewal Area. The Brownfield site covers 35 hectares and has benefited from a £100 million investment programme. It was reported to the Technical, Economic and Environmental Services Scrutiny Panel that work was undertaken alongside the new businesses located on Ashton Moss and that around 20% of jobs had been filled by Ashton Renewal residents. In particular:
- Cineworld - 60 posts available, 16 St Peter's residents appointed;
  - Kentucky Fried Chicken – 41 jobs available, 15 St Peter's residents appointed;
  - Hollywood Bowl – 28 jobs, 6 St Peter's residents appointed;
  - The Car People
- 8.39 Good relationships have also been established with Amec, a major developer in the regeneration of Ashton Moss who has advised on skill requirements for new businesses.

- 8.40 While Ashton Moss has provided a large number of employment opportunities for local residents it was noted by the Technical, Economic and Environmental Services Scrutiny Panel that many of these positions require unskilled workers and subsequently low salaries.
- 8.41 The Henry Square Development, or St Petersfield is another multi-million pound investment strategy within the Ashton Renewal Area which proposes to comprise high quality office suites. This major initiative intends to provide a new business district for the town and it is intended that it will create over 2000 new jobs.
- 8.42 The Development Company, Ask Developments, hopes to attract professional businesses to the area, such as solicitors, accountants etc, in order that in the long term higher paid jobs may be available for local residents. The Chief Executive of Ask Developments is confident that this area, once developed, will be acknowledged as having sub-regional importance, due to its location and motorway links.
- 8.43 Consultations were taking place with ASK Developments to ensure that residents of the Ashton Renewal Area would have adequate skills to access the jobs which will become available.
- 8.44 Plans are being made to open an Employment Centre in Henry Square which will be run in conjunction with Tameside College and the Council's Economic Development Unit. This Centre will provide appropriate training for residents of the Renewal Area to increase their skill levels, and ultimately enable them to access the higher profile jobs within Henry Square.
- 8.45 Members expressed concern that the jobs available in the new business quarter might require qualifications, which had not been attained by residents in the Renewal Area. They were informed that there could be a potential "mismatch" between the skills available and the skills required. This had been recognised and training was available to help enhance skills and a further training development was proposed.

## **Ashton Town Centre**

- 8.46 Ashton Town Centre is not directly covered by any of the objectives of the Ashton Renewal Project although it is an important part of the objectives covering crime, the environment, business and access to leisure opportunities.
- 8.47 One of the aims of the Project was to encourage investment and business growth in the town centre. Part of this aim was to develop a marketing strategy for the Renewal Area including the creation of the Ashton Town Centre Management Initiative.
- 8.48 The position of Ashton Town Centre Marketing Manager was developed as part of the aim to promote further investment in Ashton Town Centre. The post was initially funded through European funding, however, the position is now permanently funded by the Council as it was considered to be vital to the long-term development of Ashton as a major shopping destination.
- 8.49 The Ashton Town Centre Strategy was formulated to provide a blue print to direct future investment in the town and to ensure that the town centre contains an overall mix of uses in the future.

- 8.50 The Strategy included the identification of prime sites and buildings for development as well as four key geographical areas of the Town:
- Retail Core – this incorporates the central area of the town centre, ie. the Market, the Arcades, the Ladysmith and the surrounding streets. The Strategy aims to support the re-development and growth of this area by encouraging the development of new retail outlets and the attraction of multiple retailers.
  - “Old Town” – this incorporates central Stamford Street and Old Street, and the area has a strong shopping presence despite the “movement” of the Town Centre. Clarence Arcade is a key site here. The strategy supports the development of additional retail outlets, restaurants and the mixed use of space above shops for office space and residential use.
  - “New Town” – East End of Stamford Street and Penny Meadow – this incorporates an area with a strong night life, which is dominated by pubs and night clubs. The strategy supports the development of the area as an “entertainment quarter”.
  - Henry Square, Stamford Street West and Portland Basin – this area combines the creation of a new business quarter in the town centre combined with a “Cultural Quarter” around Portland Basin, the refurbished library, the art gallery and theatre.
- 8.51 Crime is a significant issue for businesses in the Town Centre. Businesses are particularly concerned about the impact of car crime and violent crime on their business and claim to have seen a knock-on effect on daytime trade, with older people in particular unwilling to come into the town centre.
- 8.52 In order to tackle and prevent crime in the town centre, the Council has introduced a number of security initiatives, including:
- Town Centre Exclusion Orders;
  - Development of a retail radio link;
  - Support for Pub and Club watch;
  - Creation of Nitenet;
  - CCTV;
  - Credit card fraud initiatives;
  - Work with other agencies eg. Greater Manchester Police, Community Safety Unit.
- 8.53 The Town Centre is an area of key strategic importance in the Renewal Area and, as such, one area of activity has focussed on promoting Ashton Town Centre as a key shopping destination.
- 8.54 The Town Centre Management Initiative has been effective at engaging with local businesses and implementing a successful marketing campaign. The business community in the town centre generally feels that the Management Initiative has led to improved marketing of the town centre.
- 8.55 In recent years Ashton Town Centre has undergone a major programme of investment and refurbishment, with developments such as the Arcades Shopping Centre, and the refurbishment of the Ladysmith Shopping Centre, Ashton Bus Station and Ashton Market.

- 8.56 Physical improvements made to the primary shopping area in the town centre are cited by businesses as being one of the main reasons behind the town centre's revival. Further revival may result from the new developments at Ashton Moss and St Petersfield which will both act as gateways to the town centre and may attract further investment into the area.
- 8.57 Over the last two years, Ashton Town Centre has grown from being the fifth busiest town centre in Greater Manchester to the third busiest. This achievement is largely the result of improved security measures in the town centre, a better environment and the marketing and promotion of Ashton by the Ashton Town Centre Management.

## **Environmental Issues**

- 8.58 Within the Ashton Renewal Project there has been a number of Projects concerned with the improvement of the local environment. Existing facilities such as St Anne's playing fields and Oxford Park have been improved, and new facilities have been created including West End Door Step Green and Holy Trinity Millennium Green and Astro turf.
- 8.59 Concern was raised by Members about the lack of environmental schemes in the Renewal Areas and that many international and blue chip companies prefer to locate their businesses in "leafy" areas which are more visually pleasing, such as South Manchester and that young professionals preferred to work in these areas. This was particularly relevant now that the M60 had been opened and South Manchester was only a short drive away.
- 8.60 The Ashton Town Manager reported that since its declaration, the Ashton Renewal Area had been a better environment in which to live and work. However, fly tipping by some of the residents was a persistent problem although a number of measures including leafleting, posters, litterbins, mini-recycling schemes and enforcement had been adopted to address the problem.
- 8.61 The Panel was informed that the number of parks/play areas couldn't be increased without the demolition of more buildings. However, work had commenced on a strategy for green/public open spaces to include making the very best of what is already there. The provision of sports and community buildings was also under review and future requirements would be defined as part of that exercise.
- 8.62 The Panel noted that the Ashton Renewal Office have given great consideration to manageable and appropriate environmental schemes within the Renewal Area involving stakeholders thorough consultation.
- 8.63 One such environmental scheme is Doorstep Green in the West End area of the Renewal Area. Doorstep Green was opened in May 2004 following consultation with local residents who live close to site. The design for the Green included an area with seating for older community Members, surrounded by sensory planting including aroma, sound and colour, an imaginative area for young children to play and an informal seating area arranged in a social way so friends/family can sit facing each other. The area can also be used to hold small community events.

## Crime and Disorder

- 8.64 When the Renewal Area was declared in 1996, crime and the fear of crime were identified as key issues for local residents and businesses in the Renewal Area.
- 8.65 Statistics for the Ashton Renewal Area as a whole show a fall of almost 4% in the total number of recorded crimes between 1998/9 and 2001/2, compared to an increase of 3% for the whole of Tameside. During this period significant decreases were recorded in key crimes, including:
- Theft of pedal cycles decreased by 39%
  - Theft of/from a vehicle decreased by 31%
  - Burglaries from dwellings decreased by 24%
- 8.66 Despite reductions in some key crimes, there have also been some notable increases, including:
- Theft from the person increased by 144%;
  - Violent crimes increased by 135%;
  - Juvenile nuisance increased by 80% - now the most frequently reported crime in the Renewal Area.
- 8.67 The Residents Survey 2000 found that 48% of residents interviewed felt that crime was one of the top 10 issues, which had worsened in the area since declaration, while just 10% of residents felt that incidents of crime had reduced.
- 8.68 Following the Mid-term Evaluation a new objective was set aimed at tackling crime and anti-social behaviour in the Renewal Area. The Community and Crime Task Group was established to deliver the Action Plan aimed at reducing crime in the area. The three main themes of this Action Plan were:
- (i) Community Safety Projects – including alley gating, establishment of home watch networks, CCTV installations and mobile CCTV surveillance, joint working to tackle anti-social behaviour between partners including TMBC, Registered Social Landlords and the Police and a young people's Project focusing on reduction of youth crime and juvenile nuisance;
  - (ii) Improved security linked to housing improvements including designing out crime in new housing developments and the installation of a new security access system in multi-storey towers;
  - (iii) Support to businesses and town centre – including assistance for security measures for businesses, town centre exclusion order scheme, town centre pub and club 'nitenet' service, town centre late night bus service, town centre security initiative and installation of help points.
- 8.69 The Ashton Renewal Project has been involved in alley gating around 37 blocks in the West End and Holy Trinity areas. Alley gating can only take place where there is 100% support from local residents. Alley gating is generally accepted as a successful scheme. Problems have been noted, however, where one or two residents do not want to take part in a scheme, which means the scheme cannot be legally implemented.
- 8.70 The Home Watch Scheme has also been a very successful initiative, the number of Home Watch Co-ordinators in the West End increasing from just 3 in 1999 to around 72 Co-ordinators and Deputy Co-ordinators today. Home Watch co-ordinators hold regular meetings and link closely with community police,



residents' associations and Ward Councillors. Many of the Home Watch coordinators are also Street Representatives. This infrastructure has contributed to the development of a two-way flow of information between residents and partners.

- 8.71 These schemes, together with the implementation of Anti-social Behaviour Orders (ASBOs) have led to a dramatic fall in burglaries in the West End Area. For example, during its peak, there were approximately 100 burglaries during 3 month period in 2001. However, during the same three months of 2003, there wasn't one reported burglary in the West End.
- 8.72 Despite these initiatives, crime remains a significant issue for residents in the Renewal Area. Residents' concerns include antisocial behaviour, burglary, car theft and the increasing incidence of violent crime. This shows that while certain crimes are reducing, the perception of crime and the image of an area are as significant as the actual incidence of crime.
- 8.73 However, evidence received from the Tameside Patrollers and the Youth Service indicates that they are beginning to have an impact. The strong network of departments and agencies working closely in the area to alleviate problems, and the existence of a police/patroller presence is having positive effects – residents are feeling safer. With the deployment of Tameside Patrollers in the Renewal Area, 241 abandoned or untaxed cars have been removed, cars which are often used for criminal activities. With regard juvenile nuisance, the Tameside Patrollers report that since the introduction of Anti-Social Behaviour Orders (ASBO's), alley gating schemes, Home Watch Areas, CCTV, and the presence of two community police officers in the Ashton Renewal Area, crime and disorder, is becoming more manageable.

## Education

- 8.74 It is recognised that the Ashton Renewal Project can only influence mainstream education to a limited extent. As such the Project has focussed on youth provision and supporting young people in education. However, there have been a number of Projects aimed at improving educational attainment in schools, including:
- Family literacy and numeracy in primary schools;
  - Homework clubs;
  - Classroom Assistants scheme;
  - Early intervention (focus on parents of children with poor attendance patterns);
  - Stamford School Developments;
  - West End Education Support Project.
- 8.75 The percentage of pupils resident in the Ashton Renewal Area that achieved 5+ GCSE grades A\*-C increased slightly between 1996 and 2004 (from 29% to 43%). In 2004, Ashton Regeneration pupils were now only 2% below the Tameside average.
- 8.76 The three primary schools in Ashton Renewal Area have a lower percentage of pupils attaining level 4 at Key Stage 2, than the average for Tameside in science, maths and English.

## Provision for Young People

- 8.77 Youth provision is considered a very important issue within the Ashton Renewal Area, particularly within St. Peter's Ward.
- 8.78 Within the Ashton Renewal Area, the staffing provision is distributed as follows:
- 1 full-time Locality Worker (Holy Trinity Area) = 36 hours
  - 1 half-time Youth Worker (West End) = 18 hours
  - 6 x 2 sessions part-time youth workers (12 sessions) = 42.36 hours
- Total = 2.75 Full-Time Staff
- 8.79 Language barriers prevent access to facilities for some residents, and the Ashton Youth Service are working very hard to overcome these barriers. Furthermore, the very nature of the declaration of the Ashton Renewal Area highlights issues regarding low incomes, which is another main contributory factor to access barriers to facilities for residents.
- 8.80 The Youth Service is looking to increase activities and opportunities for Asian girls and boys, by opening a youth service in the Portland Centre. There are however, a number of cultural issues in the area, and the Youth Service understands the need to adopt a multi-cultural integrated approach, which is extremely sensitive to different cultures, when introducing new activities.
- 8.81 Bearing this in mind, the Youth Service has an ongoing programme of work with Asian parents, which it hopes to overcome barriers that parents experience due to their language difficulties.
- 8.82 The provision of a youth "hub" in Oxford Park was proving to be a popular meeting place for youths.
- 8.83 The Youth Service acknowledges the impact education has on the health and social opportunities of the population, and seeks to network with schools and other agencies, in a bid to teach the residents about opportunities and schemes available to youths of the Ashton Renewal Area.
- 8.84 Discussions with youths in the Renewal Area, have highlighted the immense peer pressure they experience, regarding the ownership of clothes, mobile phones etc. Unfortunately, these youths cannot afford such items, and often turn to criminal activities, in order to acquire them.
- 8.85 Any criminal activities usually occur during the void between school and home, and the Ashton Youth Service would like to see schools opening in the evenings for clubs, which would not only offer activities for youths, but also encourage post 16 education, thus further enhance job prospects.
- 8.86 The Youth Team feel that there has been a tendency for older residents to be intolerant towards high spirits and the exuberance of youth. It is important for the children of the Renewal Area to feel that they are part of a community, and young people need to know that they fit into their environment.
- 8.87 One of the current key issues relating to juvenile crime is the limited number of dedicated youth facilities in the Renewal Area providing a place for youths to go.

- 8.88 In addressing youth requirements, the Youth Team is particularly keen to improve multi-cultural skills, and encouraged integration. There is a need to be extremely sensitive to all cultures when undertaking these initiatives.
- 8.89 Residents within the Renewal Area tended to find the Council's existing sports facilities and venues, very expensive.
- 8.90 The Youth Service are currently looking at establishing a Youth Shelter for each Ward in Ashton, which would look like a bus shelter, and could be used as a dedicated place for youths to congregate. This would be undertaken following consultation with the youths and the police.
- 8.91 The Panel was informed that schools are now introducing Citizenship Programmes, which were designed to inform children and youths about acceptable behaviour and life studies. These lessons were part of the school curriculum.
- 8.92 One extremely successful initiative run by the Ashton Renewal Office for youths in the area is the Cyclops Project. This Project was assisted by the community police who passed any unwanted bicycles to the Project Centre for the local youths to refurbish. This project is now managed by the Youth Service.

## Housing

- 8.93 When the Renewal Area was declared in 1996, housing was identified as a major area of activity for the Project. The key aims were to remove the worst housing and replace it with a mix of new housing and to improve the quality of the existing stock.
- 8.94 Ashton St. Peter's Ward was ranked as the most deprived area in Tameside in terms of housing according to the Indices of Multiple Deprivation (2000). Owner occupation is low in comparison to the whole of Tameside - 52.9% in the Renewal Area compared to approximately two thirds in Tameside. The type of housing is dominated by terraces (63.1%). There is a larger proportion of terraced housing than in the whole of Tameside and in the North West and significantly fewer semi-detached properties.
- 8.95 Improvement schemes have included the identification and assembly of sites for new housing (affordable for rent and sale) including clearance of housing in poor condition in the West End and Holy Trinity areas and the development of new family housing in West Park and Katherine Street and houses and flats in Portland Basin.
- 8.96 In order to improve the existing housing stock a programme of group repair scheme was developed. The group repair scheme aims to deliver a comprehensive programme of improvements to properties and services to tenants, and the promotion of low cost ownership. The Ashton Renewal Office acts as agent for residents, engaging with contractors on behalf of residents.
- 8.97 The scheme aims to put in reasonable repair the exterior of the buildings or to render these buildings structurally stable (or both). The participants in a group repair scheme are liable to contribute to the cost of the scheme. This contribution in the case of the owner/occupier/Private Landlord will range from a zero contribution up to a maximum contribution of 25% of the scheme costs. Owners participating in a group repair scheme are required to remain living in the

property or make the property available for letting for a period of not less than five years from the date of practical completion of the scheme.

8.98 The types of work carried out in a group repair scheme include:

- Loft insulation;
- Installation of new cavity wall-ties;
- UPVC double glazed windows;
- Installation of cavity insulation.

8.99 As a result of the Projects undertaken by the Ashton Renewal Project they have been successful in the clearance of unfit houses - over 700 have been demolished in the Renewal Area, reducing the number of unfit dwellings by 15% of the total stock. The largest absolute reduction has been in the number of unfit Registered Social Landlord properties. 500 homes have been refurbished and more than 400 new properties have been constructed since 1995.

8.100 The 2000 Residents Survey found that 40% of respondents thought that the area had improved as a result of housing developments. 19% felt that the provision of quality homes had improved, while 9% felt that improvements had been made in the choice of housing.

## Transport

8.101 Lack of transport can impact on all aspects of a person's life chances, restricting opportunities for education, employment and building social networks as well as limiting access to the supermarket and health care.

8.102 Conversely, those with their own vehicles use contributes to a general effect on the local environment with an increase in air and noise pollution.

8.103 Major areas of Project work aimed at improving access and mobility in the Renewal Area include:

- Projects which are part of wider strategic transport programmes, for example, Quality Bus Route measures in Ashton Town Centre and construction of the Ashton Northern by-pass;
- Projects which are part of redevelopment schemes, for example, improvements to the accessibility of St Petersfield and Portland Basin;
- Projects to address the needs of local residents, for example, traffic calming and traffic management measures in residential areas.

8.104 The key priorities for the period 2002-2007 are as follows:

- More traffic calming and management in residential areas;
- Schemes to improve affordable transport to jobs, particularly on Ashton Moss.

8.105 Due to the demographics of the area, problems have been experienced regarding the lack of provision of public transport services, which affect the ability of residents of the Ashton Renewal Area reaching their places of work.

8.106 The Residents Survey 2000 found that residents' highest priority for the area were traffic improvements and 44% of residents said that traffic had got worse since the Renewal Area was declared.

- 8.107 The Council has been extremely proactive in seeking public transport provision, as there had been no public bus facilities to developments in the Ashton Moss site of The Ashton Renewal Area. The Council was successful in negotiating £200,000 from the developer of the site, to assist with the provision of public transport at the early stages of the development.
- 8.108 Consequently, from the 8<sup>th</sup> December 2003 until the 11<sup>th</sup> January 2004, the Council's Engineering Service had provided a bus "shuttle" service, for the residents of the Ashton Renewal Area, which enabled those residents without transport to attend their place of work.
- 8.109 There are now bus services that provide public transport from Ashton Bus Station to Ashton Moss, from approximately 07.00 until approximately 20.00. There is a service every 20 minutes from Ashton Bus Station to the Leisure Park roundabout on Lord Sheldon Way and return. After 20.00 the service is hourly until 22.50.
- 8.110 Three bus service routes serve the Leisure complex on the Moss. The 337/338 service was provided from 3rd February 2004, the No.7 service commenced operation on 28th March 2004 and the 217 route came to fruition in October/November 2004.

## Forward Strategy

- 8.111 One of the most important elements of sustainability of the Ashton Renewal Project is the formulation of a Forward Strategy. There are three elements that have been identified to take the Forward Strategy forward, following the completion of the Ashton Renewal Project in 2006. These are:

(i) Physical Sustainability

Physical and Environmental improvements undertaken through the Renewal initiative will be clearly linked either through Ashton District Assembly or to community responsibility. For example, St. Peter's Partnership will receive a contribution for the upkeep of Doorstep Green with secured ongoing contributions from adjourning businesses.

The District Assembly will be key to the continued success of the area after the Renewal Area status ends in October 2006. The District Assembly is already involved in many of the Renewal Project's activities and has easy access to the Ashton Renewal Task Groups and residents and other groups, for example, Friends of Oxford Park. This facilitates easier consultation with residents and businesses within the Renewal Area.

