Boscombe Strategic Assessment

October 2011
# Boscombe Strategic Assessment

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EXECUTIVE SUMMARY

The gap between the most deprived part of Bournemouth and its surrounding areas is widening. Boscombe West has high, long-standing levels of deprivation. The heart of the ward, Boscombe Central, is the most deprived area in the South West of England. For the 3,000 or so people living in the north and centre of the ward (Boscombe Central and St Clements) things are getting relatively worse, while for the area along the seafront and most areas in surrounding wards, they are generally getting better. This gives rise to three key messages:

- Deprivation levels within Boscombe Central are getting worse
- Unless action is taken now to address the underlying issues they will continue to deteriorate
- Welfare reforms may exacerbate Boscombe’s problems.

Boscombe West has many challenges:

- Its population is more diverse, less settled, and less satisfied than other parts of Bournemouth.
- People have few local support networks, and are more likely to be migrants.
- A significant proportion of children start school with a language other than English as their first language and are eligible for free school meals.
- There are high levels of domestic violence, drug and alcohol use and mental health incidents resulting in a referral to social services.
- One in three drug and alcohol service users in Bournemouth live in the Boscombe area.
- The only area with streets used for sex work in Dorset is in East Bournemouth and many sex workers are ‘Class A’ drug users attracted in to work and to access drugs.
- Income levels are low, unemployment levels are high and many people claim benefits.
• Despite investment in tourism and infrastructure along the seafront, levels of unemployment, including long-term worklessness, remain much higher than for the rest of Bournemouth.

• Pupils’ progress at school is lower than average for the borough and they are more likely to be absent or excluded from school. This means the job of improving their attainment is more difficult.

• The gap in life expectancy between the least and the most deprived wards in Bournemouth is nearly 10 years for men and 6 years for women. The rate of early deaths in Boscombe West is significantly higher than the next nearest ward.

• The number of anti-social behaviour incidents in the area increased last year, despite a target to reduce them by 5 per cent. In the first half of this year there has been no overall increase in Boscombe and Springbourne. However, it has increased by nearly 7 per cent in Boscombe Central – which means surrounding areas have seen a relative decrease in incidents.

• In the past six months, crime has increased across the Boscombe West, East Cliff Springbourne area compared to the same period last year.

• It is no surprise therefore that people living in the Boscombe West ward consider crime to be a key issue. They feel unsafe in the area, and they are concerned about drug taking and drug dealing, drunk and rowdy behaviour, and anti-social behaviour.

• The quality of housing stock in Boscombe West is poor. People are more likely to be renting their homes from private landlords, more likely to live in flats, and many are in overcrowded conditions.

• There has been an increase in energy efficiency, but fuel poverty remains high because incomes are low.

There are some positive stories as well though:

• Boscombe has many assets – including five conservation areas.

• The area has benefited from significant recent investment in the sea front, pier, surf reef, public sculpture and Boscombe Chine Gardens.
• Pre-schools are now addressing the traditionally low levels of development, narrowing the gap between the achievement of pre-school children in the ward and those in the rest of the borough.

• Boscombe’s Children’s Centre was recently rated ‘outstanding’ by Ofsted.

• Whilst the population is more transient, the flow of migrants to the area brings vitality and vibrancy.

• Whilst people are dissatisfied with the area, they do feel they can influence decisions about the area.

Comments from Boscombe residents gathered by the Friends of Bournemouth Centre for Community and Arts as part of their research on views of local people.
PURPOSE

The Bournemouth 2026 Partnership commissioned Drummond MacFarlane Ltd. to produce this strategic assessment to help it prepare a medium and long term strategy for Boscombe which will be incorporated into the Bournemouth 2026 Sustainable Community Strategy for 2012 – 2016. This assessment provides the ‘story behind the data’, and provides conclusions on the need for action. The Partnership identified Boscombe as one of 2 priority neighbourhoods in Bournemouth (the other one being West Howe) requiring partnership focus and investment. The aim is to address some of the long-term problems in these areas to improve the satisfaction of people living there, raise aspirations and living conditions, and reduce inequalities in health, education, income, crime levels and housing. The assessment will influence decisions on the future allocation of resources as well as providing intelligence for action.

The assessment has been prepared from existing research and statistical evidence from a range of sources and partner agencies. It also builds on a Bournemouth 2026 Boscombe Regeneration Partnership workshop held in July 2011.

Drummond MacFarlane Ltd. would like to thank many organisations for their assistance in producing this assessment including Bournemouth Borough Council, NHS Bournemouth and Poole, Dorset Fire and Rescue Service, Dorset Police, Bournemouth Council for Voluntary Service, Dorset Probation Service, Friends of the Bournemouth Centre for Community and Arts, and the Butterfly Foundation.
Boscombe West Ward and surrounding areas at Lower Super Output Area (LSOA) level. Each LSOA is shown with an area name and code. This code is the nationally recognised reference for the LSOA.

THE CHALLENGE

The most deprived area in the South West of England is the centre of Boscombe. The challenge for the partnership is to successfully tackle the complex and interlocking causes of this deprivation. The decline of the English holiday market saw the area’s hotels and guest houses turned into Houses of Multiple Occupation (HMOs), attracting the homeless, vulnerable households and migrant workers. Demand for services is concentrated in the area – this comes from drug and alcohol users, the unemployed and benefit claimants. The problems are not unique - they are experienced by many seaside towns.

Intensive efforts are needed to tackle severe social problems including high levels of population transience and the chaotic lifestyles of some residents. There are many assets in Boscombe so there is much to build on. The renewal of Boscombe has already begun along the seafront - with a new award winning pier, the surf reef and the renovated Boscombe Chine Gardens - improving the area’s tarnished image. Other seaside towns are using a number of regeneration approaches - all relevant for Boscombe:

- Strong housing management to remove hazards and improve
conditions;

- Nurturing creative industries to provide employment and attract visitors;
- Using planning powers to increase the proportion of owner-occupied and social housing. The new Localism Bill and vehicles such as a Community Land Trust provide options to intervene in the housing market;
- Attracting in shoppers and tourists from wealthy parts of the area to revitalise local businesses; and
- Cleaning up and renovating streets and public spaces to re-build confidence – this would build on current work to reduce anti-social behaviour (48).

This assessment provides the evidence base for change. It collects and analyses a wide range of information from partners about Boscombe and its challenges. It provides a platform for the Boscombe Regeneration Partnership’s strategy and action plan to build on recent investment and, with the involvement of local residents, take action to reduce deprivation and improve the quality of life of the area.

**BACKGROUND**

Boscombe is a seaside area of Bournemouth, and was once a fashionable area with many significant hotels along the seafront. The 19th Century saw the development of the pier and commercial centre of Boscombe including the Royal Arcade and the Grand Theatre (now the O2 Academy). Boscombe thrived with the growth of the English seaside holiday. Between the wars it was one of Bournemouth's wealthiest areas with many large Victorian and Edwardian family houses. Post war there was a boom in the seaside holiday market and the large number of smaller guest houses enjoyed this period of prosperity. In the 1970s and 1980s with the decline in the traditional English holiday market Boscombe's many small guest houses and large family houses became Houses of Multiple Occupation (HMOs). More vulnerable people on low incomes were attracted into the area, and there was an influx of drug and alcohol users. The Boscombe Spa Development project – completed in 2009 - was intended to turn the seafront into a spa village with an artificial surf reef. However, reports on the reef's performance showed that it was failing to meet its performance criteria and it is currently closed whilst agreement is reached on the best approach to repair (49).
KEY FACTS ABOUT BOSCOMBE WEST:

- The most deprived area in the South West is Boscombe Central - the area at the heart of the ward. In 2010 it ranked number 113 out of 32,482 nationally (1 is the worst)
- Boscombe Central is relatively more deprived in 2010 than it was in 2004.
- The ward’s unemployment rate was more than double that for Bournemouth in June 2011 (7.7% compared with 3.3%)
- The ward's unemployed are more likely to be long-term unemployed than the rest of Bournemouth (39% over 6 months, compared with 30%)
- Nearly one in three people of working age are claiming benefit compared with less than one in six for Bournemouth
- Many people are on low incomes – less than £120 per week for a single person and £288 for a family with two children after housing costs
- It had the highest rate of early deaths in Bournemouth for the years 2007 – 2010, and this rate was significantly higher than the next highest ward – East Cliff and Springbourne (22.5 per thousand compared with 15.72)
- Just over one in three users of drug and alcohol services in Bournemouth live in Boscombe West, Boscombe East and East Cliff and Springbourne
- Anti-social behaviour increased last year in the ward, but has remained static for the first six months of 2011/12. However, it has risen by 7 per cent in the heart of the ward – Boscombe Central
- Nearly half of all households in the ward are renting from private landlords or a letting agency compared with less than one in five for Bournemouth
- The average house price in Boscombe is £200,000, compared with just over £217,000 for Bournemouth. This means borrowing over 7 times earnings on the average income for a resident of the ward (£21,440)
• While less than one in five people in Bournemouth do not own a car the figures is nearer one in two for Boscombe.

• The rate of eligibility for free school meals in the ward is nearly double the rate for Bournemouth (29% compared to 15%).

• Nearly one in three children attending school from the ward has English as an Additional Language – compared to an average of 8 per cent for Bournemouth.

• Children living in Boscombe West achieve less at school and make less progress than the average for Bournemouth on all key indicators.

**KEY MESSAGES**

- Deprivation levels within Boscombe Central are getting worse.

- Unless action is taken now to address the underlying issues they will continue to deteriorate.

- Welfare reforms may exacerbate Boscombe’s problems.

Boscombe’s problems are well documented. Poor health and housing, high levels of crime, anti-social behaviour, deprivation and drug use, and low levels of educational attainment, employment and income.

**Deprivation is getting worse.** The gap is widening between the most deprived in Boscombe and the more affluent parts of the area and the rest of Bournemouth. This may get worse because benefit changes will affect many living in the area, and may draw in people in search of cheaper accommodation. This would lead to more overcrowding, rent arrears, evictions and homelessness – putting increased pressure on local services as more families move into crisis.

**The reasons for Boscombe’s problems are complex.** For example, low levels of progress in school can be the result of poor support at home, complex health or language problems as well as the quality of teaching. This report focuses not on the complex causes, but on the story of Boscombe. It draws together information to paint a picture of the problems faced by those living in the area, and identifies the key challenges to be tackled.
Many people are ‘attracted’ into the area by cheap housing. The population is transient - if their circumstances improve, people tend to move on. If they don’t they stay. Those in search of cheap housing are likely to be on low incomes or benefit. There are drug users and sex workers in the Boscombe area, alongside newly arrived migrants and long-standing residents. Low incomes and poor housing mean many people have poor health, making it more difficult to find and keep a secure job. For some, complex and chaotic lives mean they find it difficult to access the services they need. Others may not understand their need for or entitlement to support.

The challenge for the partnership is to improve the life chances of those living in Boscombe. Some will stay, others will move on as their prospects improve. **Investment in the area needs to benefit its residents.** For example, housing stock is poor. Improved housing would not just benefit the occupier but also the wider community. However, gentrification - where houses are bought up, renovated and then sold to make a profit - would increase rental and property prices but may simply displace Boscombe’s problems elsewhere in the borough.

**Any investment must improve the employment prospects of local people** – breaking the cycle of benefit dependence, ill health, and long-term unemployment. These initiatives need to meet local needs e.g. helping former drug users, newly arrived migrants etc move into employment.

And to be successful **investment needs to be well planned so it delivers the benefits intended.** For example, affordable housing to attract families will only work if they feel the area is a safe environment for bringing up children.

**So partners must develop a ‘place-based’ focus,** working alongside the local community to help them improve the quality of their lives. This requires better links with the local community, better information about the area, and better targeting of resources to tackle its problems.
KEY AREAS FOR ACTION:

The public, private and voluntary sectors need to work with the local community to identify their priorities for change.

The partnership should:

- Improve employment prospects of local people
- Support the local economy through coordinated planning and action
- Work with private sector landlords to improve housing quality
- Decide how best to intervene to provide a more balanced housing market including provision of more affordable family housing
- Improve educational outcomes for local children
- Continue efforts to reduce levels of crime and anti-social behaviour
- Ensure health and social care provision meets local needs
- Strengthen services to avoid homelessness

To be effective the partnership needs:

- A joint strategic approach to the regeneration of the area with a clear, shared understanding of the outcomes to be achieved
- Good quality, easily available data about Boscombe and comparative areas
- A strategic approach to analysis and use of this intelligence
• Measurable outcomes so priorities can be monitored and progress communicated and understood by all
• Evidence of how resources are targeted appropriately in line with need.

