

The Moorpool Estate Residents' Survey

Conducted during July 2007

by

The Moorpool Regeneration Group

Background

The Moorpool Regeneration Group was formed at a Special General Meeting of the Moorpool Residents' Association on June 14th 2007, with its constitution ratified and formal elections taking place at a subsequent meeting on July 19th. While primarily focussed on responding to Grainger's recent development proposals, it has a wider remit to represent the views of residents' on the future of their estate. To enable us to do this effectively, a survey of residents' views has been carried out.

Sampling Methodology

The survey was conducted during the first weeks of July 2007. Questions relating to development plans were based on those presented by Grainger on May 20th 2007. Survey forms were delivered to every house on the Estate, together with an envelope for confidentiality of returns. Collections were made over the following two weekends with drop-off points available across the estate for those wishing to make their return by this means. The survey was on a per resident basis, and extra forms were available by download or by request. We did not accept e-mailed returns to ensure integrity. A copy of the form is appended to this report.

Statistical Significance

There are 497 houses and flats on the estate. Some of these are empty and a number have single occupancy, so a fair estimate of the adult population would be in the region of 750. We have returns from 272 residents representing over 30% of the population. This is a good return for this type of survey and the number is of statistical significance.

Basis of Analysis

The figures given are a count of responses to each question. In a few cases, questions have not been answered. As a result, the total number of responses to a particular question may be less than the sample count. Percentages are calculated on the number of responses to a particular question against the total number of survey returns, so, for the same reason, may not always equate to 100%. The exceptions to this are the questions relating to sites for the garages and allotments which are shown as a percentage of the numbers given to illustrate site distribution and will, therefore, always equal 100%. Appended to the data are charts showing significant trends.

Demographics

The average occupancy was over 24 years, showing much greater stability than the national average of only seven years. Two respondents had lived on the estate for 87 years, and thirty-four (13%) for over 50 years. This has built a strong feeling of history and community on the estate.

The Estate and Development

Over three-quarters of the respondents felt that the estate had deteriorated in recent years, particularly referring to the communal areas and felt the estate was generally neglected. On the question of any new residential development, over half were in outright opposition, less than a tenth supported new housing, with the remainder undecided

With reference to Grainger's plans of May 20th on each site, there was a similar trend, with 56%-68% opposed, 4%-13% in support, and the remainder undecided. A breakdown on a site by site basis is given in the data.

Garaging

There were 93 respondents (34%) who owned or rented a garage, a number on their own property. 29 were identified on the Valley Site (significantly higher than the numbers given by Grainger), 22 on the Ravenhurst Road site and 14 in Wentworth Gate. A further 61 expressed a wish to rent a garage or additional garage, showing a strong demand for further enclosed off-street parking, but many of these were currently deterred from doing so because of the general state of repair of the garages, particularly in the Valley Site, and also stated security and lack of lighting as a deterrent. 80% of respondents felt that garages should be available to rent or own.

Garaging cont..

Of those renting or owning a garage, 51(55%) identified maintenance issues that had not been satisfactorily resolved. Roof leaks, door problems and failure to repair lighting were a recurring theme. Of the 34 respondents who had previously rented a garage but no longer did so, 9 (26%) cited lack of maintenance as the reason. 15 respondents had attempted to rent a garage but had been unable to do so, either receiving no response or being told that none were available.

Evidence from this survey suggests that there is greater usage of garages than figures presented in the current proposals indicate, and that there is a demand for them over and above current usage. However, this potential demand has not been satisfied because basic maintenance has not been carried out and the application process appears obstructive. In addition the results suggest Grainger is at least partly responsible for causing the dilapidation it now seeks to rely on as a reason for development

Parking and Traffic

Respondents were divided equally between supporting or wanting further details of any traffic management outside their homes, with only 12% in opposition. The majority of respondents felt that the current parking was poor and traffic excessive, especially at peak hours. Over three quarters of respondents felt that the current development proposals would worsen both the parking and traffic situation.

Allotments

There were 37 respondents renting allotments, although few identified the location, and a further 62 indicated that they would like to rent one now or in the near future. However, this demand, like that for garaging, was dampened by the overgrown state of many of the vacant sites and an obstructive application process. Of those wanting an allotment, 12 (20%) had attempted to rent one and had been unable to do so, being told that they were none available or getting no reply to requests. Again, the results suggest that Grainger is at least partly responsible for the overgrown, unused state of many of the allotments, a state it now seeks to rely on as a reason for development.

