



**FIRST WESSEX HOUSING  
GROUP**

**REGENERATION STRATEGY**

**2008/09 – 2011/12**

Approved by FWHG Board 26 February 2008

# 1 STRATEGIC OBJECTIVES

## 1.1 Introduction

This paper sets out the objectives and main themes for community regeneration by FWHG for 2008 – 11. It also sets out local priorities within each of the three principal operating areas and sets out our proposals for core investment funding by the Group.

There is a growing expectation by government that housing associations will play a leading role in a range of neighbourhood level initiatives. FWHG already has considerable experience and is well placed to respond to this agenda. Within Hampshire we are also well placed to play an active role in initiatives promoted by PUSH (Partnership for Urban South Hampshire) and in the opportunities from the urban extension and Olympics base in Rushmoor.

The key jargon and acronyms are explained in the attached glossary.

## 1.2 Group Mission and Objectives

The Group has now adopted a Mission statement:

***'Working with our customers to develop communities to be proud of'***

The Group also agreed a five point **Vision**, identifying how we intended achieving our Mission.

***We will achieve our Mission through our commitment to***

- ***Community regeneration***
- ***Sustainable, affordable, high quality homes and services***
- ***Supporting independent living***
- ***Growing to meet changing needs and expectations while maintaining a regional focus***
- ***Developing our organisational strength***

This clearly demonstrates the central importance of community regeneration.

## 1.3 Objectives for Regeneration Strategy

The specific objectives of this strategy are as follows:

- Focus on those neighbourhoods where we have a significant presence
- Promote community inclusion and cohesion

- Empowerment of communities
- Building local capacity and skills
- ‘Place shaping’ – playing a supportive role to local authorities
- Community engagement ahead of new developments or on proposals for significant improvements to existing.
- Promote and develop effective partnerships – both locally and regionally
- Identify and respond where appropriate to local needs
- Influencing policies and strategies of the group as a result of regeneration knowledge and experience
- Build on our achievements, our strengths and our established relationships.
- Support Equality and Diversity policies
- Achieve leverage of external resources.

#### **1.4 Our customer communities**

Housing is the core of a wider set of activities and services which respond to local needs. As FWHG, our customer base comprises all those people within our areas of operation that are homeless, vulnerable or disadvantaged. Some of these are current direct customers (e.g. tenants) because they have been in housing needs in the past. Others are current or potential customers of housing or other services we offer.

As well as providing services to individuals as customers we also provide support and assistance to communities. This can mean ‘community of place’ as in people whose commonality is to do with their geographical neighbourhood. But equally we are concerned about ‘communities of interest’ which involve groups of people who share an interest, need or identity, or who have something else in common, such as ethnicity, age, gender and faith.

The Group wants all its customers to be better able to manage and control their own life situations. This empowerment of our customers is the foundation of both the quality and effectiveness of our products and services. This means, wherever possible, we ‘work with, rather than ‘do for’.

Because a community can be a customer, we are also concerned to enable a community to increase its ability and effectiveness to improve the quality of life of its members, especially for those who are disadvantaged in some way. This often means that social needs and individual problems are turned

into public issues to be tackled through local action so that the people involved build up their personal skills and confidence and are able then to have greater control of their life.

The Group's housing stock is often concentrated within those neighbourhoods that experience highest multiple deprivation. Some of the key local issues are identified in the specific appendices which highlight these areas based on government data on 'Super Output Areas' as well as on data on the profile of our own residents. However, as with any statistical data, care needs to be taken in the interpretation and in understanding its limitations.

## **2 PARTNERSHIPS**

The Group recognises the key principles of partnership working with external organisations in the statutory, voluntary, non-profit and private sectors. Partnership working can

- enhance service delivery to local communities.
- generate better value for money
- break down 'cultural' barriers
- avoid duplication of effort and increased cost

Through working in partnership we will:

- Provide a more efficient and measurable route for delivering objectives than organisations operating independently;
- Operate within a clear and transparent governance structure meeting the requirements of all constituent partners
- Increase opportunities for bidding for and gaining access to additional resources; and
- Share learning, knowledge and expertise between organisations.

All partnership activity engaged in by FWHG must sustainably increase performance against the priorities set out in our three year strategy and above that which would have been achieved in the absence of a partnership. We will consider engagement in partnerships or forums where our expertise is valued and where this could enhance our opportunities to develop other parts of the Group's business.

The Regeneration managers will maintain the Group's register of all external partnerships on which the Group is represented. This register will indicate the purpose of the partnership, and who the Group's

representative is. The Executive will regularly review the register to ensure appropriate representation.

### **3 RELATIONSHIP TO OTHER GROUP STRATEGIES**

The Regeneration Strategy is delivered by the whole Group. All departments have contributions to make. It is not confined to the Regeneration staff but their role within the Group is as catalysts and to provide a focus of expertise

This strategy must support and be consistent with other group strategies and there are a number which are particularly relevant as detailed below. In addition, it will be important to make a regeneration input to new strategies as they are developed.

