

WIBSEY URBAN VILLAGE



Findings from community consultation and survey

March 2008

Foreword – Cllr David Green & Anne Jackson

As Chair and Vice Chair of Wibsey Urban Village we are pleased to present this report which has been prepared by the Wibsey Urban Village Partnership with the help and co-operation of local people. The aim of the research was to identify the future needs of the Village and plan ways to help deliver the hopes and aspirations of the local community.

The Urban Village Partnership has been working over the past two years to deliver some much needed investment into the area. We recognise that there is much more to do to ensure that the Village remains a great place to live. That is why we have carried out a major survey of local residents through questionnaires and consultation sessions, the results of which are contained in this report.

The views and priorities in this report are those of the hundreds of people who responded to the consultation and it is you who have set the agenda for the future of where you live.

We have tried to ensure that this report is more than just a wish list. The report identifies practical ways to address the issues that are important to local people. Some of these solutions may take longer than others to deliver, we are committed to pushing for the earliest possible achievement of all the proposals contained in the pages that follow. The more people that are willing to get involved in helping to work together to deliver the aims of the local community, the sooner we can achieve our goals.

There are many people in Wibsey who are heavily involved in groups throughout the community and we would like to pay tribute to all of those who are already working hard to improve Wibsey. We hope that this report, and the actions that will follow, will encourage even more of you to get involved in activities to improve your village.

Our thanks all of you who took part in this process. We hope that you will continue to support the efforts of the Urban Village Partnership to improve the quality of life in Wibsey, working together with our partners in the private and public sector. We believe that this is not the end of the process but the beginning.

History

Wibsey has a rich and fascinating history. The manor of Wibsey is mentioned in the Domesday Book and once stretched from Wyke to Little Horton and Bowling to Shelf. Low Moor was once part of Wibsey Manor and the present Holy Trinity Church at Low Moor was previously known as Wibsey Chapel.

Land sales between 1833-1851 saw the Low Moor Company acquiring the greater part of the area through purchase and leasing. Their business was extracting coal and ironstone and with foundry and allied trades created local employment.

The first textile mill in Wibsey was erected on Folly Hall. Other mills included Prospect Mill at the bottom of Holroyd Hill and Perseverance Mill just off Beacon Road bottom. Acre Mill stood at the northern end of Acre Lane.

The White Swan is the oldest inn, once used as a courthouse with the cellars used as holding cells. On the opposite side of the High Street, The Windmill stands on the site of the village windmill built in 1691, demolished in 1838. Popular belief locally is that nearby houses in Bradlaugh Terrace were built with stone from the windmill.

Just off the High Street, there are many quaint streets where it is easy for a stranger to imagine wandering in a bygone age and get hopelessly lost in the process. Date stones show little stone single storey houses dating back to the 17th century. Sadly, much of this charm is overshadowed by 20th century commercial progress. Wibsey is an important artery into the city generating heavy traffic, problems with parking and commercial pressures have changed the shopping opportunities dramatically over the past thirty years.

Wibsey Park

Established in 1885 Wibsey Park was partly the result of a trend begun with the enclosure of common areas in 1881. At the time, there were 'waste lands' of 180 acres between Wibsey and Buttershaw known as 'Wibsey Slack' with 'prolific stagnant pools' and 'a source of miasma and fever' in need of enclosure to bring about sanitary

control. The lands were in poor condition with old pits, pit heaps and tramways. One condition of enclosure was that land had to be allocated for recreation and exercise of the local population. Thus, 30 acres was included in the enclosure application for a park at Wibsey. Establishing the park was not without incident; a local landlord was hauled up before the board for demanding payment from people to skate on the pond; and the delightfully titled 'Inspector of Nuisances' was forced to deal with a man whose horse had dug up newly planted trees and shrubs – he was fined and made to promise to keep the offending beast under control!

The park (or recreation ground as it was then known) was opened amongst much fanfare on Whit Monday 1885. A procession of officials led by the Halifax Band of Hope and joined by all the Sunday school children marched with banners from Holroyd Hill at Wibsey Bank to the main entrance gates (now Wibsey Park Avenue). Altogether 8000 people were said to have taken part. The park came under the auspices of Bradford in 1899 when the cities boundaries were extended. The nurseries in the park provided planting for the city centre and tram terminus at Forster Square until 1982 when the city central nurseries were established of the. One interesting point of note from the park's history is that the pond (lake) has been a source of various problems from the very beginning.

In those days, a permanent park keeper would have been employed as well as a large ground staff being based in the park. Changes over time, as with much else have had an impact on all open spaces, including Wibsey Park.

Background & Policy Context

Wibsey Urban Village came on stream in 2005/6 part of the second stage. The Urban Village initiative was initially approved by Bradford Council's Executive in March 2004. The first stage was a pilot of seven areas and envisioned as an aspect of the Community Cohesion delivery plan. In this respect it drew on pioneering work of the

'In Suburbia' partnership¹ which described the suburbs as 'the forgotten dimension of urban policy'.

The starting point behind 'In Suburbia' was despite the fact that 86% of the population live in suburban areas, they do not feature in regeneration policy and unable to gain access to regeneration funding. They noted that:

"The term 'suburbia' conjures up images of leafy streets which are pleasant and safe areas in which to live. This image masks the fact that many suburban areas are experiencing problems of decline such as run-down shopping centres, poor public transport links, loss of local employment, some poorly performing schools and a rise in crime"

and

Deprivation is often found in small pockets which are difficult to identify, because they are surrounded by more affluent and economically successful areas.

These comments resonate with local residents in Wibsey. Indeed, local councillors pressed to have Wibsey included in the programme for these very reasons. Not all the above applies to the village but the overall sentiment is all too familiar. Close by, they have seen massive investment in the Trident area in one direction and regeneration in Royds bounds the ward to the other side. Wibsey is a pocket in the middle, on the whole a nice place to live, but where residents have seen over time, the loss of local shops such as butchers and greengrocers with a commensurate increase in fast food outlets. With its many well established pubs, Wibsey has long been a focus for weekend drinkers, the majority coming from outside the area.

Population profile

The most comprehensive and regularly used source of population statistics is the census, carried out every ten years. The most recent figures available are from 2001, which are obviously now considerably out of date. However, we can see from the

¹ The In Suburbia Partnership was formed in 2002, to raise the profile of suburbs in Urban Policy. Coordinated by the Local Government Association, partners include the Civic Trust and a number of local authorities.

electoral register that the population is fairly stable over three quarters have been on the register more than five years. So, despite the time lapse, it is unlikely that the picture overall will have changed significantly. The comparisons with the rest of the district and nationally may remain valid.

Although there is no available update on key census statistics, there are others available that are gathered at more frequent intervals. Mid term estimates covering Income, Employment, Health Deprivation, Education, Crime and Disorder and Living Environment validate the assumptions we have drawn from the census data.

These 'super output areas,' based on smaller numbers of properties is especially useful, because it shows how these can differ from each other. Much more sensitive than figures at ward level, they highlight the point made by 'in suburbia' that areas widely seen as fairly affluent can hide pockets of deprivation within.