KEY ISSUES FOR THE PARTNERSHIP:

Transience
This is due in part to the nature of privately rented property – cheaper rental properties attract those on low incomes and new arrivals. The most recent housing needs survey found nearly a third of people had lived in their homes for less than 2 years, and over half wanted to move in the next 5 years (19). Many people coming into the area are at the bottom of the social ladder. If they gain employment, and successfully access the services they need, they tend to move out of the area. This is at the heart of Boscombe’s story and needs to be integral to any regeneration plans. Transience – coming to Boscombe, improving your life chances and moving on – could be seen as a success story not a problem.

Displacement
If the quality of the property in the area increases, and rents rise, Boscombe will no longer be affordable to people on low incomes. They will move elsewhere in Bournemouth – wherever they can find cheap housing, or they may become homeless. The partnership needs to determine if it wishes to improve the quality (or fabric) of the area, or improve the quality of life for its residents – as these objectives may at times not go hand in hand.

Integrated planning
Investment and regeneration need integrated planning if they are to be successful. There is a wish to improve the mix of homes in the area, control the number of Houses of Multiple Occupation and introduce larger family homes. But families are unlikely to want to stay in the area if they continue to feel unsafe. There is no up to date detailed strategic housing needs analysis in place, and recent planning guidance applies rules that may inhibit the delivery of affordable housing in more deprived areas such as Boscombe.

Investment has focused on tourism and the seafront, not its impact on the wider community. There is potential for the surf reef and related investment
to act as a catalyst for the rejuvenation of Boscombe. But there is the risk that the issues which precipitated the investment are displaced not addressed. Bournemouth’s spatial planning focuses on economic investment, particularly on a thriving town centre for which there is a detailed action plan. There is no similar focus on the issues facing Boscombe. There are plans for a cultural quarter in Boscombe, but links are poor with potential customers using the Boscombe spa area. There is a community-led proposal for an arts centre and a proposal for a Community Land Trust. But there is no agreed overarching plan to effectively connect the creative infrastructure, or to support creative businesses in clusters to increase their visibility and opportunities for creative exchange.

**Services to help people improve their lives**

Boscombe is home to many drug and alcohol services, as well as support for sex workers, homeless people and ex-offenders. These services are in Boscombe to serve people living in the area. It has not been possible to determine how many people come into the area to use these services – due to lack of data. It is more likely that they are ‘attracted’ to Boscombe because of the cheap housing, (or in the case of sex workers it is their place of work) than to access services. If lives are to be improved so people can gain employment, move on and possibly out of the area, they need to access these services. And low incomes mean they are unlikely to travel elsewhere to access the services they need.

**Highly visible problems**

Many people living in Boscombe do not feel safe walking around the area, and they think anti-social behaviour, drinking and drug taking is a problem. People drinking in parks and on benches are visible in the daytime, there are sex workers in the area, and regular clean ups are needed so litter including empty cans and needles are not on the streets. The visibility of these problems means people are less likely to come into the shopping area from the seafront, and residents with children are more likely to want to move on if they can. The challenge for the partnership is to provide services to those who need them, whilst managing the area in such a way that people feel safer and encounter less problems and incidents of anti-social behaviour.
Employment

The key for most people to improve their lives is employment and access to sufficient income for decent housing. Improved job prospects was a key priority identified by local people in the 2008 Place Survey – this is no surprise as unemployment rates are high in the area. As a community priority, and the key to prosperity, the partnership needs to consider how any regeneration and investment can secure improved job prospects in the area, and what tailored services are needed to help former drug users and ex-offenders, for example, to enter employment.

Case Study 1 – Dover Pride

The regeneration strategy for Dover launched in 2006 provides a 10 year regeneration strategy. It is a partnership organisation with representation from the private, public and business communities. The strategy is a fundamental element of the District Council’s local development framework and policies in the adopted Core Strategy are central to the implementation of Dover Pride.

The plans provide a framework for economic growth in employment and homes to support the regeneration of the area. Other tools are to be used to ensure that the new growth benefits local people including free standing legal agreements, planning conditions and Section 106 agreements to secure local apprenticeships and local employment opportunities for young people.

The objective is to ensure that the whole community both new and existing benefits from the investment in the town and that education and skills training is directly linked to the employment sectors as they develop. For example, the port and town centre development link with the provision of local courses at the FE college, the cruise liner terminal and the marine training centre in the town.

Changes to benefits and planning policy

Changes to the benefit system are a major challenge to the area and may lead to higher levels of arrears, debt, overcrowding and homelessness. Other recent government policy changes provide opportunities for Boscombe. The Localism Bill gives powers for neighbourhoods to demand a neighbourhood plan. Proposed changes to social housing and the emerging ‘green deal’ may give the Council increased leverage with private landlords to improve the quality of their rental stock.
### Table 1 – Benefit Changes

<table>
<thead>
<tr>
<th>Current Benefit</th>
<th>Proposed Change</th>
<th>Potential Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Inactive benefits i.e. Incapacity Benefit (IB), Severe Disablement Allowance (SDA), or Employment and Support Allowance (ESA)</td>
<td>Introduction of Universal Credit – those on IB and SDA will be transferred to ESA. A tougher medial test to access this benefit. All on contribution based incapacity benefit will eventually have their entitlement restricted to one year, after which claimants will only be eligible to means tested benefit.</td>
<td>Some claimants will be moved to other ‘active’ benefits or will lose their entitlement due to tougher medical test. Estimated 30% will be found fit to work so will not be eligible for any benefits. Time limiting contribution ESA to a year will mean large numbers of claimants on sickness related benefits will lose entitlement to any benefit as a consequence of means testing.</td>
</tr>
<tr>
<td>Jobseekers Allowance JSA</td>
<td>Those already claiming JSA will experience the least radical changes to their benefits as a consequence of the introduction of Universal Credit (UC). This group already faces high levels of conditionality and job activation in order to receive benefits. As people on inactive benefits lose entitlement they will move to JSA.</td>
<td>The main impact is the ability of the Jobcentre to impose sanctions, including the withdrawal of benefit if the claimant does not comply with the level of conditionality expected of them. Some will be supported into work, but for others facing multiple disadvantage and long-term detachment from the labour market the prospects of returning to work are less positive.</td>
</tr>
<tr>
<td><strong>Lone Parents on Income Support</strong></td>
<td><strong>Rapid tightening of the rules for eligibility to access Income support in recent years with the age of the youngest child reduced from 16 to the current 7. The plans are to reduce this further so people will move to active benefits such as JSA or UC.</strong></td>
<td><strong>The UC will increase conditionality for lone parents with a child aged over one and claimants will be expected to stay in touch with the labour market.</strong></td>
</tr>
<tr>
<td><strong>Housing Benefit (HB) Reform</strong></td>
<td><strong>Wide-ranging overhaul of the current regime of supporting the housing costs of low income households. Announced changes include a cap on total benefits (including housing benefit) that any household can receive benchmarked at the national average household income; Local Housing Allowance (LHA) set at the 30th percentile of market rents instead of the median as currently; caps on the maximum LHA for each property type and the abolition of five-bedroom rate; increasing the age limit for the shared room rate from 25 to 35.</strong></td>
<td><strong>These changes are already starting to impact as some were introduced in April 2011 (e.g. 30th percentile maximum). The Government has said it cannot account for behaviour responses to these measures from claimants or landlords. There are unknown impacts associated with the interaction between the HB reform and changes to other working age benefits.</strong></td>
</tr>
</tbody>
</table>

*Source: The Impact of Welfare Reform and Public Sector Spending Reductions on Low Income Households in Hampshire; April 2011; Bill Sargent Trust and Centre for Regional Economic and Social Research*
Community Involvement and Action

The Localism Bill and ideas such as a Community Land Trust open the way for much greater community influence on regeneration in the area. There are previous initiatives to build on, such as the work for the Friends of Bournemouth Centre for Community and Arts and active local groups such as Boscombe Area Regeneration Group (BARG). The partnership as a matter of priority needs to support community involvement and build capacity to ensure local people take advantage of the new planning framework.

Pride and Confidence

Boscombe has much to be proud of – a beautiful sea front, an award winning pier, five conservation zones with many fine old buildings, the elaborate Royal Arcade, Boscombe Chine Gardens, a developing vintage market along with a growing number of arts and crafts shops. The new surf reef, whilst in need of further work to ensure it is fully functioning, is also an asset. Yet during the evidence gathering for this assessment, many comments were made about Boscombe being ‘hidden’, not part of the broader Bournemouth ‘tourism’ offer. Some comments referred to Bournemouth being ‘ashamed’ of Boscombe. Other comments spoke of the need for ‘real’ improvements i.e. things that would make a difference in the area – a difference recognised by local people, not just a marketing campaign for Boscombe that would be a sticking plaster over its problems. By concentrating on improvements to the quality of life for local people, by fully involving them in future plans and developments, the partnership would be able to foster pride and confidence in the area.

Good Use of information

Successful place-based working must be underpinned by a strong shared evidence base. This strategic assessment provides a good starting point. It gives evidence and analysis of the need for clear local planning and action to improve the lives of those living in the most deprived conditions. There are initiatives in the ward which could be built on to make much better use of available information and data. One example is the work for the fire service, integrating information about the types of people living in the area (from MO- SAIC data), home safety checks and incidents to reduce the risk of future fires. Future strategic assessments e.g. community safety need to embrace a place-based approach to identify local priorities and target resources to areas of greatest need.
DEMOGRAPHICS

Key Facts:

- Boscombe West has a resident population of 7,598. The latest estimate of the ward's population, based on the 2009 mid year estimate, is 7,850. At that time, 5,570 were of working age representing 70.9 per cent of the population (13).

- The average age of residents is older than the England and Wales average at 41.4 years (13), and there are more males than females – which is not the same as the rest of Bournemouth or England and Wales.

- This is an ethnically diverse ward with a similar proportion of White-British to England and Wales. The largest ethnic group is White-Other (6.2%)(13)

- Current data from the Boscombe Children’s Centre shows that 45 per cent of pupils in reception year at schools within Boscombe West and Springbourne are non White British/Irish ethnicity. Of these, 15 per cent are of White Eastern European ethnicity. The same data shows that 43 per cent are Christian and 24 per cent are Catholic. The high Catholic proportion relates to the numbers of Eastern European, Portuguese and Spanish families who have settled in the area during the last few years. (8)

- Experian Mosaic Public Sector data shows over 68 per cent of the ward are ‘young educated city dwellers’ (type G of fifteen lifestyle groups) but within this the majority are classified as lifestyle type 33 ‘transient singles, poorly supported by families and neighbours’.
  - Only seven out of fifteen Mosaic lifestyle groups are represented in the ward i.e. groups such as ‘residents with sufficient incomes in right-to-buy social houses’, ‘couples with young children in comfortable modern housing’, or ‘middle income families living in moderate suburban semis’ are not key lifestyle groups for this area (13)

To successfully address problems in the area, a better understanding of the nature of the local population is needed. Work with the community is also needed to agree how best to improve support and local services. There are examples that could be built on of services shaped in direct response to local demographic and risk factors – for example the work of the fire service with single men in rented accommodation to reduce the risk of home fires.
All members of the partnership need to identify how best they can contribute to greater understanding as part of a ‘place-based approach’.

Boscombe West’s population is older than average, people are more likely to be transient and single with limited support from family or neighbours. The ward is ethnically diverse, with a significant population born outside the UK, bringing vitality and vibrancy to the area. More than one in three of all children starting school do not have English as their first language.

People living in Boscombe are significantly less satisfied than those in other parts of the borough with their local area as a place to live, and do not feel they belong to their neighbourhood – both factors associated with higher levels of mental health problems. This is clearly linked to the more transient nature of the population with nearly one third in their current home for less than 2 years and nearly 1 in 2 seeking to move on in the next five years. They do not think the council provides value for money and are not satisfied with the way the Council runs things. However, many do feel they can influence decisions affecting their local area – a positive factor for the partnership to build upon.

The population of Bournemouth is changing, and this impacts on Boscombe as well. Bournemouth’s population is growing and the number of children is rising. Migration into and out of Bournemouth is much higher than to Poole and the rest of Dorset – so there is more ‘churn’. This may be due to the higher number of overseas students migrating to Bournemouth for language or tertiary level education. The proportion of residents born outside the UK has increased steadily to more than one in ten of the population in 2009, and it is estimated that 8 per cent are of non-British nationality.