#### **3.1 Resident involvement strategy**

Resident involvement is generally concerned with residents' views about the services they receive as well as with supporting resident representatives' involvement in the governance structures. Community regeneration is concerned to support residents and other neighbourhood groups to come together to tackle issues that affect them in their local neighbourhoods.

The resident involvement strategy has a number of important linkages with the regeneration strategy: -

- a. **Voice & Housing Surveys:** A corporate approach is needed to ensure that residents surveys are utilised to their full potential ( e.g. gathering comprehensive demographic information) that allow the regeneration teams to gather information and knowledge over and above housing mgt issues that can inform actions and priorities.
- b. **Tenant training:** there is an opportunity to identify training needs of our tenants to build the capacity and skills of individuals beyond issues relating solely to housing where a need is identified e.g. organising and running community events.
- c. **Informal residents groups:** Links could be made to the wider community to extend local meetings amongst non-residents within a community area to begin to enhance community cohesion and possible development of community neighbourhood plans.
- d. **Residents Associations:** Where a RA identifies a solution to a local problem we can provide information and support to develop the project further to meet local needs.
- e. **Environmental Improvement Budget:** We need to develop a protocol/criteria re the allocation of grants based on evidence of

need, consultation, impact and sustainability linked to core business and organisational objectives.

- f. **Publication Group:** We should expand the content of our publications to ensure that projects, training, events and activities etc. are widely advertised and the regeneration team and external partners are a key contributor.
- g. **Tenants Approval Panel:** Regeneration managers participate in the development of training. In addition, they can contribute to the facilitating events/consultation with residents using a range of inclusive tool and techniques to ensure comprehensive residents involvement.

### **3.2 Neighbourhoods First**

The Neighbourhoods First process resulted in a wider neighbourhood management role involving an understanding of the local communities in each of the neighbourhood patches and provides the opportunity to build on and utilise the survey and consultation process undertaken to identify wider residents' needs and concerns.

Estate action plans will be developed in those initial areas where NF was carried out and there will be an agreed process for feedback to residents on progress.

The regeneration team can provide additional expertise to support neighbourhood managers in their role in delivering the NF process in other areas in the future. This could also involve assistance to community groups with their own development issues or it could involve assistance with mobilising other resources to benefit neighbourhoods. The regeneration staff also offer skills in community development training and will be able to develop the skills of the neighbourhood management staff.

A common understanding of what is meant by 'neighbourhood plans' is still required and further discussions will take place with all key stakeholders within the Group to ensure a common understanding of what this means.

### **3.3 Development Strategy**

Community Regeneration will contribute to new developments through processes of community engagement in relation to larger or more sensitive schemes. This will include working with local communities to identify and develop wider benefits and opportunities. This could include taking an active, and often lead, role in partnership with other agencies and will involve using 'planning for real' and comparative techniques.

### **3.4 Other**

Strategies which regeneration will contribute to and take account of include: Risk Management, Equality and Diversity and Income recovery.

The Regeneration Department will take the lead on development of a Group wide Financial Inclusion Strategy and development of a code of good practice on consultation and engagement.

## **4 KEY THEMES**

All regeneration work will support at least one of the following priority themes. Appendices 1 to 3 set out the immediate work priorities under these themes for each of Pavilion, Atlantic and Portsmouth.

When launching any initiative under these themes we will be concerned to identify and measure target outputs or outcomes. For each of the priority themes, possible targets are also identified below.

### **4.1 Tackling poverty by creating work**

Breaking down, barriers to employment, developing social enterprises.

- *No. jobs created*
- *Social enterprises formed*

### **4.2 Education, training and skills**

Developing programmes responding to workless-ness, redressing lack of basic skills, training in community development and in childcare and play; promoting volunteering as route to re-entry to work, etc. Develop community capacity building.

- *No of qualifications earned*
- *No. volunteer hours*

### **4.3 Developing community facilities and organisations**

Working with local communities to develop community resources such as community centres, play spaces, open spaces, etc in response to clearly identified needs. Investing in the development of third sector bodies responding to local needs. Wherever possible also developing community control of such resources.

- *No. of community resources*
- *Impact of new 3<sup>rd</sup> sector bodies*
- *Extent of community control*

### **4.4 Community safety - work with young and old**

Filling gaps of youth work provision, providing diversionary activity including volunteering. Support for extended schools. Work with NEET young people. Challenge fear and the perception of crime.

- *No. young people activities*
- *Extent young person involvements*
- *Reductions in ASB*
- *Helping to reduce older people's fear of crime*
- *Helping older people stay safe in their homes*

#### **4.5 Promoting wellbeing:**

Promoting healthy lifestyles through a range of programmes that respond to community needs such as: self esteem, coping techniques, handling conflict, setting goals, healthy eating, exercise opportunities. Also, learning new skills such as basic stress management tools

- *Nos people through programmes*
- *Customer feedback*

#### **4.6 Financial inclusion**

Establishing services that respond to needs of financially excluded including money advice, affordable credit, financial literacy training etc. Supporting inter agency partnerships.

