



TINKERS BRIDGE RESIDENTS ASSOCIATION

FINAL ACTION PLAN 2016 – 2020

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Part One – Background

The proposal is to produce a plan for our estate. We want to help ourselves improve our environment and lives. Our aim is to complement and enhance the work done by the authorities. Over the past few years the Council-led assistance to our estate activities has been severely curtailed due to budget cut backs and we need to fill in for these closures. We have consulted and surveyed residents' opinions and ideas on how they would like to see the estate developed and improved.

Our estate is located in the south estate quadrant of Milton Keynes. It is one of the earliest estates built for the new town, constructed in the early 1970's. This means there are some residents with a long history and sense of belonging to the community. On the other hand the housing stock was not built of durable brick construction in the first place and some has severely deteriorated. Also there are a number of Houses in Multiple Occupation (HMOs) on the estate and the temporary nature of the residency of these properties, by its nature, does not add to building social cohesion.

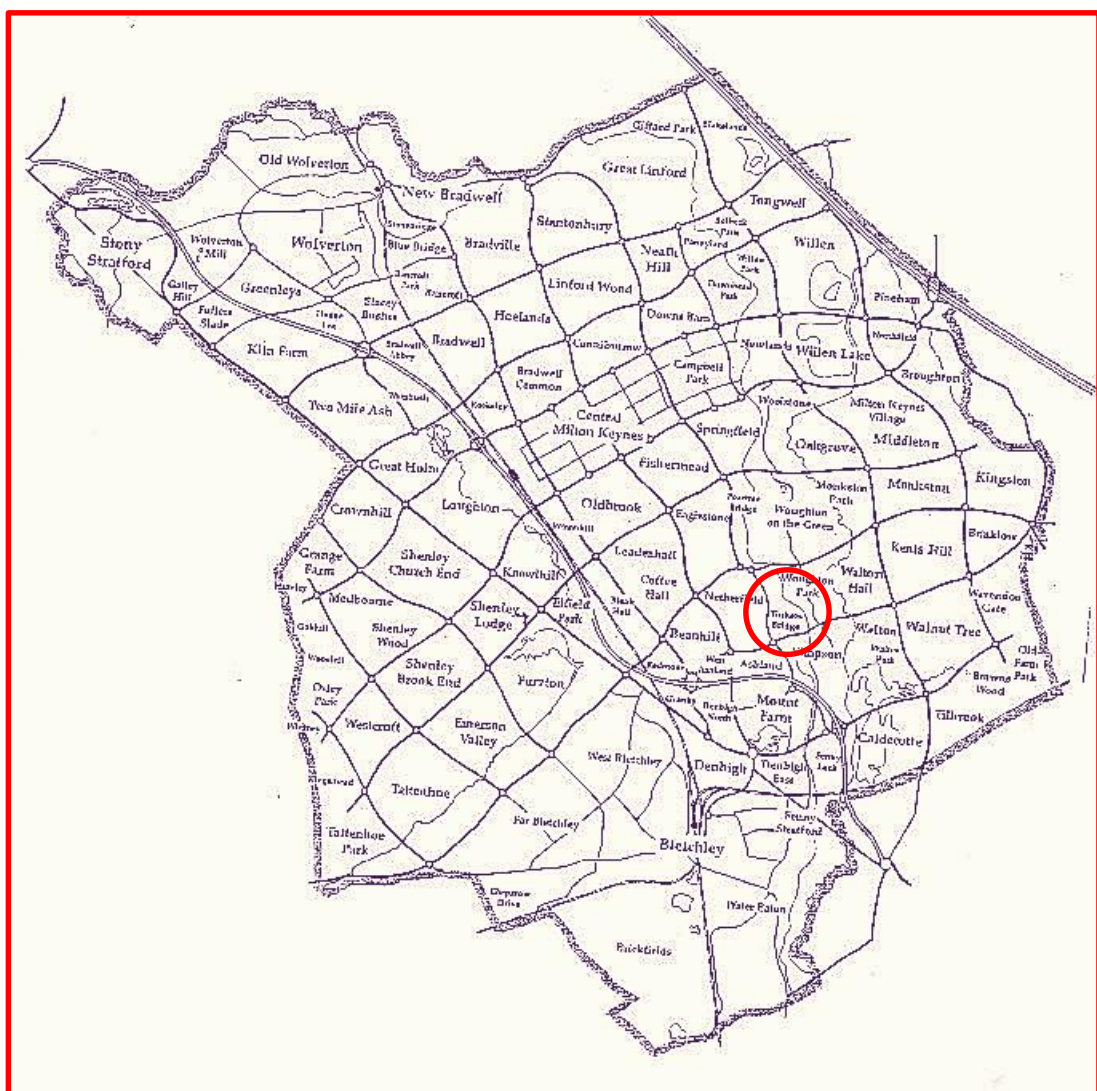


Fig 1.1 Map showing the Tinkers Bridge area as part of Milton Keynes. The red circle marks the location of the estate.

(Picture: www.rgs.org)

1.1 Description of Tinkers Bridge including Marshworth and Holmfield Close

Tinkers Bridge is a small estate containing ca 300 properties and located within Woughton Parish in Milton Keynes¹. It consists of eight streets of fairly spacious three bed-roomed, double story houses which historically was the TB Council Estate. On the edge of the estate facing the canal is a road of 24 private houses, and a small cluster of 4 original houses directly on the canal bank, which represent less than 8% of housing in Tinkers Bridge. The estate is set in a green and wooded landscaped area close to the Grand Union Canal. The area also contains 3 playgrounds, and a playing field. There is easy access by public transport to the hospital, railway stations, shopping centres, and entertainment and sporting facilities. Since the introduction of 'Right to Buy' under the Housing Act of 1985 the composition of the area has changed immeasurably. The area is now one of mixed types of ownership. Most of the housing is terraced with substantial gardens.

1.1.1 Neighbourhood Statistics

The following statistics are taken from the Office of National Statistics data 2011. We have no reason to believe that the situation has changed significantly since that date.

1.1.2 Population.

The 2011 census shows that there were 1037 people living here at that date. The ethnic composition was as follows:

	%
White	74.9
Black/Black British	12.3
Asian/Asian British	7.3
Mixed Ethnicity	4.3
Arab	0.2
Other	1.0

Table 1: Ethnicity

We have a growing racial and ethnic diversity.

We are a fairly youthful estate with the great majority of people being under the age of 60 years and almost half under 30 years.

0–9	(18%);
10–19	(13.8%);
20–29	(15%);
30–59	(37.4%);
60–74	(12.2%);
75+	(3.6%).

Table 2: Age of residents

Note ¹: The 2011 Census included the 75 properties of the neighbouring Passmore estate. Consequently the figures are given as percentages only and are indicative of the majority, the Tinkers Bridge area.

1.1.3 The Housing stock

	%
Rented from MK Council	32.2
Rented Privately	18.3
Owner Occupied	42.9
Rented Housing Associations	5.6

Table 3: Ownership of housing

Tinkers Bridge has one of the highest Owner Occupation rates in the Woughton Parish.

The following tables describe Tinkers Bridge in more detail. Some of the statistics compare Tinkers Bridge with a larger area.

1.1.4 HEALTH compared with (a) Milton Keynes (b) England

The 2011 Census asked people to describe their general health over the preceding 12 months as 'very good', 'good', 'fair', 'bad' or 'very bad'.