While there are no official statistics showing the number of migrants in Boscombe West, the large number of ethnically-run food outlets, and availability of a Polish newspaper suggest there is a strong migrant community. Access to low cost accommodation means it is likely to be a key location for migrants. A multi-lingual advice service has run in Sea Lane in Boscombe targeted at migrant workers.
### Table 2 - Bournemouth Borough Council Place Survey 2008/09

<table>
<thead>
<tr>
<th></th>
<th>Boscombe West</th>
<th>B’mouth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Satisfaction with their area as a place to live</td>
<td>55% (worst)</td>
<td>82%</td>
</tr>
<tr>
<td>Satisfaction with your home as a place to live</td>
<td>78% (2nd worst)</td>
<td>88%</td>
</tr>
<tr>
<td>Sense of belonging to immediate neighbourhood</td>
<td>28% (worst)</td>
<td>49%</td>
</tr>
<tr>
<td>Value for Money provided by the Council</td>
<td>26% (worst)</td>
<td>35%</td>
</tr>
<tr>
<td>Satisfaction with the way the Council runs things</td>
<td>38% (worst)</td>
<td>51%</td>
</tr>
<tr>
<td>Ability to influence decisions</td>
<td>35% (2nd best)</td>
<td>28%</td>
</tr>
<tr>
<td>Parents taking responsibility for the behaviour of their children</td>
<td>18% (4th worst)</td>
<td>27%</td>
</tr>
<tr>
<td>Perceptions that people from different backgrounds get on well together</td>
<td>66% (2nd worst)</td>
<td>79%</td>
</tr>
<tr>
<td>People not treating each other with respect and consideration</td>
<td>67% (worst)</td>
<td>32%</td>
</tr>
<tr>
<td>Feeling safe in your local area after dark</td>
<td>15% (worst)</td>
<td>47%</td>
</tr>
<tr>
<td>Feeling safe in your area during the day</td>
<td>77% (worst)</td>
<td>90%</td>
</tr>
<tr>
<td>People using or dealing drugs is a problem</td>
<td>81% (worst)</td>
<td>33%</td>
</tr>
<tr>
<td>People bring drunk or rowdy in public places</td>
<td>80% (worst)</td>
<td>37%</td>
</tr>
<tr>
<td>Perceptions of high level of antisocial behaviour</td>
<td>52% (worst)</td>
<td>21%</td>
</tr>
</tbody>
</table>

Source: Bournemouth Borough Council Place Survey 2008/09
DEPRIVATION

Key Facts:

- The most deprived area in the South West is Boscombe Central which is ranked 113 on a scale of 1 to 32,482 nationally (1 is the worst).

**Boscombe West’s deprivation is high, and the most deprived parts of the ward – Boscombe Central and St Clements - are getting worse.** In contrast, less deprived parts of the ward – particularly the Marina – are improving. Boscombe Central – with a population of about 1,500 – is the most deprived area in the South West.

The ward is made up of five Lower Super Output Areas (LSOAs) each with a population of about 1,500 residents. Ranked on a scale of 1 to 32,482 covering the whole of England, Boscombe Central is number 113 for overall deprivation (where number 1 is the worst). Only one of the LSOAs in Boscombe West is not in the bottom 20 per cent nationally. It is the one along the coast known as The Marina and it is in the bottom 40 per cent. This means the Boscombe West ward has the least variation in the borough.

The English Indices of Deprivation 2010 is now in its third release in a series of statistics produced to measure multiple forms of deprivation. The indices were issued in 2004, 2007 and 2010 and provide a consistent measure to allow change over time to be tracked.

Care needs to be used interpreting this information about deprivation, as the scores are relative i.e. they do not measure how deprived an area is in absolute terms. Instead they compare deprivation between areas, and then rank them. For example, levels of income or school attainment may have increased everywhere overall over time. This means the area ranked as number 1 has the worst deprivation compared with the others, not that it has seen no increase in income or school attainment. Therefore, the indices show the relative position of each area compared to others.

The areas bordering Boscombe West are generally improving or - in the case of East Cliff and Springbourne ward - show some fluctuation between 2004, 2007 and 2010. The pattern for Boscombe Central and St Clements though is consistent relative deterioration from 2004 to 2010.

Boscombe Central fell from rank 477 to 113 whilst St Clements fell from 1610.
to 1216. These were the two lowest ranking LSOAs in the ward in 2004. Therefore the gap between the most deprived LSOAs in Boscombe West and surrounding areas is increasing.

Each bar represents the rank from the indices of deprivation. The higher the bar the less deprived the area - the smaller the bar the more deprived the area. This is because the index runs from 1 (most deprived) to 32,482 (least deprived). Boscombe Central – at the heart of Boscombe West ward has bars that are hardly visible because it is so near the bottom of the ranking.

CASE STUDY 2 - Regeneration of Cliftonville, Margate

Context
Cliftonville lies along the coast immediately to the east of Margate town centre. During the early part of the twentieth century, Cliftonville was considered the ‘fashionable hotel’ area of Margate and contained many significant hotels and bed and breakfasts, particularly along the seafront. These included the Queens Highcliff Hotel and a number of hotels owned and operated in the 1950s by Butlins. Much of Cliftonville was designated as a holiday area in planning policy in the 1970s and 1980s.

However, as a result of the decline in the domestic holiday trade to Margate, virtually all of these hotels and many smaller properties have been lost to residential uses, many becoming flats or Houses of Multiple Occupation. In recent years, because of the nature of accommodation in the area, the area has seen a significant amount of new development – mainly the conversion and extension of existing properties into flats, resulting in the balance being weighted towards one and two person households and a lack of family accommodation. The area is densely populated with a high proportion of flatted accommodation, has sparse landscaping, small (or no) back garden areas and insufficient off-street parking.
The area still has many original, good quality buildings, characterised by Victorian style terraces, alongside some more recent developments of varying design qualities. Many existing buildings are of special architectural quality and historic value, and play a significant role in the urban fabric of the area. Northdown Road is particularly important as there are still many historic buildings and original shop fronts - features that are no longer present in other parts of Thanet. The Council is currently in discussion with English Heritage to analyse the area for potential designation as a Conservation Area and the allocation of grant schemes.

Ambition
Cliftonville will become a clean, safe, amiable place where families and individuals will want to live and take pride in. Existing buildings will be well maintained, enhancing the special architectural quality and historic value of the area. There will be a demand for properties within the area and new development will be well designed with an attractive townscape incorporating high quality hard and soft landscaping and encouraging biodiversity. There will be a strong community spirit and residents will have pride in the area. The community will be a mixed and settled one including families with children living in accommodation suited to their needs, a range of household sizes including apartments and family sized homes with gardens and high quality public green spaces. Cliftonville will be home to a number of quality hotels able to accommodate the tourism generated by the regeneration of Margate and changing holiday patterns.

Objectives
- To contribute towards a more balanced pattern of types, sizes and tenures of residential properties in the area, reducing the transient nature of residents, by curtailing the development of small, low quality flats and bedsits.
- To retain or increase the proportion of family houses in the area.
- To help to attract long term commitments from families and individuals who will invest in high quality accommodation.
- To encourage and stimulate quality tourist accommodation back to the area.

Actions which the Council and its partners can help to deliver as part of these wider objectives include:
- Ensuring that new development is of high quality, good design and of an appropriate scale and character.
- Improving the urban fabric, streetscene and environment within the area.
- Encouraging a high standard of refurbishment or redevelopment of obsolete and neglected properties for the benefit of the area incorporating high quality and inclusive design.
- Providing for adequate and efficient garden space.
- Greening the neighbourhood and improving the appearance of the street scene.
- Facilitating the convenient and discrete storage and collection of materials for recycling and reduce the amount going to landfill.
• Encouraging and supporting existing and new businesses, employment and leisure opportunities in Cliftonville.
• Providing employment opportunities in locations where there is no conflict with residential amenity.
• Improving the provision of local community, leisure and health facilities.

The Margate Taskforce initiative
A hit squad is helping to transform life in Cliftonville and Margate, using a new approach to tackle major problems that matter to local people, such as poor housing and anti-social behaviour.

The Margate Task Force aims to bring together different services and organisations to provide a better response to the area’s complex challenges. These include improving the quality of housing and the appearance of local neighbourhoods, stopping anti-social behaviour and providing improved support for residents who need it.

The new team is made up of staff from a number of different organisations, including Thanet District Council, Kent County Council, Kent Police, Kent Fire and Rescue Service, Kent Probation, the Homes and Communities Agency, NHS Eastern and Coastal Kent, Jobcentre Plus and Connexions. They’ve been working together and have had a number of successes, including:

• Making more than 60 arrests for offences ranging from grievous bodily harm to burglary, theft and failing to appear in court
• Investigating more than 50 cases of serious anti-social behaviour, including working with families to help improve their behaviour, with help from services such as the Family Intervention Project (FIP)
• Serving 14 Acceptable Behaviour Agreements, helping to tackle problems such as neighbour disputes, street drinking and excessive noise
• Checking that almost 300 homes are of an acceptable living standard
• Dealing with 193 cases of fly tipping and dumped rubbish
• Executing 12 drugs and stolen goods warrants, recovering cocaine, amphetamines, cannabis, stolen mobile phones, laptops, jewellery and lead
• Carrying out truancy sweeps
• Doing youth activities with an average of over 60 young people in each session at the Quarterdeck Centre and work out in the community
• Taking part in Operation Cleansweep to tackle anti-social issues in the area
• Carrying out four Task Force operations to tackle the most anti-social roads in Margate and Cliftonville West, including targeting those who breach tenancy agreements and landlords who rent out poorly managed accommodation
• Visiting numerous HMOs, housing people with multiple problems
• Executing three warrants in Cliftonville to tackle the issue of brothels and sex workers
• Offering support and advice to families who need it
• Carrying out fire safety checks at almost 300 houses and flats. Where houses had been converted into flats, a third of these had
fire safety problems in their entrance areas, one so serious that it had to be rectified immediately

• Completing nearly 600 fire home safety visits
• Creating new apprenticeship opportunities for young people in Margate and Cliftonville through partnerships with Thanet District Council, Kent County Council and Thanet College
• Deploying the ‘SOS Trailer’ in the night time economy, with more than 200 people visiting it, including a woman who had lost her friends and a teenager who had been assaulted and wanted advice from the police

INCOME AND EMPLOYMENT

Key Facts:

• Based on 2001 census data, people in Boscombe West are less likely to be economically active than those for Bournemouth as a whole (68 per cent compared to 74 per cent)(9)
• Unemployment is significantly higher in Boscombe West than national and borough figures. For June 2011 the percentage of the population claiming jobseekers allowance was higher than for Bournemouth (7.7 per cent compared to 3.3 per cent)(16)
• Boscombe West residents who are claiming job seekers allowance are more likely than Bournemouth residents as a whole to have been claiming for a longer period. 26.3 per cent have been claiming for 6 to 12 months (compared to 19.7 per cent for Bournemouth) and 12.7 per cent have been claiming for over twelve months (compared to 10.4 per cent in Bournemouth). (16)
• In the 2008/09 Place Survey residents in Boscombe West identified job prospects as a priority. (14)
• The percentage of benefit claimants is higher in Boscombe West than in Bournemouth as a whole – it is nearly one in three (32.1 per cent compared with 15.5 per cent). (16)
• Many people in Boscombe live on low incomes i.e. less than £120 a week for a single person after housing costs or less than £288 for a family of two adults and two children under 14 (43)
Employment and income levels in the ward are low and they are likely to deteriorate further due to benefit changes. Local people rank improved job prospects as a high priority, and the partnership needs to prioritise tailored support to help local people improve their job prospects if they are to break the current cycle of deprivation. To be successful, this also needs interventions to stimulate job and training opportunities in the area.

Income levels in Boscombe West are lower than Bournemouth and the rest of the region, and people are less likely to be working. Boscombe Central is the most income deprived part of the ward, with over 40 per cent of people generally - and nearly 60 per cent of older people - experiencing income deprivation. Income deprivation in Boscombe Central has become worse since 2004. The picture is worse for children in St Clements, where over half live in homes with low incomes. A low income for a single person is less than £120 a week income after housing costs (or £288 for a family of two adults and two children). Nearly one in three of adults is a benefit claimant, compared to just over one in six for Bournemouth as a whole.

The most recent data shows people in the ward are twice as likely as those in the rest of the borough to be unemployed, and they are more likely to be long-term unemployed as well. Employment deprivation has deteriorated since 2004, except for the Marina and Drummond Road where there has been an improvement overall. This suggests recent investment may have benefited the least deprived parts of the ward, but has not addressed the overall high levels of joblessness, including high levels of long-term unemployment.

Changes to the welfare system will have an impact on many benefit claimants, including housing benefit recipients. They will impact on areas of deprivation such as Boscombe and low income households. Predicted likely impacts are reductions in household incomes for some, increased demand for discretionary housing payments and debt counselling services. The combined effects of the proposed changes are likely to have potentially severe consequences for the vulnerable and those who may not be able to re-integrate into the workforce easily or increase currently low incomes. Increased poverty and hardship are likely to be real possibilities leading to an increase in demand for support and services (36).
Each bar represents the rank from the indices of deprivation. The higher the bar the less deprived the area - the smaller the bar the more deprived the area. This is because the index runs from 1 (most deprived) to 32,482 (least deprived). Boscombe Central – at the heart of Boscombe West ward has bars that are hardly visible because it is so near the bottom of the ranking.
HEALTH

Key Facts:

- Life expectancy is 9.9 years lower for men and 6 years lower for women in the most deprived areas of Bournemouth than in the least deprived areas. Life expectancy at birth in 2003 for Boscombe West ward males is 68.5 years and females 77.9 years - the lowest in the borough (4).