The Panel are pleased to note that there are good communication links between the District Assembly and the Renewal Office, which are aided by the Town Manager's involvement with the following forums:

- Ashton Renewal Partnership Board;
  - Town Centre Steering Group;
  - St. Peter's Youth Scheme;
- Regular meetings with Ashton Renewal Area Project Manager and other officers involved with the Ashton Renewal Project.

(ii) Mainstreaming

While much of the activity has been Project led funded and through a mix of time limited Area Regeneration Initiatives, 99% of investment in to the

Renewal Area goes through mainstream budgets. Part of the work of the Renewal Office has been to influence key agencies to invest more resources in to the area and maintain this into the future, for example, the Primary Care Trust's investment in the area through the development of a Primary Care Centre in the Ashton Renewal Area. The challenge will be to ensure that the mainstream activity of key agencies continue to be directed into the area and that these are sustainable in the longer term.

(iii) St. Peter's Community Partnership

The St. Peter's Community Partnership is a registered charity led and managed by the community for the benefit of local residents in the St. Peter's Ward. The Partnership is run by a Management Committee, which is made up of Trustees, representatives from Housing Associations, the Council and local businesses. The Partnership aims to regenerate and stimulate the Community and encourage people to take responsibility for their own future. St. Peter's Trading Partnership is a wholly owned company of the Charity. The trading activities contribute to the aims and objectives of the charity and generate income to support the charity's work. Furthermore, the various trading activities have created jobs, which have been filled by local people. Projects include:

- Greenscape – an environmental Project trading company;
- Café on the Wharf – a catering facility situated at Portland Basin (now closed) – Refreshments are available in the museum;
- Community IT Centres situated at Cavendish Mill, Richmond Suite and Clyde House Business Centre;
- Community Committee organisations or local events and networking facility;
- Partnership work in regeneration, youth support and community initiatives.

8.112 The Partnership acts as the interface between residents and mainstream providers. The Town Manager believes that the St. Peter's Partnership was established to sustain development of the Ashton Renewal Area. While the strategy document is embryonic, it is intended that the Partnership will ensure that the Renewal Area Projects do not fall into disrepair at the end of the ten year term.

8.113 St. Peter's Partnership, as its name suggests, represents the people who live in St Peter's Ward. In order to provide a complete Forward Strategy for the whole Renewal Area, the Partnership would have to expand to cover the additional areas in the St. Michael's and Waterloo Wards.

8.114 Discussions with the Chair of St. Peter's Partnership, Councillor Jack Davis, indicate that there is a considerable amount of growth required before St. Peter's Partnership is equipped to take on part of the Forward Strategy of the Renewal Area.

8.115 In order to sustain the work of the Partnership in the future and ensure that it continues to grow, it is envisaged that the St. Peter's Partnership will require an annual revenue funding contribution from the Council.

## **Conclusions**

- 8.116** The Scrutiny Panel acknowledge that the continuation of St. Peter's Partnership as the Ashton Renewal Area's Forward Strategy, is imperative for the sustainability of the Project and that adequate funding is essential for its continued success.
- 8.117** The Scrutiny Panel feels that the officers have learned from past experiences of the Hyde Renewal Project, and have worked hard to address imbalances. Initiatives are now being considered which aim to ensure the sustainability of schemes within the Ashton Renewal Project.
- 8.118** Furthermore, the Scrutiny Panel feel that the officers involved in the Ashton Renewal Project are undertaking excellent work, to address housing, economic and business issues, and should be commended for their work. Crime issues are also currently being addressed and the Alley Gating Scheme is considered to be very successful.
- 8.119** The work to St Petersfield and the Ashton Moss Development is likely to be of Sub-Regional importance and should bring essential business and jobs to the area.
- 8.120** The officers have a thorough knowledge of all the complexities surrounding legislation, and obligations regarding equalities in respect of residents and businesses, and apply their knowledge and experience thoroughly, professionally and sympathetically.
- 8.121** The staff have actively worked to seek the views of the residents and have sought to offer solutions based on their requirements for all housing, health and work training schemes.
- 8.122** The lack of public transport provision, for the Ashton Renewal residents to their places of work on the Ashton Moss Development, would possibly prohibit the take-up of jobs, so it is hoped that a solution be sought regarding this matter, as soon as possible.
- 8.123** The Scrutiny Panel acknowledge that the Council and its partners have made every effort to secure additional funding to address the remaining housing issues in the West End of Ashton, and should be congratulated on their success.
- 8.124** The Scrutiny Panel feel that there are a lack of environmental schemes in the Ashton Renewal Area, which would make the area more visually pleasing and possibly attract large organisations and young professionals.
- 8.125** The Scrutiny Panel understands that some residents of the Ashton Renewal Area have difficulty accessing leisure facilities, which might be considered too costly or unnecessary, when they have limited incomes. The closure of Ashton Swimming Baths is likely to cause difficulties for residents who are unable to travel to other facilities in the borough.
- 8.126** The Scrutiny Panel acknowledges the lack of community buildings in the Ashton Renewal Area, which can be made available to youths in the evening, as meeting places, or to hold activities.

## 9. Health In The Ashton Renewal Area

### Health Issues

- 9.1 The Panel Members recognise and congratulate the Ashton Renewal Project on its commitment and work to address health and social issues in the Ashton Renewal Area. However, it was recognised that the extent to which the Renewal Project could influence health service provision and the health of residents was limited.
- 9.2 Ashton St. Peter's is the least healthy Ward in Tameside on the Indices of Deprivation (2000). Between 1996/98 and 1997/99 standard mortality rates increased for "all causes" and for 8 of the 9 key diseases measured. The highest increases were in respect of diseases of the respiratory system and cerebrovascular disease.
- 9.3 At declaration of the Renewal Area, almost one third of households had someone with a long-term limiting illness. One in 10 of householders had someone resident who was claiming a disability benefit – rising to one in 4 of 45-59 year olds.
- 9.4 The Declaration Report also reported that there was a higher than the national average use of GP services in the area. Just under one in 6 were caring for someone either in their own home or nearby. There were also high levels of tooth decay among children.
- 9.5 The 2001 Census asked residents about their general health – "Over the last twelve months, would you say your health has been: Good, Fairly Good, Not Good?". In St Peters the split was 60.8% : 24.9% : 14.3% compared to the results for Tameside as a whole, 65.2% : 23.2% : 11.6%.
- 9.6 The Census also asked Residents if they suffered from a long-term limiting illness (LTLI), health problem or disability. In St Peters 24.1% of the population reported that they had (compared to 20.9% for Tameside as a whole).
- 9.7 The total number of people in St Peters with LTLI and/or 'Not Good' General Health is 2846, or 25.5% of the population (Tameside average 22.5%).
- 9.8 The main focus of work aimed at improving the health of residents in the Renewal Area has been on healthy living. The most significant Project has been the development of Ashton Healthy Living Community Project.

### Ashton Healthy Living Community Project

- 9.9 The Ashton Healthy Living Community Project, is funded mainly through New Opportunities Funds (NOF), together with some Neighbourhood Renewal Funding (NRF) and Single Regeneration Budget (SRB). It has currently received funding in the region of £600,000.



- 9.10 The overall aim of the Healthy Living Project is to assist people and organisations so that they are able to make their own informed decisions on matters affecting their health, and have a knowledge of where they can go for assistance. The Healthy Living Project hopes to assist residents by “pointing them in the right direction”.
- 9.11 The Project reports to the Health and Leisure Task Group which aims to improve the health of residents in the Ashton Renewal Area and to increase access to leisure opportunities. This is achieved by introducing courses for preventative health measures, targeting those most in need in the Renewal Area and then encouraging them to attend sessions.
- 9.12 To achieve this aim, the Task Group has devised an Action Plan which identifies ten objectives. From this action plan they have agreed the following four priority areas as proposed by the Community Representatives:
- Encouraging community involvement and empowerment in Health, Social Care and Leisure Services in the area;
  - Ensure there is appropriate and accessible health information, advice and support available to Ashton Renewal residents;
  - Promote Healthy Lifestyles including involvement in physical activities for residents;
  - Ensure there is good quality and accessible primary care provision, which meets the needs of Ashton Renewal residents.
- 9.13 Each priority area has a working group of Members from the Task Group, other residents and partners.
- 9.14 A number of key issues have been identified in the local population including:
- Low health expectations, health inequalities and poor health;
  - Lack of knowledge and understanding of health needs, including the strengths and weaknesses of existing services, and issues regarding prescription drugs;
  - Low take-up of employment opportunities within health and social care;
  - Difficulties, apathy and lack of engagement in health issues;
  - Low family incomes, unemployment and poor diet;
  - Lack of a GP in the Holy Trinity area, poor parenting, environment and community cohesion;
  - Confusion of information and lack of advice and support.
- 9.15 The Ashton Healthy Living Project is located in the West End Community Centre, which is owned by Tameside Council. The building is due to be demolished due to its poor condition and alternative premises will be required.

## **Project Initiatives**

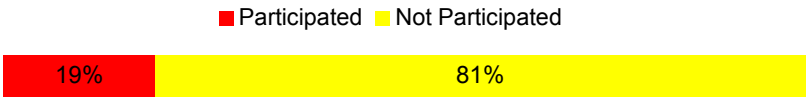
- 9.16 Although not responsible for the actual delivery of initiatives, the Healthy Living Project encourages attendance, points people in the right direction, and promotes healthy living initiatives. In consultation with local residents, a range of Projects has been developed to address the health needs of the Ashton Renewal Area community. These include Projects on community arts, environmental employment and training, activities for young people including basic bike mechanics and cycling, and developing social and personal skills, with a focus on health and sports, swimming and keep fit activities.

- 9.17 The Healthy Living Project has been fundamental to the engagement of local people in a number of recent initiatives and interventions, including First Aid and Basic Food Hygiene training.
- 9.18 Healthy Lifestyle courses and the Healthy Communities Collaborative are seeking to have a major impact on the health of elderly residents. The purpose of this initiative is to reduce the numbers of preventative falls by encouraging local resident’s to become involved with their elderly neighbours. This Project is being run with Age Concern.

**Engaging the Community**

- 9.19 Particular emphasis is made trying to encourage hard to reach groups, such as Ethnic minority groups, to benefit from new initiatives. With the assistance of the Bangladeshi Welfare Association progress has been made in involving residents from all groups.
- 9.20 The Project workers do believe that they have built strong links with the Bangladeshi Welfare Association and have made a number of good contacts.
- 9.21 They believe that “word of mouth” is the best way of advertising schemes in the ethnic community of the Renewal Area, and they aim to use this method of advertising to educate and increase awareness of health initiatives.
- 9.22 Mental health and domestic violence issues are now being targeted and residents are encouraged to become involved in the planning process of courses, in order that the course content is relevant to their needs.
- 9.23 The Healthy Living Project encourages attendance mainly by “plugging” messages and consulting with the residents regarding the types of courses that they would be willing and would like to attend. For example, the Healthy Lifestyle Course, Motivation, Empowerment and Tai Chi courses have all been well attended following consultation with the residents.
- 9.24 The courses are presented in a very basic manner, where language does not pose a barrier to learning. Therefore the course content does not deter any residents from attending.
- 9.25 The Door to Door Survey undertaken on behalf of the Scrutiny Panels found that the majority of respondents (81%) had never participated in initiatives run by the Healthy Living Community Project (See Fig. 1).

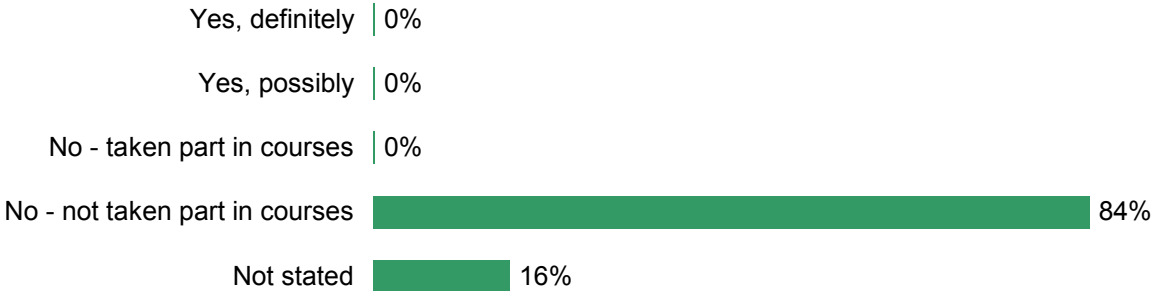
**Participation in the Healthy Living Project      Fig. 1**



- 9.26 Respondents were asked if their health has improved because of any involvement they may have had with the Healthy Living Community Initiative. There is no evidence to suggest that any health improvements are linked to this initiative, although it may be too early to be able to make this judgement. (See Fig.2).

# Improvement to Health due to Healthy Living Community Project Involvement

Fig. 2



## Measuring the Outcomes of Health Initiatives

- 9.27 The Director of Public Health reported to the Panel that the effects of the Renewal Areas on people’s health couldn’t be measured in the short-term.
- 9.28 Indicators of health can take generations to be determined, which unfortunately means that the Personal and Health Services Scrutiny Panel can only measure the effective take-up of health initiatives by the residents, and obtain their opinions, as to how their health has been affected by these schemes.
- 9.29 The Director of Public Health also suggested that there was a need for more substantial monitoring of outcomes of particular initiatives and changes to the environment between the local authority and the health authority.
- 9.30 The Panel heard from the Director of Public Health that there was a requirement to determine outcome targets for all partnership initiatives. However, this would require the allocation of additional resources to enable information to be collected and analysed. This work would be extremely complicated and time consuming.
- 9.31 She informed Members that the people who are most in need of health advice are targeted by the Outreach Workers who then contact the Health Visitors to arrange community-based sessions.
- 9.32 In February 2004, the Health and Leisure Task Group, the group responsible for the implementation of the Health and Leisure Action Plan, developed a draft evaluation strategy to evaluate the impact and effectiveness of its actions.
- 9.33 The purpose of the strategy was:
  - To assess whether Ashton Renewal’s health and leisure initiatives were achieving proposed outcomes.
  - To evaluate the effectiveness of the initiatives at improving health outcomes in Ashton.
  - To analyse the impact of the initiatives on people living in the Ashton Renewal Area.
  - To identify approaches and activities that are successful.
  - To identify areas for improvement.
- 9.34 The overall aim of the Task Group was to achieve positive changes in lifestyle, for example, smoking cessation, improved diet or increased physical activity; and to improve physical and mental well-being.

- 9.35 One method of data collection being used to monitor the effects of the various health initiatives is the Dartmouth COOP chart. This uses a series of charts to capture health outcomes and changes in health status. These charts can be used by individual Projects to measure health gain. The charts are ideal for use when people are about to undertake a series of sessions where they would expect some health gain, for example before taking up Tai Chi. The charts are completed at the beginning and then again after four weeks of activity.

## **Conclusions**

- 9.36 In accordance with the Indices of Deprivation (2000), Ashton St. Peter's Ward is the least healthy Ward in Tameside and is one of the 3% most deprived Wards in England. Moreover, Ashton St. Peter's Ward has particularly high Standard Mortality Rates (SMR) for heart disease and disease of the respiratory system.
- 9.37 Currently, there is not a doctor's surgery in the Holy Trinity area however, it is anticipated that a new Primary Care Centre will provide a wide range of health services for the residents of the Ashton Renewal Area.
- 9.38 In order to address this imbalance, the Scrutiny Panel is pleased to note that the Ashton Renewal Project has introduced numerous health initiatives including Healthy Lifestyle Courses, for the residents, in order to improve these figures.
- 9.39 The Scrutiny Panel believe that "education" is a clear indicator in improving the health of people, the Panel were satisfied that the Ashton Renewal Team have worked hard to improve education attainment in schools in the Renewal Area by implementing a number of key projects, despite limited resources.

## 10. Consultation

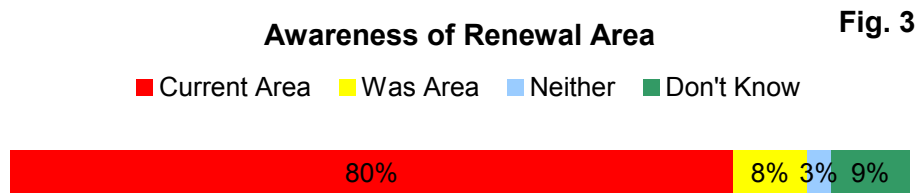
One of the main objectives of the Review was to ascertain what impact the Renewal Areas have had on residents and businesses in the Renewal Areas. The Scrutiny Panels consulted with various stakeholders including residents, businesses and local health practitioners about their views and experiences of the Renewal Areas. The following information outlines the results gathered from each of consultation exercises undertaken.

### 10.1 Businesses in Hyde and Ashton Renewal Areas

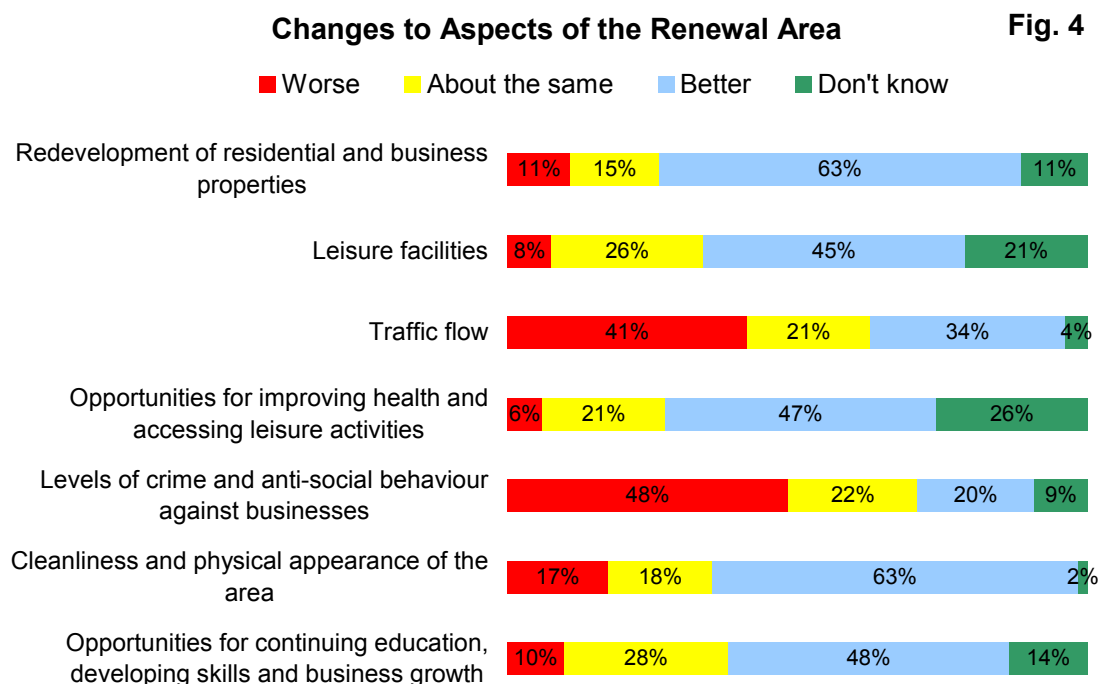
10.1.1 In March 2004, the Scrutiny Support Unit commissioned Nunwood Consulting to undertake a telephone survey of businesses situated within the Hyde and Ashton Renewal Areas. In total 283 businesses were interviewed, 99 in Hyde and 184 in Ashton.

#### Ashton Renewal Area

10.1.2 80% of respondents correctly identified Ashton as currently being a Renewal Area compared to just 9% who didn't know (see Fig. 3).



10.1.3 63% of businesses interviewed in Ashton have been in that location or in the immediate area prior to 1996. 23% have been located there since between 1996 to 2001. Only 14% have been located there since 2001.



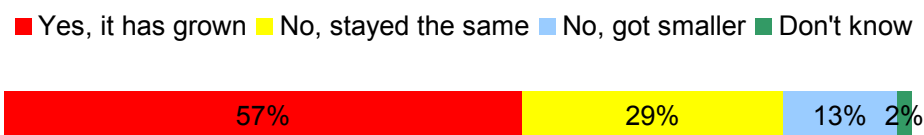
- 10.1.4 Respondents were asked whether they perceived a number of different aspects of the Ashton Renewal Area to have become better or worse since they have been located in the area (see Fig. 4).
- 10.1.5 The greatest net improvement (better minus worse) can be seen in aspects which improve physical space:
- Redevelopment of residential and business properties (52%)
  - Cleanliness and physical appearance of the area (46%).
- 10.1.6 The least improved aspects are:
- Traffic flow (-7%)
  - Levels of crime and anti-social behaviour against businesses (-28%).
- 10.1.7 With the exception of levels of crime and anti-social behaviour against businesses, respondents that believe that the Ashton Renewal Area is a good place for a business to be located are more inclined to believe that all of the aspects have got better compared to those who state that it is a bad place to be located.
- 10.1.8 62% of respondents claim to be aware of the Ashton Renewal Project Office located on Old Street in Ashton which is available for advice and assistance relating to businesses (see Fig. 5).