- *Reduced personal debt*
- *Reduced rent arrears*

#### **4.7 Promote community cohesion**

Community development for new communities, work with mixed communities to break down barriers, support for initiatives assisting integration of communities such as BME groups. Intergenerational work, etc. Work with elderly people. Community development and building social and cultural capital.

- *Reduced isolation*
- *Reduced community tensions*

#### **4.8 Neighbourhood improvements**

Support for Neighbourhoods First. Work across departments to ensure that all neighbourhoods in which FWHG has a significant presence has an appropriate neighbourhood plan. Promoting interagency co-operation at neighbourhood level. Community consultation and engagement in neighbourhood improvement initiatives. Local initiatives on community safety.

- *Every FWHG neighbourhood to have a plan*
- *Local feedback on quality of life indicators*

### **5 PROJECT SELECTION PRINCIPLES**

In selecting which activities and projects to prioritise, the following factors will be considered. Broadly speaking this list acts as a progressive filter.

- Support the Group's mission and strategic objectives
- Support the Regeneration objectives
- Fit within the priority themes
- Responding to unmet needs. This also involves avoiding competition. If there is another agency that is better placed to respond to unmet needs, we should let them do it.
- Work through partnerships with other agencies
- Work with not for people. Enable empowerment. Locally controlled groups better than doing ourselves. Work with communities which are most ready to engage.
- Opportunity to develop a new social enterprise/ 3<sup>rd</sup> sector body.
- Seize opportunities – tenders, bids partnerships etc.
- Use our skills – focus on what we can do best
- Test innovative approaches. Developing programmes which tackle issues innovatively.
- Offer value for money
- Identify measurable outputs and outcomes.
- Consideration will be given to the long term sustainability of projects include a risk management process.

## **6 MONITORING AND REVIEW - ROLES AND RESPONSIBILITIES**

Project appraisal and review systems will be established taking account of the recommendations of the recent Portsmouth audit.

- Regeneration Committee agrees strategy and carries out annual review
- Local regeneration working groups & Boards agree local priorities and work programme ( service plan priorities)
- Working groups agree and approve local project funding budgets.
- significant project proposals will be reviewed for risk and strategic fit against the objectives of this strategy by Resource Management Group.

- All new projects must also have measurable outcomes and an agreed evaluation process (sometimes determined by external funders) at the appraisal stage.
- Progress against these outcomes will be reviewed through the BPR process by the Executive
- Review and evaluation of projects will be reported to the Regeneration Working Groups and the Regeneration Committee
- Where review and project experience challenges established policies or practice or warrants public comment, the Regeneration Working Groups (or the Committee for group wide issues) will lead on this role.

## **7 RESOURCES**

### **7.1 Measuring current commitments**

The Group already commits substantial resources to a range of wider regeneration activities. The NHF Neighbourhood Audit will provide baseline data on the Group's extent of involvement and will also enable comparisons with other groups and housing associations.

### **7.2 Developing local resources in partnership**

Funding from external public sources is continuing to shift towards tendering for increasingly larger contracts. This is coupled with a growth in social enterprises, and particularly of organisations that depend on securing public contracts. Most public bodies have signed support for 'compacts' which set out processes for treating third sector organisations fairly.

The case for drawing in external funding will often be stronger when it is presented by a partnership or by a local community based organisation. There is often a risk that the Group will be viewed as too wealthy to need further external resources. Also, funders may sometimes prefer to fund organisations which build local capacity or are genuine local partnerships.

The Group accepts that attracting and developing locally controlled resources is more important than expanding the scope and reach of the Group itself.

Whilst we will seek resources to develop initiatives that respond to areas of greatest need, we also recognise that we need to be flexible to be able to respond to opportunities as they arise within the overall objectives and key themes set out here.

### **7.3 Venture and seedcorn funding**

Within each operating area there will also be a small grant investment fund. This will be used as seedcorn funding for community activities, for feasibility or pilot initiatives, and sometimes for funding specific initiatives with external partners.

Portsmouth HA already has a Community Investment Fund and Atlantic a Neighbourhoods Fund. The current arrangements require review and a consistent group wide approach. Scrutiny of the allocation decisions will be made by the local working groups.

### **7.4 Investing in project development capacity**

The Group will invest in the core staff team and in their capacity to develop projects under the agreed themes. Specific projects will attract funding, primarily from external sources, but occasionally, there will be a case made for internal investment in particular projects.

Portsmouth HA already has a commitment in its Business Plan to invest £345k in 2008/9 in regeneration. The Atlantic and Pavilion Boards have each agreed a budget of £160k for the year ahead. This means the Group budget totals £665k.

## **8 COMMUNICATION**

This strategy will be followed by the development of operational plans. Whilst these will mainly set the targets for Regeneration staff teams they will also set out inputs from other parts of the Group.

The strategy and plans will then be appropriately communicated to staff and this will involve internal training and briefing sessions to ensure that other teams are fully aware and supportive of their roles.

The strategy and plans will also be communicated to residents and other customers, making clear their roles and promoting the opportunities open to all residents to engage in activities.