2001 Census figures

High proportions of residents (86%) are owner occupiers in Wibsey, across Bradford district it is 72%, and the national average is 69%. Conversely, the proportion of social housing is particularly low at 6% compared with 16% across the district and 19% nationally. The level of private renting in the urban village area is also low at just 8%.

The picture in 2001 showed that couples with children and pensioner households represented half the population (24% and 25 %) The two largest age groups were 25 – 44 (29%) and 45-64 (25%). Given that almost half of the population described their household composition as 'other' it would suggest that there were probably significant numbers of childless couples, people living alone or sharing with friends. Only dependent children were counted, so this may also mask the increasing trend of older children staying at home for longer. The relatively higher proportion of pensioner households (25% of households compared with 16% of population) suggests that the majority of these lived alone. Single parent households were found to be lower than national average, and substantially lower than the district as a whole.

Similarly, incidence of overcrowding, lack of amenities, access to a car were all lower than other parts of the district and have shown improvements over the previous decade. Overall, Bradford District scores high on lack of amenities such as central heating at almost a quarter of households compared with less than 10% for the rest of England and Wales. The village area is lower than this at just under a fifth, but this is almost double the national average.

Although the proportion of households with someone suffering long term illness or disability is lower than elsewhere at just under a third, this had increased from under a quarter at the previous census.

The ethnic composition in Wibsey is predominately white (96%), higher than the national average of 91%. One note of caution, between the 1991 and 2001 census, the white proportion of the population dropped by 2%, if the trend has continued it may now have moved a bit closer to the national average, but has a long way to go to catch up with elsewhere in the district.

Overall, we can see a picture of Wibsey as an area that is not suffering from extensive deprivation according to most indices. But neither is it particularly prosperous, less than a third (29%) of the population is not economically active or looking for work, half of these are retired and a further quarter either students or caring for families/relatives. In terms of actual unemployment, Bradford is generally higher than the national average, but this is halved for Wibsey at less than 4% and has improved dramatically in the past ten years. Almost a third of the population have no qualifications and just 13% have a degree or professional qualification compared with 20% nationally and 16% across Bradford. There are fewer with no qualifications than in the rest of Bradford, which suggests that roughly 5% have a trade or similar qualification. This snapshot serves to underline that the characteristics of the area chime well with the type of 'suburb' described by the 'In Suburbia' project.

Deprivation Indicators

There are 32,482 neighbourhoods covered by 'super output areas'. Key summary statistics shown below cover Wibsey Urban Village in 2004. The most deprived area has a rank of 1 and 20 is least deprived. Whilst the area as a whole is just below the

mid-point on deprivation scales, variances between each area and each indicator can be seen. For example, 59E has a score of 9 for total deprivation but scores 8 on crime – meaning it has lower levels of crime. Equally, 54D with a score of 14 overall has the least total deprivation in contrast to 59A at 7.5 the highest, yet the gap is narrower on crime.

Area	Residents	Dwellings	Total Deprivation	Income	Employment	Health	Education	Crime	Living Environment
54A	1508	688	8	11	9	8	7	3	4
54B	1505	692	11	13	12	10	10	3	4
54D	1302	513	14	17	14	11.5	10	4	9
59A	1398	683	7.5	9	8	7	8	2	2
59E	1501	669	9	14	9	7.5	6	8	4
totals	5912	3245	49.5	64	52	44	41	20	23
Averages			9.9	12.8	10.4	8.8	8.2	5	4.6
mean			9	12.6	10	8.5	8.3	3.33	4

Figures from August 2005 for benefits show that 59A also has the highest percentage of benefit claimants, still lower than the rest of Bradford and on the average for Yorkshire, yet still slightly higher than the national average. The remainder are lower than this and 54B that has the lowest.

% figs @ August 2005	54A	54B	54D	59A	59E	Bradford (Metropolitan District)	Yorkshire and The Humber	England
All People of Working Age Claiming a Key Benefit	12	8	9	15	12	17	15	14
Job Seekers	2	2	1	2	2	3	3	2
Incapacity Benefits	7	4	4	8	7	9	8	7

The table below shows crime figures for burglary & criminal damage for two quarters in 2007. The figures for the district cover all thirty wards, some will have much higher crime levels and others lower. Converting the absolute numbers into percentages helps to put the figures in context. Criminal damage is falling whilst burglary appears on the increase. This is however, a very small snapshot so we need to be careful about drawing conclusions.

	2nd Quarter 2007		3rd Quarter 2007	
All offences	Selected Area	Bradford District	Selected Area	Bradford District
Number of Offences:	127	3354	108	3537
Burglary	Selected Area	Bradford District	Selected Area	Bradford District
Number of Offences:	27 (3.18%)	847	38 (3.8%)	993
Rate Per 1000 households:	4.43	4.70	6.23	5.51
Rate Per 1000 Population:	1.85	1.81	2.60	2.12
Criminal Damage	Selected Area	Bradford District	Selected Area	Bradford District
Number of Offences:	100 (4%)	2507	70 (2.75%)	2544
Rate Per 1000:	6.84	5.36	4.79	5.44

The principle issue to draw from all the above figures and tables is that deprivation is very complex. At a micro level, crime, employment and health can show a different picture for the same locality. Even within a relatively small area covered by the Urban Village, some parts are clearly more deprived than others, both overall and on individual indicators.

The urban village project

Seven pilot areas were launched during 2004/2005; each area received £75,000 to support the development and implementation of a local action plan. In 2005/2006 Wibsey Urban Village was allocated funding and launched in June 2005. of reference were adopted, meetings were publicised and a series of sub-groups identified initial priorities. These included crime & policing, health, environment, leisure, older people and youth. Over the following twelve months, funding was allocated to support projects addressing issues identified. Full details of the projects funded are included at Appendix xxx

But the Wibsey Urban Village group didn't see things stopping with spending the grant and making small short term improvements. They saw this as a golden and exciting opportunity of bringing people together to look toward the longer term future for Wibsey and wanted to maximise the involvement of local residents.

One characteristic in Wibsey is the lack of community groups outside of the traditional faith groups. A positive sign in some ways that things were never quite bad

enough to galvanise people, but if an area is seen in genteel decline, lack of community spirit can fail to halt further deterioration.

With this in mind, and aware that attending meetings isn't for everyone, it was decided that a full community survey would be carried out. After the steering group had identified the main areas of concern, two initial consultation events were held, one at Wibsey Primary School and at the Gala in 2006. The response was very encouraging, both were well attended and over 500 contributions were received. From these a four page questionnaire focusing on the issues most frequently raised was drawn up and distributed.

The questionnaire focused on eight key areas:

- The High Street and Village Amenities
- Future Developments
- Community Safety
- Provision for Children and Young People
- Environment
- Wibsey Park
- Traffic and Transport
- Provision for Older People and General Village Amenities

To make it as easy as possible to complete, respondents were asked to simply rate their concerns against specific questions under each heading. The individual questions arose directly from the consultations. Open ended questions were also included to encourage and draw out views on things that would improve community life in the area. Finally, a section for any other comments and views to be expressed was included. A prepaid return envelope was provided.