Recreational Area

Respondents were divided fairly evenly between supporting or wanting further details on this proposal. Only 12% were in opposition. A recreational area had not been identified on the current development plans, but strong interest had been expressed during discussions. There were many comments about such an area being a source of noise during the day, and a magnet for youths and vandalism during the evenings. Concerns were also expressed over management and safety issues. The group will be setting up a focus group to look at this issue in greater detail.

Residents' Trust

Referring to a trust to manage the Moorpool Hall and other communal amenities, 34% supported this concept, with 59% seeking more information. Most comments on this questioned the financial viability of such a project. Little information is available on this idea but the group is hoping to establish a focus group to look into the costing and implications of this in more detail.

Conservation Status

Three-quarters of respondents believed that the enhanced conservation status would equally protect the area from new developments as from inappropriate alterations to existing properties, many expressing that they felt deceived when it was discovered that this was not the case.

Andrew Hackett
Chairman
The Moorpool Regeneration Group
July 2007

Moorpool Regeneration Group - Survey Analysis

as at 01-Aug-2007

Sample size: 272

How many years have you lived on the Moorpool estate?

Longest	87
Shortest	0
Average	24.3

Do you feel there should be any new residential development at all on the Moorpool estate?

	no	%
Yes	17	6%
Maybe	114	42%
No	136	50%

Overall, do you feel that the Moorpool estate has improved, deteriorated or stayed the same over the last five years?

Improved	1	0%
Deteriorated	207	76%
Stayed the same	32	12%
Unable to answer	31	11%

On a scale of 1 to 5, how would you rate the current condition of the Moorpool estate as a whole?

<i>Neglected</i>	1	60	22%
	2	89	33%
	3	87	32%
	4	27	10%
<i>Well-maintained</i>	5	3	1%

Referring to Grainger's development proposals as presented on 20th May 2007, would you support or oppose the proposed plans for:

Site A – Valley Allotments & Garages	Support	36	13%
	Undecided	64	24%
	Oppose	159	58%
Site B – Tennis Club & Allotments	Support	29	11%
	Undecided	63	23%
	Oppose	161	59%
Site C – Ravenhurst Garages	Support	28	10%
	Undecided	81	30%
	Oppose	149	55%
Site D – West Pathway Allotments (East)	Support	11	4%
	Undecided	63	23%
	Oppose	182	67%
Site E – West Pathway Allotments (West)	Support	12	4%
	Undecided	61	22%
	Oppose	183	67%
Site F – Wentworth Gate Allotments & Builders' Yard	Support	21	8%
	Undecided	83	31%
	Oppose	152	56%

Garages

Do you currently rent or own a garage?

Yes	93	34%
No	174	64%
Site A	29	31%
Site C	23	25%
Site F	14	15%
Other	27	29%

Would you like to rent or own a garage?

Yes	61	22%
No	139	51%
Site A	5	83%
Site C	0	0%
Site F	0	0%
Other	1	17%

Would you like to be on a waiting list for a garage?

Yes	49	18%
No	141	52%
Site A	0	0%
Site C	0	0%
Site F	0	0%
Other	0	0%

Have you previously rented or owned a garage and no longer do so?

Yes	34	13%
No	155	57%

Have you ever had maintenance issues with your garage(s)?

Yes	52	19%
No	130	48%

Have you ever applied for a garage but not received one?

Yes	15	6%
No	173	64%

Are you satisfied with the application process for garages?

Yes	26	10%
No	93	34%

Overall, do you feel that the garage sites are well-managed?

Yes	2	1%
No	231	85%

Overall, do you feel that there should be garages available to rent or own?

Yes	218	80%
No	16	6%

Parking and Traffic

Would you support or oppose traffic calming / management by your house?

Support	118	43%
More Details	112	41%
Oppose	32	12%

On a scale of 1 to 5, how would you describe the parking situation by your house?

<i>Poor</i>	1	91	33%
	2	84	31%
	3	55	20%
	4	26	10%
<i>Excellent</i>	5	9	3%

How do you think this parking situation would be affected by Grainger's most recent development proposals?

Improved	2	1%
Unchanged	52	19%
Worsened	203	75%

On a scale of 1 to 5, how would you describe the volume of traffic by your house?