## **APPENDIX 4**

### **PAVILION RESPONSE TO KEY THEMES**

#### **1. Tackling poverty by creating work**

- Ensure involvement in the ESF Funded Community Outreach Service, aimed at getting people 'into work' in Rushmoor.
- Explore options for work creation/social enterprise in partnership with Guildford Diocese

#### **2. Education, training and skills**

- Explore the potential with WPS to link with Farnborough Tech College and provide Work Placements for local students. Also look to develop the Apprenticeship Scheme that WPS in Eastleigh run in the Rushmoor Area.
- Explore the potential of running a Schools event, targeting year 10 and 11 pupils around learning trade skills and signposting into further education courses.
- To continue to develop partnerships and projects meeting local needs, particularly around Employment, Education Skills and Training and Income Deprivation affecting children.

#### **3. Developing community facilities & Organisations**

- Maximising the use of the North Town Community Base
- Ensuring the 'Bungalow' is developed in line with community needs, and secure funding as appropriate
- Ensuring the Mayfield Centre is 'fit for purpose'
- Look at the feasibility of developing the play spaces at Totland, Beaumont Park and Denmark Square in line with the needs of the community.
- Look at other community facilities in and around our stock areas to make sure they are accessible to residents if needed.
- Attract new funding to deliver innovative projects and activities that meet local needs and aspirations

#### **4. Community safety - work with young and old**

- Direct provision of services for young people in Mayfield, North Town and Heron Wood as part of a Hampshire Children's Fund project (5 to 13 years)
- Provision of diversionary and preventative activities for 13-19 year olds across the Borough, focusing on areas of identified need in relation to our stock.

## **5 Promoting Healthy Lifestyles**

- Work with Rushmoor Healthy Living where appropriate to support projects across the Borough, with a particular focus in our key stock areas
- Ensure that we provide or support a range of projects for people of all ages that include elements of physical recreation and sport
- Promote and encourage healthy eating among young people as part of the Hampshire Children's Fund Youth and Play project
- Support Active Rushmoor in addressing health inequalities within the Borough

## **6 Financial inclusion**

- Develop the work currently taking place with CAB and ensure referrals are being made to Debt Advisor – consider introducing surgeries and home visits
- Survey Pavilion tenants about financial inclusion
- Explore opportunities to establish a credit union.

## **7 Promote community cohesion**

- Consultation with key stakeholder when developing new projects/partnerships to meet local needs
- Explore the opportunity to develop intergenerational projects
- Support local voluntary groups to address community cohesion issues

## **8 Neighbourhood improvements**

- Work with local communities and the Neighbourhood Managers to identify environmental improvements
- Look at the feasibility of developing the large communal spaces at Totland and Denmark Square
- Work with RVS to develop the Volunteer Gardening project, helping elderly and disabled tenants to have safe and accessible gardens . Also focus on the maintenance of front gardens and open spaces to offer an alternative solution to enhancing the local environment
- Focus on improvements to communal open spaces such as 'drying areas' and gardens to make sure they meet the needs of the local community
- Develop neighbourhood plans

## **APPENDIX 5**

### **ATLANTIC RESPONSE TO KEY THEMES**

Whilst housing stock is predominantly situated in the borough of Eastleigh and therefore the key focus linking to Southampton City and its strategic partnerships and organisations is integral to developing and building strong and appropriate relationships. Some of the priorities identified below also are transferable to potential projects for Southampton.

#### **1 Tackling poverty by creating work**

- Attract new funding to deliver innovative projects and activities that meet local needs and aspirations

#### **2 Education, training and skills**

- Explore the opportunity to deliver training and develop new skills workshops with Hampshire Family Learning dept
- Develop opportunity to support and expand the Pilands Wood On Line learning centre
- Develop a family learning activity as part of the National Family Learning programme in October 2008
- Work with the extended schools co-ordinator to explore the opportunity for adult learning classes using school facilities.

#### **3 Developing community facilities & organisations:**

- Explore the opportunities of use for the Meadows Estate office for community activities
- Support and develop the Pilands Wood Community centre through the Multi Agency Group
- Explore the opportunity to develop new and existing play spaces on our estates in partnership with EBC and other key stakeholders
- Explore the opportunity to develop new community facilities and part of new developments e.g Velmore
- Explore opportunities for work with community organisations to develop new facilities in Southampton which include housing elements.

#### **4 Community safety - work with young and old**

- Explore opportunities to support/enhance detached youth worker in estate hotspots across the borough
- Support existing activities undertaken in partnership with EBC and Community safety partnership e.g. graffiti wall projects, MUGA's
- Work with the extended schools co-ordinator to develop holiday activities for children and young people
- Work in partnership to develop activities as part of National Play day in August each year

## **5 Promoting well being:**

- Explore the opportunity of Chair based exercise classes for Older people
- Explore the opportunity in partnership with EBC to expand the healthy walking forum
- In partnership develop a healthy eating programme for families

## **6 Financial inclusion**

- Develop in partnership a Pilot Financial Literacy programme
- Survey AH Tenants on financial literacy
- Continue to offer support to the Eastleigh Credit Union

## **7 Promote community cohesion**

- Consultation with key stakeholder when developing new projects/partnerships to meet local needs
- Help support and develop Neighbourhood watch schemes in partnership with local NPO's.
- Explore the opportunity to develop intergenerational projects

## **8 Neighbourhood improvements**

- Explore the opportunity to develop in partnership with other key stakeholders and Neighbourhood managers, Neighbourhood Estate Plans.
- Support the consultants in the development of the Pirelli Public Arts project on the Pirelli Estate
- Develop neighbourhood plans

## **APPENDIX 3**

### **PORTSMOUTH RESPONSE TO KEY THEMES**

#### **1 Tackling poverty by creating work**

- Identify opportunities to tender for programmes to tackle worklessness.