**Ashton Renewal Project Office** **Fig. 5**



- 10.1.9 When asked if their business had grown since they moved to the area, a significant proportion of businesses (57%) felt that their business had grown (see Fig. 6). Respondents were then asked if they expect their business to grow in the next few years – 65% of respondents said yes compared to 9% of respondents that said they expect it to get smaller.

**Business Growth** **Fig. 6**



- 10.1.10 Respondents were then asked if the existence of Ashton Renewal has had an effect on their business. A third (33%) of respondents feel that it has had a positive effect. Only 9% feel that it has had a negative effect. 44% feel that it hasn't had an effect at all and 14% don't know.
- 10.1.11 It is those businesses that have been based in the area for the longest time that feel that the existence of the Ashton Renewal Project has had no effect on their business:
- 48% of businesses that moved into the area before 1996 believe the Renewal Project has had no effect on their business;

- 40% of businesses that moved to area between 1996 and 2001;
- 35% of businesses based in the area since 2001.

10.1.12 77% of respondents think that the Ashton Renewal Area is a good place for a business to be located, a feeling most felt by those that moved into the area in the recent past:

- 70% of businesses that moved into the area before 1996 said that the Ashton Renewal Area is a good place to be located;
- 84% of businesses that moved into the area between 1996 and 2001;
- 96% of businesses that moved into the area since 2001.

10.1.13 Amongst those that think the Ashton Renewal Area is a good place for a business to be located, the improvements to the area were mentioned as a reason in 32% of cases.

## Hyde Renewal Area

10.1.14 Over half of the businesses surveyed in Hyde (56%) set up there prior to 1990. 11% located there between 1990 and 1995, 13% between 1995 and 2000, and 20% since 2000. These figures imply that just under 1 in 4 respondents (24%) set up in the area whilst it was a Renewal Area (see Fig. 7).

**Time Located in the Area**

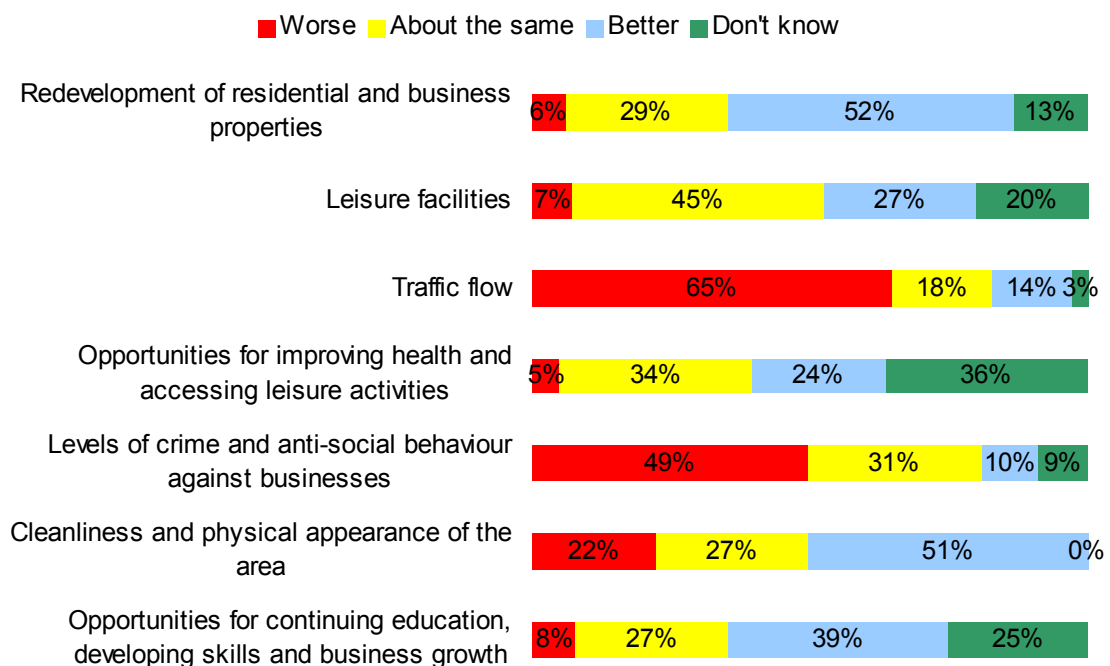
**Fig. 7**



10.1.15 Businesses were asked whether they perceived a number of different aspects of the Hyde Renewal Area to have become better or worse since they have been located in the area (see Fig. 8).

**Changes to Aspects of the Renewal Area**

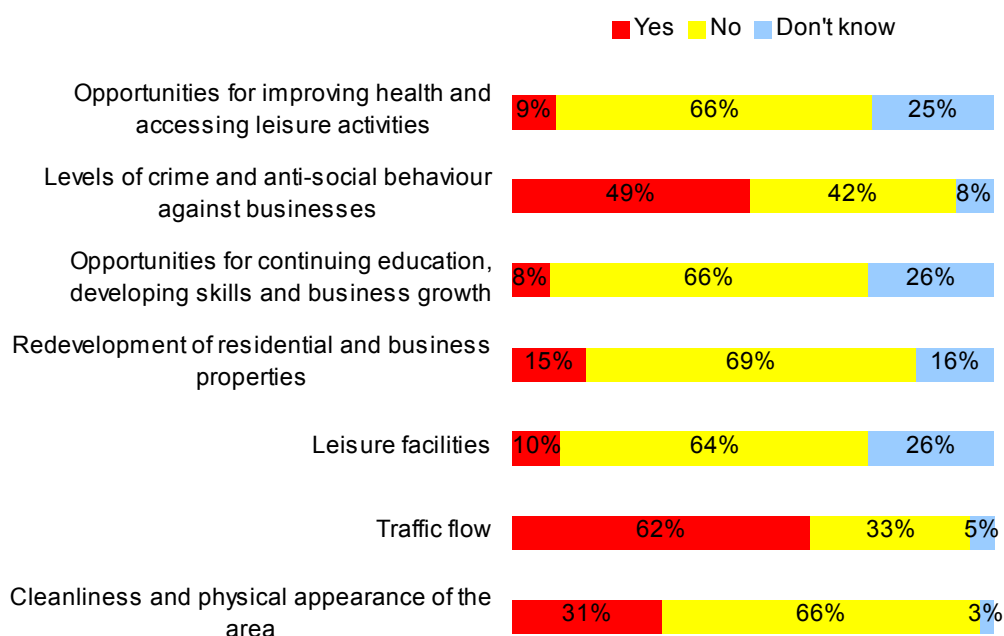
**Fig. 8**



- 10.1.16 Respondents think that Hyde has improved with regards the following aspects:
- Redevelopment of residential and business properties (52%);
  - Cleanliness and physical appearance of the area (51% );
  - Opportunities for continuing education, developing skills and business growth (39%).
- 10.1.17 The aspects in which respondents felt that Hyde had worsened are:
- Traffic flow (65%);
  - Levels of crime and anti-social behaviour against businesses (49%).
- 10.1.18 While 51% of respondents said that the cleanliness and physical appearance of the area had improved, almost one quarter (22%) of respondents said that this was an aspect that had actually got worse.
- 10.1.19 The greatest net improvement (better minus worse) can be seen in the following aspects:
- Redevelopment of residential and business properties (45%)
  - Opportunities for continuing education, developing skills and business growth (31%).
- 10.1.20 The least improved aspects are:
- Levels of crime and anti-social behaviour against businesses (-39%)
  - Traffic flow (-51%).
- 10.1.21 With the exception of traffic flow and levels of crime and anti-social behaviour against businesses, respondents that believe that the Hyde Renewal Area is a good place for a business to be located are more inclined to believe that all of the aspects have got better compared to those who state that it is a bad place to be located.
- 10.1.22 Respondents were then asked if they'd noticed any deterioration in the same aspects since the end of the ten-year Project in 2000 (see graph below).
- 10.1.23 Respondents thought that Traffic flow (62%), levels of crime and anti-social behaviour against businesses (49%) and cleanliness and physical appearance of the area were the aspects that had got worse. (see Fig. 9)

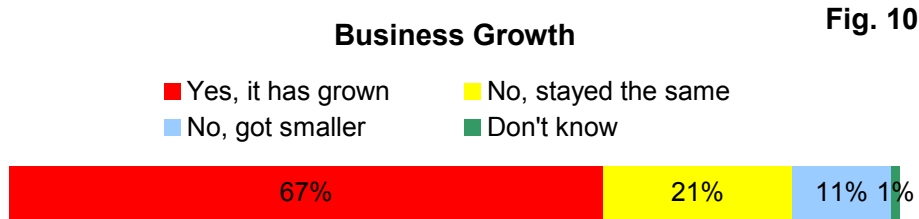
**Deterioration in the Area since 2000**

**Fig. 9**





10.1.24 When asked if their business had grown since they moved to the area, a significant proportion of businesses (67%) felt that their business had grown (see Fig. 10). Respondents were then asked if they expect their business to grow in the next few years – 61% of respondents said yes compared to just 10% of respondents that said they expect their business to get smaller.



10.1.25 68% of respondents think that the Hyde Renewal Area is a good place for a business to be located. Of those, the improvements to the area were mentioned as a reason in 20% of cases.

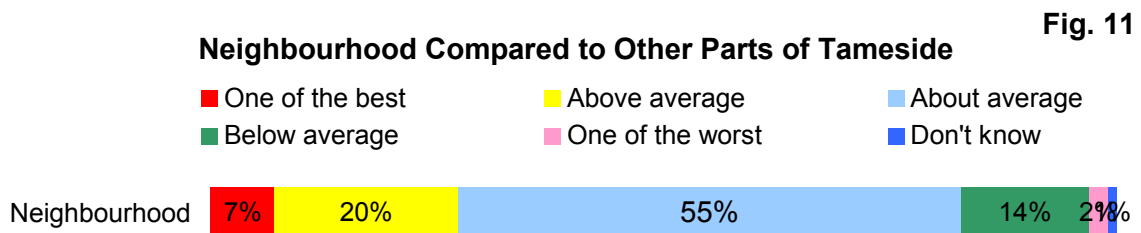
## 10.2 Residents of the Ashton Renewal Area

10.2.1 Mori North was commissioned to undertake a door-to-door survey in the Ashton Renewal Area, to gauge the satisfaction level of the residents of the Ashton Renewal Area.

10.2.2 The consultation was carried out using a questionnaire administered by interviewers in residents' homes. In total, 255 interviews were undertaken between 14<sup>th</sup> June and 2<sup>nd</sup> July, out of which 51% were male and 49% were female.

### Perceptions of the Neighbourhood

10.2.3 In general, perceptions of the Ashton Renewal Area tend to be positive. When asked to compare their neighbourhood with other parts of Tameside they are familiar with (see Fig. 11), more than half of respondents (55%) believe they are on a par with other neighbourhoods. In total, 28% of the sample feels that their neighbourhood is above average, a feeling most felt by those who have moved home in the recent past.



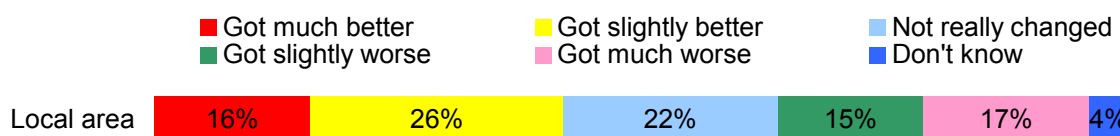
10.2.4 The respondents who are most positive about the neighbourhood are those who:

- In general are satisfied with the area (36% v 10% dissatisfied)
- Believe there has been an improvement in the area in the last 2 years (47% v 10% worse)
- Those who believe the Ashton Renewal Project has had a positive impact (34% v no impact 16%).

- 10.2.5 In total, 42% of respondents believe their local area has improved over the past two years (16% much better, 26% slightly better – see Fig. 12). One fifth of respondents (22%) consider the area not to have changed whilst one third feel that the area has become worse (15% slightly, 17% much worse).
- 10.2.6 It is the older age groups that perceive there to be more of a deterioration in the area (41% of the 55+ age group compared to 19% of the 16 to 34 age group).
- 10.2.7 Respondents who rent, tend to believe that their area has improved over this time period (49% think area better v 27% owner occupiers).

**Changes to Area in Past 2 Years**

**Fig. 12**

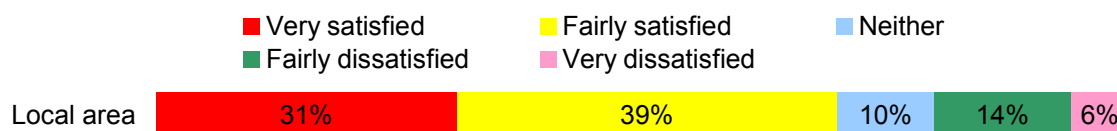


- 10.2.8 Respondents were asked to think about their local area as a whole. In total, 71% of respondents are likely to be very or fairly satisfied (see Fig. 13). Residents in rented accommodation are more likely to be satisfied than owner occupiers (76% satisfied v 59% dissatisfied). Equally, dissatisfaction with the area is correlated to the length of time respondents have spent at their current address:

- Moved in before 1996 - 26% dissatisfied
- Moved in between 1996 and 2001 - 20% dissatisfied
- Moved in after 2001 - 12% dissatisfied.

**Satisfaction with Local Area as a Place to Live**

**Fig. 13**



- 10.2.9 Respondents who believe the area has improved over the past 2 years and those who believe the Ashton Renewal Project has had a positive affect on the area are most likely to be satisfied with the area.

## Living in Ashton

- 10.2.10 In total, 42% of respondents have lived at their current address for more than eight years (since before 1996), however, one third of the sample (33%) moved home after 2001 (see graph on next page).
- 10.2.11 Older respondents tend to have lived at their current address for the longest period of time (73% of those aged 55 compared with just 12% of those aged 16-34).
- 10.2.12 Young people are most likely to have moved most recently. The proportion of respondents aged 16-34 who have moved address accounts for 12% pre 1996 and rises to 55% since 2001.
- 10.2.13 Over half of respondents live in housing rented from a housing association (53%), a further 30% either own their property or are paying a mortgage, whilst

16% rent from a private landlord. Respondents who have moved recently are more likely to have moved into rented accommodation.

10.2.14 The majority (85%) of respondents are satisfied with their current accommodation (49% very satisfied, 37% fairly satisfied). Those who tend to be satisfied with the local area as a whole are more satisfied with their accommodation (91% v 76% of those dissatisfied with the Ashton Renewal Area).

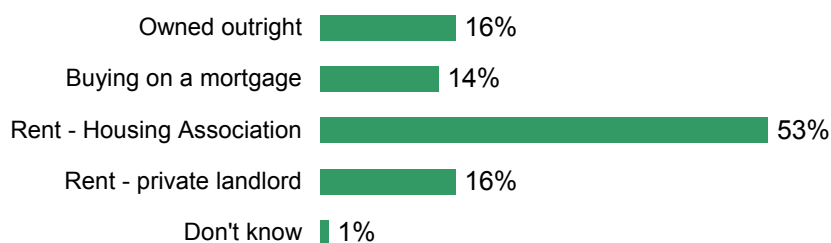
10.2.15 Respondents who agree that the Ashton Renewal Project has improved their area are also more likely to be satisfied with their accommodation than respondents who do not believe that the Renewal Project has had a positive affect (91% v 78%).

10.2.16 Two-thirds of respondents (66%) would like to be living within the same town/village in five years time – 47% would like to be living at their current address, 9% in the same neighbourhood. Older respondents tend to feel the most settled (70% aged 65+ years wish to remain at their current address v total 47%).

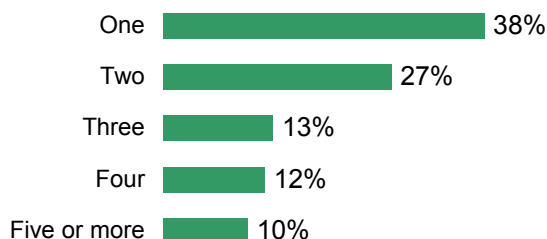
**Current Accommodation**

**Fig. 14**

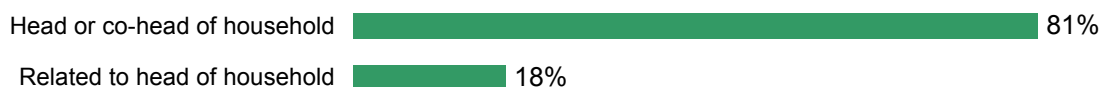
**Tenure**



**Number in household**



**Head of household**



**Moved to address**



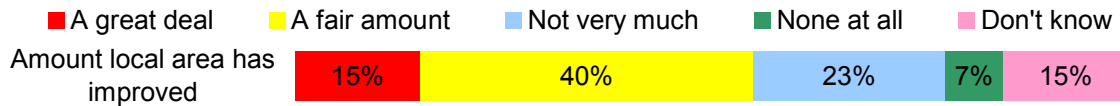
**Awareness and Effect of the Ashton Renewal Project**

10.2.17 Three-quarters of respondents (74%) were aware that they were living in the Ashton Renewal Area. Respondents who have been in their current homes the longest tended to be the most aware (before 1996 81% aware compared to post 2001 66% aware).

10.2.18 In total, half of the sample (55%) believes that the activities of the Ashton Renewal Project have improved their neighbourhood as a place to live (see graph below). One quarter (23%) believe that not much has changed whilst 7% do not consider anything to have changed (see graph below). Home owners are significantly more likely to state that there has been not very much or no improvement at all (45% compared to 24% rent).

**Effect of Renewal Project on Local Area**

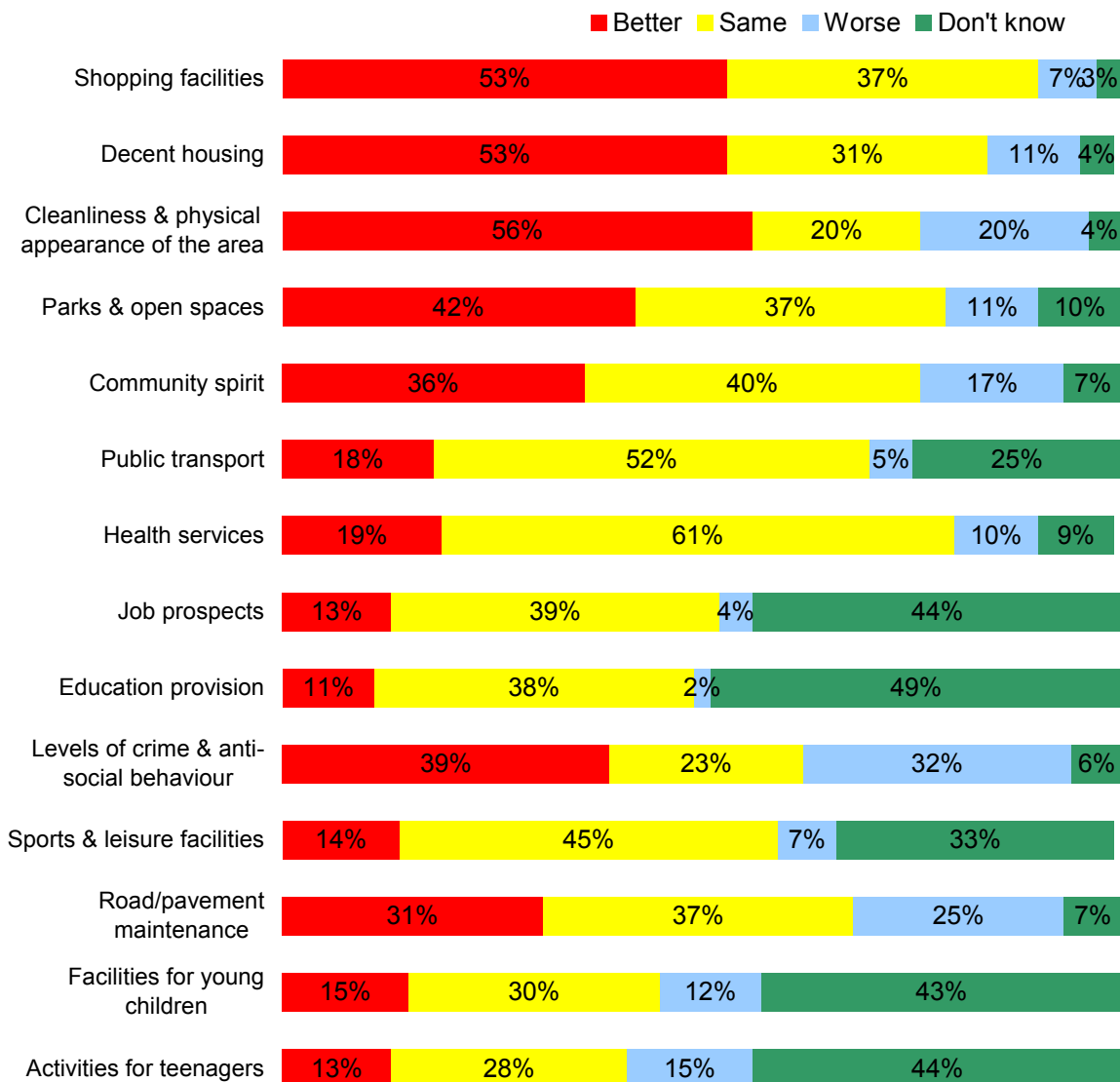
**Fig. 15**



10.2.19 Respondents were asked whether they perceived a number of different aspects of their neighbourhood to have become better or worse since they have been living in the area (see Fig. 16).