Variable	Measure	Tinkers Bridge	Milton Keynes	England
Very good	%	47.2	50.2	47.2
Good	%	34.4	34.9	34.2
Fair	%	11.6	10.8	13.1
Bad	%	5.2	3.2	4.2
Very bad	%	1.6	0.9	1.2

Table 4: People's general health, March 2011

Average Life Expectancy is lower than the national average of males: 78.7 and females 82.6. In Tinkers Bridge our average life expectancy:

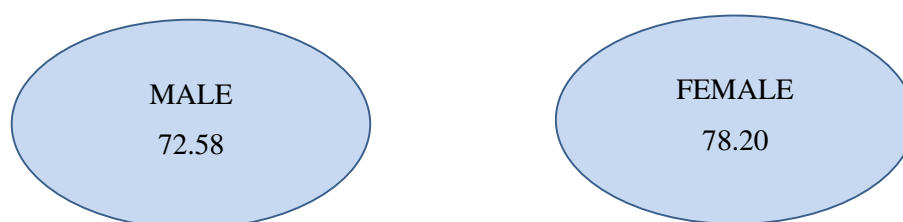


Table 5: Gender and life expectancy

1.1.5 Carers

The Census also asked people whether they were providing unpaid care to family, friends or neighbours with long-term physical or mental health problems. This gave the following results.

Variable	Measure	Tinkers Bridge	Milton Keynes	England
People providing unpaid care	%	8.0	8.7	10.3

Table 6: People providing unpaid care

1.1.6 Economic activity in Tinkers Bridge

The 2011 Census asked people about their working lives.

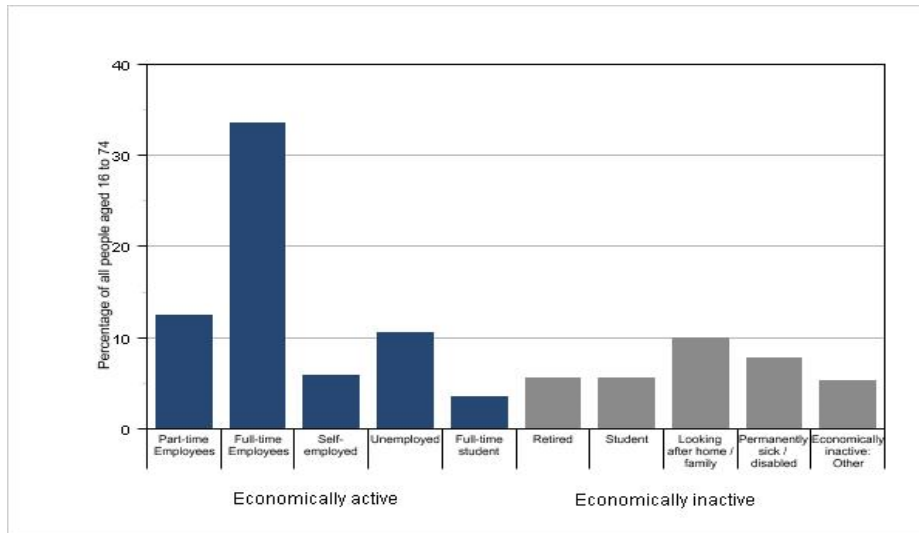


Figure 1: Working lives

Note: Part-time employees worked 30 hours, or less, a week.

The figures demonstrate that 49% of people on Tinkers Bridge are employed. Others are variously retired, sick, looking after family. 10% are unemployed.

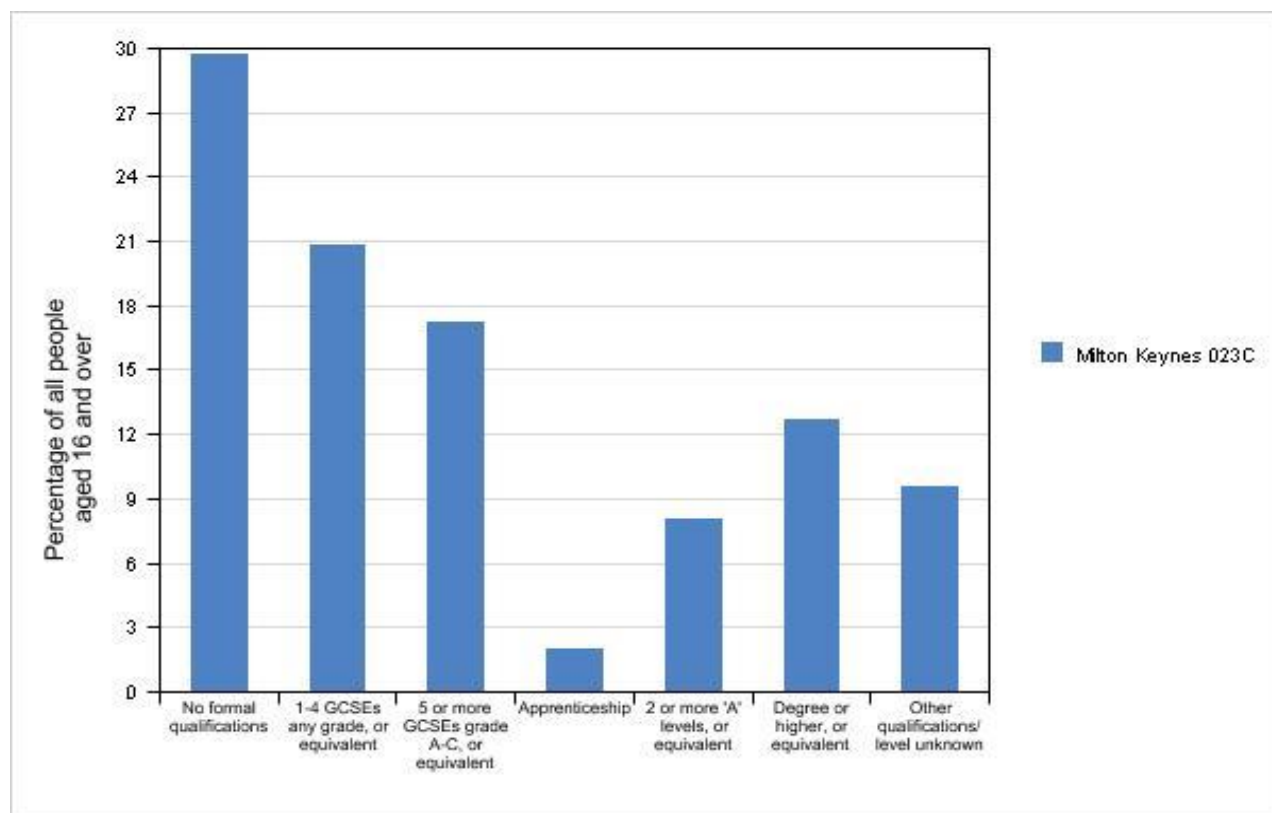
1.1.7 Occupations of all people in employment, March 2011

Variable	Measure Tinkers Bridge		Milton Keynes England	
Managers, directors and senior officials	%	4.5	10.9	10.9
Professional occupations	%	7.7	18.2	17.5
Associate professional and technical occupations	%	6.7	13.5	12.8
Administrative and secretarial occupations	%	8.1	12.6	11.5
Skilled trades occupations	%	9.7	8.8	11.4
Caring, leisure and other service occupations	%	10.1	7.9	9.3
Sales and customer service occupations	%	12.0	9.3	8.4
Process, plant and machine operatives	%	11.8	6.6	7.2
Elementary occupations	%	29.4	12.3	11.1

Table 7: Occupations

1.1.8 Qualifications held by people in Tinkers Bridge

The chart, below, shows percentages of people aged 16 and over in the neighbourhood by their highest qualification.