The Survey

The following sections are set out in line the key areas from the questionnaire and as the Fairground emerged as an issue in itself through the comments section it has been added separately at the end.

High Street and Village Amenities

The High Street has long been a subject of strong local opinions. Local people have, over many years, consistently said they were concerned about traffic, diversity of shops, the prevalence of pubs and takeaways.

The butchers closed in 1998 and the greengrocers was lost a year later, The only food stores are three co-op stores located on Fair Road, Beacon Road and Holroyd Hill.

There are a total of ten licences premises, of which six are in close proximity on the High Street. As these are each a very short stroll from each other, at weekends there is a well established 'Wibsey Pub Crawl' which leads to anti-social behaviour as well as litter, broken glass and bottles. It is not unusual for residents to find such detritus in their front gardens and paths any night of the week, but especially at weekends.

Wibsey is unusual in that the shops and pubs are interspersed by residential properties, and this problem also affects those living on side roads.

Adding to these problems has been a steady increase in fast food outlets and takeaways. At present there are eight, fish & chips, two Chinese, pizza, two curry shops, a kebab shop and a sandwich shop (only open daytime). Local residents have been vociferous in their objections each time a planning application has been submitted. The closure of the Cosy Café in 2006 was particularly devastating despite strong opposition this is now a Chinese takeaway. The café is much missed, especially by older residents. It was well used and only closed because the owner was retiring.

By the nature of their trade, takeaways add considerably to traffic and parking problems.

For some reason, Wibsey High Street has also become a magnet for Hairdressers, nail bars and sun beds. These, and the pubs bring people into Wibsey from well beyond the immediately local area.

Other shops and businesses include a vets practice and pet shop, newsagents, travel agent, hardware shop, furniture store, angling supplies, bookmakers, chemist, solicitor, post office, two banks and a number of estate agents.

Wibsey Methodist Church is just off the High Street and hosts a range of other activities in addition to the traditional worship. The Salvation Army located on Holroyd Hill is a vibrant centre of activity.

Alongside Wibsey Primary School in North Road is a large playing field belonging to the school and also used by the Rugby Club. The sporting facilities are in a very poor state and negotiations with Sport England have been taking place for considerable time and still continuing.

On St Paul's Avenue are two other schools, primary and secondary attached to the Churches of St Pauls and St Winefreds.

Survey findings

Our survey found that almost three quarters of local residents tend to use the High Street on a weekly basis (72%). The co-op was clearly the most used shop, by 90% of respondents. Banks, Chemist, Post Office, Newsagents, Hardware shop and Bakers are also most popular. As little as 6% use the hairdressers and nail bars. The vast majority believe there are too many Hairdressers, Take-aways and Pubs. Some felt the diversity of shops was poor:

I could spend all afternoon in Wibsey when I was young – now you can't even buy a reel of cotton – what shops have we now? No butchers, no greengrocers

And others had a completely contrary view:

Diversity of shops very good compared to other places.

You can get most things in Wibsey

We asked what residents would like to see in terms of improvements to shopping facilities on the high Street. As anticipated, Butcher, Green grocer and Café/coffee shop were the most popular. From the qualitative comments it was very clear that a significant proportion would like to see toilets, benches and litter bins. On the provision of toilets, all local pubs agreed to join a scheme allowing anyone shopping on the High Street to use theirs without being a customer. Councillors immediately picked up the issue of litter bins and several more have already been installed. Additional benches were also provided through the Urban Village budget.

Older people need as new café. The old one was very popular with older people; many went there for a friendly chat and their only hot meal of the day

Less than half (40%) of local residents said that they used the High Street for recreational purposes which supports the widespread belief that a high proportion of weekend drinkers on the High Street come from outside the area.

People were asked what other shops and facilities they would like to see. Farmers market and a community centre were popular with over half (52% and 65% respectively).

Traffic, parking and highways issues

Wibsey Village is surrounded by a number of class A and B primary routes into the city and out to Halifax and Huddersfield. Holroyd Hill, Fair Road, The High Street and Odsal Road form the B6360 which runs between Odsal Top and Beacon Road, Wibsey Park Avenue, St Paul's Avenue Moore Avenue/St Enoch's Road roundabout and in turn, along Beacon Road to Great Horton Road.

As mentioned earlier, the growing pressure of increasing traffic has been a significant concern for local residents for several years. In 1986 a traffic order banned heavy goods vehicles from using the high street which provided some relief from traffic

In 2004, a detailed traffic study was carried out and the need for a coherent strategy of traffic management measures was identified. The aims of the strategy were to improve safety, deter through traffic from residential streets, and provide safer pedestrian routes with additional crossing facilities. A school zone treatment to improve safer routes to the primary school was included.

Key issues that were identified in the study are as follows:

Over the previous five years, 93 collisions had resulted in 129 casualties. 17 of these had occurred at Wibsey Park Avenue/St Enoch's Road roundabout. A total of 20 casualties were identified, seven of these were pedestrians, including three children.

There had been 12 collisions at the junction of St Helena and Reeve Roads with 18 casualties two pedestrians, 15 were either drivers/passengers including three children.

On the High Street there were 40 collisions with 52 casualties 16 of these were pedestrians that walked/ran into the paths of motor vehicles, of these seven were children, 10 had been a consequence of drivers going too fast and/or too close.

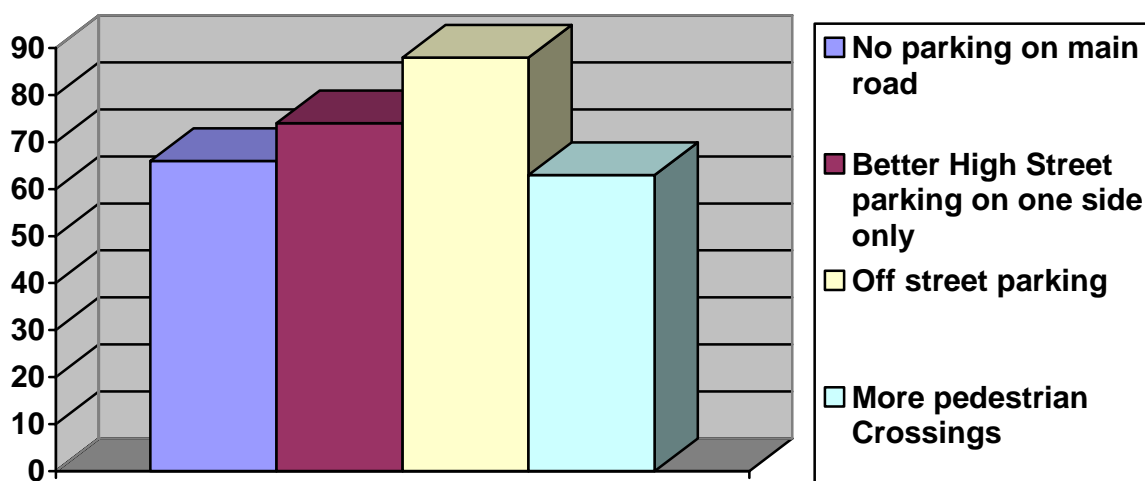
The narrow side streets off Fair Road, High Street and Holroyd Hill had safety access/egress issues caused by short and long stay parking blocking visibility. A number of 'rat-runs' were identified, including Oakdale Avenue - Northfield Road - North Road - Upper George Street and Oakdale Avenue - Northfield Road - Acre Lane were used to by-pass St Enoch's Road, the roundabout and Fair Road. Heavy goods vehicles were found to be abusing the ban through High Street.