<i>Light</i>	1	21	8%
	2	30	11%
	3	109	40%
	4	67	25%
<i>Excessive</i>	5	39	14%

How do you think this volume of traffic would be affected by Grainger's most recent development proposals?

Improved	2	1%
Unchanged	56	21%
Worsened	199	73%

Allotments and Green Spaces

Do you currently rent an allotment?

Yes	37	14%
No	226	83%
Site A	10	26%
Site B	1	3%
Site D	0	0%
Site E	2	5%
Site F	2	5%
Other	23	61%

Would you like to rent an allotment?

Yes	62	23%
No	170	63%
Site A	9	64%
Site B	0	0%
Site D	0	0%
Site E	0	0%
Site F	3	21%
Other	2	14%

Would you like to be on a waiting list for an allotment?

Yes	52	19%
No	173	64%
Site A	4	67%
Site B	0	0%
Site D	0	0%
Site E	0	0%
Site F	1	17%
Other	1	17%

Have you previously rented an allotment and no longer do so?

Yes	24	9%
No	190	70%

Have you ever had management issues with your allotment(s)?

Yes	15	6%
No	149	55%

Have you ever applied for an allotment but not received one?

Yes	16	6%
No	185	68%

Are you satisfied with the application process for allotments?

Yes	16	6%
No	90	33%

Overall, do you feel that the allotment sites are well-managed?

Yes	19	7%
No	169	62%

Overall, do you feel that allotments should be preserved?

Yes	213	78%
No	15	6%

Would you be in favour of a managed recreational area for all residents, including children?

Yes	114	42%
Maybe	120	44%
No	32	12%

Additional

In principle, would you support the concept of an independent residents' trust for the Moorpool estate, to manage our own affairs (communal & amenity areas)?

Yes	95	35%
More Info	158	58%
No	13	5%

When it was agreed to enhance the conservation status of the Moorpool estate, did you believe that this would prevent future development?

Yes	200	74%
No	63	23%

Basis of calculation and statistical analysis

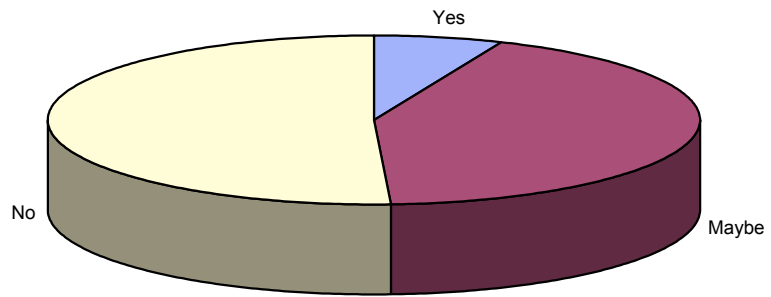
The numbers given are those replying to a particular question. Some respondents omitted to answer some questions so the totals may not always equate to the total number of survey returns.

Percentage calculations are based on the number of responses against the total number of returns. Again, because some questions were unanswered, the percentage total may not equal 100%.

The exception to this is those relating to the garages and allotments where specific site information is requested. In these cases, it is a simple percentage of the numbers identified to signify site spread.

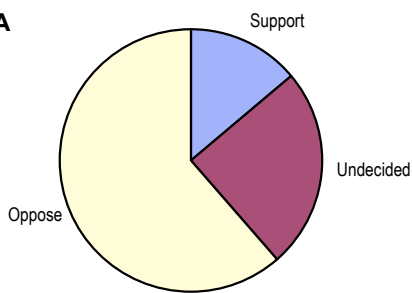
This survey was conducted on the Moorpool Estate in the first two weeks of July 2007 by the Moorpool Regeneration Group.