1.1.9 Summary

- We are a youthful estate with a growing racial and ethnic diversity and this means we need activities aimed at building up social cohesion among our young people.
- 30% of our residents have no formal qualifications and this compares unfavourably with a national figure of 10%². Because of the youthfulness of our estate it is interesting to compare with people under 40 years of age so that we exclude the retired etc. on the estate. We still find that the national figure for people without qualifications under 40 is 8%, so our rate of 30% points to future problems for our young people in finding better paid occupations.
- We can see some fallout from low educational attainment by examining the figures we have for occupations. Tinkers Bridge has more than twice the proportion of people in elementary occupations than the Milton Keynes or the national figure. Although we have no income data, qualifications and occupations clearly indicates that the estate is not high earning.
- The level of owner-occupation is among the highest on the Council estates in the city. This means that a substantial number of people have a stake in their homes and in the estate. Plans to regenerate the estate (in train under the Regeneration Strategy 2013 by MK Council) may cause some rifts among Council tenants who may want their run down houses to be redeveloped in some ways and Owner Occupiers who are more content with the status quo on the state.
- Although residents consider themselves healthier than the national average considers itself, life expectancy rates are lower than the national average. We have no data to explain this at this time.
- Almost half our residents are in employment of some kind but there is a 10% unemployment rate, which is much higher than the national average. The remaining 40% or so are retired, sick or caring and it is unlikely that they have high levels of income.

² The Poverty Site. Working age adults without qualifications

1.1.10 The Questionnaire

The TBRA Working Group designed and implemented a Questionnaire which was produced and distributed in hard copy to all 300 properties on the estate. It was also available to residents online and advertised on the Tinkers Bridge Official Facebook page. The Questionnaire elicited views from residents about their experience of living on the estate, and importantly, what they would like to see improved.

- 1.1.11 92 people responded in hard copy and 29 responded on line, making a total of 121 respondents. This is a high response rate of 40% which gives the results a good degree of validity.

Volunteers collected the hardcopy questionnaires and some posted information in the FaceBook page about when they would be distributed/collected. The data retrieved is a good indication of trends on the estate.

The full results of this questionnaire are included in Appendix 1.

- 1.1.12 In sum the questionnaire demonstrated the following:

- A major proportion of residents appreciate the green space, canal area and the parks available of the estate. They want these to remain.
- It is clear that there has been a reduction in maintenance and upkeep of the landscaped environment over the years and residents noted the need for regular landscaping services from Council – bushes are overgrown; trees allowed to grow too big etc.
- The state of Council housing and the physical infrastructure of the estate are major concerns of residents: the great majority of Council respondents wanted their homes to be improved.
- The poor state of the roads and verges was an issue and the majority wanted a 20 mph speed limit.
- There is a state of fear in a large proportion of the estate about the implications of Regeneration: people fear they will lose their homes; others fear the estate will be overbuilt with a much increased housing density
- A number of ideas to improve amenities and activities were suggested.

An expansion of this summary plus issues raised at various public meetings appear in the summary below (1.4).

1.2 Methods used in developing our plan

- 1.2.1 The Chair of the TBRA applied directly to First Steps after a meeting of the Association.
- 1.2.3 A Working Group (WG) was established to take the project forward. The WG is comprised of volunteers from the estate. This has been meeting fortnightly. As people are not always available for meeting the WG is chaired jointly by two people, alternating. Individuals at each meeting volunteer to take the Minutes. Ad hoc meetings have been called to address specific issues and move the project forward.
- 1.2.4 A public meeting was called on October 22 2015 to meet Yvonne Field, our Relationship Officer and to participate in discussion and make input into the Plan. 30 people attended the meeting. The Outputs from this meeting have informed the Plan, complementing the data from the Questionnaire.
- 1.2.5 The WG met on 21 November 2015 to sign off the Draft Plan.
- 1.2.6 Since then there has been a further consultation with residents based on the Draft Plan. This comprised of gathering ideas on flipcharts for what actions the residents wanted in the plan. This then fed into our action Plan 2016-2020.

1.3 Projects already underway

- 1.3.1 There is an active football group which meets on Sundays, 2.30 – 5.00, organised into age groups. Three male residents manage this.

- 1.3.2 An Arts and Craft group, run by a resident uses the Meeting Place Thursday during term times.
- 1.3.3 There is a Young Residents' Group which meets monthly. This has been a quasi-independent group but banking is handled through the TBRA.
- 1.3.4 We have started a Tinkers Bridge Newsletter called The Bridge. There have been monthly issues since December 2015. It is intended that contributions, sharing of information and discussions around issues will assist in driving forward community cohesion and involvement.
- 1.3.5 The TBRA meets regularly each month.
- 1.3.6 Regular events are arranged by the TBRA: Christmas; Halloween; Easter, two coach trips per year; a summer fun day etc.
- 1.3.7 A group called Tinkers Street Dance meets weekly during term time. It has been very popular, run by a local resident, attended by approx. 25 different children at different times. It showcased at the WCC Carnival this year.
- 1.3.8 There are regular street clear-up days run by Residents with co-operation from our local cleansing agency (Serco). A Kangaroo run, funded solely by Tinkers Bridge Residents' Association recently gathered over 20 tonnes of dumped waste.
- 1.3.9 The unofficial Food Bank run by a group of residents (partnered by the Jesus Army).
- 1.3.10 The Tinkers Bridge Freecycle page on FaceBook is very active.
- 1.3.11 Tinkers Bridge is a member of the RHS *Britain in Bloom In Your neighbourhood* scheme. We have achieved an Improving Certificate in the last two years.
- 1.3.12 We have an embryonic bee keeping project. A number of Residents keep bees so we have the skills. The Parks Trust has allocated a piece of land for a community apiary and a donated hive.
- 1.3.13 The meeting place was internally painted by residents one weekend.

1.4 Summary of Current Issues

The issues summarised below and the results of the questionnaire have informed our Plan in the next Section.

1.4.1 Community

Positive

- we do not have a pub on the estate;
- good community spirit;
- some active individuals (Ron, John and Paul);
- active Residents' Association;
- active, well attended group activities for children (Arts and Crafts/Football/Street Dance);
- strong sense of community;
- the local shop and a P.O. is highly valued by the residents;
- support from local shop manager;
- feeling of safety on the estate.

Negative

- access for disabled customers to the shop could be improved (TESCO responsibility?);
- not enough people engaged in community;
- loss of activities when the parish council drop in closed;
- use of Meeting Place limited as it is too small - potential for more activities with bigger space;
- too many HMO's – loss of social cohesion;
- a large percentage of residents have no formal educational qualifications;
- No community gathering space.

1.4.2 Infrastructure

Positive

- centrality of the estate with good bus links to both CMK and Bletchley;
- Proximity to medical centres;
- Proximity to hospital;
- proximity to schools
- co-operation with authorities (Council, Serco, Parks Trust) in initiatives taken on by Residents association

Negative

- Not enough street lighting; street lights obscured by overgrown trees - Council responsibility;
- tree roots a problem in places;
- pavements in bad condition in places;
- parking is an issue where too many cars parked on roads – car ports and designated spaces not being used;
- more parking space needed;
- too many cars are being parked outside one address.

1.4.3 Environment

Positive

- canal for fishing and walking;
- lot of green space – for health/peace,
- children play spaces,
- wildlife and flowers;
- the green spaces should be retained – strong feeling throughout.