- The gap between life expectancy for males is significant between Boscombe West and Boscombe East – 68.5 years compared with 76.7 years. The gap is less marked for women at 77.9 years for Boscombe West compared with 81.5 for Boscombe East. (4) (5)

- 27 per cent of people in Boscombe West have a limiting long-term illness; 39 per cent of adults smoke; and nearly 28 per cent of adults are obese. (5)

- The most deprived area for health in Bournemouth is Boscombe Central and it is the most deprived in the South West region. The rank has deteriorated since 2004. (7)

- Over the last 10 years rates of deaths from cancer, heart disease and stroke have fallen in Bournemouth and are better than the England average. However, there is significant variation between wards, and Boscombe West ward ranks worst in Bournemouth for all early deaths for the years 2007 – 2010. (3)

Work to improve health in Bournemouth has not reduced the gap between the least and the most deprived areas. If progress is to be made in this area, a more rounded view of the links to social, community and economic factors needs to be built into future plans. Progress will be made by reducing social isolation and strengthening community capacity as well as by ensuring services are responsive to local needs. To close the gap in health inequalities it is necessary to consider social and economic conditions to develop healthy and sustainable communities. This means people need to feel safe going out, neighbours feel connected, people are satisfied with where they live and are able to influence decisions in their area. This requires partners to focus on the assets within the community, building capacity as well as investing in improving services. (37)

Life expectancy in Boscombe West is the worst in the borough. Men live for 9.9 years less and women 6 years less on average in the ward compared with the least deprived parts of the borough. Boscombe Central has the highest level of health deprivation in the South West, and the relative
level of deprivation has deteriorated since 2004. In contrast, The Marina had the lowest level of deprivation in the ward in 2004 and the rank has improved consistently and markedly since then.

Adults and children living in Boscombe West are more likely to be obese than the rest of Bournemouth. The rate of smoking amongst adults is high. The ward ranks highest in Bournemouth for all early deaths, and the rate of early deaths is significantly higher than the next highest ward – East Cliff and Springbourne.

Analysis of GP data from three practices serving Boscombe show lower than anticipated prevalence of a range of conditions including depression, dementia, stroke, adult diabetes and heart disease. General practices in deprived areas struggle to provide a pro-active service, not least because their patients move frequently and have difficulty keeping appointments. The practices may be poor at recognising the symptoms and screening patients, or they could be effectively preventing the conditions through early diagnosis and intervention. More investigation is needed by the partnership to understand this further.

Similarly, ward residents access a wide range of social care services including day services, home care, nursing care and residential placements. A complex range of factors influences take up of services (many are means-tested for example), and it is not possible just from data analysis to determine if – as it at first appears – residents are under-represented in social care services. Again, investigation is needed by the partnership to understand this.
Each bar represents the rank from the indices of deprivation. The higher the bar the less deprived the area - the smaller the bar the more deprived the area. This is because the index runs from 1 (most deprived) to 32,482 (least deprived). Boscombe Central – at the heart of Boscombe West ward has bars that are hardly visible because it is so near the bottom of the ranking.
### Table 3 - Early deaths (less than 75 years of age) for 2007 - 2010

<table>
<thead>
<tr>
<th>WARD</th>
<th>RATE PER 1,000 POPULATION</th>
<th>RANK</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boscombe West</td>
<td>22.50</td>
<td>1</td>
</tr>
<tr>
<td>East Cliff and Springbourne</td>
<td>15.72</td>
<td>2</td>
</tr>
<tr>
<td>Westbourne and West Cliff</td>
<td>14.99</td>
<td>3</td>
</tr>
<tr>
<td>Kinson South</td>
<td>14.97</td>
<td>4</td>
</tr>
<tr>
<td>Strouden Park</td>
<td>14.72</td>
<td>5</td>
</tr>
<tr>
<td>Redhill and Northbourne</td>
<td>13.49</td>
<td>6</td>
</tr>
<tr>
<td>Central</td>
<td>13.41</td>
<td>7</td>
</tr>
<tr>
<td>Kinson North</td>
<td>13.33</td>
<td>8</td>
</tr>
<tr>
<td>Boscombe East</td>
<td>12.96</td>
<td>9</td>
</tr>
<tr>
<td>Wallisdown and Winton West</td>
<td>11.36</td>
<td>10</td>
</tr>
<tr>
<td>East Southbourne and Tuckton</td>
<td>10.33</td>
<td>11</td>
</tr>
<tr>
<td>Littledown and Iford</td>
<td>10.09</td>
<td>12</td>
</tr>
<tr>
<td>Throop and Muscliff</td>
<td>9.81</td>
<td>13</td>
</tr>
<tr>
<td>Queen's Park</td>
<td>9.39</td>
<td>14</td>
</tr>
<tr>
<td>Talbot and Branksome Woods</td>
<td>9.38</td>
<td>15</td>
</tr>
<tr>
<td>Moordown</td>
<td>9.03</td>
<td>16</td>
</tr>
<tr>
<td>West Southbourne</td>
<td>8.50</td>
<td>17</td>
</tr>
<tr>
<td>Winton East</td>
<td>8.00</td>
<td>18</td>
</tr>
</tbody>
</table>

### CASE STUDY 3 - North West Leicestershire's Private Sector Renewal Strategy (41)

**Key points:**
- Identifying excluded groups
- Strengthening the enforcement strategy
- Using a common language across all professional groups

Northwest Leicestershire commissioned a rapid Health Impact Assessment (HIA) of their draft Private Sector Housing Renewal Policy. The HIA was used as one of the main methods of consultation. It allowed the bringing together of health professionals and council members as representatives of clients and the wider community.

During the HIA a wide range of health determinants were discussed against a background of statistical information regarding the tenure and property type.
Recommendations at the end of the report assessed the policy as having a positive effect on health, particularly towards the target groups, but also highlighted some areas for improvement – allowing the policy to be tightened.

One of the unexpected issues raised during the rapid Health Impact Assessment was the exclusion of private tenants from the policy. Recognition of this allowed the enforcement strategy to be strengthened. The names of assistance available and language within the draft policy were found to differ from related policies within the public and health sectors. Altering these so that everyone speaks the same language should increase understanding and communication between professionals.

EDUCATION, SKILLS AND TRAINING

Key Facts:

- Nearly two out of three children in Bournemouth start school having reached their expected level of development but for children in Boscombe West it is less than half of all children (10).
- The gap in development between the bottom 20 percent of children starting school and the average is much wider for children in Boscombe than the rest of Bournemouth, but this gap is narrowing (6)
- Ofsted recently assessed Boscombe Children’s Centre as outstanding.
- An analysis of childcare provision for the under 5s across the borough shows Boscombe with the lowest level of provision in Bournemouth for 2011(6)
- The achievements and progress of children in Boscombe at school is significantly below the average for Bournemouth – see Table 4
- While two areas within Boscombe West are in the bottom 20 per cent nationally for education deprivation for children (Boscombe Central and St Clements), the adult population is relatively well educated and none of the areas in Boscombe West are in the most deprived 20 per cent (9).

The ward’s relative level of deprivation for education, skills and training has deteriorated since 2004. Regeneration needs to include plans to improve progress at school, and to ensure people have skills to access the workforce so they are not dependent on benefits. Furthermore good educational outcomes are key if families are to be attracted to live and remain in the area.

Children starting school have lower rates of development than average for
Bournemouth. The gap between the average and the lowest level of development is larger in the ward than in the rest of Bournemouth.

However, the gap has narrowed recently in Boscombe from the lowest level to the third lowest in the borough. This positive development could be built on by the partnership.

School attainment and progress levels are consistently below average for children living in the ward. They are much more likely than pupils in the rest of Bournemouth to receive free school meals, to be excluded from school, to have higher levels of school absence, and to have English as an additional language.

However, the adult population of the ward is relatively well educated.

Each bar represents the rank from the indices of deprivation. The higher the bar the less deprived the area - the smaller the bar the more deprived the area. This is because the index runs from 1 (most deprived) to 32,482 (least deprived).
| Percentage who achieved at least 2 levels of progress between Key Stages 1 and 2 in English (Age 7 and Age 11) | Pupils living in Boscombe West | 74% | All pupils at B’mouth schools | 82% |
| Percentage who achieved at least 2 levels of progress between Key Stages 1 and 2 in Mathematics (Age 7 and Age 11) | 68% | 77% |
| Percentage who achieved level 4 (expected attainment at Age 11) and above in both English and Mathematics | 56% | 71% |
| Percentage of young people who took their Key Stage 4 tests who achieved expected progress from Key Stage 2 in English (Progress at age 16 compared with age 11) | 66% | 72% |
| Percentage who took their Key Stage 4 tests who achieved expected progress from Key Stage 2 in Mathematics (progress at age 16 compared with age 11) | 56% | 65% |
| Percentage who took their Key Stage 4 tests who achieved 5+A*-C GCSE including English and Mathematics | 49% | 57% |

Source: Bournemouth Borough Council Children’s Services

DfE Performance Tables 2010 LA Analyses 2011
### TABLE 5 - PROFILE FOR CHILDREN ATTENDING SCHOOL FROM BOSCOMBE WEST COMPARED WITH BOURNEMOUTH

<table>
<thead>
<tr>
<th></th>
<th>Boscombe West</th>
<th>All children in Bournemouth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population of 0-19 year olds living in the Borough from Mid Year population estimates 2009</td>
<td>1170</td>
<td>34708</td>
</tr>
<tr>
<td>Number of Looked After Children (LAC) as at 31 March 2011 from Children’s Social Care Data</td>
<td>17</td>
<td>203</td>
</tr>
<tr>
<td>Percentage of LAC in the population</td>
<td>1.45%</td>
<td>0.58%</td>
</tr>
<tr>
<td>Number of fixed term and permanent exclusions of children attending a Bournemouth School 2009/2010</td>
<td>48</td>
<td>971</td>
</tr>
<tr>
<td>Percentage of exclusions in the population</td>
<td>4.10%</td>
<td>2.80%</td>
</tr>
<tr>
<td>Number of children attending Bournemouth Schools with English as an additional language January 2011 School Census</td>
<td>186</td>
<td>1675</td>
</tr>
<tr>
<td>Percentage of children attending Bournemouth Schools with English as an additional language</td>
<td>33.2%</td>
<td>8.8%</td>
</tr>
<tr>
<td>Number of children attending Bournemouth Schools who are eligible for free school meals (FSM) January 2011 School Census</td>
<td>164</td>
<td>2875</td>
</tr>
<tr>
<td>Percentage of children attending Bournemouth Schools who are eligible for free school meals (FSM)</td>
<td>29.3%</td>
<td>15.1%</td>
</tr>
</tbody>
</table>

Source: Bournemouth Borough Council Children’s Services

School Census 2011
CRIME AND COMMUNITY SAFETY

Key Facts:

- Residents’ priorities for Boscombe West in the Place Survey 2008/09 included reducing levels of crime. Only 15 per cent feel safe outside after dark, 77 per cent feel safe in daylight – the lowest results in the borough.
- A high proportion of residents (52%) perceive anti-social behaviour to be a significant problem, (81%) see drug use and drug dealing as a problem, and 80 per cent said that people being drunk or rowdy in public places is a problem in their area – the highest in the borough.
- There was a 1.7 per cent increase in incidents of anti-social behaviour for 2010/11 compared with 2009/10. The target was a reduction of 5 per cent. So far this year anti-social behaviour has not risen overall in Boscombe West, East Cliff and Springbourne but it has risen in Boscombe Central by nearly 7 per cent. (27) (31)
- The crime rate for East Cliff and Springbourne and Boscombe West has risen by over six per cent for the first six months of 2011/12 compared with the same period last year. The main areas of increase were violent offences and criminal damage. There were reductions in sexual offences, fraud and forgery and non-dwelling burglaries. (31)
- There were 607 incidents of domestic violence in Boscombe in 2010 (25)
- There were 1,822 drug and alcohol service users in treatment in the financial year 2010/11. 35% of these service users live in Boscombe West, Boscombe East and East Cliff and Springbourne (32)

Crime and community safety are key to Boscombe’s problems. Crime levels are high, and people do not feel safe. This means they are less likely to want to stay in the area. For those who do stay, not feeling safe will impact on their well being and mental health. Many problems arrive when people are drawn to the area for cheap housing – or for work - and gentrification may only displace them elsewhere. The partnership needs to consider how improving the quality of housing and the appearance of
and so reduce current crime levels, but improve overall pride and confidence in the neighbourhood.