#### **2 Education, training and skills**

- The “V” project providing full time volunteering opportunities for young people: 20 at the Foyer and 4 in the community
- Sustaining the achievements of the Ogroshor Bengali womens project, Kitemark training and work with women returners in the Third Sector – a priority in 2008/9 to secure opportunities to fund community based training opportunities and develop across the First Wessex area. Develop Skills for Life work – building on learning from VC Skills project
- Support Portsmouth Foyer retain and develop its training and guidance work with young people

#### **3 Developing community facilities & organisations**

- Landport Community Centre – a housing scheme providing a community centre for the local community association
- Millpond estate – supporting the residents to establish a community room
- New offices for Fareham Community Action – Development identifying sites for housing projects in central Fareham which can also provide office resources for FCA that will be accessible and “fit for purpose”
- St. Columba’s Fareham – Stow Estate. An active Church proposal to redevelop the existing Church and Vicarage into a combined Church and community centre with social housing. St Columba’s used our Landport consultation as a model and create is currently supporting fundraising
- Nimrod Centre - Extension to provide more capacity for local engagement in Rowner Renewal programmes.
- Support Harbourside Social Enterprises to identify further opportunities.

#### **4 Community safety - work with young and old**

- SEHCO Youth Lottery bid approved, 2 part time youth workers in post and running activities on agreed estates

- The Roberts Centre contact centre provides the opportunity for supervised contacts between children and non resident parents. Create plays an important role through its volunteering service providing volunteers for the Contact Centre.
- Create plays an important role through its volunteering service providing volunteers for the Roberts Centre Summer Play scheme
- Community Development activities providing young peoples activities on estates – linked with SEHCO or directly for younger age range children (730 so far in 2007/8)

## **5 Promoting well being**

- Gosport Project to provide healthy eating and sports activity across PHA estates
- Provide health training as part of the Portsmouth Health Trainers Projects & promote Health Trainer placements with our communities and projects

## **6 Financial inclusion**

- Supporting Havant Savers Credit Union which has also received grant aid from PHA.
- PHA is playing a lead role working with a range of partners establishing a Community Banking Partnership for S Hants. In turn this should improve both the quantity and quality of services to those who experience financial exclusion, including PHA tenants. PHA is the accountable body and has provided financial support.

## **7 Promote community cohesion**

- Portsmouth Race Equality Network Organisation (PRENO) was established to support the development of BME organisations and to encourage effective communication between them and the service provider agency. PHA played a key role in facilitating the formation process involving extensive consultation and engagement. Support and advice at management committee level continues
- Support continuation of the Ogroshor Bengali women's project (see Training above)
- Support community groups based at Howard Road, St Mary's Estate, Millpond, Rowner, Hillsley Road, Oak Park, James Road, Chewter Close as resources permit. There are also other areas where work with individual residents could lead to establishing residents groups and new developments. In 2007/8 we have worked with 52 new "active residents" so far and 977 residents attended activities.

## **8 Neighbourhood improvements**

- Support Rowner Vision review event. Support development of Rowner Neighbourhood Management Initiative & Grange Community Association to provide strong community structures to support Rowner redevelopment
- Provide community development support to engage young people and residents in Broadlaw Walk redevelopment in Fareham, including potential community facility
- Work with Wessex Property Services, Groundwork and other agencies to achieve local neighbourhood improvements across out estates
- Develop neighbourhood plans

## APPENDIX 4

### THE WIDER CONTEXT

#### 1 The Global Economy

There is growing indication of a global economic downturn. Whether or not this results in recession for the UK, it will inevitably mean that those people who are most vulnerable are likely to be heading for a tougher time in the year or two ahead. As the credit squeeze bites there will be a rise in repossessions and therefore homelessness. Reductions in public spending are also likely to impact on the level and quality of the services on which the most vulnerable depend.