Negative

- some gardens very badly neglected and overgrown;
- overgrown bushes and trees in estate not being maintained;
- Leaf fall in winter seen to be a problem causing slipping and is unsightly;
- Alleyways behind houses overgrown and being used for dumping;
- Alleyways a security risk.

1.4.4 Housing

Positive

- Strong feedback from residents to keep their present housing
- The survey indicated that residents considered housing association and private rental properties in good repair

Negative

- Council neglect of its owned properties;
- Council houses badly in need of repair (windows/damp/cladding);
- frontages of council houses need attention including the car ports
- there is a growing number of HMOs
- the overgrown trees pose a safety issue to the houses

1.4.5 Conclusions

- a. From the data analysis it is evident that the trees need maintenance. They are causing problems by cracking and lifting paved areas; the profuse amount of leaf dropping across the estate and blocking light, TV/mobile signals causes distress to many residents. A reduction in number and cutting back/crowning is long overdue.

- ii. There is a strong feeling that the present housing should be kept, but that council properties in particular are in need of repair. The look of the estate also suffers from the neglect as the council refused the offer of new cladding for its properties from a free initiative. Pressure should be put onto the council to effect repairs and renew cladding to their properties.
- iii. The data analysis showed that the alleyways are deemed by residents to be a security risk and unfit for purpose as they are blocked most of the time with rubbish/overgrowth. Pressure needs to be put on the council to maintain and update the alleyways to make them safe or remove them.
- iv. A review of the lighting on the estate is needed.
- v. Residents indicated a need for a local newsletter to improve cohesion and inform about local activities.
- vi. The residents association is active and the community cohesive. Groups and activities should be encouraged and maintained. Damage was done to the cohesion of the community by the removal of the community officer from the estate. A new community officer needs to be allocated to Tinkers Bridge. Membership of the Residents Association should be increased.
- vii. The excellent work of the two environmental volunteers on the estate should be maintained, and residents should be encouraged to attend the clean-up days.
- viii. The parking has also caused problems for residents. The Residents' Association should make a review of the parking provision and make specific recommendations to the council. This is an area that the Regeneration project would be welcome to assist in.
- ix. The meeting place is well used, but dated, poorly maintained and small. Residents are often not able to book activities because it is being used by outside groups. The input of the regeneration programme would be welcome in renewing the meeting place and making it fit for purpose with a large meeting area that can be partitioned to accommodate two groups at once. Interest has been shown in evening classes.

1.5 Finally

Overall the Residents feel that Tinkers Bridge is a good place to live. There is no significant crime or any issues of intimidation and people feel safe on the estate. People enjoy and use the green spaces. They want the estate to remain this way and to improve a range of facilities, which they are prepared to work at. The chief problem people perceive as facing their lives just now is the perceived threat of what the Regeneration strategy might mean for the estate in the future. We are working with Council and the Regen team to ensure the strategy has good outcomes so that Residents and the MK Council can feel proud of the living space that is Tinkers Bridge Estate.

Part Two – Action Plan

2.1 THE TINKERS BRIDGE ACTION PLAN 2016-2020

ACTIVITIES/Short Term (2016)				
Improve Communication on the Estate:				
	Champions (see note 1)	Resources needed	Possible obstacles	Outcomes
Create a monthly newsletter (See note 2)	Rosemary O'Day	Input; articles; dedicated editor; funds	Loss of editor; lack of funds	Effective communication
Interactive calendar, continued use of social media, consider getting a domain name and website, better use of existing notice boards.	Dave Lee	Keeping up to date, funds for setting up a website	Misuse of social media; lack of support to monitor and update.	Effective communication
Appoint a resident of each street to distribute the newsletter and act as a focal point for communication.	Ron Ellis	Volunteers	Lack of volunteers for some streets.	Effective communication; a sense of community involvement
Design and purchase Tinkers Bridge T Shirts	Sheila Taylor	Funds to buy initial stock	achieved	Bringing the community together and effective campaigning
Continue/expand established social activities Christmas dinner and Father Christmas; Easter event; summer seaside trip	John Orr	Participation from residents; volunteer helpers; funds	Lack of interest; insufficient volunteers; no funds	Bringing the community together and enjoyment
Decent and safe standards				
Investigate the current spending on the estate and how it is used	John Orr	Information from MKC and WCC	Non-co-operation	A well-informed campaign to obtain decent standards of housing and land e.g. alleyways.

ACTIVITIES /Medium Term (2017-2017)				
	Champions <i>(see note 1)</i>	Resources needed	Possible obstacles	Outcomes
Offer training to Residents in (see note 3)	Dave Lee	Training space, Trainer and laptop scheme offered by MKC	Lack of training space; equipment	Increased skills and confidence, bringing the community together.
Restore and expand TB Meeting Place:				
Establish a small lobby group to liaise with WCC and possible funding groups on costs/improved access/refurbishment	John Orr	Support from WCC. Funding	Non-co-operation or evasion by authorities; lack of funds	Availability of space for activities that bring the community together.
Expand the social activities based in the meeting Place (See note 4)	Kathy Higgins	Improvements in the facilities and availability of the meeting place. Access to the diary of existing bookings.	Lack of funds; non-co-operation of WCC and MKC.	Increased skills and enjoyment, bringing the community together.
Improve DIY facilities for Residents:				
Create an accessible place/system for estate tools to be stored and loaned	Ron Ellis	A suitable venue, insurance.	Lack of funds; non-co-operation of WCC and MKC.	Increased skills and more affordable maintenance of community resources and individual premises.
Set up a Fix-IT workshop to train residents in simple skills (see note 5)	Dave Lee	A suitable venue; insurance; helpers	Lack of funds and/or helpers	Increased skills and more affordable maintenance of community resources and individual premises.
Maintain and manage the environment on the estate(See note 6)				
Continued liaison and cooperation with WCC environment team	Ron Ellis	WCC involvement	Non-co-operation of WCC	A safer and more pleasant environment.
Investigate the potential to establish a community orchard and allotments	Ron Ellis	Participation of landowners (e.g. MKC and Parks Trust)	Differences of opinion on what land should be used.	Best use of green spaces.
Strengthen the existing litter team	Ron Ellis	More people to help	Lack of volunteers	A safer and more pleasant environment.
Set up small projects with Charles Warren school	Kathy Higgins	Liaison with the school; materials.	Regulations governing use of school premises.	Bringing the community together and improving the environment.

ACTIVITIES/Long Term (2017–2020)				
Traffic Management:				
	Champions (see note 1)	Resources needed	Possible obstacles	Outcomes
Work with Tesco local shop to establish IN/OUT signage and provide parking bays to a legal standard.	Ron Ellis	Funds for changes	Uncertainty about who is responsible; non-co-operation.	Improved safety and accessibility
Establish lobby group to work with MKC on road and traffic improvements (See note 7)	John Orr	MKC and WCC	Funding; lack of commitment by other bodies	Improved safety and accessibility.

Note 1 Champions

The champion are the leaders for each activity. They are not solely responsible; they will co-opt others to work on the task.

Note 2 Newsletter

The Bridge is the monthly newsletter for the TBRA. It advertises events such as the TBRA meetings and regular estate activities such as the Guides and Football. Also included are useful tips on contacting the local council, waste disposal, joining credit unions, day nurseries, and volunteering. We have an editor and are seeking a deputy. We are exploring sources of funding. The expected outcomes are an enhanced sense of belonging to the estate among readers, and an effective way of communicating news and information to the many residents without access to IT.