**Changes to Aspects of Renewal Area**

**Fig. 16**



- 10.2.20 The greatest net improvement (better minus worse) can be seen in aspects which improve respondents physical space:
- Shopping facilities (46%)
  - Decent housing (42%)
  - Cleanliness and physical appearance of the area (36%)
  - Parks and open spaces (31%).
- 10.2.21 The least improved aspects relate to the provision of entertainment for young people:
- Activities for teenagers (-2%)
  - Facilities for young children (3%)
  - Sports/leisure activities (7%)
  - Level of crime and anti-social behaviour (7%).
- 10.2.22 In general, respondents who have recently moved home (in last 3 years) are more positive than those who have been in their house for a longer period of time.

## Information on the Renewal Area

- 10.2.23 Respondents who feel most informed about the Project are most likely to perceive an improvement in their environment and consider the Project to have had a positive impact.
- 10.2.24 The Ashton Renewal newsletter is the most common source of information about the Renewal Project (35%) followed by word of mouth (31%) and the Tameside Citizen newspaper (24%). A few respondents have been directly involved in the Project having either attended a meeting (7%) or had work done on their own home (7%) (see graph below).
- 10.2.25 In total, half of respondents (52%) believe they are being kept informed about developments (22% very well informed, 30% fairly well informed). A further 15% of respondents feel the Ashton Renewal team give only limited amounts of information whilst 18% feel they are not told much at all.
- 10.2.26 Comparison with normative data held by MORI (research done amongst similar Councils where this question was asked) indicates that the Ashton Renewal Team is doing a good job informing people. Net satisfaction with information (well informed minus not well informed) – Ashton +19% v normative data –3%.
- 10.2.27 As identified in the general BVPI survey, information provision is a key driver to satisfaction i.e. the more informed a person is the more likely they are to be satisfied with service provision. The greater the information, the more likely a respondent will believe:
- the Project has had a positive impact on the Ashton Renewal Area (73%) compared to those who believe the Project has had no impact (30% feel informed).
  - their neighbourhood has improved compared to two years ago – 65% feel informed about developments v 43% who believe the area has declined.

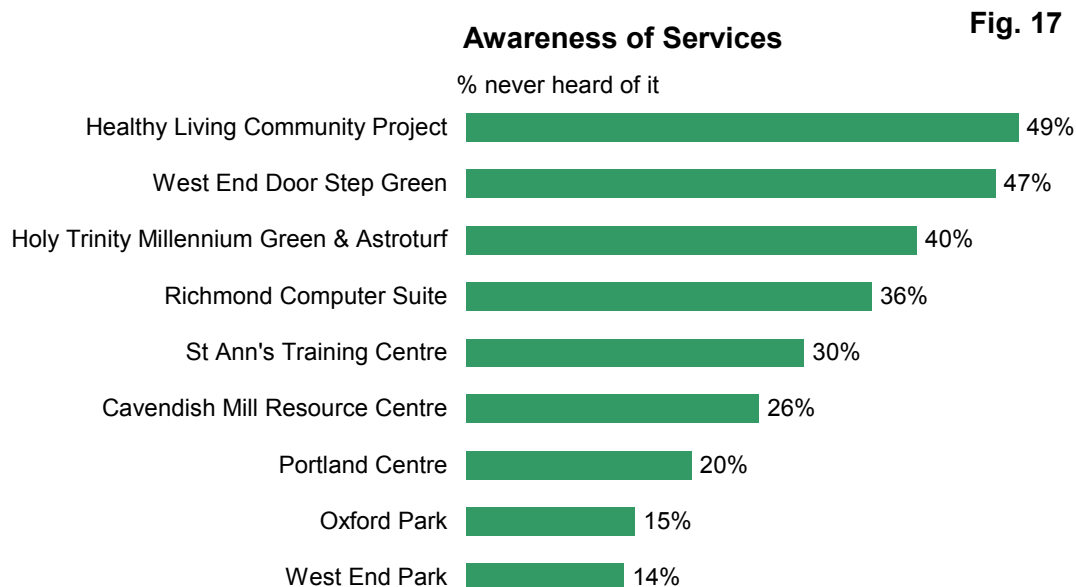
10.2.28 Information being sent directly to the home is the preferred method for 82% of respondents, followed by information in the local press (42%) and attendance at local meetings (17%).

## Service Use

10.2.29 Respondents were asked how frequently, if at all, they used a number of facilities and services which the Ashton Renewal Team had been developing and improving.

10.2.30 It can be seen from the Fig. 17 that the least well known facilities/services are:

- Healthy Living Community Project (49% never heard of it)
- West End Door Step Green (47%)
- Holy Trinity Millennium Green and Astro turf (40%)
- Richmond Community Suite (36%).

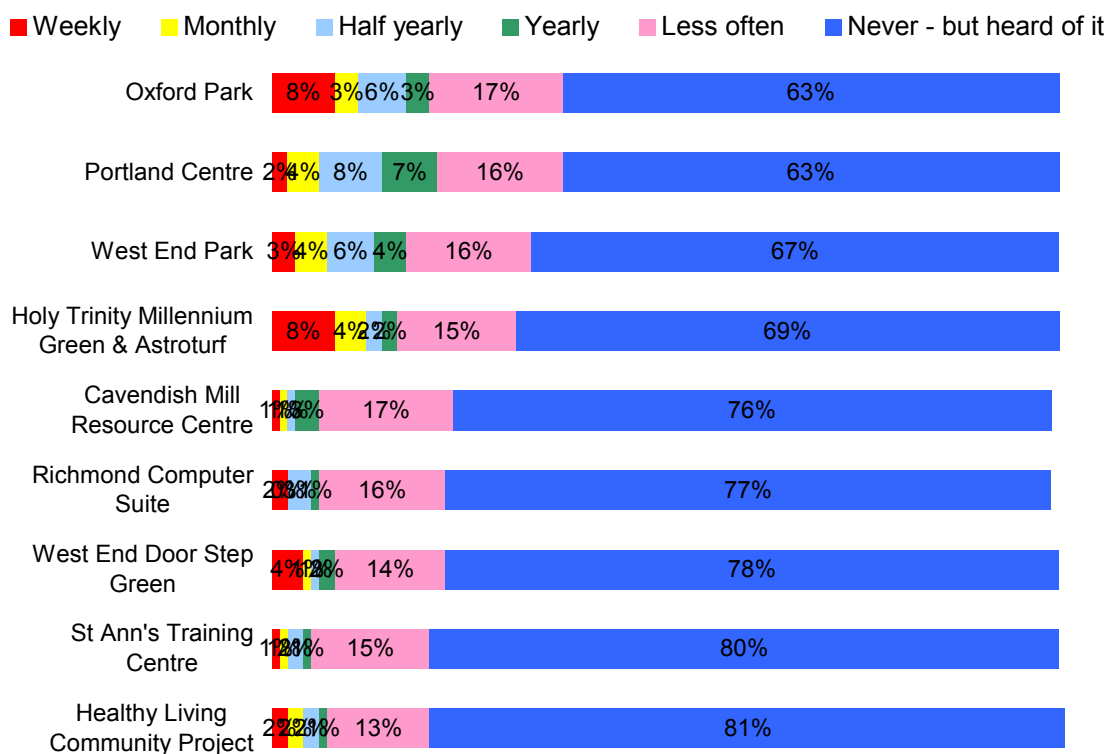


10.2.31 Amongst those who have heard of the services/facilities, the largest proportion in each case have never used the service (see Fig. 18). The most used services/facilities are:

- Oxford Park (8% use weekly)
- Holy Trinity Millennium Green and Astro turf (8% use weekly)
- West End Door Step Green (4% use weekly)
- West End Park (3% use weekly).

**Frequency of Service Use**

**Fig. 18**

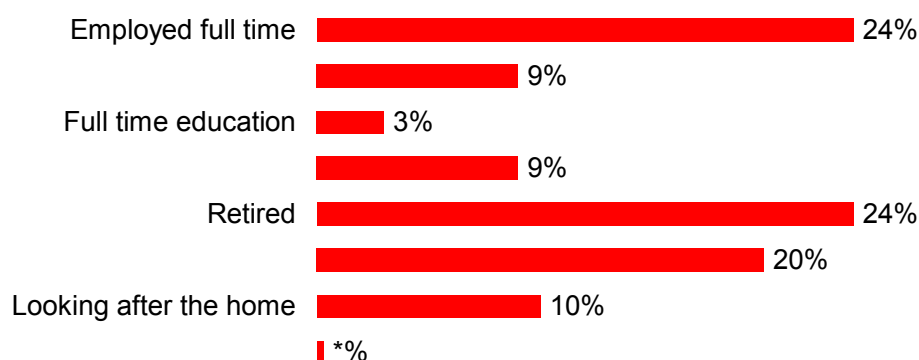


## Employment

10.2.32 One third of respondents (33%) are in employment either full (24%) or part-time (9%). One quarter of those interviewed are retired (24%), whilst one-fifth (20%) are permanently sick or disabled. In total 9% of respondents are unemployed but available for work and a further 10% look after the home (see Fig. 19).

**Working Status**

**Fig. 19**

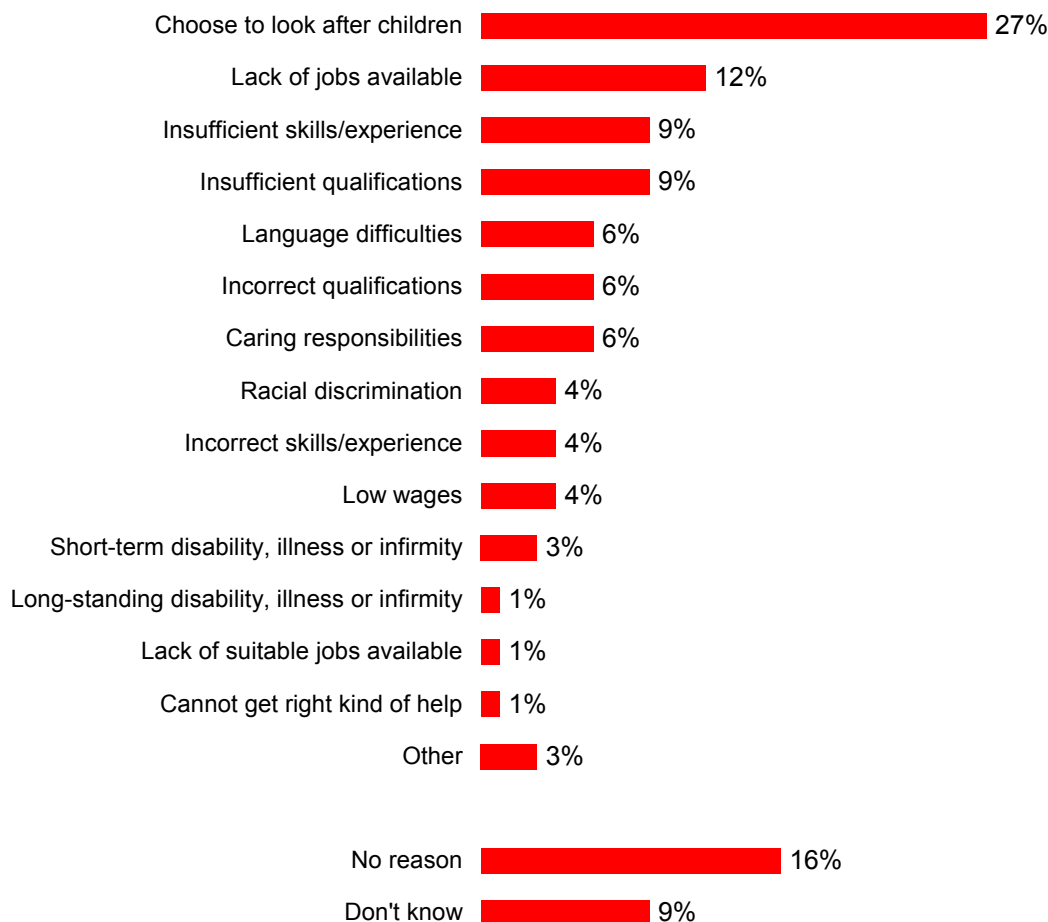


10.2.33 Amongst those in employment, four-fifths are happy with their current job, 20% would like a better job.

10.2.34 Respondents who were unemployed at the time of the survey or unhappy in their current job were then asked what barriers were preventing them from seeking new employment. Fig. 20 shows a detailed breakdown of the different reasons respondents gave. It should be noted that for 16% of respondents there is no reason why they cannot better their job situation. Caring responsibilities and inadequate skills and training are the greatest barriers to finding a job or improving a current job situation.

### Barriers to Employment/Desired Job

Fig. 20

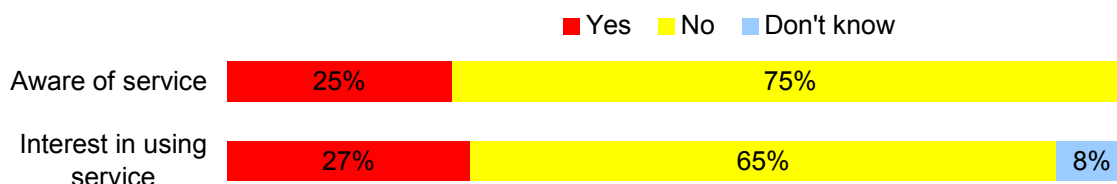


10.2.35 Respondents were then asked about their awareness of The First Step Careers Advice Service, one of the partner organisations involved in providing advice and support to residents about employment and training. One quarter of respondents were aware of First Step, with the greatest awareness amongst 16 to 34 year olds (30% and 35 to 54 year olds (31%). Although an extremely small base (24 respondents), half of those unemployed (50%) are aware of this service.

10.2.36 Respondents were also asked whether they would be interested in using this service in the future. The largest proportion (65%) would not, however, 27% would be interested particularly those aged 16 to 34 years old (50%).

### First Step Careers Advice Service

Fig. 21

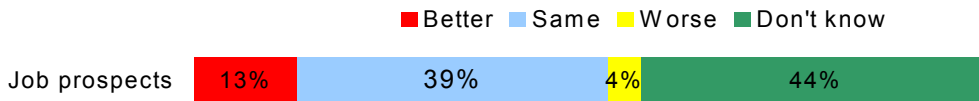


10.2.37 When asked whether they perceived job prospects in the neighbourhood to have become better or worse since they have been living in the area, 13% of respondents thought that job prospects were better and only 4% of respondents thought that they were worse since they have been living in the area (see Fig. 22). Job prospects are considered most improved by those who rent (15% v owner occupiers 6%).



## Changes in the Renewal Area: Job Prospects

Fig. 22

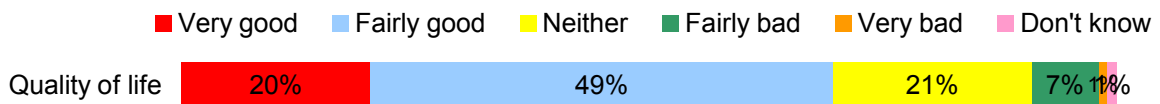


## Health & Quality of Life

10.2.38 Seven out of ten respondents (69%) rate their quality of life as either very good (20%) or fairly good (49%). One fifth of respondents (21%) feel their quality of life is neither good nor bad whilst 9% feel it is bad. In general, the younger the respondent, the better their perceived quality of life (16-34 years, 78% good compared to just 60% for the 55+ age group).

### Quality of Life

Fig. 23



10.2.39 Respondents are also significantly more likely to be positive about their quality of life if:

- They believe there has been an improvement in their area (79% area better v 57% are worse)
- They believe the Ashton Renewal Project has had a positive impact on the area in which they live (81% improved v 49% no impact).

10.2.40 When asked about the state of their health over the last 12 months, 71% of respondents believe the state of their health to be good (see Fig. 24). Once again, it was the younger respondents who perceived their health to be the best (16-34 years - 55% good compared to 55+ years - 22% good).

### State of Health

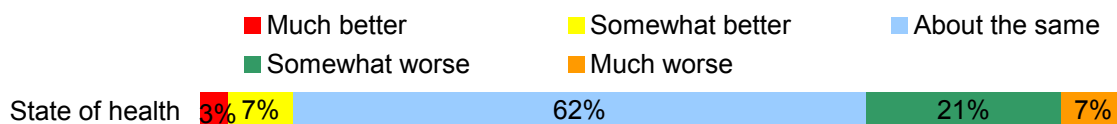
Fig. 24



10.2.41 Respondents were then asked to say whether they consider their health to be better or worse compared with one year ago. The majority of respondents believe the state of their health to have remained unchanged in past year (62%). Twenty-nine per cent detect a deterioration in their health whilst 10% feel that their health has improved in this time (see Fig. 26).

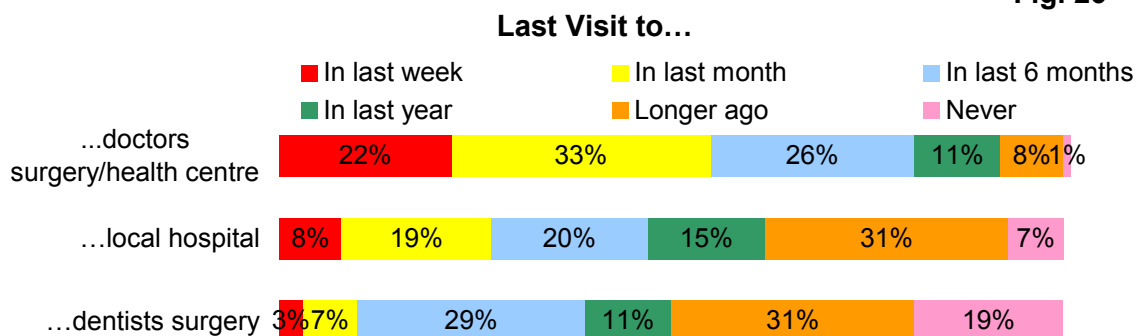
### Change to State of Health in Past Year

Fig. 25



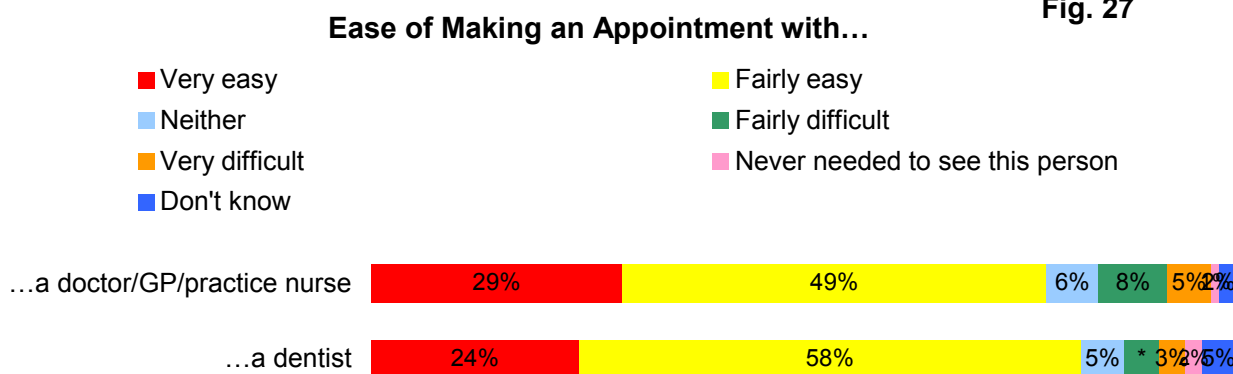
- 10.2.42 It follows that older respondents are more likely to perceive a deterioration in their health in this time period (16-34 year olds - 14% worse compared to 55+ years - 42% worse).
- 10.2.43 It is interesting to note that those respondents who believe that their area has become worse and those who are dissatisfied with their area believe their health has deteriorated over the last year.
- 10.2.44 The survey was concluded by asking respondents about access to health services in their neighbourhood. In total, 55% of respondents have visited a doctor's surgery in the last month, 27% have visited their local hospital in this time period and 10% have visited their dentist.

**Fig. 26**



- 10.2.45 It follows that the most frequent visitors to the doctors are older or have a disability or long-term illness. Respondents aged 16-34 are most likely to frequently visit their dentist (15% have visited in the last month).
- 10.2.46 Those respondents who had visited a service at least in the last year were asked how easy it was to make an appointment with the appropriate person in the service (see Fig. 27).