#### 2 Current trends

A number of social trends have a local impact to a greater or lesser extent:

- Population
  - Overall population growth masks a decline in the proportion of under 16s
  - Growing proportion of elderly from 16 to 25 % in next 35 years.
  - Net immigration is now largely due to migrant labour from EU accession states
  - Households are growing at a faster rate than the population as families break up and more people live alone
- Housing need
  - Growing provision of smaller units responding to planning requirements reflecting demographic changes.
  - Greatest needs for 3 or 4 bed family units.
  - Half of lone parent families live in social housing
  - Homeless households have been falling – but this could turn with current pressures in the housing market
  - Average first house prices are 6 times average salaries and minimum deposits are growing.
- Poverty
  - Widening disparities of income and wealth
  - Child poverty declining – but slower than government target
  - Pensioners poverty increasing
  - 1 in 6 households in fuel poverty
  - Average non mortgage household debt is £9k and growing
  - Worklessness – 25% of those in working age not in work
- Educational and skills
  - 1.1m young people 16 to 24 not in employment education or training ( NEET)
  - % of adult population without qualifications
  - Lack of basic skills at primary level

- Transport and the environment
  - Growing costs of public transport & fuel price growth likely
  - Escalating land use pressures
  
- Community safety
  - Increasing fear of crime
  - Anti social behaviour
  - Drug and alcohol abuse
  
- Health
  - Obesity
  - Sexual health
  - Mental health
  - Alcohol and drugs abuse
  - Heart disease

\* information taken from the Office Of National Statistics

### 3 National Strategies

The current government has a wide range of strategies and policies aimed at combating poverty and exclusion and these often represent opportunities for FWHG to engage with partners in project and service delivery. These strategies include:

<b>Theme</b>	<b>Strategy/policies</b>	<b>Government Dept</b>
Children & Young people	Every Child Matters	DCFS
Neighbourhoods	Neighbourhood Management	DCLG
Financial inclusion	National Strategy for Financial Capability	FSA & Treasury
Worklessness	Working Neighbourhoods Fund	DWP & DCLG
Third Sector growth	Third Sector Strategy for Communities and Local Government: (Currently out for consultation not due for print until Autumn 2008)	Communities and local Government  Cabinet Office for Third Sector
Community safety	National Community Safety Plan 2008-11	Home Office

#### **4 Regional Strategies**

The South East, as a region of relative affluence with the economic impact of being in London's hinterland.

- Regional Spatial strategy  
Proposes 32,000 homes a year until 2026. Also covers: infrastructure, climate change, water resources and joint work with SEEDA on a single delivery plan.
- Regional economic strategy 2006-2016  
Seeks to raise economic activity rate from 82% to 85% and for disabled people from 60% to 75%.
- Regional inclusion strategy  
Draft statement out for consultation – due for issue early 2008. Whilst high economic activity rates and low unemployment mark the south east as one of the highest performing regions globally, the region has the largest number of excluded or deprived people of any UK region.

#### **5 Local Strategies**

Government policy is to promote LSPs and LAAs as a mechanism for local interagency co-operation and agreement on local priorities. Currently, local LSPs are reviewing their LAAs by selecting 35 targets from the Government's list of nearly 200. FWHG is already involved with most local LSPs to varying extent.

Across South Hampshire, strategic economic issues are increasingly being determined by PUSH ( Partnership for Urban South Hampshire )

## APPENDIX 5

### KEY SOCIAL ISSUES IN RUSHMOOR AND BLACKWATER VALLEY

Rushmoor is a relatively affluent borough on a national scale with a high rate of employment. However, it contains pockets of serious deprivation and educational attainment at GCSE level is poor compared to the national average. Social deprivation is measure in Super Output Areas (SOA's) of 1,000 – 1,500 residents. One SOA in North Town, Aldershot is amongst the 20% most deprived SOA's in England, with 2 SOA's in Heronwood and one in Mayfield Farnborough among the next 20%.

Pavilion have significant stock numbers in each of these SOA's:

- Mayfield 700 units
- Heronwood 856 units
- North Town 528 Units

In terms of the type of deprivation that ranks highest in each of these areas, the following have been identified. (highest ranking in bold)

Ward	Priority Deprivation Areas
Heron Wood	<b>Employment, Health Deprivation and Disability</b> , Education Skills and Training, <b>Income Deprivation affecting children</b>
Mayfield	<b>Crime and Disorder, Income</b> , Employment, Education Skills and Training, <b>Income Deprivation Affecting Older People</b>
North Town	<b>Income</b> , Employment, Health Deprivation and Disability, <b>Education Skills and Training, Income Deprivation affecting Children</b>

- BME Communities in Rushmoor (A Profile of Rushmoor 2007)  
Less than 5% of the population are from BME communities
- Local Health Priorities (Rushmoor Health Profile 2007)  
Reduce Smoking and obesity and improve sexual health

#### Waverley and Guildford Borough

In Waverley Farnham Upper Hale (ranked 11541) and in Guildford Ash Wharf (12704) both feature in the top 20 most deprived SOA's in Surrey (but both fall outside of the top 20% nationally).

Pavilion have the following stock level in these areas:

- Ash Wharf: 278 units

- Farnham Upper Hale: 230 units

In terms of the type of deprivation that ranks highest in each of these areas, the following have been identified. (highest ranking in bold)

<b>Ward</b>	<b>Priority Deprivation Areas</b>
Ash Wharf – Guildford	<b>Education Skills and Training</b>
Farnham Upper Hale - Waverley	<b>Education Skills and Training</b>

Community Regeneration activity will look to support the Local Authority in addressing the above priority issues, for the benefit of Pavilion Tenants, and the communities in which they live. The role we play in addressing these issues will vary from being the lead agency in some areas, to a more supporting role in others as we recognise that there will be other partners better placed than ourselves to tackle some of these issues.