Any new residential development on the Estate

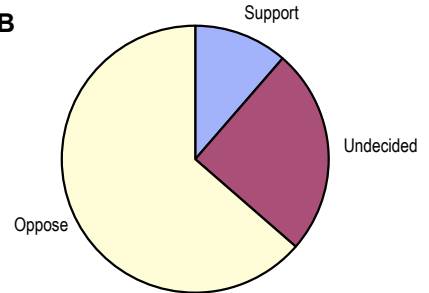


On questions relating to the current development proposals

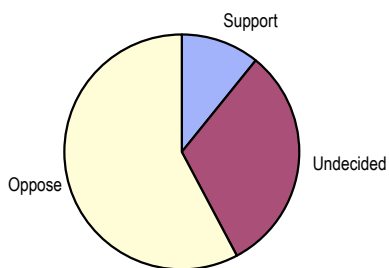
Site A



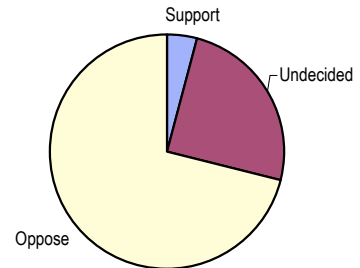
Site B



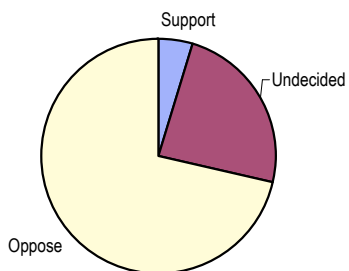
Site C



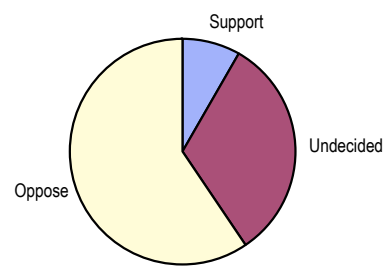
Site D



Site E

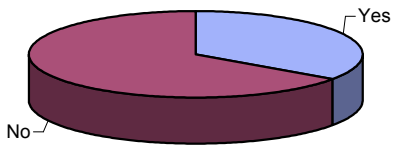


Site F

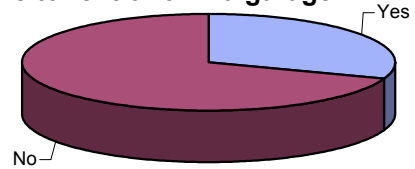


Garages

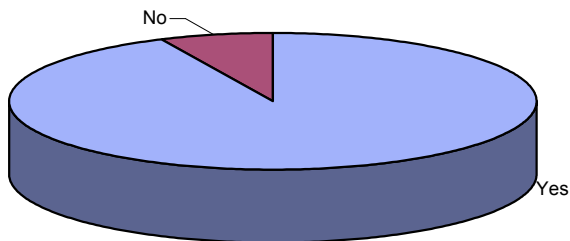
Currently rent or own a garage



Would like to rent or own a garage

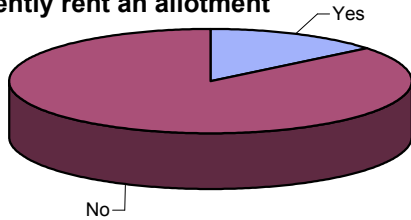


Garages should be available to rent/own

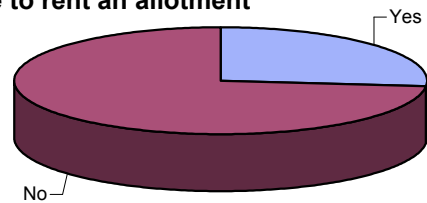


Allotments

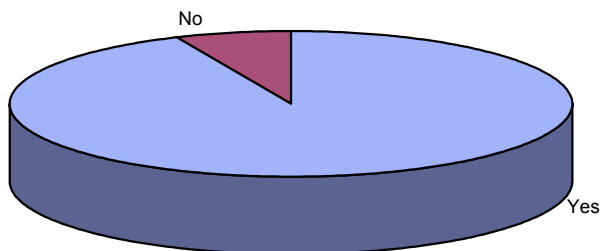
Currently rent an allotment



Would like to rent an allotment

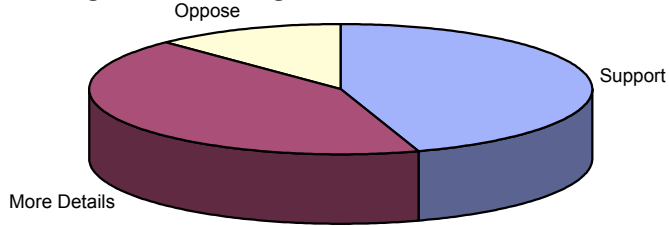


Allotments should be preserved

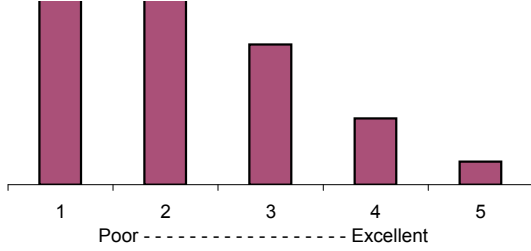


Parking and Traffic

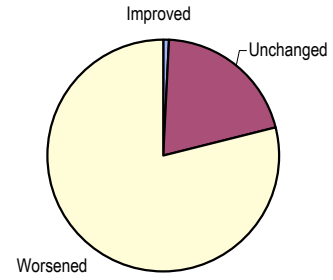
Traffic Management/Calming



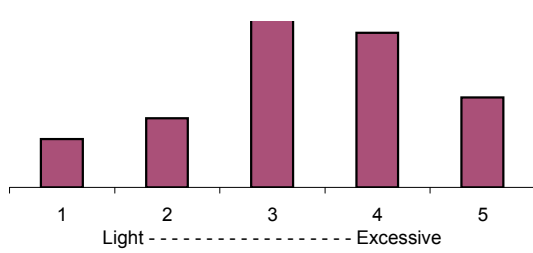
Parking situation by your house



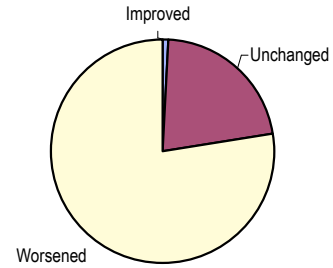
Effect of proposed developments



Traffic volume by your house

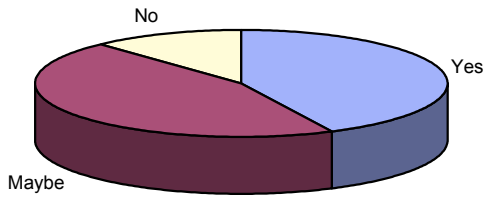


Effect of proposed developments

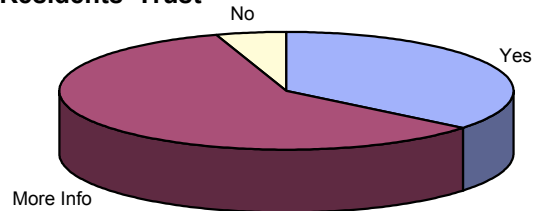


Community

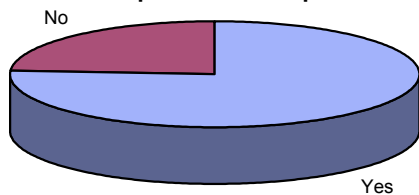
Managed recreational area



Residents' Trust



Conservation status would prevent development



Moorpool Regeneration Group

Dear Resident

At a Special General Meeting of the Moorpool Residents' Association (MRA), it was agreed to establish a working group to develop an independent body to directly address issues of future development on the Moorpool estate. I was elected Chair of this group whose first task will be to create a democratic and representative structure and to elicit the views of all the residents as regards these issues.

While many strong opinions have been expressed on the proposed developments both on the website and at the presentation by Grainger on May 20th, it is essential that this group represents the views of the whole estate and is able to put them forward with quantifiable authority.

With this in mind I would be grateful if each adult in your household could take the time to complete a separate copy of this questionnaire. You may use this original to make additional copies, download them from our website, or simply contact us for more. Grainger plans are also available on the website and MRA notice board if needed.

While we have asked for addresses, this is to identify issues and concerns that may be specific to certain areas of the estate. Please be assured that all individual questionnaires will be treated in the strictest confidence and only collated data made available to residents, Grainger and the planning department as part of the process of ensuring that the residents achieve the future estate that they want.

If anyone is willing to help the group, either by standing for the group, offering assistance on a one-off basis by, for example, delivering leaflets, by participating in one of the focus groups we are hoping to establish, or by offering professional expertise to the group in any way, we will be more than pleased to hear from you.