Crime is an area of concern for residents of Boscombe West. People are significantly less likely to feel safe in the ward than those living in other parts of the borough, they are less likely to believe people from different backgrounds get on well together in the area, and a very high proportion think drug use and drug dealing, or people being drunk or rowdy in public places, is a problem in the area. Over half of local people think anti-social behaviour is a problem – the highest in the borough.

The number of anti-social behaviour incidents increased in 2010/11 compared to the previous year, despite a target for reduction of 5 per cent. Whilst there has been no increase in the level of anti-social behaviour this year across East Cliff and Springbourne and Boscombe West, within Boscombe Central the rate has risen by nearly 7 per cent compared with the same period last year. **This is another example of things getting better generally whilst getting worse in the most deprived part of the ward.**

Overall the reported crime rate in the area has risen in the first six months of 2011/12 compared to the same period in 2010/11. And the number of victims of crime – particularly invisible crime that goes unreported – is likely to be disproportionately high in Boscombe. For example, residents may be preyed upon by loan sharks or living in accommodation below minimum legal standards.

The area has the highest level of referrals to social services for domestic violence, the second highest number for drug and alcohol incidents, and mental health incidents. The ward has the highest proportion of children in the borough in care and the second highest percentage of children subject to a child protection plan.

The Dorset Working Women’s Project provides support to sex workers in East Bournemouth. Nearly all the women using their services are class A drug users. This is the only district with streets used for sex work in Dorset, so the women are attracted to the area for work and for access to drugs.

There were just over 1,800 registered drug and alcohol service users in Bournemouth in 2010/11. Of these one in three live in Boscombe East, Boscombe West or East Cliff and Springbourne. Nearly all service users are registered to a Bournemouth address, and it is not possible to identify
from service records if people have come into the area to access these services.

Boscombe is the most challenging area for the fire service which works to target single males under pensionable age in rented accommodation. This is very different for the target profile for the rest of Bournemouth (generally elderly people living on their own). The service targets those in bedsits, and uses a range of ways to contact the more transient, ethnically mixed population of the area. Deliberate fires such as setting light to rubbish bins are key issues of anti-social behaviour. Home fires generally relate to dangerous practices such as unsafe cooking and candles burning (33).

All areas within the ward have seen a deterioration in crime related deprivation rates between 2004 and 2010 except for the Marina, which has seen as a slight improvement. This pattern of deterioration is replicated in all areas bordering Boscombe West as well.

A strategic assessment for community safety in Bournemouth will be produced later this year. It will be important for the partnership to explore how it can access more Boscombe specific and comparative data – for example data on domestic violence, and numbers and kinds of offenders supervised in the area.

Each bar represents the rank from the indices of deprivation. The higher the bar the less deprived the area - the smaller the bar the more deprived the area. This is because the index runs from 1 (most deprived) to 32,482 (least deprived).
CASE STUDY 4 – Birmingham’s SAFE Project

Project background
The Safe Project originated as an HIV prevention service, providing health and outreach services for women engaged in sex work in Birmingham, and it has since expanded to cover the Walsall and Sandwell areas. It is managed by Heart of Birmingham Teaching Primary Care Trust. The project employs six full-time workers, and offers an integrated health and social service to working women. Birmingham’s Street Prostitution Panel is chaired by Birmingham City Council and incorporates statutory agencies, including health and social care, police and probation services, and residents’ groups. The partnership wanted to avoid merely displacing working women from one area to another and were tasked by an elected member to explore suitable exit strategies for women involved in street prostitution, including housing and drug-treatment solutions.

Funding
In 2002, Safe submitted a bid to Communities Against Drugs for an accommodation worker, supported by Birmingham City Council. The accommodation worker started at Safe with a brief to secure tenancies for working women and to help resettle them. Supporting People funding was secured for an accommodation support worker to provide floating support to 12 women in tenancies whom had previously been homeless.

Working relationship with the housing department
A service level agreement was devised with the local authority housing department, where a nominated housing officer has responsibility for antisocial behaviour issues, including incidences where properties are being used for drug-taking and sex work.
Birmingham has an integrated policy of enforcement and prevention in tackling such incidences, recognising that vulnerable women can be at risk of street homelessness when such properties are closed down. The nominated officer at the housing department has five allocations per month available (subject to voids arising) for working women who Safe has identified as appropriate for resettlement in an independent tenancy. The fact that Safe has a named officer with whom the council can liaise, and that the nominated housing officer demonstrates an understanding of client need and issues, greatly helps the partnership.

**Low-threshold prescribing**

One of the ways in which Safe’s accommodation worker makes contact with clients is through the low-threshold methadone clinic that Safe runs at its drop-in centre. The methadone service for sex workers follows a model developed successfully in Manchester. Sex workers in the Birmingham area, including those who are homeless, can access the service People with multiple needs, including sex workers, can often fare better when moved directly from the street into a supported Registered Social Landlord tenancy. This provides the stability they need in their lives and the support necessary for them to retain it. A drugs worker assesses the women on their first visit, and conducts a urine test on-site for opiates and heroin. The client is seen by a prescribing doctor and given a starting dose of methadone mixture to be consumed on the premises.

The scheme is funded to provide places for 20 clients. Once a client has been accepted on to the scheme, their agreed dose of methadone is available for consumption at the project between 11am and 2pm, Monday to Friday. Weekend pick-up is available at a local pharmacy. The scheme aims to help women reduce the amount of heroin they are using, and, consequently, the number of times they have to engage in sex work. Using heroin or failing to attend for a couple of days does not result in women being struck off the scheme, although methadone is not dispensed if a woman appears to be intoxicated. The scheme also aims to make it easier for female sex workers who are dependent on heroin to stay in contact with associated services. It helps women to adapt to a daily routine and tries to add some stability to their lives. The scheme assists the accommodation worker because it enables her to build up trust and engage clients gradually. As women begin to stabilise their drug use and become used to accessing a formal support service, their accommodation options begin to open up.

**Accommodation options**

The accommodation worker assists homeless working women, where appropriate, to secure accommodation in hostels, supported housing, or in their own tenancies. The project has had some difficulty in placing women in hostel accommodation, for several reasons. Sometimes places are simply not available; there are fewer hostel places for women than for men in Birmingham, and capacity is frequently reached. Where beds are available, hostels will not generally accept referrals for women who are using drugs unless they are on a treatment programme.

Occasionally, clients are unwilling to take up available beds. The accommodation worker reports that she has often spent some time finding a bed for a desperate client, only for the client to turn it down. This is usually because the accommodation offered is outside the city centre, and this can make it hard for women to access their support networks in a city of
Even where women do accept hostel accommodation, they can find it difficult to adapt to rule-based environments, and hostel staff may be unable to cope with the high support needs and chaotic behaviour of some clients. Linking women with mental-health needs into relevant specialist accommodation entails a similar difficulty. Some of the women’s conditions are such that generic hostels would assess them as having support needs which they could not manage, while the interview process required by specialist hostels can be too high a hurdle for most street homeless women.

**Assessment process**

In many cases, the only realistic chance of stable accommodation for the Safe Project’s clients is a local authority tenancy. This is offered only if the client engages with the Safe team and is assessed as being sufficiently stable to sustain a tenancy with a support package. Safe employs a registered mental-health nurse who is involved in this assessment.

**Taking on housing-related work**

Tackling homelessness among female street-based sex workers has been a learning experience for the Safe Project, and their processes are evolving as they learn. The project has developed a formal assessment tool for determining clients’ suitability for a tenancy and their support needs. Currently, Safe will submit a housing application on behalf of a client only after a team discussion involving the project’s accommodation worker, drugs worker, and outreach workers. The women who are put forward for a local authority tenancy are those who have engaged with the drug-treatment programme and have also demonstrated a desire to exit prostitution.

**Resettlement work**

Safe found the pre-tenancy work of submitting housing applications and pursuing these through the system for clients was excessively time-consuming. The resettlement support needed to ensure that the first weeks of a tenancy are successful can be extremely time intensive with this particular client group. The project is trying to support clients with a low motivational threshold, and workers often find themselves undertaking practical tasks with the client. For example, six hours can be spent waiting in a property for the gas or electricity services to be connected, and a similar amount of time might be spent on the phone to find the correct utility supplier. The working ethos is one of working with clients ‘where they’re at’ and accordingly, a lot of work is done with clients until they develop sufficient confidence, self-esteem, and motivation to take responsibility for themselves.

A major issue for women moving into tenancies is a lack of funds available for setting up a flat, and Safe helps with Community Care Grant applications and referrals to furniture projects. Often the women ask staff for assistance in choosing furniture.

**Tenancy support work**

A similarly flexible approach is taken to the provision of the open-ended floating tenancy support. Contact between the tenancy support worker and the clients tends to be maintained through the methadone clinic, and issues can then be dealt with as they arise.
HOUSING

Key Facts:

- Nearly one third of people in Boscombe have lived in their homes for less than 2 years and more than half want to move in the next 5 years (19).
- The average house price in Bournemouth is £217,280 (April 2011), in Boscombe the average house price is approximately £200,000 (August 2011). The majority of property sales (49%) are for flats and maisonettes, with an average price of approximately £165,000 (August 2011).
- The average income for Boscombe residents in 2007 was £21,440. To be able to afford the average priced flat/maisonette a local resident would need to borrow over 7 times their income. To afford the average property a resident would need to earn over £50,000 per year based on a mortgage lent on a 4 times salary basis.
- The 2001 census found nearly 16 per cent of households in Boscombe West owned their home outright, and 23 per cent with a mortgage – compared with 32 per cent and 36 per cent respectively for Bournemouth. The percentage renting from private landlords or a letting agency in Boscombe was nearly 47, compared with only 17 for Bournemouth as a whole (1).
- Nearly 50 per cent of households live in privately rented accommodation (compared with 20 per cent for Bournemouth). The majority of rented accommodation is flats (many are conversions) (13).
- The 2001 census identified 4,546 households in the ward of which 3,454 were flats (76%). This had risen to 6,017 households in 2010 (an increase of 32.4% - the largest rise in the borough). 5,337 were flats (89%) (13).
- 29 per cent of households are living in overcrowded conditions (13).

Housing is at the heart of much of Boscombe’s story. As large houses became unoccupied due to the decline of the domestic tourism industry, so HMOs grew and poor quality cheap housing attracted people on low incomes and drug users. Action to improve housing would benefit not just the occupier but also the wider community by building pride in the area. Homes play the most important role in providing occupiers with opportunities.
the most important role in providing occupiers with opportunities and contribute to the broader concept of health as ‘a complete state of physical, mental and social well being’. However, improving the quality of housing without displacing problems elsewhere is a key challenge for the partnership. And housing cannot be improved in isolation – if people are to stay in the area, they will want to feel safer and have access to good services and schools. The problems in the area are likely to get worse due to changes in the benefits system. This will put more pressure on housing, and the partnership will need to be ready to deal with increased levels of hardship and homelessness. Unless carefully addressed, changes in the benefit system are likely to increase levels of deprivation in Boscombe West, making the challenge even greater for the partnership.

The quality of housing stock in Boscombe West is poor. People living in the ward are more likely to be renting their homes from private landlords than people in the rest of the borough. The work of the Affordable Warmth Partnership has significantly increased the energy efficiency of homes in the area – which is now the best in the borough - but fuel poverty remains high because incomes are low. Households are generally smaller than elsewhere, the vast majority live in flats, and a significant proportion of people live in overcrowded conditions. Boscombe West has the second highest level of empty properties in the borough – 120 homes. 310 properties are second homes, and 133 are classed as student homes – but other wards have much higher levels of these types of property (50).

The population is relatively transient – in part due to the nature of privately rented property, in part because accommodation is too small for their needs, and in part because as people’s economic situation improves they move away from the area. People begin their housing journey in Boscombe, because there are short private lets, but as their life changes, so they can afford and desire to move into better accommodation. And this type of accommodation is scare in Boscombe, so they move away, allowing new residents to take up the space. There is also a proportion who are ‘stuck’. They may own their property outright, but if they are in poor health or elderly they may be unable to maintain it or afford to heat it. If they are on low, fixed incomes they may find it hard to renovate and sell their property. Others may have limited mobility, or be unable to move away because of family or other links with the area.
Housing continues to be unaffordable for most residents – who would need to borrow over 7 times their income to afford the average property. There has been no improvement in this since the recession of 2008 - to afford the average property a resident would currently need to earn over £50,000 per year based on a mortgage lent on a 4 times salary basis.