**Fig. 27**



- 10.2.47 For the largest proportion of respondents, it is easy to make an appointment with a doctor/GP/practice nurse (77% easy) or a dentist (82%). Only 7% of respondents found it difficult to make an appointment with a dentist. Slightly more found this task difficult with a doctor/GP/practice nurse (13%). Younger people (aged 16 – 34) and those in employment found it the most difficult to make an appointment with their doctor/GP/practice nurse.

## 10.3 GPs, Practice Manager, Health Visitor and Primary Care Trust

### Health Issues

- 10.3.1 On 26<sup>th</sup> January 2004, Councillors John Bell and Mike Smith met with two GPs, a Practice Manager and a Health Visitor from the Ashton Renewal Area, and a representative from the Primary Care Trust (PCT), to discuss the effects of the Renewal Area on residents' health.
- 10.3.2 A number of key health problems affecting residents were identified, including:
- Mental illness
  - Bronchitis
  - Heart Disease
  - Depression
  - Diabetes – this is rampant amongst the ethnic minority population. There is almost double the incidence of diabetes in the Asian population.
  - Kidney failure
- 10.3.3 It was reported that depression among second generation Pakistani and Bangladeshi women is a very serious problem in the Ashton Renewal Area. There is stigma attached to mental health problems in the Asian community, which discourages young women from seeking the advice and support they might need.
- 10.3.4 Young Asian women have traditionally relied on extended family for help and support. However, the extended family is in decline leading to housewives being left alone all day in the home resulting in depression.
- 10.3.5 Surestart St Peters is making efforts to provide advice and help for new young mothers. There is a need to work within communities, with new arrivals to the UK and young wives who do not have their extended family for support. There is also a need for education in simple basic hygiene.
- 10.3.6 The Healthy Living Centre has a link worker working with young mothers but this clearly is not enough to solve the problem.
- 10.3.7 There is a major need for a link worker who can mix with Asian women, speak their language (Bengali, Gujarati and Urdu) and therefore encourage these women to open up.
- 10.3.8 Dr Ansari believes that there is a significant proportion of young Bangladeshi and Pakistani males in the Ashton Renewal Area who are involved with drugs, which can have a detrimental effect on family circumstances, marriages etc.
- 10.3.9 He reported that alcohol is less of a problem amongst the Bangladeshi and Pakistani communities due to the stigma attached to alcohol consumption. Drugs are increasingly popular, particularly in second generation Bangladeshi and Pakistani males but also amongst some females.

## **Housing Regeneration**

- 10.3.10 Overcrowding remains a problem in small properties particularly amongst the Bangladeshi and Pakistani communities.
- 10.3.11 Although there have been no marked improvements on the health of people living in the Renewal Area, the major effects of housing Renewal and other regeneration activities won't be seen for around 10 to 20 years. The only things that can be measured are lifestyle issues, such as smoking, diet and exercise (the PCT will be looking at this shortly).

## **Resourcing Issues**

- 10.3.12 The GPs expressed concern about funding from the PCT not being dedicated to the areas of greatest need. They felt that the Ashton Renewal Area had historically missed out on funding. Deprivation allowances have been in place for doctors in deprived areas but these will be replaced by a global fund under the new system introduced in 2004.
- 10.3.13 They consider that the Renewal Area is entering a period of crisis in terms of the number of GPs operating in the Area. This is because a number of GPs are coming up for retirement age and there are no incentives for new staff to come and work in the Ashton Renewal Area. This has led to shortages of GPs, health visitors and district nurses. There are also problems with maintaining good quality staff. In order to attract and maintain good quality staff, the PCT must look at putting more resources into the Area.
- 10.3.14 There is a strain on resources due to high numbers of patients registered at practices in the Ashton Renewal Area. However, despite public support for an additional practice in the Holy Trinity area, Doctors Parham and Ansari do not support any proposals for a salaried GP being located in the Holy Trinity Area. They feel that this would destabilise the position of the existing GPs in the Renewal Area. If patients moved from the existing GPs to a new salaried GP, the decrease in patient numbers would lead to a loss in funding for these practices, and consequently would result in a potential reduction in the number of doctors operating in the Area.
- 10.3.15 Many of the GP surgeries require refurbishment and are unable to accommodate an increasing number of patients. The PCT hasn't provided any help for surgeries on this matter. GPs are financially tied to their own buildings and cannot simply move to new premises.

## **Health Initiatives in the Ashton Renewal Area**

- 10.3.16 Ms Su Morris a Health Visitor in the Ashton Renewal Area reported that the main issues for Health Visitors focus on lifestyle issues, including smoking, diet and exercise. She considers that women are more easily engaged onto health programmes but there are concerns about men's health. Health Visitors at the Guide Lane Clinic have a number of days aimed at increasing awareness of men's health issues.
- 10.3.17 The PCT runs smoking cessation and drug addiction programmes across Tameside. The GPs believe that current services are insufficient to deal with the problems in the Ashton Renewal Area.

- 10.3.18 Doctors Ansari and Parham added that they were not aware of the health schemes run by the Ashton Renewal Project or the Healthy Living Project, and would welcome an opportunity to have an input into these schemes. Furthermore, they felt that they had not been consulted over the opening of a health centre by the Sure Start scheme.
- 10.3.19 Dr Parham reported that the West End Medical Centre had approached the Ashton Renewal Office with a proposal for funding to support an out of hours centre in the Ashton Renewal Area, however this proposal was refused.
- 10.3.20 Dr Parham also identified issues regarding double yellow lines, which had been placed around the West End Medical Centre, as a waiting restriction to protect the children attending Trafalgar Nursery School, from traffic. The nursery school had since closed, however, parking restrictions remained in place. Thus causing problems with parking for patients. The Engineering Development Manager did agree to inspect this location.
- 10.3.21 The GPs claimed that they had never met the Ashton Renewal Project Manager, and have never been consulted on any issues by the Ashton Renewal Office.
- 10.3.22 It was added that work is needed in the Area to encourage individuals to take personal responsibility for their own health.

## **Problems**

- 10.3.23 The GPs reported the need for a dedicated, available and flexible interpretation service as the existing service is expensive to use, costing around £50 an hour.
- 10.3.24 The GPs considered that the lack of communication between themselves and the Primary Care Trust was poor. They reported that no one has ever consulted with them and that this is essential particularly if resources are to be directed into the Renewal Area. In their view, there was a lack of a co-ordinated approach to healthcare, and resources were overstretched in GP practices, due to an increasing Pakistani and Bangladeshi population and their associated health problems, an increasing refugee/asylum seeker population, an ageing population and a continued lack of funding to deal with these problems.
- 10.3.25 Since the consultation event, the Personal and Health Services Scrutiny Panel were pleased to learn that the Chief Executive of the Primary Care Trust had met with Doctors Parham and Ansari in order to discuss health issues prevalent in the Ashton Renewal Area.

## **10.4 Employees of the Ashton Healthy Living Community Project**

- 10.4.1 Members of staff from the Ashton Healthy Living Community Initiative were asked about the health of residents living in the Ashton Renewal Area and various Project aimed at tackling specific health problems.

## **Specific Health Issues**

- 10.4.2 The treatment and prevention of asthma, diabetes, arthritis/osteoporosis, coronary heart disease and cancer are health issues specific to the area, as are the levels of tooth decay, substance misuse, mental health and domestic violence. Members were concerned to learn that there isn't a single Dental Practice operating in St Peter's Ward.

## **Project Initiatives**

- 10.4.3 Although not responsible for the actual delivery of initiatives, the Healthy Living Project encourages attendance, points people in the right direction, and promotes healthy living initiatives. In consultation with local residents, a range of Projects has been developed to address the health needs of the Ashton Renewal Area community. These include Project on community arts, environmental employment and training, activities for young people including basic bike mechanics and cycling, and developing social and personal skills, with a focus on health and sports, swimming and keep fit activities. These Projects require funding provision, and now have to be approved by representatives of the Task Group.
- 10.4.4 The Healthy Living Project has been fundamental to the engagement of local people in a number of recent initiatives and interventions, including First Aid and Basic Food Hygiene training.
- 10.4.5 Healthy Lifestyle courses and the Healthy Communities Collaborative are seeking to have a major impact on the health of elderly residents. The purpose of this initiative is to reduce the numbers of preventative falls by encouraging local residents to become involved with their elderly neighbours. This Project is being run with Age Concern.

## **Engaging the Community**

- 10.4.6 Particular emphasis is made trying to encourage hard to reach groups to benefit from new initiatives, ie. Ethnic minorities, and with the assistance of the Bangladeshi Welfare Association, progress has been made in involving these residents. Furthermore, mental health and domestic violence issues are now being targeted, and residents are encouraged to become involved in the planning process of courses, in order that the course content is relevant to their needs.
- 10.4.7 The Healthy Living Project encourages attendance mainly by "plugging" messages, and consulting with the residents regarding the types of courses that they would be willing to and would like to attend. For example, the Healthy Lifestyle Course, Motivation, Empowerment and Tai Chi courses have all been well attended following consultation with the residents..
- 10.4.8 The courses are presented in a very basic manner, where language does not pose a barrier to learning. Therefore the course content does not deter any residents from attending.
- 10.4.9 The Project workers do believe that they have built strong links with the Bangladeshi Welfare Group, and have made a number of good contacts. They believe that "word of mouth" is the best way of advertising schemes in the ethnic community of the Renewal Area, and they aim to use this method of advertising to educate and increase awareness of health initiatives.

## **General Practitioners**

- 10.4.10 The Ashton Healthy Living Project acknowledges that it needs to work closely with local surgeries and clinics to better target its resources.
- 10.4.11 An awareness session is planned for a future meeting of Practice Centre Managers, along with Ashton Sure Start.
- 10.4.12 Ms Wilkinson the Manager of the Ashton Healthy Living Community Project, reported on a recent consultation event which was hosted by the NHS Primary Care Trust, to speak to GP's in the Renewal Area and obtain their views on the provision of a new health centre base in the Holy Trinity area.
- 10.4.13 The event was attended by approximately 6 GP Centre Managers and 5 GP's. The intention would be to staff the centre by salaried GP's. Overall, the feedback from the GP's was positive, and despite Ms Wilkinson being informed that during a recent consultation meeting with two GP's from the West End area being opposed to such proposals, it was thought that these two GP's represented a minority number.

## **Young People**

- 10.4.14 In response to a question regarding youths and drugs, Ms Wilkinson reported that there were a number of initiatives available. These initiatives offer encouragement and support and attempt to ensure that youngsters are able to make informed decisions about factors, which may affect their lives. The initiatives include:-
- 10.4.15 "SPY" (St. Peter's Youth) - a group located at the Portland Centre at which youth group experts introduce a number of initiatives aimed at addressing drugs and youngsters.
- 10.4.16 "Branching Out" is another alcohol and drug support group aiming to support parents and their children.
- 10.4.17 "Cyclops" is a bicycle scheme, which encourages youths to exercise, and maintain bicycles. The Healthy Living Project and the police assist in running and supporting this scheme.
- 10.4.18 The Healthy Living Project has provided some funding towards Sports Development, in an attempt to educate the value of exercise in the community.
- 10.4.19 Teenage pregnancies is an issue in the Renewal Area, and a Young People's Education Shop has been established to educate and provide support in this matter. This initiative is run with SPY.
- 10.4.20 The Healthy Living Project is keen not to duplicate any of the support provided by individual groups, but aims to support and work alongside them.
- 10.4.21 The take-up of youth initiatives has been very successful, and has resulted in a notable reduction in youths causing an annoyance.

## **Housing Improvements – Effects on Health**

- 10.4.22 Since the declaration of the Ashton Renewal Area in 1996, there have been notable housing improvements which have had positive effect on residents

health, for example, damp in houses has been eradicated, houses are warm and toilets have been brought indoors. Particularly in the West End, people notably take pride in their houses, hanging baskets are evident, and streets are litter free.

## **Employment – Effects on Health**

- 10.4.23 Employment is known to have an effect on people's health, and the Economic Development Unit are undertaking an analysis on the numbers of jobs available at businesses located on the Ashton Moss, together with the numbers of people who have been appointed to the jobs who live in the Ashton Renewal Area.

## **Outcomes**

- 10.4.24 Measuring health impact is a long term process, and innovative indicators of progress are required for all the Projects funded, and are being explored.
- 10.4.25 The Healthy Living Project do acknowledge that in order to ensure that the courses are relevant and effective, Health Impact Assessments need to be undertaken early in the process. This will be undertaken by regularly monitoring the health of the people who have attended the courses. For example, from an initial assessment, which might detail how far a resident can walk, this distance will be measured again, following the completion of the course.
- 10.4.26 At the moment, the numbers of people attending courses is monitored only by the New Opportunities Fund, however, the Task Group are now insisting that they monitor the numbers of people attending courses into which they have invested any funding.
- 10.4.27 In order to address outcome monitoring in the short term, a "Tracking System" is being introduced, whereupon people who have attended courses will be revisited.
- 10.4.28 The Healthy Living Project is also working with the Primary Care Trust to build an effective monitoring scheme.

## **Forward Strategy for the Healthy Living Project**

- 10.4.29 The aim of the Healthy Living Project, at the end of the Ashton Renewal Project is to have assisted many people and organisations, so that they are able to make their own informed decisions on matters affecting their health, and have a knowledge of where they can go for assistance. The Healthy Living Project hopes to assist residents by "pointing them in the right direction".

## **10.5 Service Users of the Ashton Healthy Living Community Project**

### **Premises**

- 10.5.1 The residents consider the West End Community Centre to be the "hub" of community activities, and are concerned that the Council is not making any attempts to improve its condition.



- 10.5.2 Residents reported that they had heard “rumours” that the building was due to be demolished, but were concerned that a replacement building would not be sufficient for their needs, and would be used for many other facilities. They would welcome consultations on this matter.



*(Service users agreed to their photographs being included within the final report).*

## Lifestyle Changes

- 10.5.3 The residents believe that since the establishment of the Healthy Living Project, they can now look forward to better lifestyles, and they have a better understanding of facilities available in the Ashton Renewal Area, where they can go for advice, when required.

*“[The Healthy Living Community Project] helps to let you know what’s going on in the area.”*

*“The Healthy Living Project is wonderful.”*

- 10.5.4 Concern was expressed regarding the lack of bus service near the Hyde Leisure Centre, which restricted access to this facility by Ashton residents.

- 10.5.5 Also, the charges for attending swimming classes at Ashton and Hyde Leisure Centres, despite being discounted, were restricting access for the low paid residents of the Renewal Area.

- 10.5.6 Residents now benefit from the following courses and all report that participation has greatly improved their health as they now enjoy improved eating habits, weight loss, increased self esteem, and confidence:-

Healthy Eating, Healthy Lifestyles, Self Esteem, English lessons, Homework Clubs, Food and Hygiene, Language Classes for Children, Tai Chi, Sewing Classes, Defibrillator Course, Manicures, Ladies only swimming sessions.

- 10.5.7 The residents also believe that the changes to the Renewal Area environment, including alley gating, clean-ups, modernisation of houses, home watch scheme and youth facilities have all had a major effect on their health. They feel safer, and consider their surroundings to be a much nicer place to live.

- 10.5.8 One area of concern with the residents was the lack of dentists in St. Peter’s Ward. Bearing in mind the high levels of deprivation in the area, this was a concern particularly for children’s dental health.

- 10.5.9 Furthermore, mental health posed a big problem particularly within the female ethnic minority population located in Holy Trinity. The lack of medical facilities in Holy Trinity did not assist in alleviating this problem.
- 10.5.10 The residents believed that consideration had not been given to the “state” of the highways in the Renewal Area. Although the houses had been modernised to a high standard, and no doubt improved the residents’ health, it was no good, if the resident fell down a pothole!
- 10.5.11 Finally, the residents believed that sleep interruption caused by noise and flashing lights of road sweepers at 1.00 am – 3.00 am, was detrimental to their health.

## **Provision for Youths**

- 10.5.12 Facilities in Oxford Park, which have been run jointly with the police, Ashton Renewal Project and St. Peter’s Partnership have reduced the numbers of youths loitering, and causing a disturbance. The residents reported that crime has reduced significantly.
- 10.5.13 Members were pleased to note that the Bangladeshi Welfare Association provide homework clubs and English lessons for youths in the Renewal Area. These classes were very well attended by youths from different ethnic backgrounds.

## **Holy Trinity**

- 10.5.14 In Holy Trinity, the residents report that although notable improvements have been made to the houses, there has been little improvement to the environment. There is a large problem regarding fly-tipping in this area, however, it is understood that £150,000 of Lottery funding has been made available to address this matter. It is believed that a monthly meeting with residents in Holy Trinity to discuss grot spots and provide education regarding the safe removal of litter and unwanted household items will improve this situation.

## **Issues**

- 10.5.15 Approximately three residents believe that many decisions made by the Ashton Renewal Project officers are made “behind closed doors” and that they are only consulted on matters which officers think necessary.
- 10.5.16 They feel that officers “hijack” their ideas, and that they are being dictated to. They also feel that they should be represented on the St. Peter’s Partnership Board rather than just on the Community Committee.

## **10.6 Service Users of Surestart St Peters**

- 10.6.1 The Personal and Health Services Scrutiny Panel carried out this consultation exercise to gather the views of parents living in the Ashton Renewal Area.
- 10.6.2 On 26<sup>th</sup> and 29<sup>th</sup> April 2004 Scrutiny Support Officers and the Scrutiny Panel Chair, Councillor John Bell attended two Health/Play Drop-In schemes organised by the Sure Start St Peters programme.

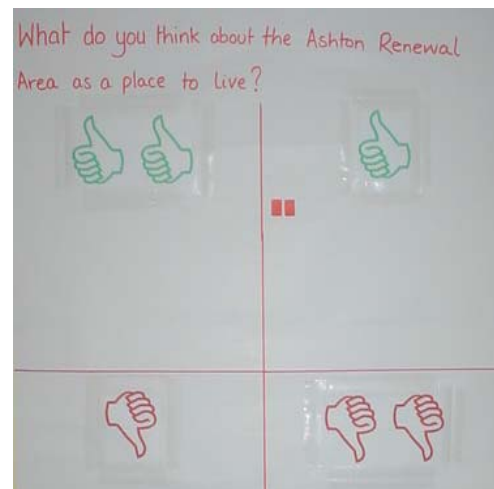
- 10.6.3 Sure Start is a Government programme, which aims to deliver the best start in life for children between the ages of 0 to 4, by bringing together early education, childcare, health and family support. The schemes are concentrated in neighbourhoods where a high proportion of children are living in poverty.
- 10.6.4 The two schemes were held at West End Methodist Hall and Holy Trinity Church.
- 10.6.5 The Health/Play Drop-Ins provide local parents in the Renewal Area with the opportunity to see a health visitor and meet other parents from the area.
- 10.6.6 The consultation was based on five questions which were written up on flip charts and parents were asked to answer the questions using stickers and post-its.
- 10.6.7 The five questions were:
- What do you think about the Ashton Renewal Area as a place to live?
  - Would you say the Area as a place to live has got better, worse or stayed the same over the last 5 years?
  - What makes the Ashton Renewal Area a good place to live? Please pick up to 4 things.
  - What makes the Ashton Renewal Area a bad place to live? Please pick up to 4 things.
  - What would you most like to see improved in the Ashton Renewal Area?

**“What do you think about the Ashton Renewal Area as a place to live?”**

10.6.8 People were asked what they think about the Renewal Area as a place to live and asked to give a ‘thumbs up’ or ‘thumbs down’ to represent their views.

10.6.9 The results were as follows:

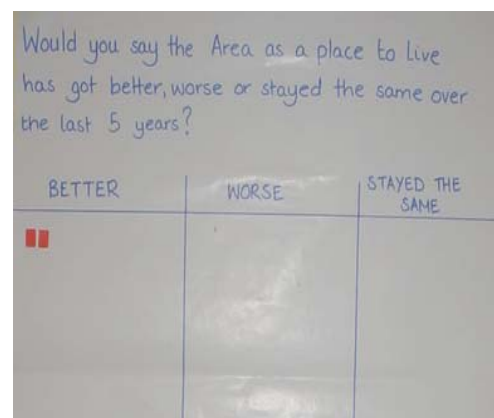
	West End	Holy Trinity
👍👍	3	3
👍	4	2
👎		1
👎👎		



10.6.10 On the whole people were satisfied with the Ashton Renewal Area as a place to live with 12 out of 13 respondents giving the area one or two ‘thumbs up’. Only one respondent gave the Ashton Renewal Area a ‘thumbs down’.

**“Would you say the Area as a place to live has got better, worse or stayed the same over the last 5 years?”**

	West End	Holy Trinity
Better	5	4
Worse	1	2
Stayed the Same	1	



- 10.6.11 We then asked residents whether they thought the Renewal Area had got better or worse, or stayed the same over the last 5 years.
- 10.6.12 The majority of the answers received were positive with 9 out of 13 people saying that the area had got better as a place to live over the last 5 years. One person said the area had stayed the same and only 3 respondents said that the area had actually got worse.