Draft proposals to address the main areas of concern in the village, road injuries, through traffic, school safety, pedestrian routes, and traffic circulation were progressed through the Area Committee.

Today, four years on, many of these remain to be completed and the same concerns arose from our survey:

Survey findings

In the section about improvements to the high street, off street parking was the highest priority for 88% of respondents, whilst parking on one side only was felt to be an improvement by 74%. 66% wanted to see no parking allowed on the main road, whilst 63% indicated that more pedestrian crossings were needed. Since the survey was undertaken, this last point has been acted on and there are now an additional three crossings on the high street.



People were also asked where they would like speed restrictions or other traffic calming measures and any other areas of concern. Many of those mentioned are already in the pipeline, although for budget reasons it is unlikely some will come to fruition for some years to come. A detailed list of those mentioned in the survey and those already listed appears at appendix xx. The places people most wanted to see parking restrictions and traffic calming measures were the High Street, outside schools and Beacon Road, although some people said there should be no further road restrictions.

Traffic issues also drew the highest proportion of qualitative comments, 40% had something to say about it. Parking enforcement is frequently a problem to a third with

equal numbers saying it is occasionally a problem. Only 12% did not feel it was an issue.

At certain times of the day the speed of traffic is very worrying Children have to cross this road (address not given) to and from school also. It can be very fast when the road is quieter during the day

I would just like the utilities to co ordinate digging up and re-instating

The zebra crossings on the roundabout at the bottom of Beacon road are too near to the roundabout, cars come flying round and don't realise how close the crossings are I use these every day and have nearly been run over several occasions

Although fewer in number, there were some people with diametrically opposing views:

Calming measures are dangerous fed up of bias against road users

Against any parking restrictions – just need to enforce what we have already

The enforcement theme was echoed by many:

need parking wardens need a more integrated public transport system clean and cheap (from two separate respondents)

Traffic wardens required or police officers for illegal parking & pavement parking on Oakroyd Road/Avenue, law needs to be enforced

Grass verges should make the streets look nice but too many people drive over them and they look awful

The budget for small highways schemes was devolved to Area Committees over ten years ago. Since then, the budget has not increased whilst the demand has both in terms of the numbers of schemes wanted and associated costs have soared.

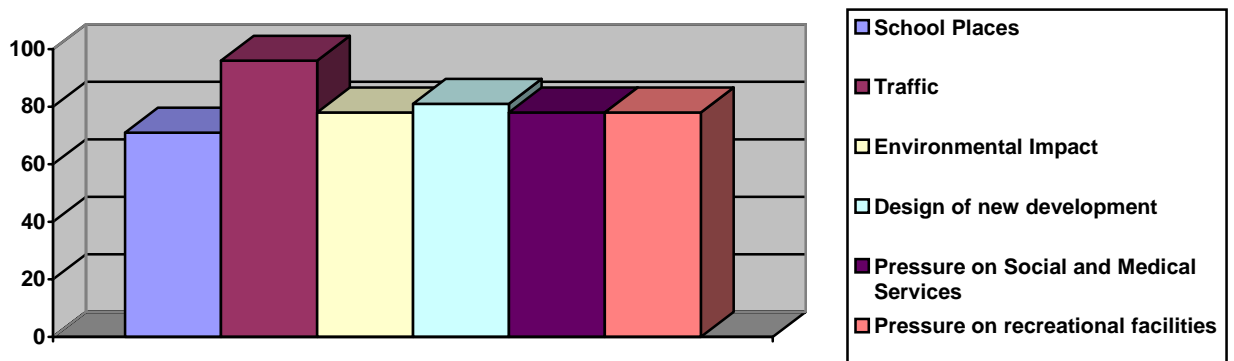
This is a severe problem right across the whole district, and a review of the way traffic programmes (including what constitutes a small scheme) is overdue. There are benefits to some local control through Area Committees, as it gives ward councillors a degree of influence over scheme priorities. Too often however, this is impossible for example; if one desirable scheme would take three years of the budget to fund then it simply cannot ever be approved. This leaves the degree of influence marginalised to low cost schemes.

FUTURE DEVELOPMENTS

There are few opportunities for development in Wibsey, which make the small pockets of land extremely precious. Some parts are already very dense with terraced properties in places cheek by jowl with modern housing.

The map below shows the council owned land that is presently not allocated.

By far the greatest concerns about any future planning/development related to traffic raised by 96% of respondents, the second highest concern was design (81%) with 78% expressing concern about environmental impact and pressure on services, both social & medical and recreational facilities. Less than three quarters (71%) were concerned about school places. Almost half (46%) are against development altogether, on Environmental Impact, they feel the area is dense enough and more development would spoil the character of the area.

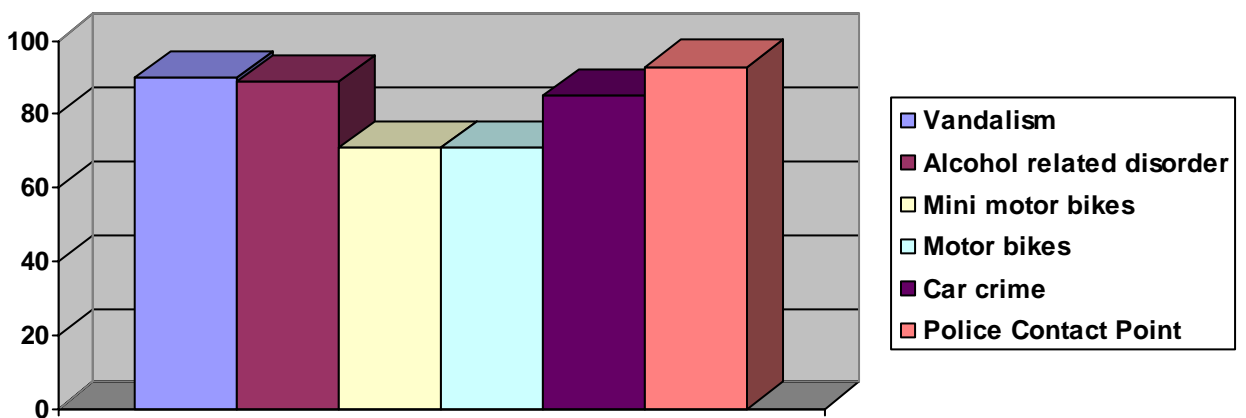


Loss of village identity

Against any further housing developments in the area it's ruining the character of the area

COMMUNITY SAFETY

On community safety issues, the highest priority is a police contact point, 93% wanted this. Vandalism and alcohol related disorder were perceived as the biggest problems (90% and 89% respectively). Concerns about car crime (85%) and motor bikes (71%) were slightly lower although still significant. In the comments section, some said that police clamp down had helped ease this. Although not within the boundary drawn for the Urban village area, the loss of Odsal police station is still a very big local issue, compounded by the current state of the site.