The Core Strategy seeks to improve the mix of homes in the area, control the number of Houses of Multiple Occupation and introduce larger family homes. There is a proposal to provide affordable homes for families - to encourage first time buyers to invest in Boscombe and start a cycle of urban renewal - as part of a proposed development for the former Bournemouth Centre for Community Arts (BCCA) site. But this is in advance of any overall housing needs analysis and strategy for investment in the area. Moreover recent planning guidance for affordable housing identifies Housing Market Areas that are diverse in nature and applies rules that inhibit the delivery of affordable housing in more deprived areas. A more flexible approach setting out criteria for the application of the formula may make it easier to deliver affordable housing in the more deprived parts of Boscombe.

The proposal for affordable family housing on the site of the former BCCA does not consider the broader range of factors – for example good schools, or a feeling of community and safety – which are required to attract families to either stay in the area, or move into Boscombe. This is an example of where investment is focused on physical regeneration without considering the social and economic needs of the area (20).

Changes to the welfare system will have an impact on a wide range of benefit claimants, including housing benefit recipients. The impacts will be felt by those in social housing, the private rented sector and owner occupiers. Predicted likely impacts are:

- increased demand for smaller properties as claimants look to downsize
- increased levels of overcrowding,
- increased incidences of rent arrears, evictions and homelessness,
- increased demand for social housing as households are priced out of the private rental sector,
- the likelihood of some families having to relocate away from social networks of informal support,
- more intense concentrations of poverty and disadvantage in areas of relatively cheaper and poorer quality private sector accommodation,
- increased demand for discretionary housing payments, as well as increased demand for homelessness and housing options services

The combined effects of the proposed changes are likely to have potentially severe consequences for the vulnerable. Increased poverty and hardship are likely to be real possibilities leading to an increase in homelessness and increases in demand for social housing (36).

*Each bar represents the rank from the indices of deprivation. The higher the bar the less deprived the area - the smaller the bar the more deprived the area. This is because the index runs from 1 (most deprived) to 32,482 (least deprived).*
CASE STUDY 5 - Leeds Landlord Accreditation Scheme (41)

Key point:
• Demonstration of the improved health of private tenants following proactive intervention

A Health Impact Assessment working group was set up to include officers from Leeds City Council and Leeds Primary Care Trust. The assessment documented evidence showing that housing conditions affect health and wellbeing of occupants:
“An examination of the condition of properties owned by Leeds Landlord Accreditation Scheme (LLAS) members and non-members shows that member properties are of a higher standard and their tenants are consequently experiencing better health.
“Recommendations are made with respect to enhancing and extending the scheme, thereby enhancing the health of the population of Leeds and tackling health inequalities.”

The Health Impact Assessment was carried out using two main tools:
1. Property Improvement Plans (PIP) drawn up following Housing Health and Safety Rating System (HHSRS) surveys
2. Questionnaires

Comparisons were made between the condition of LLAS and non-LLAS properties based on HHSRS surveys. A self perception questionnaire was completed by the tenants.
ASSETS AND SERVICES

Key Facts:

- As an urban area, Bournemouth is less likely to have significant distances to access services such as a school or GP. The least deprived area on this measure in the borough is Boscombe Central (9).
- The latest data available on levels of car ownership is from the Census in 2001. This shows a high percentage of households - 43.5 – within Boscombe West Ward without cars (13). This figure is much higher than for the rest of Bournemouth, Dorset and Poole (19.1%) and England and Wales (26.8%) (18).
- The supporting people team commission over 150 services across the borough, of these 21 are based in Boscombe covering people with learning disabilities, older people with support needs, ex-offenders, young people, single homeless, those with drug and alcohol and those with mental health problems (34).

The challenge for Boscombe is to build on its assets – of which there are many – whilst managing the complex range of issues and services in the area. Community led proposals for an arts led regeneration of Boscombe, or proposals for a housing led regeneration, need to be placed within a broader integrated planning framework for the area if they are to be successful. They need to be linked to plans for transport, and to consider how such initiatives could create training and much needed employment opportunities.

Boscombe has many assets – including five conservation areas - and has benefited from significant recent investment in the sea front, the surf reef (though more work is needed to ensure this is fully operational), public sculpture and Boscombe Chine Gardens. Local facilities include the Bournemouth Volunteer Centre, and local groups include the Boscombe Area Regeneration Group (BARG) – an active organisation for businesses and local groups in the area. The voluntary sector is well represented in the area and Bournemouth Council for Voluntary Service, an umbrella body for voluntary organizations, is based here. One of the services which it provides is a volunteer centre which provides volunteers – many with complex problems - with
access to skills which are a stepping stone to employment.

However, the area is also home to many services including offender accommodation, services for young people, single homeless people and those with mental health and drug and alcohol problems. The location of such services in the area impacts on its profile, drawing in service users. The core strategy acknowledges these services fuel deprivation. However, not all such services are concentrated in Boscombe - a significant number of drug and alcohol treatment services are in other parts of the borough, along with services for the single homeless and for those with mental health problems.

Local residents have good access to local services such as GPs, schools and shops, but are highly dependent upon them. This is because levels of car ownership are very low and though well served by transport links, the cost of public transport is high inhibiting their access to services elsewhere.

None of the areas in Boscombe West ward are considered deprived in terms of geographical barriers to services – they are among the least deprived in Bournemouth. This is measured by distance to key services such as a GP surgery, supermarket or convenience store, a primary school or Post Office.

The Core Strategy Preferred Options Stage (23) acknowledges that the current transport network hinders renewal – Christchurch Road the main street is congested, bus services run to the town centre from behind the main pedestrianised area. This means that while the western end of Christchurch Road is pedestrianised the eastern end is a major transport route into and out of Bournemouth. In addition this hinders movement from the seafront to the main housing areas to the north. In terms of linking the recent areas of regeneration to the main Boscombe community, the transport network is a significant barrier. The plans for a new employment area in Boscombe are linked to proposals for a new Boscombe Station.

The cost of transport also inhibits local Boscombe residents using available services. For example the land train along the seafront and many peak time bus services are too expensive for local families on low incomes.

In 2008 The Friends of Bournemouth Centre for Community and Arts conducted a survey of local people to find out what activities they would be interested in participating in. The responses included gardening and environment; arts and crafts; music and recording studios; theatre workshops; and
well being workshops. There were 2663 responses to the consultation – a significant proportion of the local population (25). The Friends’ vision is for a creative community hub that improves lives and helps to create economic prosperity in Boscombe. It campaigns for an independent, self-financing community centre, led by and for the community as a hub for members, residents, traders and visitors. The vision is for the centre to be at the heart of a network of community and arts based groups that contribute to the regeneration of Boscombe. However, the creative hub needs to be centred in a broader plan for an arts-led regeneration of the area if it is to be successful.

Each bar represents the rank from the indices of deprivation. The higher the bar the less deprived the area - the smaller the bar the more deprived the area. This is because the index runs from 1 (most deprived) to 32,482 (least deprived).
INVESTMENT AND REGENERATION

Key Facts:

- Seafront facilities have been improved recently with investment in the sea front and surf reef (13). £11m spent on regeneration – Boscombe Pier, Overstrand regeneration including toilets, changing rooms and lifeguard facilities, Surf Reef (further work necessary), Surf Pods, Land Train garage and public art (24)
- A proposal for a Community Land Trust providing affordable housing and an arts and culture hub in Boscombe, considered by the council in July 2011 seeks to encourage first time buyers to invest in Boscombe, starting a cycle of urban renewal (20).

The focus of investment in the area has been on tourism, not its impact on the wider community. It is clear that whilst this investment has improved the appearance of the area along the sea front, there is no obvious impact on employment, income levels, health or community safety.

There is potential for the surf reef and related investment to act as a catalyst for rejuvenation of Boscombe. But there is also the risk that the issues which precipitated the investment are displaced not addressed.

The impact of recent investment in the surf reef and surrounding area is currently being evaluated. However, the evaluation will focus on the surf-related spend of visitors and related tourism spend and influence, rather than money spent by local residents or any employment arising for local people. The need to match the physical regeneration with social and economic investment is essential to the long-term sustained improvement in the area for the community.

Future planning for Bournemouth is focused on economic investment in the town, particularly around a thriving town centre for which there is a detailed action plan. There is no similar focus currently on the issues facing Boscombe. Bournemouth has a number of district centres which meet the needs of local residents and offer specialist retail outlets of services on a more borough wide basis. Boscombe is one such area. District centres will play a key role in providing accessible facilities to an ageing population, and a high quality environment will attract visitors and shoppers to the area. Detailed plans for the district centres will be developed.

The Core strategy strategic options (23) states the Boscombe shopping area
has capacity to provide vibrant local shopping but has a high level of shop vacancies currently (2\textsuperscript{nd} highest in the Borough) - particularly to the eastern end of Christchurch Road. The plan proposes a cultural quarter here – but the area has poor links to potential customers using the Boscombe spa area. The plan identifies a need for ‘urban renewable’ to spread to other parts of Boscombe from the Pier head area. However, there is a need to consider social and economic not just physical regeneration/renewal. Co-ordination with education, social services, police, housing and other services are needed to help address the area’s issues.

The community-led proposal for a community arts centre on the site of the former Bournemouth Centre for Community Arts (BCCA) is one element of a potential cultural renewal. There are some early initiatives, such as the vintage market and support for local creatives to use empty shop space. However, there is no overarching plan to effectively connect the creative infrastructure, or to support creative businesses in clusters to increase their visibility and opportunities for creative exchange.

Recent government policy changes provide opportunities for Boscombe. The Localism Bill provides powers for neighbourhoods to demand a neighbourhood plan. But areas such as Boscombe, which are more deprived, are often less able to take advantage of such initiatives as they require significant community leadership. Proposed changes to social housing (particularly relating to the homelessness duty), and the emerging green deal, may give the Council increased leverage with private landlords to improve the quality of their rental stock. Emerging proposals for a Community Land Trust may also offer a way forward. Such a trust is a non-profit, community-based organisation that develops housing or other assets at affordable levels for long-term community benefit. They are locally driven, controlled and can genuinely empower local communities where they are part of the vision and solution for their area.
APPENDIX 1

Key Facts and Statistics
**General**

- Boscombe West has a resident population of 7,598. The latest estimate of the ward’s population, based on the 2009 mid year estimate, is 7,850. At that time, 5,570 were of working age representing 70.9 per cent of the population (13).

- The average age of residents is older than the England and Wales average at 41.4 years. This is an ethnically diverse ward with a similar proportion of White-British to England and Wales. The largest ethnic group is the White-Other group (6.2%)(13)

- The 2001 Census found significant differences in religion for people in Boscombe compared to Bournemouth as a whole. Nearly 63 per cent identified their religion as Christian (compared with nearly 71 per cent for Bournemouth); and just over 22 per cent they had no religion, compared with nearly 18 per cent for Bournemouth. Of the other religions identified, nearly 1.5 per cent were Muslim, compared with 0.9 per cent for Bournemouth (1).

**Experian Mosaic Public Sector data shows:**

- over 68 per cent of the ward to be ‘young educated city dwellers’ (type G of fifteen lifestyle groups).
- within this the majority are classified as lifestyle type 33 ‘transient singles, poorly supported by families and neighbours’.
- Only seven out of fifteen Mosaic lifestyle groups are represented in the ward. (13)

**For those living in Boscombe West the 2008/09 Place Survey found:**

- They were least likely to be satisfied with their local area as a place to live compared with the rest of the borough.
- 78 per cent were happy with their home as a place to live (2nd lowest in the borough);
- 28 per cent felt that they strongly belong to their neighbourhood (lowest borough score).
- 26 per cent agreed the Council provides value for money (lowest borough score),
- 38 per cent were satisfied with the way the Council runs things (lowest borough score).
- Residents were second highest in the borough (35 per cent) on feeling they can influence decisions affecting their local area. (14)

- Through the Office for National Statistics 2010 mid-year population estimate it is clear that the increase in population for Bournemouth was higher than the national average of 0.8 per cent at 1.9 per cent compared with 0.7 per cent in Poole and just 0.2 per cent in the rest of Dorset (11).

- Those aged 16-64 years increased by 2.4 per cent in Bournemouth, and the number of children aged 0-15 rose by 1.8 per cent (11).

- Bournemouth experienced high inward migration compared with Poole and Dorset between 2005 and 2007, but the mean net (the difference
between inward and outward movement) international migration across the whole period was outwards (12).

- Bournemouth does experience higher population turnover (the sum of inward and outward migration) from internal migration than either Dorset or Poole, but the differences are much less marked than for international migration. (12)

- The proportion of Bournemouth residents born outside the UK, has steadily increased over the period from just over 8 per cent in 2004 to nearly 12 per cent in 2009 (12).

- Bournemouth does have a rising trend for residents of non-British nationality, with estimates showing a rise from 4.5 per cent to 8 per cent between 2004 and 2009 (12).