Note 3 Training

The initial areas for training will be First Aid and IT, using existing resources elsewhere in Milton Keynes as providers. St Johns Ambulance offer Essential First aid (3hrs, £25) and Emergency first aid at work (7hrs, £125), which are probably suitable, and could probably be run in the local meeting place. However, the local demand for these courses needs to be determined first. IT training is already available less than a mile away from the meeting place, in a fully equipped facility on Beanhill, so the available courses there will be publicised in Tinkers Bridge. Adjacent to that training facility is MK connect, who advise on internet connections and supply subsidised hardware to those on benefits, which will also be publicised. Longer term, it may prove possible to run training on household budgeting, debt, cycling proficiency and maintenance of garden equipment.

Note 4 Possible activities based in a restored and expanded meeting place.

Suggestions from the consultation include: Yoga for beginners; creative writing; adult learning; badminton and tea dances

Note 5 Fix-it facility

The local council (Woughton) is currently investigating if a local Men in Sheds can be established, and have had some interest, with three people from Tinkers Bridge and about 6 from a neighbouring estate (Netherfield) visiting the main Milton Keynes Men in Sheds. Rather than dilute that effort by doing something different and risk neither venture succeeding, we will seek to work with it, as it may provide a useable resource, and it already has some money which may be used to provide a portacabin-type base for activities.

Note 6 Improving the environment on the estate

Suggestions from the consultation include: Murals and sculpture; outdoor seating; a bee keeping club; pruning and re-planting trees; improving footpaths and providing water butts.

Note 7 Road and traffic improvements

Suggestions from the consultation include: improving pavements; dropped kerbs for disabled and buggy access; road maintenance and establishment of 20mph speed limit

2.2 Putting the plan into action

- 2.2.1 The TBRA will establish small groups of volunteers to work on the projects outlined above.
- We will seek support from local agencies such as *Community Action MK*
- 2.2.2 Discuss the following with the council's new partner team for Regeneration, with privately owned dwellings paying at a discount rate.
- Council houses (dealing with damp, replacement windows, general repairs)
 - the meeting place (renewal, extension, upgrade)
 - parking (increase, increase for shop area; resident only parking spaces)
 - Gutter and drainpipe systems for all houses
 - Solar panel installation
 - Water butt systems installation
 - Dropping kerbs
 - Repairing and increasing pavements and walkways
 - Repairing road surfaces
 - Renewing alleyways behind the houses, (gravel surfaces, removal of undergrowth/rubbish, gating, lighting)
- 2.2.3 Discuss the speed limit and provision of traffic mirrors on the estate with the highways department.
- 2.2.4 Investigate local clinics
- 2.2.5 Investigate sharing use of the office space in the meeting place currently used by the MS society for evening classes and secure storage of IT equipment to train residents in office skills.

2.3 Local Volunteers

2.3.1 We have a wide range of skills on the estate, and some people are active volunteers. The initiation of developing this plan has encouraged more people to join in community activities – see examples below:

- Leadership skills – an active, long serving Association Chair
- Environmental maintenance and upkeep – a volunteer who daily patrols the estate , has established garden boxes, organises work parties to plant bulbs
- Project management and meeting skills – an experienced volunteer is chairing the Working Group for the production of the Plan
- Newsletter editor – we have started an estate newsletter and have an editor
- TBRA has a Facebook page managed by a volunteer
- We have a volunteer who has started interviewing/video residents to post their memories and views about the estate on SpeakupMK (and on TB Facebook page).
- Volunteers run two Neighbourhood watch organisations
- We have an active Environment Group of six volunteers. This group works on a rota arranged between them and they work to keep the estate looking tidy and decent. The Group liaises with the Parks Trust, the commercial cleansing service (Serco) and the Council and looks after the following:
- Clears paths

- Leaves – community collection to focal point and Serco arranges collection
- Litter – regular patrols and pick up
- Lighting – residents alert the team members to faulty street lighting, then direct liaison with the Council department
- Bush clearing – direct liaison with the Parks Trust to clear overgrown edges
- As well as looking after Environmental factors the group also arranges Christmas treats and other events on the estate.

2.4 Our Current Resources

- 2.4.1 We have a Meeting Place able to hold meetings of up to 60 people. It is used by local groups such as the Brownies and Craft groups. It has very limited IT facilities and a very small kitchen. It is poorly maintained and requires refurbishment and /or rebuilding and extending. Only one group can use it at a time and with expanding activities this will cause difficulties.
- 2.4.2 The Meeting Place has trestle tables and chairs for about 50 people. The residents have inadequate access as it is often booked by outside groups. Booking is only available during office hours.
- 2.4.3 On the estate we have substantial green spaces which can be used for community wide events. Some could be used for allotments and/or community orchards.
- 2.4.5 There are three children's play parks. One of these, Bascote Park, was externally funded through a competitive process and it required substantial community effort to win the Award.

2.5 Our Network

Tinkers Bridge falls within the Woughton Community Council Ward. Our key contacts here are:

- 2.5.1 Tinkers Bridge Councillor: Pauline Prop
- 2.5.2 WCC Project Officer: Victoria Binko
- 2.5.3 WCC Environmental Officer: Lorraine Essam
- 2.5.4 Parks Trust Head of Operations: Rob Reikie – for the wooded land surrounding the estate
- 2.5.5 Helen Sharrat – Neighbourhood Watch

The estate will also be affected by the city wide Milton Keynes Regeneration Strategy 2013. Our contact here is Anne Bircham on the Regeneration Team. See Appendix 2 for brief overview of the three planning projects which will affect Tinkers Bridge.

The Head teacher of our local Primary School – The Charles Warren Academy is very positive towards this initiative and has agreed to support the estate in a number of ways. We have met her and the school social worker. She has established a welcoming and well maintained meeting room in the school (called The Link) which could be used for a variety of estate activities. A wide range of partnership activities are possible:

- 2.5.6 A Mothers and Toddlers group could use *The Link*.
- 2.5.7 The school 'Green Team' is open to proposals such as planting flowers outside the Meeting Place; working with local gardeners on the school allotment; arranging litter picking runs.
- 2.5.8 The school is planning a Friday evening event for parents/children and we could get involved in that in some way
- 2.5.9 The school is prepared to make our Plan available on the school website on the Community link
- 2.5.10 The Head teacher and the school social worker are open to being invited to TBRA meetings and joint ideas can develop from that
- 2.5.11 The local Tesco store is a central feature of the estate community. The Manager there is aware of our Plan and has agreed to support us when we approach him with specific projects in

mind. He has already assisted us by donating a £20 voucher as a raffle prize for those completing the questionnaire.

2.6 Management And Oversight Of The Plan

The TBRA has a long standing Chair and is in the process of rejuvenating its structure by sourcing a new secretary and Treasurer. The Working Group responsible for the production of this Plan will lead the process to establish a Monitoring Committee to oversee the implementation of the Plan. Monitoring will be done by using the Plan at regular meetings – perhaps quarterly meetings – to assess progress on the listed Priorities.

New Priorities can be added to the Plan over time and as the Budget allows.

Appendices

- 1 Results from the Estate Questionnaire**
- 2 Diagram to illustrate Planning Initiatives which have an
 impact on Tinkers Bridge Estate**

APPENDIX 1: Results from the Estate Questionnaire

What our residents want Tinkers Bridge to be like

47 (49.5%) of the respondents lived in council owned properties; 9 (11.8%) in a Housing Association property; 16 (20%) were privately renting and 50 (52.6%) were owner-occupiers.