A 'pubwatch' scheme was launched around the same time as the Urban Village after previous attempts had failed. Over the years, some pubs have had worse reputations than others causing particular concern and there was little co operation or liaison between them. Now the picture is very different. For the first time in decades, there is a group of licensees all committed to improving the image of their pubs and in turn of the area. The Urban Village group has worked in supportive partnership with pubwatch. At the initiative of the publicans and with strong support from the community a petition to ban on street drinking with over 200 names has already been

presented to council and is now before the Licensing Committee. This was tried before and failed, but the crucial difference this time is the involvement of the publicans and the strong support of the Neighbourhood Policing team.

Extra security for public houses it used to be nice but now there is always fighting when ever I go

All the pubs have CCTV and discussions have take place with the police to keep a register of incidents to provide to them so that the statistics of incidents can be more accurate. One problem which is not uncommon elsewhere is that if the police are unable to respond to incidents quickly residents stop reporting incidents. For this reason, it is very clear that this under-reporting vastly under-estimates the level of some crimes.

Young people are also often perceived to be a problem:

Gangs of young people, not all from Wibsey, causing noise, litter, foul language I'm not against young people at all, but better policing would help

Gangs of teenagers seem to be congregating more in large groups sitting on walls of peoples gardens with nothing to do and nowhere to go

I don't feel as I could go out for a walk round on my own in the evening as gangs of teenagers hang around the streets and shout abuse or intimidate people

Many people felt that the majority of young people causing the problems were not from Wibsey, but coming in from elsewhere, leading to one radical suggestion:

Street patrols to monitor gangs and young people especially from out of the area

This may sound draconian, but to a certain extent is already happening. PCSOs are on patrol and build relationships the young people they most frequently come into contact with. Known trouble makers are being identified and despite the long drawn out process involved are making use of anti-social behaviour orders which can include curfew and area based exclusion orders. A key element of the ASBO can literally ban the offender from a geographical locality.

On a broader note, local councillors have been working to improve relationships between the police, youth service and community groups both within the urban village area and across the ward. Neighbourhood police and PCSOs attend Neighbourhood Forums and individual group meetings and relationships are starting to be built.

PROVISION FOR CHILDREN AND YOUNG PEOPLE

As the previous section shows, in common with most areas young people are often the focus of concern. Too often demonised, even those who found groups of young people troublesome and intimidating felt that much of the ‘problem’ was due, in part at least to lack of available activities.

The village itself has no youth centre or youth club and efforts from the Youth Service to find suitable venues have largely been unproductive. An early gain from the Urban Village meetings was an offer from the Methodist Church to host youth activities but unfortunately the premises proved unsuitable.

Buttershaw has a long established youth centre but the fabric of the building has been deteriorating for some time and facilities are limited and outdated. There are also huge local concerns linked to the building of the new Buttershaw Business and Enterprise College as the existing swimming pool will close. The main difficulty is that the cost of bringing the pool up to modern standards was found to be almost equivalent to providing a new facility. A project group involving the school, local councillor and others is now working-up plans to attract funding for a multi-use centre, including a new pool, but also a new youth centre, sports , arts and other facilities that complement the new school and are available for community use.

It was no surprise that given the level of concerns relating to young people, all the questions in this section drew strong responses. 94% wanted to see more facilities for teenagers, 91% for younger children. One suggestion that emerged from the pre-survey consultation was a youth café, where young people could just ‘hang out’. There was slightly less support for this, but nevertheless, over 70% of respondents

were in favour. Interestingly, it was often the older residents who were concerned with positive suggestions rather than seeing young people solely as the source of nuisance:

We need somewhere for younger people to be able to go and sit and chat to each other 14/15 onwards

I agree with the above and I am 79

More facilities for younger people and I am 74

As well as recognition that some less formal recreational provision was needed, people felt that there could be greater use of existing facilities and other more structured activities were also suggested:

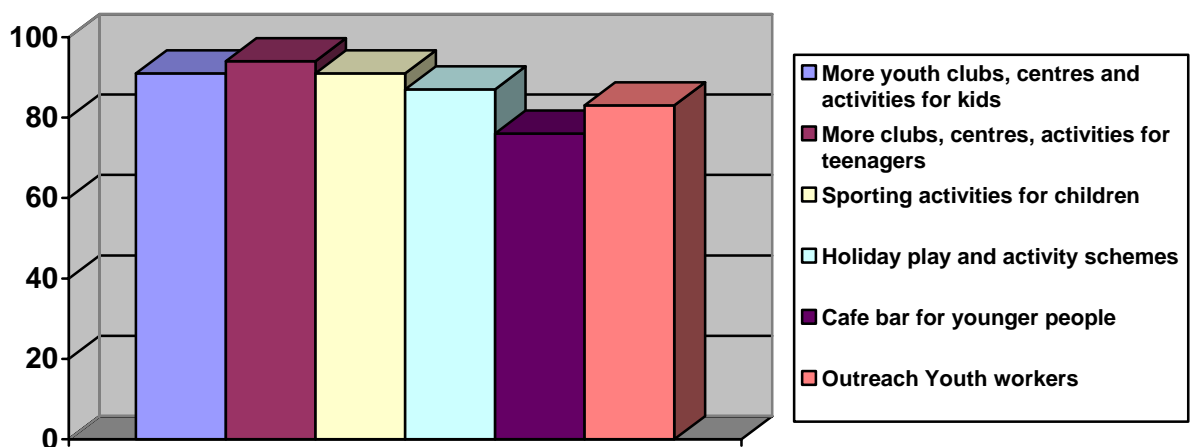
An internet café for up to 17 years old – excellent idea.

Open Richard Dunn for older school children after school free of charge until say 5.30 two evenings weekly

Regular trips to Richard Dunn-with bus /taxis?

More sport for children, funding for coaching

More clubs and organisations for teenagers



This was also one of the key areas where lack of information: was highlighted.

I would like to know more about youth clubs and sporting activities but I don't know where to go for this information

Across Bradford, the youth service is currently in a state of flux. At the moment, there are two detached workers who work on a Wednesday evening in the Odsal/Wibsey area. The Youth service also runs sessions at Buttershaw Youth Centre: on Mondays, Tuesday and Thursday evenings between 5 and 8. Detached workers aim to make use of community spaces such as the park. They have had some success there and have successfully bid to the Youth Opportunity Fund submitted with young people for a state of the art skate/BMX park in Wibsey Park. £100K has been awarded and the young people were involved in the bid from the very start

ENVIRONMENT

The general degradation of the village centre stood out as a primary concern for many survey respondents, dog fouling had not been included as a specific question but was mentioned several times in the comments on environment issues, the park and the fairground.