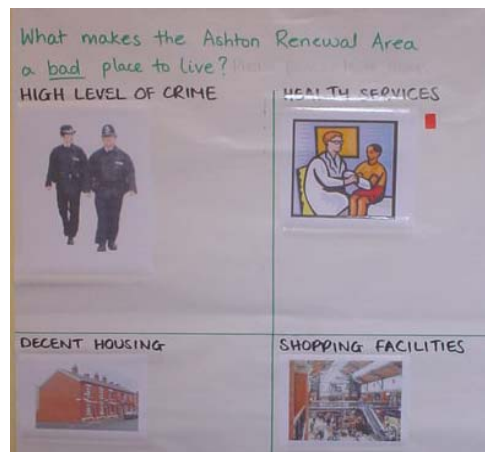
**“What makes the Ashton Renewal Area a good/bad place to live?” Please pick up to 4 things.**

10.6.13 Residents were shown a number of issues and asked to pick up to 4 things which they think are good about the Ashton Renewal Area and up to 4 things which they think are bad about the area.

10.6.14 The answers received from respondents about what they think are good things about the area were quite varied, especially from people living in the Holy Trinity area.

10.6.15 For both areas, Shopping Facilities were highly regarded as a good thing about the Ashton Renewal Area. Decent Housing, Education Provision, Job Prospects and Public Transport also scored highly.

10.6.16 On the whole, the issues considered to be bad about the Ashton Renewal Area were the High Level of Crime, Facilities for Young Children, Activities for Teenagers, the Area not being Clean and Tidy, and Road and Pavement Maintenance.



Good things about the area	West End	Holy Trinity
Low level of crime		1
Health Services		2
Decent Housing	3	1
Shopping facilities	6	5
Education Provision	3	1
Facilities for young children	2	1
Activities for teenagers		1
Clean and tidy		
Parks and open spaces	2	1
Job Prospects	2	2
Public Transport	5	1
Sport and Leisure facilities		
Road/pavement maintenance		
Community Spirit		2

Bad things about the area	West End	Holy Trinity
High level of crime	2	4
Health Services	1	2
Decent Housing		
Shopping facilities	1	
Education Provision	1	
Facilities for young children	3	2
Activities for teenagers	4	2
Clean and tidy	4	3
Parks and open spaces		4
Job Prospects	1	1
Public Transport		1
Sport and Leisure facilities	1	1
Road/pavement maintenance	5	1
Community Spirit		

***“What would you most like to see improved in the Ashton Renewal Area?”***

- 10.6.17 Finally, we asked people to give us their comments about what they would most like to see improved in the Ashton Renewal Area.
- 10.6.18 The following are the all the comments received from people when asked what they would most like to see improved in the Ashton Renewal Area.
- 10.6.19 Overall, answers were quite varied, however, several people mentioned better childcare facilities, activities for teenagers and more police presence on the streets.

**West End**

*“More police walking the area due to teenage gangs”*

*“More childcare provision”*

*“More crèche facilities”*

*“More young teenager groups”*

*“Making adults more aware of further education for themselves”*

*“More things for teenagers”.*

*“Better housing conditions”*

### **Holy Trinity**

*“Services provided not improving quick enough”.*

*“Childcare facilities”.*

*“Long waiting hours at hospitals [and] GPs”.*

*“Park for children’s activities”.*

*“Moving due to state of area. Drugs. More policing. Don’t want to bring kids up here”.*

*“Schools with morning and after school facilities/care”.*

*“Education ie. Another school”.*

*“Jobs – More vacancies for less experience”.*

*“Reducing crime, more police”.*

## **10.7 Consultation with Elected Members of the Wards in the Hyde and Ashton Renewal Areas**

- 10.7.1 The Scrutiny Panel met with Councillors Baines, Bray, Davis, Jim Fitzpatrick and Highton to discuss their views of the effects of the Hyde and Ashton Renewal Areas on their respective Wards. Comments were also received from the Cabinet Deputy for Economic Services, Councillor Kieran Quinn and Councillor Piddington (Ward Councillor for Ashton Waterloo Ward) and Councillor Sullivan (Ward Councillor for Hyde Godley Ward).

### **Hyde Renewal Area**

- 10.7.2 Generally, the Hyde Renewal Project was considered very successful however, inconsistencies in funding did have a detrimental effect, because, as the Project developed, funding was reduced, and less work was able to be undertaken. Consequently, the Project strategies were reviewed regularly throughout the ten year period, and commercial investment was encouraged, which proved very successful.
- 10.7.3 It was hoped that the life expectancy of each modernised property would increase by 30 years, and the total costs of renovations per property averaged approximately £30,000.
- 10.7.4 A Ward Councillor in Hyde reported that he regularly received complaints from residents about the accessibility of grants for the unemployed which were not available for the employed. Some people who worked said they could not afford to have their homes improved because they couldn’t afford the costs, however residents who received benefits, did not have to contribute towards the costs of modernisation.
- 10.7.5 Unresolved issues in Hyde, such as the responsibility of the maintenance of unadopted roads caused problems for the District Assembly, and a Hyde Councillor concurred with the Hyde Town Manager, that because the Council originally undertook this work, there is a public perception that the Council is now responsible for its maintenance. There isn’t however maintenance funding for this work.

# Ashton Renewal Area

10.7.6 There was a perception that because that St Michaels and Waterloo made up only a very small proportion of the Renewal Area only limited funding had been allocated to these Wards opportunities to make a greater impact have been missed. However, with regard to Ashton St. Michael's Ward, it was reported that the improvements to houses within this Ward had now been addressed.

*"The improvements to people's homes that the Renewal Project has achieved have been really popular, and will be there for years to come.*

*We had great success in raising funds for the multi-use games area in Oxford Park.*

*The funding for alley gating has been most popular and has made a significant difference in the fight against crime.*

*The Renewal Team have made grant funding accessible to all. I have had great success in raising funds for all sorts of community organisations from brass bands to bowling clubs."*

Councillor Warren Bray, Ashton St. Peter's Ward

10.7.7 Waterloo Ward Councillors particularly felt that regular updates were not forwarded to them because the Renewal Area was referred to as St Peter's Ward, therefore excluding other residents. It was felt that the youth Project which named itself as SPY (St Peter's Youth) was a prime example of how many aspects within the Renewal Area referred only to St Peter's Ward.

*"Some of the benefits that Ashton Renewal have brought to the people of the Renewal Area have been absolutely outstanding. Apart from dropping buildings that were not fit for human habitation and building new, they have helped small businesses with grants, in particular in the conservation areas of the Renewal Area. The biggest benefit that I have noticed is in the community itself, where people who five or six years ago would sit in a corner at meeting, feeling very embarrassed, the same people will now address an audience of 100 or more, go for "A" levels, and have personally said to me that they now know why people should get involved in the area in which they live. They are now glowing with confidence, and wish to work for the community they want to live in."*

Councillor Jack Davis – Chair of St. Peters Partnership

10.7.8 It was also felt that consultation on strategic sites within Ashton Town Centre and the Renewal Area as a whole seem to have excluded all Ashton Members.

10.7.9 Within Holy Trinity and West End, although a large number of houses had been demolished and renovated, much work was still required to properties, particularly between Pottinger Street and Guide Bridge.

10.7.10 Ward Councillors for St Peter's, were receiving requests from residents who wanted information regarding future proposals for the Renewal Area. Although this information had been promised by the end of March, it had not yet been provided and residents were becoming anxious.



- 10.7.11 Only recently had the Ashton Renewal Partnership Board reported to the Ashton District Assembly, and with regards the re-branding to “Ashton Underlined”, although some District Assembly Members felt that this would cause more confusion and did not support the proposals, these objections were considered by the Partnership Board but rejected.
- 10.7.12 It was felt that the Ashton Renewal Project had been successful in forging strong relationships with other organisations, and were looking forward to the proposed Primary Care Trust Neighbourhood Health Centre, which would be located within the Renewal Area.

*“As the Renewal Area enters the final two years - quite literally the home stretch so to speak - we are starting to see before our eyes all our plans and aspirations become reality.*

*We are getting the new homes and new jobs we planned and which are vital to making sure that this area is somewhere families want to come to live and work”.*

Councillor Kieran Quinn, Cabinet Deputy for Economic Services

## Conclusions

### Hyde Renewal Area

- 10.7.13 A significant proportion of businesses feel that their business has grown since they moved to the Hyde area and expect it to grow in the next few years. The majority of businesses think that this area is a good place to be located.
- 10.7.14 Businesses regard the most improved aspects of the Hyde Renewal Area as being the redevelopment of properties and opportunities for continuing education, developing skills and business growth.
- 10.7.15 The aspects that businesses regarded as being the least improved aspects of the Renewal Area are levels of crime and anti-social behaviour against businesses and traffic flow.
- 10.7.16 When asked whether they had noticed any deterioration in Hyde since it stopped being a Renewal Area, businesses thought traffic flow, levels and crime and anti-social behaviour against businesses and the cleanliness and physical appearance of the area are the aspects which have deteriorated the most.
- 10.7.17 The Ward Councillors from Hyde reported that funding had reduced as the Project developed which had a detrimental effect on the work in the Renewal Area.
- 10.7.18 The Ward Councillors felt that there was a public perception that the Council had a responsibility to maintain the work carried out to property not in the ownership of the Council, as part of the Renewal Project despite there being no maintenance funding for this work.



## **Ashton Renewal Area**

### **Perceptions of the Area**

- 10.7.19** In general, perceptions of the Ashton Renewal Area tend to be positive with over half of residents questioned in the door-to-door survey saying their neighbourhood is on a par with other neighbourhoods in Tameside. Residents who are most positive about the neighbourhood are those who are generally satisfied with the area, believe there has been an improvement in the last 2 years, and think that the Ashton Renewal Project has had a positive impact.
- 10.7.20** 42% of residents questioned in the door-to-door survey believe their local area has improved over the past 2 years compared to one third who believe the area has become worse. The majority of those questioned at the Surestart schemes thought the area had got better over the last 5 years.
- 10.7.21** A significant proportion of residents questioned in the door-to-door survey are satisfied with the local area as a whole. Residents living in rented accommodation and those who have moved to their address since 2001 tend to be the most satisfied.
- 10.7.22** A significant proportion of businesses feel their business has grown since they moved to their area, and an even greater proportion expect it to grow in the next few years.
- 10.7.23** A third of businesses think that the Renewal Area has had a positive effect on their business. The majority of businesses think that the Renewal Area is a good place to be located, a feeling felt most by those that moved into the area more recently.
- 10.7.24** There is a perception amongst the St Michael's and Waterloo Councillors that these Wards have missed out on funding and that residents of these Wards do not receive regular updates on the progress of the Renewal Project.

### **Living in the Ashton Renewal Area**

- 10.7.25** Recent settlers to the Renewal Area tend to be young (16-34), rent from a housing association and are more positive about the area and the effect of the Renewal Project.
- 10.7.26** The majority of residents questioned in the door-to-door survey are satisfied with their current accommodation. A significant proportion of residents would like to be living within the same neighbourhood in five years time.

### **Effect of the Ashton Renewal Project**

- 10.7.27** Over half of those questioned in the door-to-door survey believe that the activities of the Ashton Renewal Project have improved their neighbourhood as a place to live. Homeowners are significantly more likely to state that there has been not very much or no improvement at all compared to those who rent.

- 10.7.28** The most improved aspects for both residents and businesses relate to those aspects that improve respondents' physical space. For residents these include shopping facilities, decent housing, the cleanliness and physical appearance of the area and parks and open spaces. The most improved aspects for businesses were the redevelopment of properties and the cleanliness and physical appearance of the area.
- 10.7.29** Crime is a significant issue for businesses and residents – for both groups, levels of crime and antisocial behaviour was amongst the least improved aspects of the Renewal Area. Businesses also felt that traffic flow was an area which had not improved. For residents, the least improved aspects of the Renewal Area relate to provisions for young people and children, including activities for teenagers, facilities for young children and sport and leisure activities.
- 10.7.30** While crime remains an issue for many of the residents consulted, Ward Councillors from the Renewal Area reported that the alley-gating scheme had been extremely popular and had contributed significantly in the fight against crime.
- 10.7.31** Ward Councillors from the St Peters Ward reported that there have been significant improvements to housing in the Renewal Area which have proved popular with residents. However, work is still required to improve houses in other parts of the Renewal Area, particularly around Guide Bridge.
- 10.7.32** A key impact of the Renewal Project has been in the engagement of residents who are now more involved in the community in which they live.

### **Information on the Renewal Area**

- 10.7.33** Residents who feel most informed about the Renewal Project are most likely to perceive an improvement in their environment and consider the Project to have had a positive impact.
- 10.7.34** About half of residents questioned in the door-to-door survey believe they are being kept informed about developments in the Renewal Area. The Ashton Renewal newsletter is the most common source of information about the Renewal Project followed by word of mouth and the Tameside Citizen newspaper. Information sent directly to the home is the preferred method for the majority of residents to receive information about the Renewal Project.

### **Service Use**

- 10.7.35** The majority of businesses questioned are aware of the advice and support available to them at the Ashton Renewal Project Office.
- 10.7.36** Awareness and usage of services or initiatives facilitated by the Renewal Project is low, particularly the Healthy Living Community Project, West End Door Step Green and Holy Trinity Millennium Green and Astro turf.

### **Employment**

- 10.7.37** A third of residents are in employment either full or part-time. Of these, the majority are happy with their current job.

**10.7.38** For those unemployed or unhappy with their current job situation, caring responsibilities and inadequate skills and training are the greatest barriers to finding a better job.

**10.7.39** A quarter of residents were aware of the First Step Careers Advice Service and would be interested in using the service in the future.

## **Health and Quality of Life**

**10.7.40** The majority of residents rate their quality of life and their state of health as good. However, GPs from the area described a number of health issues affecting residents including mental illness, heart disease, bronchitis and drug addiction.

**10.7.41** Residents are significantly more likely to be positive about their quality of life if they believe there has been an improvement in their area and that the Renewal Project has had a positive impact on the area in which they live.

**10.7.42** The majority of residents questioned in the door-to-door survey believe the state of their health has remained unchanged in the past year. However, by Health practitioners from the area and employees from the Healthy Living Community Project informed the Panel that the outcomes of health initiatives in the Renewal Area will not be seen for ten to twenty years.

**10.7.43** Residents involved in the Healthy Living Community Project reported that they now have better health and lifestyles as a direct result of their involvement in the Project. They also confirmed that environmental improvements and crime prevention initiatives had contributed to an overall improvement in their health and quality of life.

**10.7.44** The GPs raised a number of concerns over the resourcing of health services in the Renewal Area. Of particular concern was the number of GPs coming up for retirement and the lack of incentives to attract new staff to replace them. GPs were also concerned that PCT funding was not directed into the Ashton Renewal Area despite it being an area of great need. They also said that the high number of patient registrations in the area placed a strain on their ability to cope with the health problems of the area.

**10.7.45** Despite strained resources in the area, the GPs were opposed to proposals for a salaried GP being located in the Holy Trinity Area as they felt that this would destabilise the position of existing GPs in the Renewal Area.

**10.7.46** The GPs reported that a flexible, dedicated and available interpretation service is required to assist them in providing an effective service to all their patients.

**10.7.47** The Health Visitor reported that one area that health practitioners could focus on in order to impact on people's health were lifestyle issues such as smoking, diet and exercise. The GPs reported that the PCT runs smoking cessation and drug rehabilitation programmes across Tameside but they feel that these are insufficient to deal with the problems of the Renewal Area.

**10.7.48** There was a feeling amongst the two GPs interviewed for this report, that they had not been involved in the Projects run by the Ashton Renewal Project or the Ashton Healthy Living Community Project but that they would welcome the opportunity to get involved. The employees of the Healthy Living Community Project confirmed this view and acknowledged the need to work more closely with local health practitioners to ensure resources are targeted more effectively.

## **11. Comparison With Another Local Authority**

### **Site Visit to Ince and Paigefield Renewal Areas, Wigan**

- 11.1 The Members of the Technical, Economic and Environmental and Personal and Health Services Scrutiny Panels undertook a site visit to the Ince and Paigefield Renewal Areas in Wigan to see the work undertaken to improve those areas.
- 11.2 The Urban Renewal Manager at Wigan MBC, Mr Barry Hailwood, reported that the Renewal Schemes were based on environmental and economic aspects, rather than health issues, however, he would consider assessing health matters in the future.
- 11.3 The Ince Renewal Area was declared on 30<sup>th</sup> June 1993, was extended for three years and is due to cease in June 2006. The extension was implemented to cater for economic and environmental schemes that were underway, as well as a provision to complete improvements to more properties.
- 11.4 There are a total of 1200 properties in the area, 600 of which have been the subject of improvement works. The target is to improve 75% (900) of the Housing Stock in Ince and this is one of the reasons for the 3-year extension to this scheme.
- 11.5 There is a very active residents' association operating in Ince. The association is consulted on all matters of improvement in the area. It is also involved with community issues for example; they maintain a nursery/garden, which was established after 8 or 9 properties were demolished. This Project provides a community focus for all ages within the Renewal Area. The Association is, in the main self-funding. There are approximately 300 households involved and they each pay subscriptions of £1.00 per month. They also arrange fund-raising events. The Council contributes approximately £1,000 per year by way of financial support.
- 11.6 Alley gating has been carried out in the Renewal Area. The perception is that where implemented it has contributed to a reduction in crime levels. The scheme is quite new, however, and statistics are not yet available.
- 11.7 The council is unable to finance Renewal Schemes in their entirety and enlists the assistance of partnership funding. The main partner is a local builder appointed under the Empty Homes Challenge Fund (EHCF). This scheme involves the annual appointment of a builder (by tender) who receives £150,000 from the Wigan MBC capital programme to bring long-term empty properties back into use. In Ince the maximum contribution by a resident has been found to be in the region of £5,000. The average unit cost per residence for works already completed is in the range of £12,000 to £16,000.

- 11.8 Work has started on a Forward Strategy for this Renewal Area but because of the extension to the time period the Strategy has not yet been finalised. Such a strategy is deemed necessary to ensure sustainability and will determine responsibility for upkeep of the Projects undertaken as part of the Renewal scheme.
- 11.9 The Paigefield Renewal Area was declared on 15<sup>th</sup> March 2000 and is due to conclude in March 2010. The area has 1100 properties and around 200 have been refurbished.
- 11.10 There is a Residents Association in the area that was set up as a direct result of the Renewal Area and is consulted on all matters of improvement. In consultation with the Council's Engineers' section, deterrents in the form of road markings, have been introduced to prevent the side streets of the area being used by vehicles to avoid traffic delays.
- 11.11 The method adopted in Wigan to improve the housing in the Renewal Areas is the Block Improvement Approach as opposed to the Group Repair approach favoured in Tameside. Officers from Wigan MBC felt that the Block Improvement approach provides greater involvement and customer satisfaction, therefore facilitating sustainability and in their opinion is the cheaper of the two options.
- 11.12 The aim of the housing improvement schemes in Wigan is to put the exteriors of the houses back to how they were when they were built. In addition, internal improvements are often required, sufficient to make the houses fit to live in. This work can take the form of re-wiring, replacement of ceilings or provision of smoke detectors where required. Work is also carried out to the rear of the properties, for example, security lighting, repair/replacement of walls, etc.
- 11.13 When improvement work has been carried out, the expectation is that it will provide a further 30 to 40 years to the lifespan of the property, subject to routine maintenance. Participation in Renewal Area schemes is not compulsory and there are examples in each scheme of houses that have not been subject to improvements, despite the persuasive efforts of the Renewal team. There are many reasons for this, for example, where the resident is elderly they may not wish to have the upheaval that refurbishment would bring, the landlord may not be interested in refurbishment or the contribution may be prohibitive.
- 11.14 Prior to the commencement of any work, each resident was required to sign a form, which stated that any work carried out under the Renewal scheme was a "one-off" grant, and agreeing that any future maintenance work would be maintained by the resident.
- 11.15 Wigan was particularly successful in ensuring sustainability of schemes at the end of the Renewal Area Projects, primarily because the Block Improvement approach requires that residents are much more "hands on".
- 11.16 While it was felt that the Block Repair approach was successful in Wigan, the Ashton Renewal Manager, Sara Todd felt that the Group Repair approach works much better in Ashton. By doing whole blocks of houses rather than individual houses in a block the Ashton Renewal Office is able to extend the life of a block of properties by 30 years, rather than just one property at a time.
- 11.17 As with Ashton Renewal Office, Wigan consider it imperative that they consult with their residents and their residents associations, in order that the requirements of the residents are met.