- New General Practitioner registrations give an indication of migration from overseas. For Bournemouth the number of people registering at their GP who had previously been overseas rose from between 10 and 15 per 1000 population in 2004 to between 20 to 25 in 2009 (12).

- The Workers Registration Scheme relates only to nationals of those Central and Eastern European states the joined in the EU in 2004. New registrations peaked in 2006/2007 in all areas. The proportion of registrations in Poole was higher than Bournemouth from 2006 onwards (12).

- In the 2001 census, 16.4% of the population had moved to their current address in the last 12 months. This was 28% for Boscombe West (1).

- Current data from the Boscombe Children’s Centre shows that schools within the area it covers (Boscombe West and Springbourne) have approximately 45 per cent of pupils in reception year with non White British/Irish ethnicity and of these, 15 per cent are of White Eastern European ethnicity. The same data shows that 43 per cent are Christian and 24 per cent are Catholic. The high catholic proportion relates to the numbers of Eastern European, Portuguese and Spanish families who have settled in the area during the last few years. (8)

- Registration of English as an Additional Language (EAL) students in schools across Bournemouth, Dorset and Poole showed a marked increase in primary compared to secondary education and a further marked increase in the proportion of EAL in reception classes. (15)

- Table 5 of this report shows the proportion of EAL students in Boscombe West compared with Bournemouth at the School census January 2011
DEPRIVATION

- Across Bournemouth there are 107 Lower Super Output Areas and 17 of these – home to about 26,000 people - are in the bottom 20 per cent in the country for deprivation (9).

- 10 of Bournemouth’s LSOAs are in the bottom 10 per cent nationally, and four of the most deprived LSOAs in the borough are in Boscombe West (9).

- The most deprived is the Boscombe Central LSOA which is ranked 113 out of 32,482 nationally (1 is the worst), so it is in the 1 per cent most deprived and is the most deprived in the South West (9).

- Boscombe Central LSOA is the most deprived in the borough for three of the seven domains or themes measured by the indices of deprivation and second and third for two others (9).

- However, for one of the themes measured by the indices - barriers to housing and services – the LSOAs in Boscombe West show some of the least deprived rankings in Bournemouth (9).

- The index of children’s well-being gives children in Boscombe the lowest well-being in Bournemouth (6).
INCOME AND EMPLOYMENT

- Based on 2001 census data, people in Boscombe West are less likely to be economically active than those for Bournemouth as a whole (68 per cent compared to 74 per cent). The difference is more stark for males (72 per cent compared to 80 per cent) than for females (64 per cent compared to 67 per cent).(9)

- Residents of Boscombe West who work are more likely than Bournemouth residents as a whole to be in full time – rather than part time - employment. The relatively high number of women in full time employment accounts this for. 69 per cent of women living in Boscombe work in full time jobs (compared to 56 per cent for Bournemouth) and 86 per cent of men (compared to 88 per cent for Bournemouth). (16)

- Unemployment is significantly higher in Boscombe West than national and borough figures. For June 2011 the percentage of the population claiming jobseekers allowance was higher than for Bournemouth (7.7 per cent compared to 3.3 per cent). The difference was more marked for males (10.9 per cent compared to 4.6 per cent) than for females (3.9 per cent compared to 2.0 per cent).(16)

- The age profile of those claiming job seekers allowance is different. For the most recent data (June 2011), the percentage of older claimants was higher for Boscombe (64.2 per cent compared with 58.9 per cent aged 25-49 and 18.8 per cent compared with 17.9 per cent aged 50 and over). For younger people the percentage was lower at 16.8 per cent compared with 22.7 per cent for the whole of Bournemouth. (16)

- Boscombe West residents who are claiming job seekers allowance are more likely than Bournemouth residents as a whole to have been claiming for a longer period. 26.3 per cent have been claiming for 6 to 12 months (compared to 19.7 per cent for Bournemouth) and 12.7 per cent have been claiming for over twelve months (compared to 10.4 per cent in Bournemouth). (16)

- Residents’ priorities for Bournemouth in the 2008/09 Place Survey were public transport, affordable decent housing, clean streets and level of crime. However, for residents in Boscombe West, public transport was not a priority, but job prospects were. (14)

- The percentage of benefit claimants is higher in Boscombe West than in Bournemouth as a whole – it is nearly one in three (32.1 per cent compared with 15.5 per cent). This is made up of people claiming job seekers allowance, Employment and Support Allowance and incapacity benefit, lone parent benefit, carers benefit, other income related benefit, disabled benefit and bereaved benefit. (16)

- In November 2010 there were 1845 benefit claimants in Boscombe West 32 per cent of the population aged 16 – 64. This included 390 receiving job seekers allowance, 1170 receiving Employment and Support Allowance or incapacity benefit. In June 2011 441 people were
claiming Jobseekers Allowance in Boscombe West.

- The Bournemouth Council for Voluntary Services – based in Boscombe – takes a significant number of referrals each year from Job Centre plus. These are people seeking to use voluntary service as a stepping stone to employment. Of 333 new volunteers in 2010, 189 were such referrals. Many of them live in the Boscombe area.

- The most commonly used threshold of low income is a household income that is 60% or less of the average (median) British household income in that year. For 2007/08 it was estimated that nearly 26% of households in Boscombe West were in low incomes in 2007/08 (42).

- In 2008/09, the 60% threshold was worth: £119 per week for single adult with no dependent children; £206 per week for a couple with no dependent children; £202 per week for a single adult with two dependent children under 14; and £288 per week for a couple with two dependent children under 14. These sums of money are measured after income tax, council tax and housing costs have been deducted, where housing costs include rents, mortgage interest (but not the repayment of principal), buildings insurance and water charges. They therefore represent what the household has available to spend on everything else it needs, from food and heating to travel and entertainment (43).
• In the 2001 Census, 13.6 per cent of people in Boscombe West described themselves as not in good health, compared to 9.6 per cent for Bournemouth. The percentage describing their health as good was nearly 60 per cent compared to nearly 67 per cent for Bournemouth (1).

• Life expectancy is 9.9 years lower for men and 6 years lower for women in the most deprived areas of Bournemouth than in the least deprived areas. Life expectancy at birth in 2003 for Boscombe West ward males is 68.5 years and females 77.9 years - the lowest in the borough. The gap between life expectancy for males is significant between Boscombe West and Boscombe East – 68.5 years compared with 76.7 years. The gap is less marked for women at 77.9 years for Boscombe West compared with 81.5 for Boscombe East. (4) (5).

• 27 per cent of people in Boscombe West have a limiting long-term illness; and 39 per cent of adults smoke. (5)

• The ward contains four of the five most deprived LSOAs in the borough for health deprivation. The most deprived is Boscombe Central which is ranked 239th across England and is the most deprived in the South West region. The rank has deteriorated since 2004. (7)

• 22.5 per cent of adults are obese in Bournemouth as a whole compared with 27.7 per cent for Boscombe West (4) (5).

• Over the last 10 years, all cause mortality rates have fallen in Bournemouth. Early death rates from cancer have fallen. Early death rates from heart disease and stroke have fallen and are better than the England average. However, there is significant variation between wards, and Boscombe West Ward ranks highest in Bournemouth for all early deaths for the years 2007 – 2010. Also the rate of early deaths is significantly higher at 22.5 per thousand, compared to the next highest ward – East Cliff and Springbourne where the rate is 15.72 (3).

• Data for 2010/11 shows Boscombe (East and West) to be the least likely area of Bournemouth for children to have been vaccinated by the age of 2 for MMR (63.4 per cent coverage). This is the same for under 5s that have been vaccinated (69.6 per cent). (6)

• Nearly 11 per cent of children entering school (reception) were obese in Boscombe (East and West) in September 2007, 13 per cent in September 2008 and 8 per cent in 2009 (6) This information is produced by weighing a sample of children. About 16% of Year 6 children are classified as obese in Bournemouth – this rises to 19% for Boscombe West children (4) (5).

Priority groups for the Boscombe Children’s Centre are:

• teenage parents and pregnant teenagers (3.7 per cent of all conceptions in the centre’s catchment area are to under 18s)
• children of parents with mental health issues: 25 per cent of population receiving Incapacity Benefit have a mental health condition

• disabled children and children of disabled parents: 35 per cent of current family support caseload involves parents with a disability (8)

• Analysis of social care data for 2010/11 shows Boscombe West residents access day services, home care, nursing and residential care. It is not possible to determine from analysis of this data alone if the level of take up is under or over represented. However, considering the low level of income of many residents, and the fact that many of these services are means tested, it may be that the ward should be more highly represented than other parts of the borough in relation to the size of the population (35).

• Analysis of data from 3 GP practices serving Boscombe show lower than expected rates of prevalence for a number of conditions including depression, dementia, stroke, adult diabetes, lung disease and heart disease (44).
EDUCATION

- Two LSOAs in Boscombe West are in the bottom 20 per cent for education related deprivation (Boscombe Central and St Clements) – the other three are in the next 20 per cent. (9)

- Over half of the LSOAs in Bournemouth are in the most deprived 40 per cent for education related deprivation in England. (9)

- Most recent data (2011) for school entry show lower rates of development for those in the Boscombe area than the average for Bournemouth. Just over 63 per cent of children in Bournemouth reach the expected level of development (measuring personal, social, emotional, communication, language and literacy); but the percentage for Boscombe children is nearly 48 per cent. The same data is used to measure the gap between the mid point and the bottom 20 per cent of achievement – the gap is larger for Boscombe at nearly 34 per cent, but for Bournemouth as a whole this is nearly 28 per cent. (10)

- An analysis of childcare provision for the under 5s across the borough shows Boscombe with the lowest level of provision in Bournemouth for 2011. (6)

- Boscombe showed the lowest levels of achievement at the foundation stage in Bournemouth in 2009 and 2010, though achievement levels are increasing. The gap between the average score across the foundation stage and those achieving the lowest 20 per cent was the largest in Bournemouth at 41.9 per cent in 2009 but has fallen significantly in 2010 and is now the third lowest (6).

- Department of Education data for September 09 – August 10 shows the level of unauthorised absence from schools to be significantly higher for children living in Boscombe West compared to the rest of Bournemouth at nearly 2 per cent compared with an average of nearly 0.9 for Bournemouth as a whole. This unauthorised absence rate is also higher than the regional or national averages. (2)

- The adult population (adults aged 25 – 54 with no or low qualifications) of Bournemouth is relatively well educated and none of the LSOAs in Boscombe West are in the most deprived 20% (9).
CRIME AND COMMUNITY SAFETY

- Residents’ priorities for both Bournemouth and Boscombe West in the Place Survey 2008/09 included reducing levels of crime.

- Fewer than seven in ten (66%) people in Boscombe West said they believe people from different backgrounds get on well together in their local area – second lowest in the borough. This is an ethnically diverse ward with a similar proportion of White British to England and Wales.

- Nearly seven in ten (67%) think people don’t treat other people with respect and consideration – the highest in the borough.

- Only 15 per cent feel safe outside after dark, 77 per cent feel safe in daylight – the lowest in the borough.

- A high proportion (81%) see drug use and drug dealing as a problem, and 80% said that people being drunk or rowdy in public places is a problem in their area – the highest in the borough.

- 52% of residents in the ward perceive anti social behaviour to be a significant problem – the highest in the borough.

- Boscombe had the lowest score in Bournemouth for the number of people thinking that parents take responsibility for the behaviour of their children (14.5%).

- There was a 1.7 per cent increase in incidents of anti social behavior for 2010/11 compared with 2009/10. The target was a reduction of 5 per cent (46).

- In the first six months of 2011/2012 there was an increase of nearly 7 per cent in the number of anti social behaviour incidents recorded in Boscombe Central compared to the same period the previous year. The overall rate for Boscombe West, East Cliff and Springbourne ward has not risen over the same period however. (27) (31)

- The crime rate for East Cliff Springbourne and Boscombe West has risen by over six per cent for the first six months of 2011/12 compared with the same period last year. The main areas of increase were violent offences and criminal damage. There were reductions in sexual offences, fraud and forgery and non-dwelling burglaries. (31)

- Analysis of referrals to social services for 2009/10 show Boscombe to have the highest number of referrals across Bournemouth for domestic violence, the second highest number of referrals for drug and alcohol incidents, and for mental health incidents, and second highest percentage of children under five with a child protection plan compared to other areas of Bournemouth. (6)

- 2010 child protection statistics census shows the percentage of children in Boscombe in Care to be 1.3% the highest in Bournemouth. (6)
• There were 607 incidents of domestic violence in Boscombe in 2010 (25)

• The Dorset Working Women’s Project supports sex workers in the Bournemouth East area. Over 95 per cent of these women are class A drug users, attracted into the area not drug and alcohol services, but by the availability of drugs and because this is the only area in Dorset where there are streets used by sex workers (28).