## APPENDIX 6

### KEY SOCIAL ISSUES FOR ATLANTIC

#### Summary Profile of Atlantic Housing Associations Tenants.

There are currently 7733<sup>1</sup> tenants based with Atlantic Housing Association.

The majority of our tenants are female 4545 with 3188 being male.

The majority of Atlantic tenants are 60+ with older people making up 34% of our tenants with the majority of these being single older people.

However there are significant numbers of people aged 20-39yrs making up 29% and 27% making up 40-59 yrs.

Most of Atlantic Housing stock is concentrated in Eastleigh Borough Wards 5,029 mixed dwellings from general needs to shared ownership. The rest is in Southampton, Winchester, Fareham, Gosport, Test Valley, New Forest, Portsmouth, and Havant.

*The following summary is taken from the National Housing Federation Survey October 2006.*

A quarter of Atlantic Housing households are made up of adult households - people aged under 60 and living in a household without children (24%), 10% are single, 8% are couples and 6% have three or more adults living in the household. Families are also found in a quarter of the homes (25%); and there are more two-parent families (15%) than one parent families (10%) – which is unusual for social landlords. Nearly half of principal residents are over retirement age (34% 60 or over).

45% of households have at least one member who has a long-term illness, health problem or disability. Of those residents who have a disability 82% said that their disability limited their daily activity. 9% of households have at least one member who uses a wheelchair.

The vast majority (98%) of Atlantic Housing residents are “White” (either British (96.8%), Irish (0.7%) or Other (0.7%)). According to the Housing Corporation’s definition, which includes White Irish and Other residents, 2.7% of households are Black and Minority Ethnic (BME) households.

43% of principal residents are retired, as are 29% of partners. A significant percentage of principal residents are in employment (16% in full-time employment, 12% in part-time employment and 2% self-employed). Considerably more partners or spouses are also working (28% full-time employment, 11% part-time and 4% self employed).

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<sup>1</sup> Tenants Summary Information provided by IT Dec 2007.

Unemployment is running at 3% for principal residents and 4% for partners. 22% of principal residents are outside employment (12% permanently sick or disabled and 10% at home looking after family).

The majority of the households have incomes between £60 and £299 per week (79%), with 33% having incomes between £100 and £159 per week. 18% of households have incomes over £300 per week. A high percentage of residents are on state benefits (80%) and over half of residents receive housing benefit (57%).

Information collated from the *General Needs New Lettings Survey Summary of Statistics April 2006 – March 2007* shows that the demographics for **new lettings** is changing e.g. 90.6% of all new tenants housed are less than 45yrs with 36.5% in full time work, 16.0% in Part-time and 29.9% not seeking work.

### Deprivation in Eastleigh

The 3 areas with the highest levels of multiple deprivation in the Borough are shown here with the number of Atlantic property units.

Ward	Priority Deprivation Areas
Bursledon & Old Netley ( Pilands Wood )  139 Properties	Income, health deprivation and disability, employment, education skills& training,
Eastleigh South ( Velmore)  397 properties	Income, health deprivation and disability, employment, education skills& training, living environment score.  + Subsets: income deprivation affecting children, income deprivation affecting older people.
Bishopstoke West (Central)  338 Properties	Income, health deprivation and disability, employment, education skills& training + subsets: income deprivation affecting children, income deprivation affecting older people.

In addition, the following areas also stand out as having higher levels of deprivation for **one** of the seven domains that make up the multiple deprivation indices:

1. **Income:** Hamble - West - Also the sub-domain for income deprivation affecting children indicates higher levels for: Bursledon - West; & Hamble - West; while the sub-domain for income deprivation affecting older people indicates Eastleigh Town - South; and Wildern - Central

2. **Employment:** Boyatt Wood - North; Wildern - East; West Bishopstoke - West
3. **Health Deprivation & Disability:** Wildern - West; & Wildern – Central
4. **Education, Skills & Training:** Boyatts Wood - East
5. **Barriers to Housing & Services** (tends to map differently to other forms of deprivation: combines access to owner-occupation, household overcrowding, homelessness, nearness to GP, post offices, shops & schools): Eastleigh Town - Far South (Area around Grantham Road); West End North - Allington Lane; Bursledon - North; Netley Abbey - East; Allbrook; Dowds Farm; Botley - South; Chandler's Ford West - Central; Grange Park - West; Grange Park - East
6. **Crime & Disorder:** West Bishopstoke - West; West End North - West; Boyatts Wood - Centre; West Bishopstoke - South;
7. **Living Environment** (includes housing quality, no central heating, air quality & traffic accidents): Townhill Park - West

## APPENDIX 7

### KEY SOCIAL ISSUES IN PORTSMOUTH AND S E HANTS

The 2007 Index of Multiple Deprivation has just been published and data became available last week locally. Social deprivation is measured in Super Output Areas (SOA's) of 1,000 – 1,500 residents.