Residents were asked what they liked best about Tinkers Bridge. 79% liked the open green spaces; 68% the canal and tow path; the playground, playing fields and local meeting place were 50%; 48% and 46% respectively while the greatest majority of respondents valued the shop and post office on site at 86%. The sense of community that has been built up over the years was also scored high on people's values at 59 %.

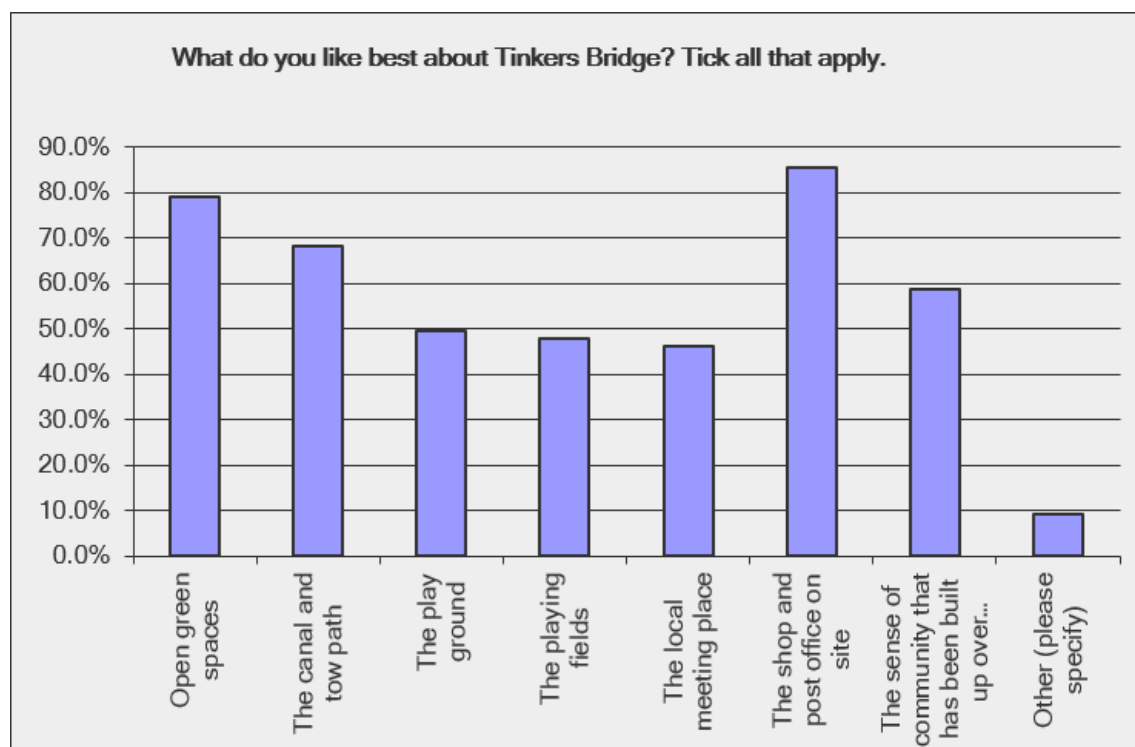


Table 8: What residents like about Tinkers Bridge

Other responses (9%) elicited favourable comments about the wild life, healthy atmosphere, primary school; length of time they had lived here and centrality of Tinkers Bridge to Bletchley/schools/busses/medical facilities.

Residents were asked what they thought of the maintenance of some of these areas. The highest scorers were the open green spaces and the canal and tow path with people believing they were satisfactorily maintained (82% and 66%, respectively). The lower scorers were trees with 66% believing they were not maintained satisfactorily.

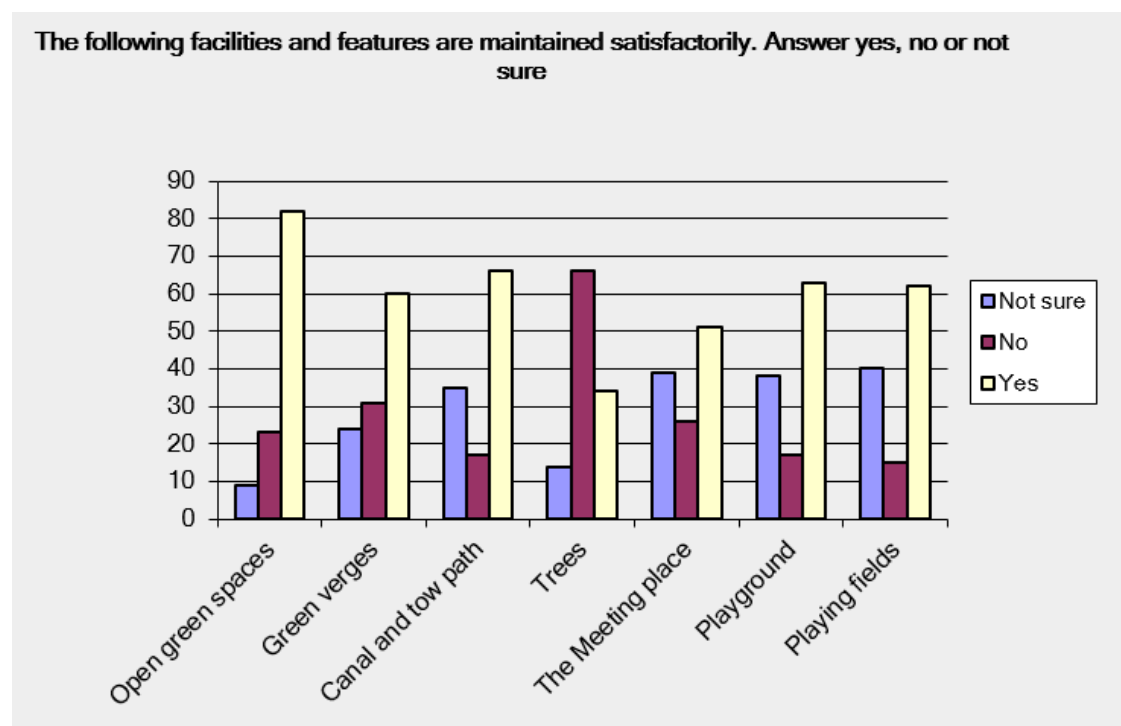


Table 9: Facilities maintenance

When asked about how these facilities and features could be improved by the council, 84% thought that frequent leaf collection in winter months was needed. 79% thought that the trees on the estate needed managing by crowning or thinning.