The streets in and around Wibsey need tidying up broken glass, litter, dog fouling

One of the biggest problems in Wibsey is dog fouling – disgusting – snicket that runs at the side of the school and the all weather pitch

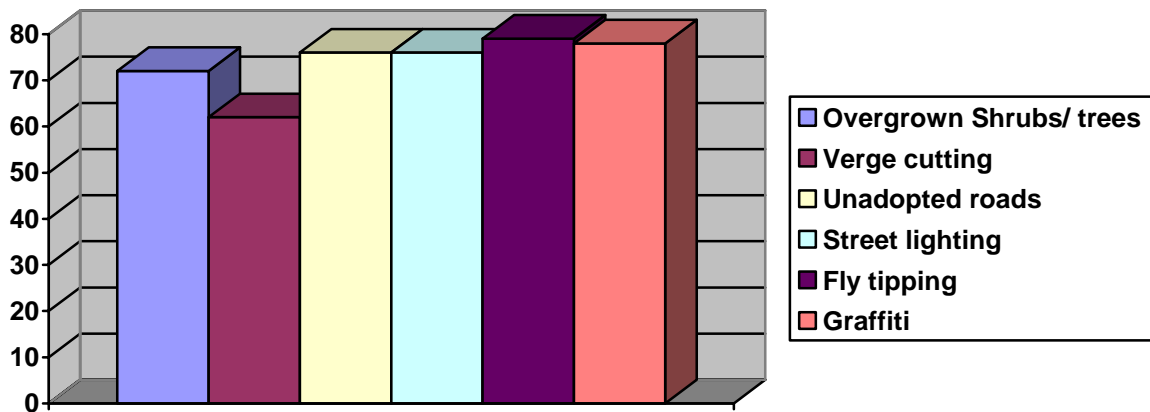
In response to the structured questions, fly tipping and graffiti were seen as the most problematic issues by 79%; and 78% respectively. Street lighting and unadopted roads were only slightly behind at 76%, overgrown shrubs and trees and verge cutting (72% & 62%) rated slightly lower, but still a significant cause for concern. The condition of alleyways and snickets were also raised a lot in the qualitative comments.

Snickets badly neglected (broken glass, litter, beer cans etc) trees obscuring street lights

More road sweepers are needed – more notices about litter and more bins

Need more street cleaning one man is not enough he does a good job but area is too big

More law enforcement – eg dog fouling, pavement parking, dogs not on leads, litter dropping fines should be imposed people should be prosecuted



Local businesses (especially takeaways and pubs) are felt to be primarily responsible for many of the environment problems. They are seen as generating rubbish despoiling the environment, but also creating safety issues with broken glass & bottles. Most people would like to see them forced to clean up outside their premises. These issues arose under both the environment section and community safety.

Similarly, many respondents felt that street lighting was inadequate:

Maintain pot holes in the side streets and more lighting

Street lighting – bottom right hand corner of Croft House Close lighting on various snickets/passages good hiding positions

Upgrade street lighting on Reevy Road etc

Poor street lighting Adam Street, Chapel Street, Northfield Road, Acre Lane

Not everyone was wholly negative though, some had positive comments and suggestions:

I have lived in Wibsey since 1946 quite happily all seems Ok to me, but it is reassuring that people are looking for improvements

I feel a general spruce up of outdoor areas, the park the green area in the town centre shop building fronts etc would improve the village no end. Making something attractive attracts people and people build communities

More floral items and greenery giving people a pride in the village

All businesses to take part in hanging baskets and pots to take pride in the high street

I have lived in Wibsey for 15 years using the catholic school. The village has all the shops that are needed. It is clean and tidy and a nice place to live. I just hope it doesn't go down like most other villages and remains in its present state

What happened to the Christmas tree that used to go up at the side of the chemist - why does this no longer go up?

Xmas lights like we used to have other small villages [,in] Buttershaw etc each shop has a small tree. I would gladly pay to contribute and I know others who would

No Christmas Tree – no Christmas lights BAH HUMBUG the vandals are spoiling it for everyone!

One resident remembered that in the past, a raffle had been organised every year to raise money for Christmas decorations, all the shops had participated. It was suggested that this might be revived.

We also asked people their opinions on recycling. Satisfaction with recycling facilities was evenly split between those who were felt they were adequate and those who believed improvements were necessary. Many wanted to see more plastic facilities

available and ability to recycle cardboard. The issue of doorstep recycling bins was felt to be a problem for terraced properties, especially back to backs.

Where are the recycling facilities? We have bins which are not appropriate in back to backs/terraces and aren't used [they] only cater for paper what about plastics cans bottles? I see so much put in the dustbin by neighbours who do not have cars

Public Transport

Public transport is a major issue in Wibsey and over the last few years there have been several major campaigns to protect vital bus services. The campaign to save the 845 route which provided a direct link with the local hospital was unsuccessful while a later campaign to protect the 846 route was successful. Currently there is a route into Bradford City Centre but from conversation and comments from local people it is clear that there is a wish for a better service to important public service and retail centres.

In the survey, public transport was rated as good by 44% with a third of people using public transport weekly.

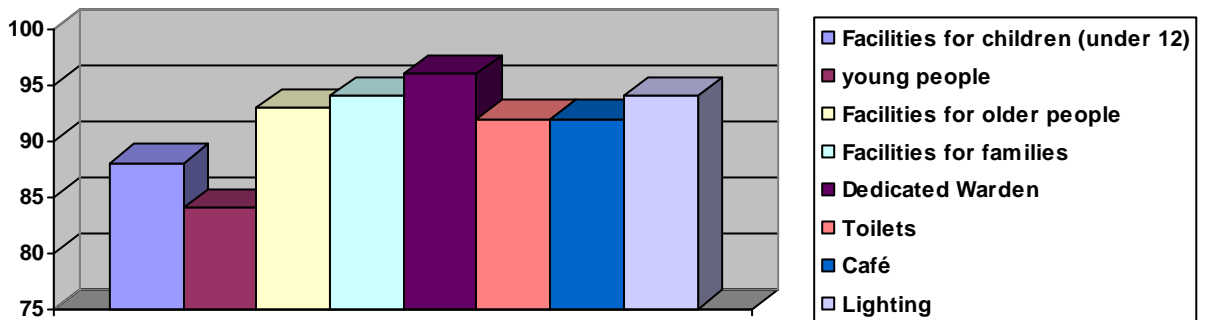
Wibsey Park

Friends of Wibsey Park, established in 2004 were founder members in the Urban Village Project, the chair at the time became Vice chair of the Urban Village Steering group. One of the early projects was to bring back the Wibsey Gala which had ceased some years before. The first, held in 2006 was huge success, with fine weather on the day. The following year however, the date succumbed to the old curse that had been responsible for the early discontinuation 'it always rained on the day'. Undeterred, rather than cancel altogether it was this time merely postponed.

