



Do **YOU** live in any of the following

any of the following areas?

If so - then this notice could affect **YOU**

Intention to declare Cliftonville West as a Renewal Area



Albion Road	Arthur Road	Athelstan Road	Cliftonville Mews	Cumberland Road	Dalby Road	Dalby Square	Ethelbert Gardens
Edgar Road	Gordon Road	Fort Paragon	Warwick Road	Ethelbert Road	Ethelbert Terrace	First Avenue	Third Avenue
Godwin Road	Harold Road	Lewis Crescent	12-36 Fort Crescent	Norfolk Road	Ethelbert Crescent	Second Avenue	St Paul's Road
Percy Road	Queens Parade	Sweyn Road	Zion Place	Stanley Road	1-85 & 2-12 Eastern Esplanade	Surrey Road	
25-66 Trinity Sq	1-255 Northdown Rd and 142- Junction Wyndham Ave. Northdown Road						



Last year the Council studied which parts of Margate most urgently needed investment. The study was called a Neighbourhood Renewal Assessment. As a result of this assessment, the Council decided, on 14 Oct 2004, that part of Cliftonville West should be declared a Renewal Area.

To find out what this means to you and to give us your views please join us for our Renewal Area Open Day Tuesday 1 March 2005 (10.00 Until 8.00 Pm) The Winter Gardens, Margate.

OR until the 4th March 2005 you can put your comments directly to the Housing Services Manager by writing to **David Chaplin, Thanet District Council Offices, Cecil Street, Margate Kent.** E-mailing housingrenewalarea@thanet.gov.uk or by calling us on **01843 577404**. All your views will be forwarded to the Office of the Deputy Prime Minister, together with the Council's comments on them. Details of the scheme are available at www.thanet.gov.uk/housing

What's going on in Cliftonville West?

The Council's aim is to improve the quality of life for local residents and we believe that quality housing has a major role to play in this. Having parts of Cliftonville West declared as a Renewal Area will mean that we can offer help to residents and landlords in that area, to improve their properties.

How does the process work?

To get approval for the proposed Neighbourhood Renewal Area, Thanet District Council has to produce a report. This must go to the Office of the Deputy Prime Minister (ODPM) in March 2005 for consideration and approval.



What Thanet District Council has to Do

- 1 Notify local residents of our intention to declare a part of Cliftonville West a renewal area.** You will shortly see notices in the local papers, the Thanet Times, Thanet Gazette, Adscene and Thanet Extra.
- 2 Put up notices where local people can easily see them.** You will find these notices displayed in various places across the area, including local libraries, 82 Northdown Road, the council's offices and the council's website.
- 3 Deliver a statement to each address in the proposed area, This leaflet has been sent to every property included in the scheme and distributed throughout the area.** It tells you who to contact if you would like to know more or if you would like to make a comment about the proposed Renewal Area.
- 4 Provide residents with a summary of the consultation report.** This is a summary of the consultation report undertaken for the council in 2004, which explains why we propose to declare parts of Cliftonville West as a renewal area.

How you can find out more and let us have your views

JOIN US AT AN Open Day on Tuesday 1st March. from 10.00 am to 8.00 pm Winter Gardens in Margate

The day has been arranged to give you the chance to find out more about the scheme, to look at maps on the proposed area, and to share your ideas and thoughts with us.

Our staff who will be there to chat through what the process could mean to you and to answer any questions you may have. We would welcome your views and involvement and look forward to meeting you.

- You can write to David Chaplin, Housing Manager at the address given on the front page
- You can telephone the Housing Manager on 01843 577404
- E-mail us at housingrenewalarea@thanet.gov.uk
- Visit our website for more information www.thanet.gov.uk/housing



Margate NRA

Executive Summary

Thanet District Council have recognised that the area of central Margate and west Cliftonville is one of the most deprived areas within the south east of England with some of the worst housing conditions. They have sought to address this issue by commissioning pps plc to carry out a neighbourhood renewal assessment (NRA) within the area with a view to declaring a renewal area.

A neighbourhood renewal assessment is an in depth look at the area by gathering information about the housing, environmental and socio-economic conditions and relating it to the strategic and local objectives through surveys and consultation with residents.

A core group of officers and a steering group composed of

members and stakeholders from within the area oversaw the process. The aim for the study was:

“To facilitate an increase in confidence levels of both residents and businesses in and about the area, improve its long term future as a place to live, recognising the social, physical and economic aspirations of those who live, work and visit the area”

Was supplemented by a number of objectives which, when working with partners, include objectives to increase the number of persons owning their own homes, reduce the number of non-self contained households and contribute to improved health and education of the residents.

All residents were sent a questionnaire asking for their opinions, a newsletter was sent explaining the process and a number of focus groups were held. The information collected from this process together with the results of the business survey and interviews with organisations active within the area was assessed alongside the house condition and environmental surveys.

The main findings show that central Margate and west Cliftonville contain the most deprived super output areas in southeast England with high rates of both unfit and non-decent homes. The information from the house condition survey was analysed in terms of 4 separate areas within the NRA area based



on smaller communities that identified themselves during the assessment. 60% of homes within the area are flats most of which are conversions. The general external condition of the buildings is poor with high numbers requiring roof and window repairs. The general façade is of run down buildings with poor external decoration. A high number of vacant and derelict buildings contribute to a poor environment and vandalism particularly in the west Cliftonville area.

The cost of repairs and renovation within the area are unable to be met by the resident's own resources and additional finance will need to be made available to regenerate the area.

Surestart Margate and the Thanet Community Development Trust already have active projects working within the area to empower the community, enable increased confidence and improve education and health. A number of strategy options were generated to help achieve the NRA objectives and to dovetail with existing strategies. Four options were developed:

- Option 1: Minimal intervention**
- Option 2: Renewal area declaration for the whole NRA area with limited action**
- Option 3: Renewal area declaration for west Cliftonville to a Decent Homes standard**
- Option 4: Renewal area declaration for the whole area but on a phased basis. Allowing additional resources to be concentrated in one area at a time.**

The options include themes to increase the attractiveness of the area and reduce the number of empty properties thereby encouraging private investment in the area. The condition of homes is improved by reducing levels of unfitnes, improving the means of escape in case of fire and increased security measures. The interventions involve the giving of loans or grants to homeowners including landlords where appropriate. Also the giving of self-financing assistance to help with the target actions including improvement of HMOs. The options were appraised to

assess the most appropriate option in economic and socio-environmental terms, and, that which best meets the objectives

The preferred strategy was found to be option 4 to declare a renewal area for West Cliftonville followed by declaration for Grotto Hill and Poet's Corner areas in year 3 and Old Town in year 5. This strategy allows resources to be spread over a wider area as they become available and gives the Council and its partners some flexibility in the exact timing of actions. The costs to the Council and it's partners have been estimated on the basis of a sum for pump priming the process with private investment being drawn in as the renewal area is promoted. The report recommends that the Council initiate the process of declaring a renewal area for west Cliftonville by consulting with the community and partner organisations on the findings of this report. Resources are allocated for pump priming the process of declaring a renewal area and additional resources are sought from partners and Government offices. Following this a detailed timescale and strategy can be drawn up.