## Conclusions

- 11.18** The Scrutiny Panel congratulates the officers involved in the Wigan and Ince Housing Renewal Areas, for their successful schemes.
- 11.19** The Scrutiny Panel noted that Wigan's approach to its Renewal Areas was based on the Block Improvement scheme. This decision was made because of high resident involvement and customer satisfaction, which aided long-term sustainability.
- 11.20** In comparison, the Ashton Renewal Area was a much larger Project, which covered not only housing, but also economic, environmental and health issues. A Group Repair scheme was adopted in Ashton Renewal because it was considered to be more appropriate for the size of the scheme.

## 12. Borough Solicitor's Comments

The obligations in respect of Renewal Areas are set out in the Local Government and Housing Act 1989 and Government Guidance with particular reference to DoE Circular 17/96 Private Sector Renewal: A Strategic Approach and where appropriate referred to in this Report.

## 13. Borough Treasurer's Comments

The report has highlighted the lack of a viable exit<sup>2</sup> strategy from the Hyde Renewal Area that would have guaranteed the sustainability of renovated and new facilities and services created by the Area. This will equally be an issue for the Ashton Renewal Area when regard needs to be paid to the on-going revenue consequences of facilities/services provided during the life of the Renewal Areas to ensure sustainability. This could be by minimising continuing costs, seeking to get the community itself and local businesses/voluntary sector to undertake maintenance and funding generation or the Council itself devoting resources as part of the priority allocation of growth money from future years' budgets. Failure to address this issue will see a return to some of the conditions that caused the renewal areas in the first place.

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<sup>2</sup> The Exit Strategy is now referred to as a Forward Strategy

## **14. Summary Of Conclusions**

### **General Conclusions**

- 14.1** Members consider that the lack of a Forward Strategy and any supporting information regarding the Hyde Renewal Project, has had a detrimental effect on the large amount of good work which was undertaken.
- 14.2** The Scrutiny Panel acknowledge that the continuation of St. Peter's Partnership as the Ashton Renewal Area's Forward Strategy, is imperative for the sustainability of the Project and that adequate funding is essential for its continued success.
- 14.3** When capital schemes were undertaken in the Hyde Renewal Area, using non-recurring funding, consideration did not appear to be given to the long-term maintenance requirements and how they would be resourced. For example, the majority of work undertaken to the properties was not of a low maintenance nature, ie. replacement wooden windows were installed instead of UPVc, railings were erected which required ongoing maintenance, and residents obtained garden areas. In retrospect, all of these improvements have, over a period of time, required further maintenance, otherwise they have fallen, once again, into disrepair.
- 14.4** It was felt by the Panel Members that the emphasis of the Project in Hyde was placed too much on physical and economic improvements. Whilst these have been very successful, the Panel Members feel that the Project could have placed greater emphasis on supporting people, and enabling them to develop more robust community structures.
- 14.5** The Scrutiny Panel feels that the officers have learned from past experiences of the Hyde Renewal Project, and have worked hard to address imbalances. Initiatives are now being considered which aim to ensure the sustainability of schemes within the Ashton Renewal Project.
- 14.6** Furthermore, the Scrutiny Panel feel that the officers involved in the Ashton Renewal Project are undertaking excellent work, to address housing, economic and business issues, and should be commended for their work. Crime issues are also currently being addressed and the Alley Gating Scheme is considered to be very successful.
- 14.7** The Scrutiny Panel feel that there are a lack of environmental schemes in the Ashton Renewal Area, which would make the area more visually pleasing and possibly attract large organisations and young professionals.
- 14.8** The work to St Petersfield is likely to be of Sub-Regional importance and should bring essential business and jobs to the area.
- 14.9** The officers have a thorough knowledge of all the complexities surrounding legislation, and obligations regarding equalities in respect of residents and businesses, and apply their knowledge and experience thoroughly, professionally and sympathetically.



- 14.10** The staff have actively worked to seek the views of the residents and have sought to offer solutions based on their requirements for all housing, health and work training schemes.
- 14.11** The lack of public transport provision, for the Ashton Renewal residents to their places of work on the Ashton Moss Development, would possibly prohibit the take-up of jobs, so it is hoped that a solution be sought regarding this matter, as soon as possible.
- 14.12** The Scrutiny Panel acknowledge that the Council and its partners have made every effort to secure additional funding to address the remaining housing issues in the West End of Ashton, and should be congratulated on their success.
- 14.13** In accordance with the Indices of Deprivation (2000), Ashton St. Peter's Ward is the least healthy Ward in Tameside and is one of the 3% most deprived Wards in England. Moreover, Ashton has particularly high Standard Mortality Rates (SMR) for heart disease and disease of the respiratory system.
- 14.14** Currently, there is not a doctor's surgery in the Holy Trinity area however, it is anticipated that a new Primary Care Centre will provide a wide range of health services for the residents of the Ashton Renewal Area.
- 14.15** In order to address this imbalance, the Scrutiny Panel is pleased to note that the Ashton Renewal Project has introduced numerous health initiatives including Healthy Lifestyle Courses, for the residents, in order to improve these figures.
- 14.16** The Members believe that "education" is a clear indicator in improving the health of people, the Panel were satisfied that the Ashton Renewal Team have worked hard to improve educational attainment in schools in the Renewal Area by implementing a number of key Projects, despite limited resources.
- 14.17** The Scrutiny Panel understands that some residents of the Ashton Renewal Area have difficulty accessing leisure facilities. They might be considered too costly for residents on limited incomes.
- 14.18** The Scrutiny Panel acknowledges the lack of community buildings in the Ashton Renewal Area, which can be made available to youths in the evening, as meeting places, or to hold activities.
- 14.19** The Scrutiny Panel congratulates the officers involved in the Wigan and Ince Housing Renewal Areas, for their successful schemes.
- 14.20** The Scrutiny Panel noted that Wigan's approach to its Renewal Areas as based on the Block Improvement scheme. This decision was made because of high resident involvement and customer satisfaction, which aided long-term sustainability.
- 14.21** In comparison, the Ashton Renewal Area was a much larger Project, which covered not only housing, but also economic, environmental and health issues. A Group Repair scheme was adopted in Ashton Renewal because it was considered to be more appropriate for the size of the scheme.



## **Conclusions of Consultations**

### **Hyde Renewal Area**

- 14.22** A significant proportion of businesses feel that their business has grown since they moved to the Hyde area and expect it to grow in the next few years. The majority of businesses think that this area is a good place to be located.
- 14.23** Businesses regard the most improved aspects of the Hyde Renewal Area as being the redevelopment of properties and opportunities for continuing education, developing skills and business growth.
- 14.24** The aspects that businesses regarded as being the least improved aspects of the Renewal Area are levels of crime and anti-social behaviour against businesses and traffic flow.
- 14.25** When asked whether they had noticed any deterioration in Hyde since it stopped being a Renewal Area, businesses thought traffic flow, levels and crime and anti-social behaviour against businesses and the cleanliness and physical appearance of the area are the aspects which have deteriorated the most.
- 14.26** The Ward Councillors from Hyde reported that funding had reduced as the Project developed which had a detrimental effect on the work in the Renewal Area.
- 14.27** The Ward Councillors felt that there was a public perception that the Council had a responsibility to maintain the work carried out as part of the Renewal Project despite there being no maintenance funding for this work.

### **Ashton Renewal Area**

#### **Perceptions of the Area**

- 14.28** In general, perceptions of the Ashton Renewal Area tend to be positive with over half of residents questioned in the door-to-door survey saying their neighbourhood is on a par with other neighbourhoods in Tameside. Residents who are most positive about the neighbourhood are those who are generally satisfied with the area, believe there has been an improvement in the last 2 years, and think that the Ashton Renewal Project has had a positive impact.
- 14.29** 42% of residents questioned in the door-to-door survey believe their local area has improved over the past 2 years compared to one third who believe the area has become worse. The majority of those questioned at the Surestart schemes thought the area had got better over the last 5 years.
- 14.30** A significant proportion of residents questioned in the door-to-door survey are satisfied with the local area as a whole. Residents living in rented accommodation and those who have moved to their address since 2001 tend to be the most satisfied.

- 14.31** A significant proportion of businesses feel their business has grown since they moved to their area, and an even greater proportion expect it to grow in the next few years.
- 14.32** A third of businesses think that the Renewal Area has had a positive effect on their business. The majority of businesses think that the Renewal Area is a good place to be located, a feeling felt most by those that moved into the area more recently.
- 14.33** There is a perception amongst the St Michael's and Waterloo Councillors that these Wards have missed out on funding and that residents of these Wards do not receive regular updates on the progress of the Renewal Project.

### **Living in the Ashton Renewal Area**

- 14.34** Recent settlers to the Renewal Area tend to be young (16-34), rent from a housing association and are more positive about the area and the effect of the Renewal Project.
- 14.35** The majority of residents questioned in the door-to-door survey are satisfied with their current accommodation. A significant proportion of residents would like to be living within the same neighbourhood in five years time.

### **Effect of the Ashton Renewal Project**

- 14.36** Over half of those questioned in the door-to-door survey believe that the activities of the Ashton Renewal Project have improved their neighbourhood as a place to live. Homeowners are significantly more likely to state that there has been not very much or no improvement at all compared to those who rent.
- 14.37** The most improved aspects for both residents and businesses relate to those aspects that improve respondents' physical space. For residents these include shopping facilities, decent housing, the cleanliness and physical appearance of the area and parks and open spaces. The most improved aspects for businesses were the redevelopment of properties and the cleanliness and physical appearance of the area.
- 14.38** Crime is a significant issue for businesses and residents – for both groups, levels of crime and antisocial behaviour was amongst the least improved aspects of the Renewal Area. Businesses also felt that traffic flow was an area which had not improved. For residents, the least improved aspects of the Renewal Area relate to provisions for young people and children, including activities for teenagers, facilities for young children and sport and leisure activities.
- 14.39** While crime remains an issue for many of the residents consulted, Ward Councillors from the Renewal Area reported that the alley-gating scheme had been extremely popular and had contributed significantly in the fight against crime.

- 14.40 Ward Councillors from the St Peters Ward reported that there have been significant improvements to housing in the Renewal Area which have proved popular with residents. However, work is still required to improve houses in other parts of the Renewal Area, particularly around Guide Bridge.
- 14.41 A key impact of the Renewal Project has been in the engagement of residents who are now more involved in the community in which they live.

### **Information on the Renewal Area**

- 14.42 Residents who feel most informed about the Renewal Project are most likely to perceive an improvement in their environment and consider the Project to have had a positive impact.
- 14.43 About half of residents questioned in the door-to-door survey believe they are being kept informed about developments in the Renewal Area. The Ashton Renewal newsletter is the most common source of information about the Renewal Project followed by word of mouth and the Tameside Citizen newspaper. Information sent directly to the home is the preferred method for the majority of residents to receive information about the Renewal Project.

### **Service Use**

- 14.44 The majority of businesses questioned are aware of the advice and support available to them at the Ashton Renewal Project Office.
- 14.45 Awareness and usage of services or initiatives facilitated by the Renewal Project is low, particularly the Healthy Living Community Project, West End Door Step Green and Holy Trinity Millennium Green and Astro turf.

### **Employment**

- 14.46 A third of residents are in employment either full or part-time. Of these, the majority are happy with their current job.
- 14.47 For those unemployed or unhappy with their current job situation, caring responsibilities and inadequate skills and training are the greatest barriers to finding a better job.
- 14.48 A quarter of residents were aware of the First Step Careers Advice Service and would be interested in using the service in the future.

### **Health and Quality of Life**

- 14.49 The majority of residents rate their quality of life and their state of health as good. However, GPs from the area described a number of health issues affecting residents including mental illness, heart disease, bronchitis and drug addiction.

- 14.50** Residents are significantly more likely to be positive about their quality of life if they believe there has been an improvement in their area and that the Renewal Project has had a positive impact on the area in which they live.
- 14.51** The majority of residents questioned in the door-to-door survey believe the state of their health has remained unchanged in the past year. However, by Health practitioners from the area and employees from the Healthy Living Community Project informed the Panel that the outcomes of health initiatives in the Renewal Area will not be seen for ten to twenty years.
- 14.52** Residents involved in the Healthy Living Community Project reported that they now have better health and lifestyles as a direct result of their involvement in the Project. They also confirmed that environmental improvements and crime prevention initiatives had contributed to an overall improvement in their health and quality of life.
- 14.53** The GPs raised a number of concerns over the resourcing of health services in the Renewal Area. Of particular concern was the number of GPs coming up for retirement and the lack of incentives to attract new staff to replace them. GPs were also concerned that PCT funding was not directed into the Ashton Renewal Area despite it being an area of great need. They also said that the high number of patient registrations in the area placed a strain on their ability to cope with the health problems of the area.
- 14.54** Despite strained resources in the area, the GPs were opposed to proposals for a salaried GP being located in the Holy Trinity Area as they felt that this would destabilise the position of existing GPs in the Renewal Area.
- 14.55** The GPs reported that a flexible, dedicated and available interpretation service is required to assist them in providing an effective service to all their patients.
- 14.56** The Health Visitor reported that one area that health practitioners could focus on in order to impact on people's health were lifestyle issues such as smoking, diet and exercise. The GPs reported that the PCT runs smoking cessation and drug rehabilitation programmes across Tameside but they feel that these are insufficient to deal with the problems of the Renewal Area.
- 14.57** There was a feeling amongst the GPs that they had not been involved in the Projects run by the Ashton Renewal Project or the Ashton Healthy Living Community Project but that they would welcome the opportunity to get involved. The employees of the Healthy Living Community Project confirmed this view and acknowledged the need to work more closely with local health practitioners to ensure resources are targeted more effectively.

## **15. Recommendations**

- 15.1** *That it is essential that a Forward Strategy including a long term funding and management plan for Ashton Renewal Area be developed and that it is adequately resourced.*
- 15.2** *That the Council enters into a protocol with St Peter's Partnership recognising that it is the main community organisation that can work with the District Assembly and other voluntary bodies to promote community cohesion in the renewal area.*
- 15.3** *That the council considers making a contribution to the St Peter's Partnership in order that it can help maintain a sustainable Forward Strategy for the Ashton Renewal Area.*
- 15.4** *That when any future capital schemes are undertaken using one-off funding, it is essential that proper, realistic and open plans are agreed for the long term maintenance requirements with details of resourcing.*
- 15.5** *That consideration is given to opportunities for the refurbishment of the central shopping areas of Hyde Town Centre in order to encourage more private investment and shoppers.*
- 15.6** *That the Cabinet Deputy for Economic Services is recommended to continue working closely with the Ashton Renewal Project, when the renewal area status ends in 2006.*
- 15.7** *That the Council continues to invest in environmental schemes in the Renewal Area in order to make it more visually pleasing and attract large organisations and encourage those residents who become more affluent to remain living in the renewal area and attract people to move into the area.*
- 15.8** *That the establishment of a dental practice in the West End of Ashton-under-Lyne be encouraged where possible by the Primary Care Trust.*
- 15.9** *That the Tameside Transport Group be requested to review the provision of public transport as facilities develop on the Ashton Moss site and in St Petersfield.*

## Technical, Economic And Environmental Services Scrutiny Panel

### Review Of Renewal Areas – Practical Effects On The Economy And The Environment

Scope June 2003

#### Aim Of The Scrutiny Review Exercise

To review the effectiveness of the Renewal Areas in Hyde and Ashton on the economy and the environment for people who live there; review the impact of the Renewal Areas on the other towns in Tameside; and to contribute to the development of best practice.

#### Objectives

- A. To identify and describe “renewal areas” including geographical boundaries, demographic and socio-economic information such as quality of life indicators and social exclusion indicators within the identified areas.
- B. To identify all existing and past projects and services provided as part of the renewal areas; to establish the aims of objectives of these projects and services and to identify external projects with an effect on the economy and the environment.
- C. To determine the effectiveness of the projects and services identified by Objective B on the economy and the environment, and on the indicators identified by Objective A; to consider the effectiveness of these projects against their objectives identified in Objective B.
- D. To identify best practice in renewal areas; compare with other local authorities and identify local best practice against these; to establish national policies; to consider the impact of the Renewal Areas on the other towns and neighbourhoods in Tameside.
- E. To produce conclusions and recommendations contributing to the development of best practice.

#### Timescale

The Panel aims to complete its report by April 2004.

## Action Plan

The review consists of a number of activities designed to achieve the Objectives (A,B,C,D,E) of the review. Many of these activities will contribute to more than one objective.

(Please note the column 'Action Ref' refers to actions in the detailed project plan that will be managed by the Scrutiny Panel.)

Objective	Action Ref	Action	Timescale	Monthly Update
<b>Objective A</b> To identify and describe "renewal areas" including geographical boundaries, demographic and socio-economic information such as quality of life indicators and social exclusion indicators within the identified areas.	1	Written information about geographical location, boundaries, demographics and mid-term evaluation for Hyde and Ashton Renewal Areas.	Written brief for Scrutiny Panel Meeting on 28 <sup>th</sup> July / 5 <sup>th</sup> August 2003.	
	2	Meet with Huw Davies to discuss renewal in general, government guidance on renewal areas, and provision, policies, funding, projects and services, exit strategies, and links to other Services and partner agencies in the Hyde Renewal Area.	Joint Scrutiny Panel Meeting on 28 <sup>th</sup> July 2003.	
	3	Meet with Manager of Ashton Renewal, Sara Todd, Project Manager for Ashton Renewal Area, and Chair of Ashton Renewal, Cllr Davis to discuss services provision, policies, funding, exit strategies and links to other Services and partner agencies in the Ashton Renewal Area.	Joint Scrutiny Panel Meeting on 5 <sup>th</sup> August 2003.	
	4	Written information on socio-economic and demographic baseline information for both Ashton and Hyde.	Written brief for Scrutiny Panel Meeting on 9 <sup>th</sup> September 2003.	
	6	Meet with a representative the Cabinet Deputy for Economic Services, Cllr Kieran Quinn to discuss Renewal in Tameside and the effects of Renewal Areas on the economy and the environment.	Scrutiny Panel Meeting on 9 <sup>th</sup> September 2003.	

	7	Site Visit to Hyde Renewal Area.	9 <sup>th</sup> September 2003 Feedback at Scrutiny Panel Meeting 9 <sup>th</sup> September 2003	
	8	Meet with the Chair of Hyde Renewal, Cllr Jim Fitzpatrick.	Joint Scrutiny Panel Meeting on 9 <sup>th</sup> September 2003.	
	9	Site Visits to Ashton Renewal Area.	22 <sup>nd</sup> September 2003 Feedback at Scrutiny Panel Meeting on 22 <sup>nd</sup> September 2003.	
	10	Meet with the Chair, Cllr Jack Davis and Vice Chair, Ken Knott of Ashton Renewal Partnership	Joint Scrutiny Panel Meeting on 22 <sup>nd</sup> September 2003.	
	28	Consultation with Community/Residents Groups (satisfaction with projects and services, shortfalls and ideas for policy development).	tba – February/March 2004 Feedback to Joint Scrutiny Panel Meeting on 9 <sup>th</sup> March 2004.	
	29	Written information on results of consultation already undertaken.	Written brief for Joint Scrutiny Panel Meeting on 9 <sup>th</sup> March 2004.	
	32	To consider conclusions of the Review and discuss with Cabinet Deputy for Economic Services, Cllr Kieran Quinn and Head of Economic Assets and Services, Alison Ashworth.	Scrutiny Panel Meeting on 22 <sup>nd</sup> March 2004.	



Objective	Action Ref	Action	Timescale	Monthly Update
<b>Objective B</b> To identify all existing and past projects and services provided as part of the renewal areas; to establish the aims and objectives of these projects and services and to identify external projects with an effect on the economy and the environment.	1	Written information about geographical location, boundaries, demographics and mid-term evaluation for Hyde and Ashton Renewal Areas.	Written brief for Scrutiny Panel Meeting on 28 <sup>th</sup> July / 5 <sup>th</sup> August 2003.	
	2	Meet with Huw Davies to discuss renewal in general, government guidance on renewal areas, and provision, policies, funding, projects and services, exit strategies, and links to other Services and partner agencies in the Hyde Renewal Area.	Joint Scrutiny Panel Meeting on 28 <sup>th</sup> July 2003.	
	3	Meet with Manager of Ashton Renewal, Sara Todd, Project Manager for Ashton Renewal Area, and Chair of Ashton Renewal, Cllr Davis to discuss services provision, policies, funding, exit strategies and links to other Services and partner agencies in the Ashton Renewal Area.	Joint Scrutiny Panel Meeting on 5 <sup>th</sup> August 2003.	
	6	Meet with a representative the Cabinet Deputy for Economic Services, Cllr Kieran Quinn to discuss Renewal in Tameside and the effects of Renewal Areas on the economy and the environment.	Scrutiny Panel Meeting on 9 <sup>th</sup> September 2003.	
	7	Site Visits Hyde Renewal Area.	9 <sup>th</sup> September 2003 Feedback at Scrutiny Panel Meeting 9 <sup>th</sup> September 2003	
	8	Meet with the Chair of Hyde Renewal, Cllr Jim Fitzpatrick.	Joint Scrutiny Panel Meeting on 9 <sup>th</sup> September 2003.	
	9	Site Visits Ashton Renewal Area.	22 <sup>nd</sup> September 2003 Feedback at Scrutiny Panel Meeting on 22 <sup>nd</sup> September 2003.	