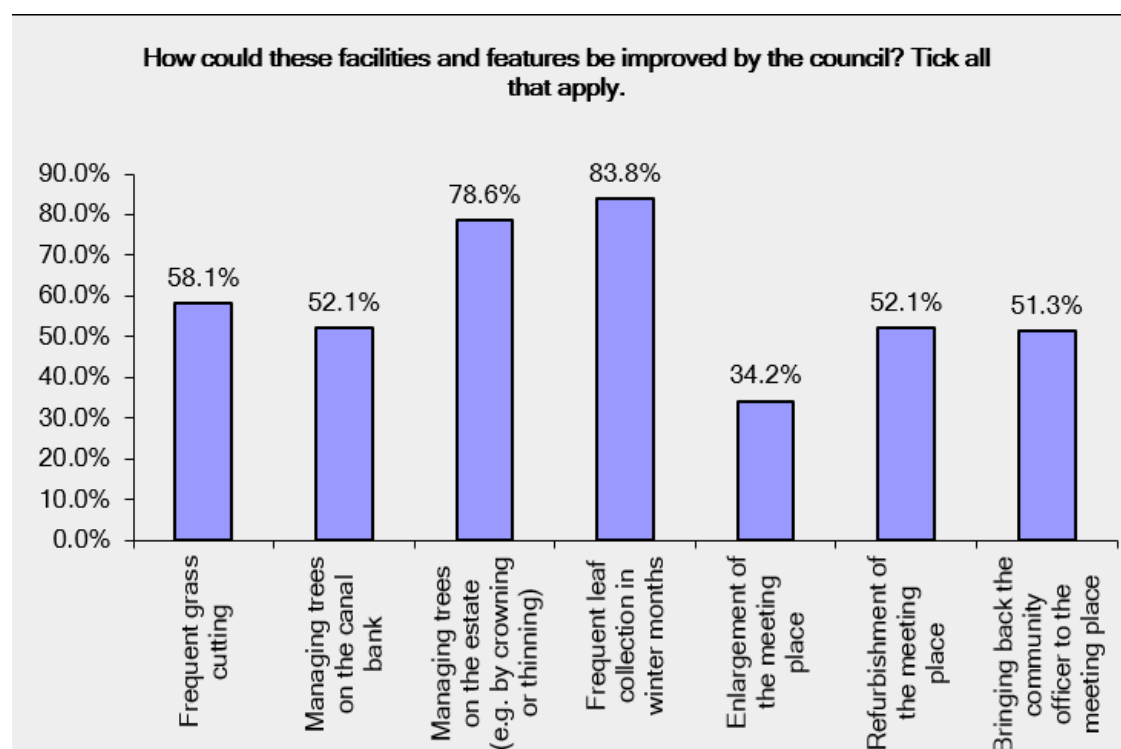


Table 10: Possible improvements

Comments received in this question included availability of the meeting place, courses being held on the estate, parking and dumped rubbish.

Ideas for improving the environment included positive responses for litter bins, both for dog waste and litter as highest scorers (70% and 77%); Improved street lighting (73%), but the highest score was 88% on dealing with the alleyways between the house rows.

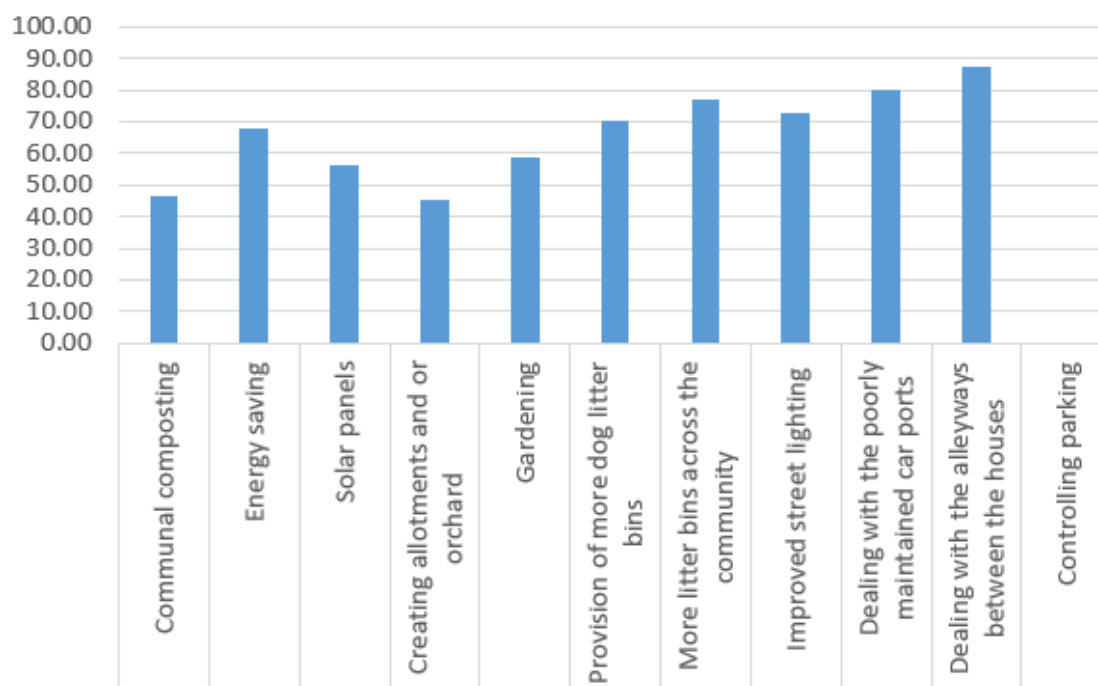


Table 11: Other possible improvements

Council tenants

58% of rental tenants felt their house was kept in good repair by the council and 42% felt it was not. 71% of council tenants felt that it was not insulated from the cold and 40% said there was mould in one or more rooms in their house. 48% felt the windows did not fit properly. Most comments in this section mentioned the windows, the cladding, and mould in various rooms, but particularly the bathroom and kitchen.,

	Yes	No	Total
Is your home kept in good repair?	58.14% 25	41.86% 18	43
Is your home insulated from the cold?	28.89% 13	71.11% 32	45
Is your home damp? (e.g. do you have mould in your rooms?)	40.00% 18	60.00% 27	45
Do your window frames fit properly?	52.27% 23	47.73% 21	44

Table 12: How council tenant's feel about their houses

Results of the questionnaire filtered by Council tenant's responses only

Housing association tenants

67% of housing association tenants felt their houses were in good repair; 38% felt it was well insulated; 44% felt there was damp and 89% felt that the windows fit properly.

	Yes	No	Total
Is your home kept in good repair?	66.67% 6	33.33% 3	9
Is your home insulated from the cold?	37.50% 3	62.50% 5	8
Is your home damp? (e.g. do you have mould in your rooms?)	44.44% 4	55.56% 5	9
Do your window frames fit properly?	88.89% 8	11.11% 1	9

Table 13: How housing association tenant's feel about their houses

Results of the questionnaire filtered by Housing association tenant's responses only

Private rental

Of the privately rented houses, 83% felt the house was in good repair, 92% felt it was insulated from the cold and 83% felt the window frames fit properly. Only 15.4% felt that there was damp in their home.

	Yes	No	Total
Is your home kept in good repair?	83.33% 10	16.67% 2	12
Is your home insulated from the cold?	91.67% 11	8.33% 1	12
Is your home damp? (e.g. do you have mould in your rooms?)	15.38% 2	84.62% 11	13
Do your window frames fit properly?	83.33% 10	16.67% 2	12

Table 14: How privately renting tenant's feel about their houses

Results of the questionnaire filtered by private rent tenant's responses only

Owner Occupiers

Those residents who owned their own house were interested in collective improvements/installation of gutter and drainpipes; solar panel installation and water butts.

Answer Choices	Responses	
Insulation	48.78%	20
Gutter and drainpipe	63.41%	26
Window replacement	46.34%	19
Attention to damp	36.59%	15
Solar panel installation	63.41%	26
Water butts	63.41%	26
Total Respondents: 41		

Table 15: Owner occupier collective improvement interests

Highways

71% of residents found that the pavements and pathways were not in good condition and 78% thought that there should be dropped kerbs for wheelchair and pram access.

74% thought that the roads were not in good condition and 81% thought that they were not well maintained.

86% of respondents agreed with a 20 mph speed limit on the estate.

The question of having a mirror on the big roundabout in Aldenham brought a 50% positive response and the question of whether there were adequate pavements a 45% positive response.