As the primary green space amenity, the park merited its own section in the survey. Residents were asked for their views on improvements they would like to see at Wibsey Park, top of the list was a dedicated warden (96%), followed by lighting and facilities for families (94%) facilities for older people, café & toilets (92%). More

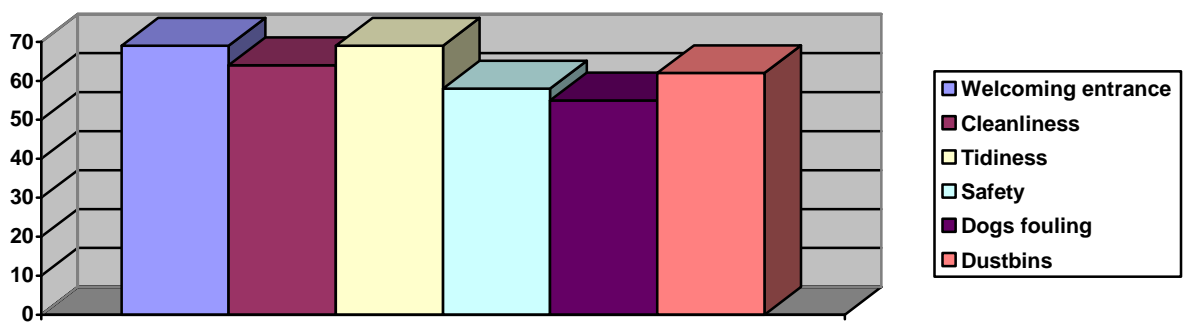
provision for children under 12 (88%) and young people (84%) also scored quite high. It was striking that there were a high proportion of '5' ratings to all the questions relating to the park.

On my last visit to Wibsey Park I was appalled by the amount of dog fouling left behind by irresponsible dog owners, this is a problem that needs tackling



The park was also 'rated' against five criteria :

Welcoming entrance 69% Cleanliness 64% Tidiness 69% Safety 58% Dogs fouling 55% Dustbins 62%



As the above percentages show, compared with other sections of the questionnaire, in general respondents felt slightly less strongly, the highest proportion of responses were in the average zone, rating either 3 or 4. So, it would appear that people appreciate the park, but would like to see it improved.

In terms of the qualitative comments offered about the park, 60% of these related to cleanliness, including litter, dog fouling and general maintenance. Others focused anti social behaviour mostly related to young people and perceived drug/alcohol use.

The cleanliness of the paths is terrible. I would love to take my children to the park but it is unsafe people with dogs let them roam freely. I have had occasions when dogs have put their head in my babies' pram and knocked over my toddler. I feel with all the recent deaths with dogs savaging that dogs in parks should be on leads and muzzled. After all, are parks for dogs to run in or for parents to take their children? Maybe an area could be designated for dogs to run without leads but the remainder of the park the dogs should be with the owner away from children

The park is not a nice place to take children to, there are now a lot of drug users going there. There is not enough for children to do.

Cars are a problem in the park. I no longer go to the park after a traumatic incident from a car driver when I was with my tiny granddaughters

Very intimidating going into park as the cycle ramp full of loud school kids from Buttershaw

Teenagers: Climbing trees drinking & smoking in park 3 large old conifers ruined outside bowling green

Some people offered ideas for improvements:

Need more parking near the park so the park can be used

Nice bandstand in the park with a regular seasonal programme of events

Park Warden; Bring back a resident park keeper

Several people wanted to see the return of a Park Warden, and highlighted particular parts of the park needing attention:

a warden on a motorbike may catch the odd truant, but warden service needs to be on foot with dogs from 9 pm to 9 am to eliminate drug dealers glue sniffers etc

Football pitches in Wibsey park [are] full of potholes and dangerous

State of pond at Wibsey Park full of rubbish and The Park/lake in summer smells & there are rats

Improving Wibsey

The final section of the questionnaire asked people whether they would like to see a farmers market, community centre or village hall, more links with schools and anything else.

More than 70% feel that a Community Centre/ Village Hall A farmers market was also popular, over half would like to see this. Fewer wanted more school/community links, but this is difficult to evaluate as many respondents simply left this blank, many of whom appeared to be the older residents, but it was still just over a third.

A village hall with different groups/clubs/classes would be good, it could be hired out for parties and functions and Wibsey Brass Band could use this for practice and concerts.

Elderly groups could use it for coffee mornings bingo etc it would b nice for local clubs such as Wibsey Brass & reed band to be able to perform concerts especially at Christmas time we would like to see some decorations and the return of a Christmas tree

And a community centre might also be useful to pick up some of the other problems raised:

More things needed to keep the teenagers off the streets. Maybe workshops to involve the older people and teenager together. Then the old could help the young and maybe they would have respect for each other. Good luck

The preschool based in the Methodist church should have its own building as sometimes it is closed early for funerals and other events. Also the funding is a problem as it relies on the church for help. If they had their own building they could do more sessions which would not be interrupted

Some modest suggestions were made that can be acted on fairly easily, but have a strong impact.

More could be made of Wibsey Roundabout, large sandstone rocks permanent shrub planting central feature

It would be nice to see road signs on the approach roads: You are now entering Wibsey an urban village mentioned in the doomsday book – Wibsey welcomes careful drivers

Fairground

The fairground was not a specific topic area in the questionnaire, but emerged as something local residents feel very strongly about. It is also a topic on which there are deep divisions.

Wibsey was famous for its annual fair, horses being the main attraction, but also including cattle, sheep and geese. The fair was in existence by the 14th Century and possibly earlier. The origins of the fair ground site appear to date back to the enclosure Act 1881 (when Wibsey Park was established). Local ratepayers brought a petition for ‘five acres of waste land’ where the fair is held. A covenant remains and the land is used for the fair four weeks in the year. Given the parking problems and congestion, proposals to turn it into a car park have been around for years, and of course, came up again in this survey.

Turn fairground into a car park fairs are old hat.

Use fairground for parking

Spare land where fair is held could be a car park taking traffic off the surrounding roads

Make use of fairground instead of being empty most of the year – a car park?

Spare land where fair is held could be a car park taking traffic off the surrounding roads

And the fair is not popular with others:

Consider residents around fairground we have a lot of problems with litter/noise/etc from current activities (Fair Road resident)

When the fair comes to Wibsey I get lots of rubbish in my garden lots of noisy young people using bad language teenagers riding off road bikes down Croft House Road

Although there was strong support for creating a parking area, others were very strongly opposed. Some people suggested a compromise:

Part a car park with small playground & some green left.

Landscape the fairground, to include a car park, play area for children, recycling farmers market trees and shrubs

Part car park – leave some green - ban dogs

These suggestions were echoed by others who mainly wanted to see greater use of the land as a community space:

Marshall's land vastly underused. Monthly farmer's markets could be based on this land, garden seating, other food markets or attractions. Christmas tree and celebrations

A Saturday or Sunday market on the school playground or where the fair goes would be very nice

Lack of information

One thing that came across is that although people could express opinions on provision for young people and older people, many added that they did not feel they had sufficient information on what is already available.