• The Boscombe Children’s Centre has identified that violent crime in the area tends to relate to domestic violence – 23 per cent of all domestic violence notification forms received by GP practices across Bournemouth during 08-09 were from within the area served by the children’s centre. (45)

• There were 1,822 drug and alcohol service users in treatment in the financial year 2010/11. Of these, 23 had no recorded addresses, 6 were registered outside Dorset and 25 record their address in Dorset but outside Bournemouth. So, 97 per cent of service users live in Bournemouth (32).

• Because people are eligible to access drug and alcohol services if they have been resident in the area for six months, it is not possible to identify who has come into the area to use the services (32).

• The data for the Boscombe West, Boscombe East and East Cliff and Springbourne accounts for 633 of all service users (35%); although this is a significant amount it does not support the argument that the majority of service users live within the Boscombe community (32).

• Dorset Fire and Rescue Service work closely with Bournemouth Borough Council to inspect properties to ensure they are safe, including flats, hotels and houses of multiple occupation. They also make use of MOSAIC information on resident profiles, alongside fire incident and home safety checks to target their work at high risk groups. Unlike most parts of the Bournemouth where the highest fire risks are amongst older people, their work in Boscombe is focused on younger males. (33)

• The number of new licenses granted for serving and sale of alcohol has fallen from a peak of 7 in 2006/07 to just one a year for the past two years. This may be due to Boscombe becoming a cumulative impact area, where those applying for a new license must show that it will not have a negative impact on the area. It is not possible to show how many licenses are currently operating in Boscombe West as the records only show new licenses granted (not how many have ceased to be used). (47)
HOUSING

- Boscombe Central is the most deprived part of Bournemouth for access to housing. This is measured for the Indices of Deprivation by looking at household overcrowding, homelessness and difficulty of access to owner occupation.

- Boscombe Central is the most deprived area in Bournemouth for the quality of housing, and all the LSOAs in Boscombe West are in the bottom 20 per cent in the country. This measures the quality of social and private housing, and houses without central heating.

- People living in Boscombe West are more likely to be renting their homes from private landlords or a letting agency than the rest of Bournemouth. The 2001 census found nearly 16 per cent of households in Boscombe West owned their home outright, and 23 per cent with a mortgage – compared with 32 per cent and 36 per cent respectively for Bournemouth. The percentage renting from private landlords or a letting agency in Boscombe was nearly 47, compared with only 17 for Bournemouth as a whole. (1)

- Households in Boscombe West are smaller than average for England and Wales (13).

- 29 per cent are living in overcrowded conditions (13).

- The 2001 census identified 4,546 households in the ward of which 3,454 were flats (76%). This had risen to 6,017 households in 2010 (an increase of 32.4% - the largest rise in the borough). 5,337 were flats (89%) (13).

- The population is relatively transient – 31.7 per cent have lived in their homes for less than 2 years and more than 50 per cent want to move in the next 5 years – in part this is due to the nature of privately rented property, in part because accommodation is too small for their needs, and in part because as people’s economic situation improves they move away from the area (19).

- The Affordable Housing Supplementary Planning Guidance April 2011 identifies Housing Market Areas that are diverse in nature and applies rules for funding arrangements that inhibit the delivery of affordable housing in more deprived areas. For example the Boscombe Pier/Spa village Area is - following the investment in regeneration - an attractive location for development and this is reflected in property prices and the funding formula. But there are parts of the same Housing Market Area where property prices and land values are considerably lower and reflect more of the adjoining area (Wessex Way Corridor). Therefore it is more difficult to fund affordable social housing in these areas. A more flexible approach setting out criteria for the application of the formula may make it easier to deliver affordable housing in the more deprived parts of Boscombe. (21)

- The Springbourne and Boscombe West Housing Survey highlights the increasing affordability gap. House prices almost doubled in price
between 2001 and 2007 and although prices have stabilized there has been no significant fall in house prices since the recession in 2008 (19).

- The average house price in Bournemouth is £217,280 (April 2011), in Boscombe the average house price is approximately £200,000 (August 2011). The majority of property sales (49%) are for flats and maisonettes, with an average price of approximately £165,000 (August 2011).

- The average income for Boscombe residents in 2007 was £21,440. Therefore to be able to afford the average priced flat/maisonette a local resident would need to borrow over 7 times their income. To afford the average property a resident would need to earn over £50,000 per year based on a mortgage lent on a 4 time salary basis.

- The 2008 private sector housing conditions survey found that in Bournemouth 33 per cent of homes failing to meet the Decent Homes Standards, which is better than the national average of 37 per cent. The highest level of hazards was found to be in Boscombe West and East wards, in the private rented sector (19).

- The same survey found the highest levels of households living in fuel poverty in Boscombe West, but the levels of energy efficiency were in the best in the borough, reflecting the improvements in energy efficiency brought about by the targeting of Council energy grant schemes through the Affordable Warmth Partnership (19).

- Boscombe West is split into three distinct areas: to the south and east of Christchurch Road it is predominantly large detached houses; to the south and west flats, and north of Christchurch Road it is semi-detached housing (13).

- 120 homes are classed as empty (2%); 133 student properties (2%) and 310 second homes (5%) in the ward. This means Boscombe West has the second highest level of empty homes. There are much higher levels of student accommodation and second homes on other wards. (50)
ASSETS AND SERVICES

• All five LSOAs in Boscombe West showed an improvement in rank for the combined access to housing and services score of the indices of deprivation between 2004 and 2010.

• As an urban area, Bournemouth is less likely to have significant distances to access services such as a school or GP. The least deprived area on this measure in the borough is Boscombe Central (9).

• The latest data available on levels of car ownership is from the Census in 2001. This shows a high percentage of households - 43.5 – within Boscombe West Ward without cars (13). This figure is much higher than for the rest of Bournemouth, Dorset and Poole (19.1%) and England and Wales (26.8%) (18).

• Boscombe is approximately 1km away from both Bournemouth and Pokesdown railway stations. Bournemouth Station in particular has regular and frequent services to Southampton and London Waterloo and Dorchester and Weymouth to the west. The town is served by a number of regular and frequent bus services connecting the town to the surrounding area (18).

• Boscombe includes Christchurch Road shopping centre – the second largest in the borough. But the number of empty shops is increasing. 11 per cent of commercial property was recorded as vacant in May 2011 – the second highest in the Borough after the town centre (51).

• Christchurch Road is dominated by the shopping centre, which in terms of shops is the second largest in the borough. A vintage market has recently been established (13).

• The following Conservation Areas are either wholly or partly within the ward: Boscombe Manor, Boscombe Spa, Churchill Gardens, Knole Road and Undercliff Road. Boscombe Chine Gardens holds a Green Flag award (13).

• The supporting people team commission over 150 services across the borough, of these 21 are based in Boscombe covering people with learning disabilities, older people with support needs, ex-offenders, young people, single homeless, those with drug and alcohol and those with mental health problems. It is important to note that the location of services is determined by availability and affordability of premises, rather than the location of service users. There are a number of drug and alcohol services in other parts of Bournemouth. (34)

• Local facilities include:
  ◊ Bournemouth Volunteer Centre – part of the Bournemouth Council for Voluntary Services
  ◊ Boscombe Regeneration Partnership Office
  ◊ Boscombe Library (13)
• Local groups include the:
  ◊ Boscombe Area Regeneration Group (BARG) – an umbrella organisation for businesses, organisations and local groups in the area.
  ◊ Boscombe Regeneration Partnership (13)
  ◊ Friends of Boscombe Centre for Community and Arts

• Local Services are shown in maps in the main Assets and Services section of this report.

• The Bournemouth Volunteer Centre provides opportunities for people with a wide range of needs – many of them from the local area. These include disabled people, ex offenders, those the mental health support needs as well as those seeking to use volunteering as a stepping stone to employment (38)
INVESTMENT AND REGENERATION

• A proposal for a community arts centre and affordable housing in Boscombe, considered by the council in July 2011, states there is a higher than average proportion of the population living in privately rented accommodation (nearly 50 per cent of all households in the sector compared to an average of 20 per cent for the borough). This has led to a transient population hampering the development of a community and restricting regeneration. The proposal for family houses is to encourage first time buyers to invest in Boscombe, starting a cycle of urban renewal (20).

• Seafront facilities have been improved recently with investment in the sea front and surf reef (13). £11m was spent on regeneration – Boscombe Pier, Overstrand regeneration including toilets, changing rooms and lifeguard facilities, Surf Reef (further work necessary), Surf Pods, Land Train garage, public art etc (24)

• Boscombe Chine Gardens have been redeveloped with money from the Heritage Lottery Fund, and public art sculptures have been sited along Sea Road (13).
APPENDIX 2

Indicators Used for Indices of Deprivation
Indicators taken into account for income deprivation domain:

- Adults and Children in Income Support Families
- Adults and children in Income Based Jobseekers Allowance families
- Adults and children in Pension Credit (Guarantee) families
- Adults and Children in Child Tax Credit families (who are not in receipt of Income Support, Income-based Jobseeker’s Allowance or Pension Credit) whose equivalised income (excluding housing benefits) is below 60% of the median before housing costs
- Asylum seekers in England in receipt of subsistence support, accommodation support or both

Indicators used for the Employment Deprivation Domain

- The employment domain measures employment deprivation in an area calculated as the number of those unable to work through lack of job or for health or disability reasons as a proportion of the working population. It covers seven indicators covering jobseekers allowance, incapacity benefit, severe disablement allowance, employment support allowance, New Deal participants.

Indicators used for the Health Deprivation and Disability Domain

This domain measures premature death and impairment of quality of life by poor health – including mental health. The indicators used to calculate this domain are:

- Years of Potential Life Lost;
- Comparative illness and disability ratio
- Measure of acute morbidity
- Proportion of adults under 60 suffering from mood or anxiety disorders

Indicators used for the Education, Skills and Training Domain

This domain measures the extent of deprivation in terms of education, skills and training in an area. The indicators are structured into two sub-domains, one relating to children and young people and the other to adult skills. The indicators used are:

- Average points score for Key Stage 2 (English, Maths and Science)
- Average points score Key Stage 3 (English, Maths and Science)
- Averaged capped points score of pupils at Key Stage 4 (GCSE or equivalent)
- Proportion of young people not staying on in school or non-advanced education above age 16
- Secondary school absence rate
- Proportion of under-21s not entering Higher Education
- Proportion of adults aged 25-54 with no or low qualifications
Indicators used for the Access to Housing and Services Domain

This measures the physical and financial accessibility of housing and key local services. This includes geographical barriers (proximity to services) as well as wider barriers such as housing affordability.

- Housing overcrowding
- Homelessness
- Difficulty of access to owner-occupation
- Road distance to a GP survey
- Road distance to a supermarket or convenience store
- Road distance to a primary school
- Road distance to a Post Office

Indicators used for the Living Environment Domain

This measures the quality of individuals’ immediate surroundings both inside and outside the home. Four indicators are used to calculate this index:

- Social and private housing in poor condition
- Houses without central heating
- Air quality
- Road traffic accidents
APPENDIX 3

Key Sources
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10. KEYPAS end of EYFSP/2011 for Bournemouth and Boscombe provided by Boscombe Children’s Centre
14. 2008/09 Place Survey
16. Nomis official labour market Statistics Ward Labour Market
17. Lowdown issue 30, Dorset County Council
18. Joint Scrutiny Review Panel on Health Inequalities with a focus on cardio vascular disease, Bournemouth Health Overview and Scrutiny Panel and Dorset Health Scrutiny Committee and Poole PCT (check date)
19. Private Sector House Condition Survey 2008 – Housing Profile Springbourne and Boscombe West 2007 - Fordham
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21. Affordable Housing Supplementary Planning Guidance April 2011 Bournemouth Borough Council
23. Core Strategy Preferred Options Stage – Bournemouth Borough Council
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41. Good Housing Leads to Good Health, Chartered Institute of Environmental Health, September 2008
43. The Poverty Site - http://www.poverty.org.uk/01/index.shtml
44. Data on predicted vs actual rates of prevalence from 3 GP surgeries serving Boscombe provided by NHS Bournemouth and Poole
45. Community Safety Strategic Assessment 2009/10 (March 2010)
47. Information provided by the Environmental Health Team, Bournemouth Borough Council
49. Wikipedia entry on Boscombe
50. Information provided by Bournemouth Borough Council from the Council Tax database 01/04/2011.
51. Information provided by Bournemouth Borough Council from the Business Rates database (NNDR) as of 03/05/2011

Additional Resources:


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- England’s Coastal Towns – A short review of the issues, evidence base and research needs, Steve Forthegill, Centre for Regional Economic and Social Research, Sheffield Hallam University,