Contact details are: Andrew Hackett, 60 Margaret Grove
Tel: 0121-426 4535
e-mail: contact@moorpool.org.uk
Website: www.moorpool.org.uk

We will arrange to collect the completed questionnaires approximately a week after they are delivered (please put all questionnaires from your household together in the envelope provided). Alternatively, you may drop them off at one of the following locations:

2 Carless Avenue,
60 Margaret Grove
101 Ravenhurst Road
MRA post box at the Circle newsagent.

If you have difficulty in completing or returning the questionnaire, or have any questions, then please contact us by phone or e-mail and we will be happy to help.

Thank you.

Andrew Hackett
Chairman, Moorpool Regeneration Group

Firstly, some background:

What is your address?
and how many years have you lived on the Moorpool estate?

Moorpool Estate & Grainger:

Do you feel there should be any new residential development at all on the Moorpool estate?
Yes Maybe No

Overall, do you feel that the Moorpool estate has improved, deteriorated or stayed the same over the last five years?
Improved Deteriorated Stayed the same Unable to answer

On a scale of 1 to 5, how would you rate the current condition of the Moorpool estate as a whole?
1 2 3 4 5 (with 1 denoting neglected and 5 well-maintained)

Referring to Grainger's development proposals as presented on 20th May 2007, would you support or oppose the proposed plans for:

	Support	Undecided	Oppose
Site A – Valley Allotments & Garages	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site B – Tennis Club & Allotments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site C – Ravenhurst Garages	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site D – West Pathway Allotments (East)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site E – West Pathway Allotments (West)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site F – Wentworth Gate Allotments & Builders' Yard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Continued over

Garages:

	Yes	No	How many?	Site(s)
Do you currently rent or own a garage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Would you like to rent or own a garage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Would you like to be on a waiting list for a garage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Have you previously rented or owned a garage and no longer do so?	<input type="checkbox"/>	<input type="checkbox"/>		
If Yes, reason for no longer doing so			
Have you ever had maintenance issues with your garage(s)?	<input type="checkbox"/>	<input type="checkbox"/>		
If Yes, details			
Have you ever applied for a garage but not received one?	<input type="checkbox"/>	<input type="checkbox"/>		
If Yes, reason given			
Are you satisfied with the application process for garages?	<input type="checkbox"/>	<input type="checkbox"/>		
Overall, do you feel that the garage sites are well-managed?	<input type="checkbox"/>	<input type="checkbox"/>		
Overall, do you feel that there should be garages available to rent or own?	<input type="checkbox"/>	<input type="checkbox"/>		

Parking & Traffic:

Would you support or oppose traffic calming / management by your house?
Support Need more details Oppose

On a scale of 1 to 5, how would you describe the parking situation by your house?
1 2 3 4 5 (with 1 denoting poor and 5 excellent)

How do you think this parking situation would be affected by Grainger’s most recent development proposals?
Improved Unchanged Worsened

On a scale of 1 to 5, how would you describe the volume of traffic by your house?
1 2 3 4 5 (with 1 denoting light and 5 excessive)

How do you think this volume of traffic would be affected by Grainger’s most recent development proposals?
Improved Unchanged Worsened

Allotments & Green Space:

	Yes	No	How many?	Site(s)
Do you currently rent an allotment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Would you like to rent an allotment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Would you like to be on a waiting list for an allotment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Have you previously rented an allotment and no longer do so?	<input type="checkbox"/>	<input type="checkbox"/>		
If Yes, reason for no longer doing so			
Have you ever had management issues with your allotment(s)?	<input type="checkbox"/>	<input type="checkbox"/>		
If Yes, details			
Have you ever applied for an allotment but not received one?	<input type="checkbox"/>	<input type="checkbox"/>		
If Yes, reason given			
Are you satisfied with the application process for allotments?	<input type="checkbox"/>	<input type="checkbox"/>		
Overall, do you feel that the allotment sites are well-managed?	<input type="checkbox"/>	<input type="checkbox"/>		
Overall, do you feel that allotments should be preserved?	<input type="checkbox"/>	<input type="checkbox"/>		

Would you be in favour of a managed recreational area for all residents, including children?
Yes Maybe No

Additional questions:

In principle, would you support the concept of an independent residents’ trust for the Moorpool estate, to manage our own affairs (communal & amenity areas)? Yes Need more information No

When it was agreed to enhance the conservation status of the Moorpool estate, did you believe that this would prevent future development? Yes No

Thank you. Your answers will be treated in the strictest confidence. To comment further, please attach a separate sheet.