In terms of the type of deprivation that ranks highest in each of these areas, the following have been identified in the reports. Initial links have been made and we have reported previously on more precise links to specific areas of deprivation and will produce more detailed matching now the new data has become available.

<b>Borough &amp; Wards</b>	<b>Priority Deprivation Areas</b>
Fareham	St. Columbas potential development serves the stow estate – in the 20% most deprived SOAs on the overall IMD. It & Broadlaw Walk are in the worst 10% & 20% respectively for Skills deprivation
Gosport	Rowner features in the worst 20% most deprived SOAs overall & scores highly on income deprivation affecting children. Millpond is also in 20% most deprived SOAs.
Havant	Leigh Park and Wecock Farm remain key areas of deprivation: PHA has smaller stock holdings in these areas – for example Renown. Hayling sea front has emerged as another deprived area – we have a site but no stock in that area.
Portsmouth	Charles Dickens Ward has 6 of the 10 most deprived SOAs in Portsmouth – the others are in St Thomas, Nelson, Paulsgrove and Cosham. PHA has stock in most of these SOA areas – for example Hillsley Rd in Paulsgrove & April Square in Landport

## APPENDIX 6

### GLOSSARY AND ACRONYMS

**Anti-social behaviour** A range of problems, including noisy neighbours, abandoned cars, vandalism, graffiti, litter and youth nuisance

**Community Regeneration:** The process of tackling poverty, deprivation and social exclusion within a particular geographical area or within a particular client group.

**Community Cohesion:** A cohesive community is a community that is in a state of wellbeing, harmony and stability.

**Community empowerment** is the process of enabling people to shape and choose the services they use on a personal basis; so that they can influence the way those services are delivered.

**Community Engagement:** refers to the practical techniques of involving local people in local decisions and especially reaching out to those who feel distanced from public decisions.

**Community:** a specific group of people who all hold something in common. Community has tended to be associated with two key aspects: firstly people who share locality or geographical place; secondly people who are communities of interest.

**Community capacity building:** activities, resources and support that strengthen the skills and abilities of people and community groups to take effective action and leading roles in the development of their communities and to engage with public bodies.

**Communities of interest:** groups of people who share an identity, for example the Afro-Caribbean community, or those who share an experience, for example the homeless community.

**Community organisation or group:** a community organisation or group differs from a voluntary organisation in that the control lies in the hands of the beneficiaries as individual users, members or residents

**DCFS:** Department of Children Schools and Families

**DCLG;** Department of Communities and Local Government

**DWP:** Department of Works and Pensions

**FSA:** Financial Services Authority

**Local Area Agreement (LAA):** a 3 year agreement between Central Government and a local area. The agreement sets out priority issues for local action and what partners will deliver.

**Local Strategic Partnership (LSP)** These are non- statutory multi- agency partnerships, which match local authority boundaries. The LSP brings together at the local level the different parts of public, private and community and voluntary sector; allowing different initiatives and services to support one another so they can work together more effectively.

**NEET** : Not in employment education or training: refers to young people aged 16-18-year-olds not in education, employment or training

**Outcomes:** The benefits or changes that have come about as a result of the work or activity of a project or the organisation. These include short term, long term, intended, unintended, positive and negative effects.

**Outputs:** The term is used to describe units or direct products of a project or organisation's activities. For example, they could be classes taught, training courses delivered or people attending workshops.

**PUSH: Partnership for Urban South Hampshire.** Local authorities working together on an economic development strategy for the sub region.

**Regeneration:** The term is used to refer to the development of the social and economic life and the physical environment of a particular neighbourhood. It is worth observing that regeneration at one time referred to the refurbishing of the built environment but increasingly it refers more broadly to physical, economic and social renewal.

**Regional Development Agencies (RDAs):** a total of nine agencies who promote regional economic development. They help regions to be more competitive and reduce imbalance both between different regions and within the same region.

**Regional Spatial Strategy (RSS):** the regional planning document; the RSS, incorporates a Regional Transport Strategy, provides a broad development strategy for the region for a fifteen to twenty year period. The RSS also informs the preparation of Local Development Documents, Local Transport Plans and regional and sub-regional strategies and programmes.

**Regional Economic Strategy:** 10-year strategy document, co-ordinated and reviewed by the South EAST Regional Development Agency, which provides a framework for all economic development activity in the South East.

**SOA Super Output Area:** 2001 Census-based statistical reporting unit. The 'lower tier' SOAs have an average of 1500 residents

**S106 agreements:** Contractual agreements entered into between a local planning authority and a developer that determine what proportion of units provided in residential developments will be designated as affordable housing units

**Third Sector:** non-governmental organisations with cultural, social and environmental objectives. It includes voluntary and community organisations, charities, social enterprises, cooperatives and mutuals, and housing associations.

**Voluntary sector:** groups whose activities are carried out other than for profit but which are not public or local authorities. These organisations would normally be formally constituted and employ paid professional and administrative staff. They may or may not use volunteer help.

**Workless household** A household that includes at least one person of working age where no one aged 16 or over is in employment.