You need more facilities / activities to begin with Wibsey Word be more community information – with editor/producer contacting contacts & writing up rather than relying on people to send it in. Constant contact info section with details of everything that happens on a regular basis.

Someone needs to do an audit if hasn't been already done

Discussion

When the survey started everyone involved had a reasonably clear idea what the issues were likely to be, and there were no real surprises. What has been accomplished is that anecdotal evidence and impressions have for the first time been properly documented and quantified to an extent.

The findings firmly validate that the Urban Village project was worthwhile, and the rationale was sound. Wibsey shows all the characteristics identified by the 'in suburbia' partnership, to the extent it could be a model.

The picture is not necessarily bleak. Surveys such as ours are designed to find out what issues people are most concerned about and what they would like to see done

about them. Yet many of the comments showed a fairly high satisfaction level with living in the area and an encouraging desire for progress.

Good survey – hope we get changes

Congratulations on what has already been achieved Wibsey Gala was a huge success – the improvement in Wibsey Park and in general is noticeable

Surveys like this are a step in the right direction involving the public in the local community

I have lived in Wibsey since 1946 quite happily, all seems Ok to me, but it is reassuring that people are looking for improvements

The key priorities to tackle are traffic & highways issues, including parking, speeding, street lighting. Litter, dog fouling, vandalism and crime are also very important to local people.

There are also a number of specific local issues that need to be addressed, including the variety of local shops and community facilities.

People want to see a butcher, greengrocers and importantly, the return of a café to the High Street. There is also a debate to be had about the Fair Ground site and the playing fields. Policing and parking enforcement are high priority.

The Council takes responsibility for parking enforcement from July. This provides an opportunity to lobby for improvements which the local councillors will pursue.

Bradford also has Local Enterprise Growth Initiative funding, this is a scheme to help business start up, and Wibsey is included. This may provide a possibility to explore bringing new business to the area, but requires both people and premises to be identified and secured.

Taking all these ideas forward cannot happen overnight. All the things people are concerned about haven't happened overnight. So it seems sensible to separate out

short, medium and long term objectives. These were produced for the follow up consultation events and received generous endorsement and support.

Immediate short term proposals

The survey identified the need for better information about community activities and local services. This would not be too difficult to produce and would show a positive outcome from the survey fairly quickly.

This and a few other things could be started soon:

- Village Directory
- Village signs ‘Welcome to Wibsey’
- Community Clean-ups
- Clean up snickets & get regular programme in place
- Investigate provision of mobile butchers, greengrocers and farmers’ market
- Restore the police contact point
- Follow through on street drinking ban now gone to licensing committee
- Extend CCTV availability
- More dustbins

The last point has already been actioned, but a further survey will be done to ensure that the extra provision was sufficient. The police have a new contact point at Morrison’s but further discussions are in hand to have something more central for the village. A village sign is a small step, but a signifier of pride in the area.

The street drinking ban is now before the Licensing committee and various meetings have already taken place with the police and community safety to ensure that the necessary evidence will be provided.

There is a need to develop policies in partnership with planners, property owners and developers to ensure that any development complements the historic nature of the

village. The future of the retail/commercial area must be sustainable and reflect the needs of the local community. To do this a specific village based planning policy needs to be established to help influence applications and decisions

Medium term

- ◆ Crackdown on parking enforcement
- ◆ Young people task force
- ◆ Farmers' market
- ◆ Zoning areas in the park for children and animals
- ◆ Develop more activities on the fairground site

The last point is contentious but this is an underused valuable piece of green space. There may well be scope to explore some of the compromise solutions offered in the survey as long as provision is made for the fair for four weeks in the year. It will be important to ensure that the land remains an amenity for the community.

Longer term

The key priorities are cross cutting themes, it is about the public space and how residents relate to the area they live in, the quality of the local environment and how safe they feel. But it is more than just those basics, it's also about sociability and sense of community.

These issues are all incorporated in the government's Cleaner Safer Greener Initiative; the following extract shows that this might have been tailor made for Wibsey Urban Village. Almost all of the key themes that emerged from the survey findings are found here.

Why is Cleaner Safer Greener important?

The Cleaner Safer Greener (CSG) agenda recognises that the quality of people's experience of public spaces has a major impact on their quality of life, affecting their sense of well-being and defining how they feel about the places where they live. It acknowledges and responds to the relationship between local environmental quality, people's health, their fear of crime and the social and economic vibrancy of the community.

The **Cleaner Safer Greener programme** brings together central departments with policy responsibilities that have an impact, directly or indirectly, on public space.

Priorities for the programme are:

- **Creating attractive and welcoming parks, play areas and public spaces**
- **Improving the physical fabric and infrastructure of places**
- **Making places cleaner and maintaining them better**
- **Making places safer and tackling anti-social behaviour**
- **Involving and empowering local people and communities**
- **Catering for children and young people, and tackling inequalities**

Who is responsible?

No single organisation is responsible for how neighbourhoods look – many organisations provide services that affect residential areas. By pooling objectives, actions and resources, organisations can work together to achieve better results at local authority and neighbourhood level. People are concerned about the state of their local environment and want to get involved – the government is encouraging debate on extending citizen involvement

Neighbourhood Management involves communities in the work of local agencies to improve services at neighbourhood level. It aims to tackle quality of life issues in communities through:

- **Better management of the local environment**
- **Increased community safety**
- **Improved housing stock**
- **Working with young people**
- **Encouraging employment opportunities.**

Although all of the above is a long term project, work should begin to form a Wibsey CGS group, local councillors and the Urban Village will work together to get this off the ground. This could provide a solid basis and framework to work over the next five years. Over this time, we would hope that more and more local residents will want to be involved as they see things beginning to happen.

If the objectives below can be achieved, we will have gone a long way toward addressing the problems ascribed to 'suburbs' that we found all too familiar at the beginning of this report.

- Wibsey CSGC work towards neighbourhood management
- Lottery bid for Wibsey Park (together with other parks)
- Improve the playing fields as a community resource
- Community centre

It means everyone working together toward a common end and being a practical and pressure group force for change.

One final note from the In suburbia project referred to at the start of this report:

A vital and vibrant suburb is one with an active and interacting community. Actions are needed which reinforce the sense of community and community cohesion. Addressing problems of crime and safety, social exclusion and educational attainment are ... important to creating a cohesive community.

We hope this report and the recommendations it contains will provide the framework to achieve this for Wibsey. These plans will be monitored and reviewed continuously and are part of an ongoing dialogue of consultation for the future of the village.

Last words

Thank you for reading my opinion. I am 88 years of age and have been very happy and satisfied with living in Wibsey for a great number of years. If change needs to be done then so be it and all good wishes (I am not very interested in any future changes) they will be good for younger people

anon