	10	Meet with the Chair, Cllr Jack Davis and Vice Chair, Ken Knott of Ashton Renewal Partnership	Joint Scrutiny Panel Meeting on 22 <sup>nd</sup> September 2003.	
	11	Meet with the Chairs and Link Officers for the relevant Task Groups to discuss the development and implementation of their Action Plans.	September/October Feedback to the Scrutiny Panel Meeting on 20 <sup>th</sup> October 2003.	
	12	Meet with representatives of Tameside Patrollers and the Police to discuss issues relating to crime and anti-social behaviour in the Renewal Areas.	September/October Feedback to Scrutiny Panel Meeting on 20 <sup>th</sup> October	
	13	Written information on the range of projects and services affecting the economy and the environment in Hyde and Ashton Renewal Areas, including: housing, employment, community services, transport, religious facilities, public houses, play facilities, shops and businesses, crime, adult and child education services, youth services, libraries and leisure facilities.	Written brief for the Scrutiny Panel Meeting on 20 <sup>th</sup> October 2003.	
	14	Meet with Cabinet Deputy, Margaret Oldham and John Johnson to discuss crime and community safety issues.	Scrutiny Panel Meeting on 20 <sup>th</sup> October 2003.	
	15	Write to public houses within the Renewal Areas to find out whether or not the Renewal Area has had a beneficial effect on their business.	Feedback to Scrutiny Panel Meeting on 17 <sup>th</sup> November 2003.	
	16	Write to Sainsburys / Asda / Kwik Save / Morrisons to ask about the effect of the Renewal Areas on business and local employment initiatives.	Feedback to Scrutiny Panel Meeting on 17 <sup>th</sup> November 2003.	
	17	Write to the Utility Companies for information with regards to energy efficiency schemes in the Renewal Areas.	Feedback to Scrutiny Panel Meeting on 17 <sup>th</sup> November 2003.	

18	Meet with representatives of the Employment and Regeneration Partnership to discuss training and employment opportunities in the Renewal Areas.	October/November Feedback to Scrutiny Panel Meeting on 17 <sup>th</sup> November 2003.	
19	Meet with representatives of the Chamber of Commerce to discuss the economic impact of the Renewal Areas and their effect on employment prospects and business enterprise.	Scrutiny Panel Meeting on 17 <sup>th</sup> November 2003.	
20	Meet with representatives of the community led St Peters Partnership to discuss their work in relation to Ashton Renewal and how they will take forward the work of the Renewal Area once the project finishes in October 2006.	November/December Feedback at the Scrutiny Panel Meeting on 15 <sup>th</sup> December 2003.	
22	Meet with the Town Managers for Ashton and Hyde to discuss the effects of the Renewal Areas on the wider area.	Scrutiny Panel Meeting on 15 <sup>th</sup> December 2003.	
23	Meet with representatives from adult education services and schools to discuss the effect of education provision on enterprise, skills and employment prospects in the Renewal Areas.	December/January Feedback at the Scrutiny Panel Meeting on 2 <sup>nd</sup> February 2004.	
24	Meet representatives from youth services to discuss the provision of services for young people.	December/January Feedback at the Scrutiny Panel Meeting on 2 <sup>nd</sup> February 2004.	
26	Meet with local transport providers (GMPTE) to discuss local public transport arrangements in the Renewal Areas.	February 2004 Feedback at the Scrutiny Panel Meeting on 23 <sup>rd</sup> February 2004	
27	Meet representatives of the Engineering Service to discuss the implementation of traffic calming schemes, cycle paths and walking routes.	Scrutiny Panel Meeting on 23 <sup>rd</sup> February 2004.	

	32	To consider conclusions of the Review and discuss with Cabinet Deputy for Economic Services, Cllr Kieran Quinn and Head of Economic Assets and Services, Alison Ashworth.	Scrutiny Panel Meeting on 22 <sup>nd</sup> March 2004.	
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Objective	Action Ref	Action	Timescale	Monthly update
<b>Objective C</b> To determine the effectiveness of the projects and services identified by Objective B on the economy and the environment, and on the indicators identified by Objective A; to consider the effectiveness of these projects against their Objectives identified in Objective B.	2	Meet with Huw Davies to discuss renewal in general, government guidance on renewal areas, policies, funding, projects and services, exit strategies, and links to other Services and partner agencies in the Hyde Renewal Area.	Joint Scrutiny Panel Meeting on 28 <sup>th</sup> July 2003.	
	3	Meet with Manager of Ashton Renewal, Sara Todd, Project Manager for Ashton Renewal Area, and Chair of Ashton Renewal, Cllr Davis to discuss services provision, policies, funding, exit strategies and links to other Services and partner agencies in the Ashton Renewal Area.	Joint Scrutiny Panel Meeting on 5 <sup>th</sup> August 2003.	
	5	Determine what indicators will be used to measure effects on the economy and the environment.	Scrutiny Panel Meeting on 9 <sup>th</sup> September 2003.	
	6	Meet with a representative the Cabinet Deputy for Economic Services, Cllr Kieran Quinn to discuss Renewal in Tameside and the effects of Renewal Areas on the economy and the environment.	Scrutiny Panel Meeting on 9 <sup>th</sup> September 2003.	
	7	Site Visits to Hyde Renewal Area.	9 <sup>th</sup> September 2003 Feedback at Scrutiny Panel Meeting 9 <sup>th</sup> September 2003	
	9	Site Visits to Ashton Renewal Area.	22 <sup>nd</sup> September 2003 Feedback at Scrutiny Panel Meeting on 22 <sup>nd</sup> September 2003.	
	11	Meet with the Chairs and Link Officers for the relevant Task Groups to discuss the development and implementation of their Action Plans.	September/October Feedback to Scrutiny Panel Meeting on 20 <sup>th</sup> October 2003.	

12	Meet with representatives of Tameside Patrollers and the Police to discuss issues relating to crime and anti-social behaviour in the Renewal Areas.	September/October Feedback to Scrutiny Panel Meeting on 20 <sup>th</sup> October	
13	Written information on the range of projects and services affecting the economy and the environment in Hyde and Ashton Renewal Areas, including: housing, employment, community services, transport, religious facilities, public houses, play facilities, shops and businesses, crime, adult and child education services, youth services, libraries and leisure facilities.	Written brief for the Scrutiny Panel Meeting on 20 <sup>th</sup> October 2003.	
14	Meet with Cabinet Deputy, Margaret Oldham and John Johnson to discuss crime and community safety issues.	<b>Scrutiny Panel Meeting on 20<sup>th</sup> October 2003.</b>	
15	Write to public houses within the Renewal Areas to find out whether or not the Renewal Area has had a beneficial effect on their business.	Feedback to Scrutiny Panel Meeting on 17 <sup>th</sup> November 2003.	
16	Write to Sainsburys / Asda / Kwik Save / Morrisons to ask about the effect of the Renewal Areas on business and local employment initiatives.	Feedback to Scrutiny Panel Meeting on 17 <sup>th</sup> November 2003.	
17	Write to the Utility Companies for information with regards to energy efficiency schemes in the Renewal Areas.	Feedback to Scrutiny Panel Meeting on 17 <sup>th</sup> November 2003.	
18	Meet with representatives of the Employment and Regeneration Partnership to discuss training and employment opportunities in the Renewal Areas.	October/November Feedback to Scrutiny Panel Meeting on 17 <sup>th</sup> November 2003.	
19	Meet with representatives of the Chamber of Commerce to discuss the economic impact of the Renewal Areas and their effect of employment prospects and business enterprise.	Scrutiny Panel Meeting on 17 <sup>th</sup> November 2003.	

20	Meet with representatives of the community led St Peters Partnership to discuss their work in relation to Ashton Renewal and how they will take forward the work of the Renewal Area once the project finishes in October 2006.	November/December Feedback at the Scrutiny Panel Meeting on 15 <sup>th</sup> December 2003.	
21	Consultation with councillors from Ashton and Hyde.	tba – November/December 2003 Feedback at Panel Meeting on 15 <sup>th</sup> December 2003.	
22	Meet with the Town Managers for Ashton and Hyde to discuss the effects of the Renewal Areas on the wider area.	Scrutiny Panel Meeting on 15 <sup>th</sup> December 2003.	
23	Meet with representatives from adult education services and schools to discuss the effect of education provision on enterprise, skills and employment prospects in the Renewal Areas.	December/January Feedback at the Scrutiny Panel Meeting on 2 <sup>nd</sup> February 2004.	
24	Meet representatives from youth services to discuss the provision of services for young people.	December/January Feedback at the Scrutiny Panel Meeting on 2 <sup>nd</sup> February 2004.	
26	Meet with local transport providers (GMPTE) to discuss local public transport arrangements in the Renewal Areas.	February 2004 Feedback at the Scrutiny Panel Meeting on 23 <sup>rd</sup> February 2004	
27	Meet representatives of the Engineering Service to discuss the implementation of traffic calming schemes, cycle paths and walking routes.	Scrutiny Panel Meeting on 23 <sup>rd</sup> February 2004.	
28	Consultation with Community/Residents Groups (satisfaction with projects and services, shortfalls and ideas for policy development).	tba – February/March 2004 Feedback to Joint Scrutiny Panel Meeting on 9 <sup>th</sup> March 2004.	
29	Written information on results of consultation already undertaken.	Written brief for Joint Scrutiny Panel Meeting on 9 <sup>th</sup> March 2004.	

31	Written brief regarding changes in the socio-economic and demographic information defined for Objective A as a result of the Renewal Areas, including Tameside as a whole to act as a general comparison.	Feedback to the Scrutiny Panel Meeting on 22 <sup>nd</sup> March 2004.	
32	To consider conclusions of the Review and discuss with Cabinet Deputy for Economic Services, Cllr Kieran Quinn and Head of Economic Assets and Services, Alison Ashworth.	Scrutiny Panel Meeting on 22 <sup>nd</sup> March 2004.	



Objective	Action Ref	Action	Timescale	Monthly update
<b>Objective D</b> To identify best practice in renewal areas; compare with other local authorities and identify local best practice against these; to establish national policies; to consider the impact of the Renewal Areas on the other towns and neighbourhoods in Tameside.	1	Written information about geographical location, boundaries, demographics and mid-term evaluation for Hyde and Ashton Renewal Areas.	Written brief for Scrutiny Panel Meeting on 28 <sup>th</sup> July / 5 <sup>th</sup> August 2003.	
	2	Meet with Huw Davies to discuss renewal in general, government guidance on renewal areas, and provision, policies, funding, projects and services, exit strategies, and links to other Services and partner agencies in the Hyde Renewal Area.	Joint Scrutiny Panel Meeting on 28 <sup>th</sup> July 2003.	
	3	Meet with Manager of Ashton Renewal, Sara Todd, Project Manager for Ashton Renewal Area, and Chair of Ashton Renewal, Cllr Davis to discuss services provision, policies, funding, exit strategies and links to other Services and partner agencies in the Ashton Renewal Area.	Joint Scrutiny Panel Meeting on 5 <sup>th</sup> August 2003.	
	21	Consultation with councillors from Ashton and Hyde.	tba – November/December 2003 Feedback at Panel Meeting on 15 <sup>th</sup> December 2003.	
	25	Identify Beacon Councils and arrange site visits to those local authorities identified (to compare policies and provision and highlight areas of good practice).	tba – January/February 2004 Feedback at Joint Panel Meeting on 23 <sup>rd</sup> February 2004.	
	28	Consultation with Community/Residents Groups (satisfaction with projects and services, best practice, shortfalls and ideas for policy development).	tba – February/March 2004 Feedback to Joint Scrutiny Panel Meeting on 9 <sup>th</sup> March 2004.	
	29	Written information on results of consultation already undertaken.	Written brief for Joint Scrutiny Panel Meeting on 9 <sup>th</sup> March 2004.	
	30	Written information on current and past national strategies, policies and plans for neighbourhood renewal.	Written brief for the Scrutiny Panel Meeting on 22 <sup>nd</sup> March 2004.	

	32	To consider conclusions of the Review and discuss with Cabinet Deputy for Economic Services, Cllr Kieran Quinn and Head of Economic Assets and Services, Alison Ashworth.	Scrutiny Panel Meeting on 22 <sup>nd</sup> March 2004.	
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Objective	Action Ref	Action	Timescale	Monthly update
<b>Objective E</b> To produce conclusions and recommendations contributing to the development of best practice.	32	To consider conclusions of the Review and discuss with Cabinet Deputy for Economic Services, Cllr Kieran Quinn and Head of Economic Assets and Services, Alison Ashworth.	Scrutiny Panel Meeting on 22 <sup>nd</sup> March 2004.	
	33	Draft report	Present draft report at the Scrutiny Panel Meeting on 22 <sup>nd</sup> March 2004.	
	34	Final report	Agree final report at the Scrutiny Panel Meeting on 19 <sup>th</sup> April 2004.	

**Personal And Health Services Scrutiny Panel**  
**Review Of Renewal Areas – Practical Effects On Health**  
**Scope June 2003**

**Aim Of The Scrutiny Review Exercise**

To review the effectiveness of renewal areas on the health of people who live there; and to contribute to the development of best practice.

**Objectives**

- A. To identify and describe “renewal areas”; identifying geographical boundaries, demographic and socio-economic information such as quality of life indicators and social exclusion indicators within the identified areas.
- B. To identify all existing and past projects and services provided as part of a renewal area; to establish the aims of objectives of these projects and services; and to identify external projects with an effect on health.
- C. To determine the effectiveness of projects and services identified by Objective B upon the health of residents and indicators identified by Objective A.
- D. To identify best practice in renewal areas; establishing national policies, comparison with other local authorities, and identifying local best practice against these.
- E. To produce conclusion and recommendation contributing to the development of best practice.

**Timescale**

The panel aims to produce its report by April 2004.

## Action Plan

The review consists of a number of activities designed to achieve the five objectives of the review. Many of these activities will contribute to more than one objective.

(Please note the column 'Action Ref' refers to actions in the detailed project plan that will be managed by the Scrutiny Panel.)

Objective	Action Ref	Action	Timescale	Monthly Update
<b>Objective A</b> To identify and describe "renewal areas"; identifying geographical boundaries, demographic and socio-economic information such as quality of life indicators and social exclusion indicators within the identified areas.	2	Gather evidence from the Head of Renewal	Joint Scrutiny Panel Meeting 28/7/03	
	2, 8	Gather evidence from managers and Chair of Hyde Renewal	Joint Scrutiny Panel Meeting 28/7/03 and Joint Scrutiny Panel Meeting 09/9/03	
	3, 11	Gather evidence from manager and Joint Chairs of Ashton Renewal	Joint Scrutiny Panel Meeting 5/8/03 and Joint Scrutiny Panel Meeting 22/9/03	
	5	Gather socio-economic and demographic baseline information for both Ashton and Hyde	Panel to receive briefing paper 9/9/03	
	6	Determine what indicators will be used to measure effects on health	Scrutiny Panel Meeting 9/9/03	
	7, 10	Conduct site visits to both Renewal Sites	Hyde – 09/09/03 Ashton – 22/09/03	
	9	Meet with the Cabinet Deputy for Economic Services, Councillor Kieran Quinn and Alison Ashworth	Scrutiny Panel Meeting 09/9/03	
	12	Gather public health evidence from the PCT Director of Public Health	Scrutiny Panel Meeting 13/10/03	
	18	Gather evidence from GP's in renewal areas	Feedback to Scrutiny Panel Meeting 27/1/04	
	21	Speak to and meet BME groups and community leaders	tba – February – March 2004 Feedback to Joint Scrutiny Panel 9/3/04	
21	Speak to and meet residents	tba – February – March 2004 Feedback to Joint Scrutiny Panel 9/3/04 and Joint Scrutiny Panel Meeting 30/9/03		

Objective	Action Ref	Action	Timescale	Monthly Update
<b>Objective B</b> To identify all existing and past projects and services provided as part of a renewal area; to establish the aims of objectives of these projects and services; and to identify external projects with an effect on health.	2	Meet with Head of Renewal	Joint Scrutiny Panel Meeting 28/7/03	
	3	Meet with the Manager of Ashton Renewal to discuss current Renewal projects and services; and whether an exit strategy has been considered.	Joint Scrutiny Panel Meeting 5/8/03	
	8	Meet with Chair of Hyde Renewal to discuss past projects and services and whether an exit strategy was considered.	Joint Scrutiny Panel Meeting 09/9/03	
	11	Meet with the Joint Chair of Ashton Renewal	Joint Scrutiny Panel Meeting 22/9/03	
	13	Gather evidence from the Sure Start Project	Feedback Scrutiny Panel Meeting 4/11/03	
	14	Gather evidence from the Healthy Living Initiative	Feedback Scrutiny Panel Meeting 4/11/03	
	15	Gather evidence from Police	Feedback to Scrutiny Panel Meeting 2/12/03	
	16	Gather evidence from Social Workers	Feedback to Scrutiny Panel Meeting 2/12/03	
	18	Gather evidence from GPs in Renewal Areas	Feedback to Scrutiny Panel Meeting 27/1/04	
	23	Gather strategies, policies, and plans	Present briefing paper at Scrutiny Panel Meeting 30/3/04	
	23	Gather declarations for both Ashton and Hyde Renewal	Present briefing paper at Scrutiny Panel Meeting 30/3/04	

Objective	Action Ref	Action	Timescale	Monthly update
<b>Objective C</b> To determine the effectiveness of projects and services identified by Objective B upon the health of residents and indicators identified by Objective A.	2	Meet with the Head of Renewal	Joint Scrutiny Panel Meeting 28/7/03	
	3	Meet with the manager of Ashton Renewal	Joint Scrutiny Panel Meeting 5/8/03	
	7, 10	Conduct site visits to both Renewal Areas	Hyde – 09/09/03 Ashton – 22/09/03	
	12	Meet with the Director of Public Health	Scrutiny Panel Meeting 9/9/03	
	15	Gather evidence from the Police	Feedback to Scrutiny Panel Meeting 2/12/03	
	16	Gather evidence from Social Workers	Feedback to Scrutiny Panel Meeting 2/12/03	
	17	Gather information or meet with mental health service providers	Feedback Scrutiny Panel Meeting 2/12/03	
	21	Consult with residents	tba – February – March 2004 Feedback to Joint Scrutiny Panel 9/3/04	
	21	Consult with Disabled People's Forums	tba – February – March 2004 Feedback to Joint Scrutiny Panel 9/3/04	
	21	Consult with Street Representatives	tba – February – March 2004 Feedback to Joint Scrutiny Panel 9/3/04	
	21	Consult with Community Groups	tba – February – March 2004 Feedback to Joint Scrutiny Panel 9/3/04	
	21	Consult with BME groups	tba – February – March 2004 Feedback to Joint Scrutiny Panel 9/3/04	
	22	Gather existing consultations	Present briefing paper at Scrutiny Panel Meeting 9/3/04	
24	Prepare a report regarding changes in the socio-economic and demographic information gathered in Objective A as a result of the Renewal Areas, including changes in the whole of Tameside to act as a comparison	Present briefing paper at Scrutiny Panel Meeting 30/3/04		
25	Invite to a Panel Meeting the Cabinet Deputy and Strategic Director	Scrutiny Panel Meeting 30/3/04		

Objective	Action Ref	Action	Timescale	Monthly update
<b>Objective D</b> To identify best practice in renewal areas; establishing national policies, comparison with other local authorities, and identifying local best practice against these.	2	Invite to a Panel meeting the Head of Renewal	Joint Scrutiny Panel Meeting 28/7/03	
	3	Invite to a Panel meeting the manager of Ashton Renewal	Joint Scrutiny Panel Meeting 5/8/03	
	12	Invite to a Panel meeting the PCT Director of Public Health	Scrutiny Panel Meeting 9/9/03	
	20	Visit neighbouring authorities with similar renewal areas	tba – Jan-Feb 2004 Feedback Scrutiny Panel Meeting 10/2/04	
	23	Gather national strategies, policies, and plans	Present briefing paper at Scrutiny Panel Meeting 30/3/04	



Objective	Action Ref	Action	Timescale	Monthly update
<b>Objective E</b> To produce conclusion and recommendation contributing to the development of best practice.	25	Invite to a meeting PCT Director of Public Health, Cabinet Deputy and Strategic Director to consider findings of the review	Scrutiny Panel Meeting 30/3/04	
	26	Hold a Scrutiny Panel meeting to consider findings of the review and establish conclusions and recommendations, and discuss draft report	Scrutiny Panel Meeting 30/3/04	
	27	Prepare a report on the Review	Present draft report at Scrutiny Panel Meeting 30/3/04 Agree final report at Scrutiny Panel 27/4/04	