The question of whether the respondent thought the alley between the houses was a problem had a fault and only allowed either a comment or a yes/no answer. Consequently this part was manually analysed with 76 residents (74%) believing there was a problem, 15% not sure and 11% believing there was no problem.

Most comments on this question concentrated on the dumping of rubbish, lack of light, danger of tripping on uneven surface and overgrowth.

There was a fairly even response concerning the solution, either steel gates at the ends of the alleyway or running the gardens together.

Parking

75% of residents felt that parking was a problem on Tinkers Bridge.

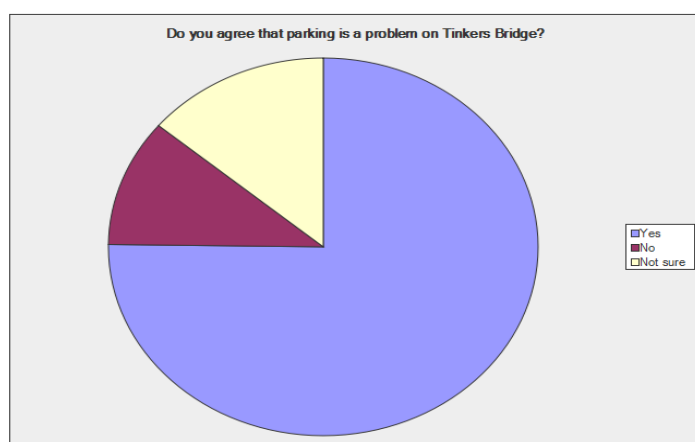


Figure 2: Pie chart showing parking as a problem on Tinkers Bridge

	Yes	No	Total
More parking for the shop	80.49% 66	19.51% 16	82
Resident only parking zones	82.02% 73	17.98% 16	89
More parking restrictions	67.11% 51	32.89% 25	76

Table 16: possible improvements for parking problems

The majority felt the solution was resident only parking zones:

Amenities

The residents were asked which amenities they would like to see if it could be arranged:

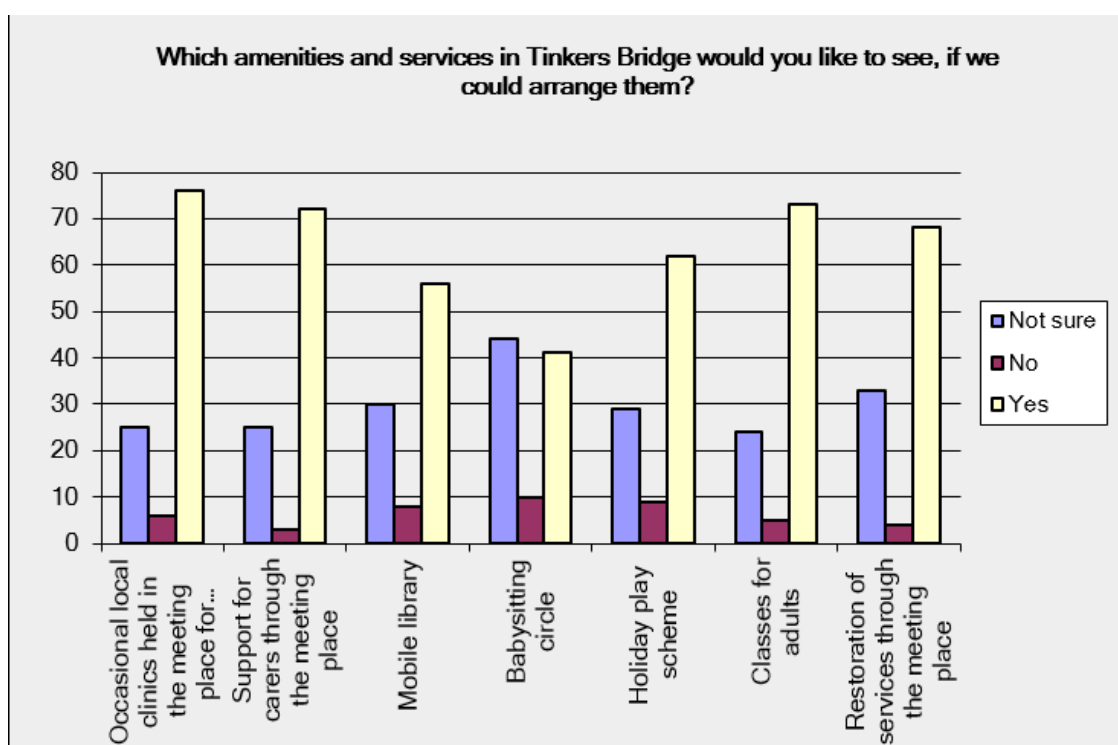


Table 17: Amenities

The comments section on this included social events for the elderly and children's clubs especially after school clubs and nurseries.

There is a neighbourhood watch in Marshworth and Holmfield close, run by a volunteer, but the one on the main estate is less well known. 75% said they were not part of a neighbourhood watch and of these 25% said that they would like to join one.

Safety

The largest concern on Tinkers Bridge was found to be noise (62%) and theft (48%).

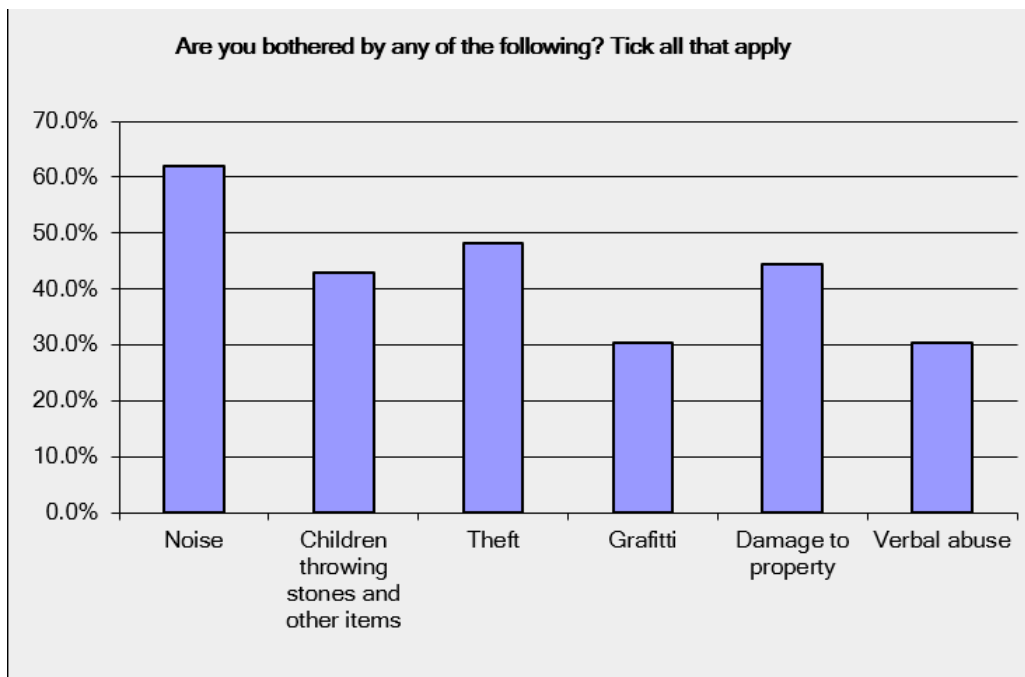


Table 18: Problems

Other responses included fireworks, litter, loud music and football on the fields.

The majority of people (66%) felt safe in Tinkers Bridge.

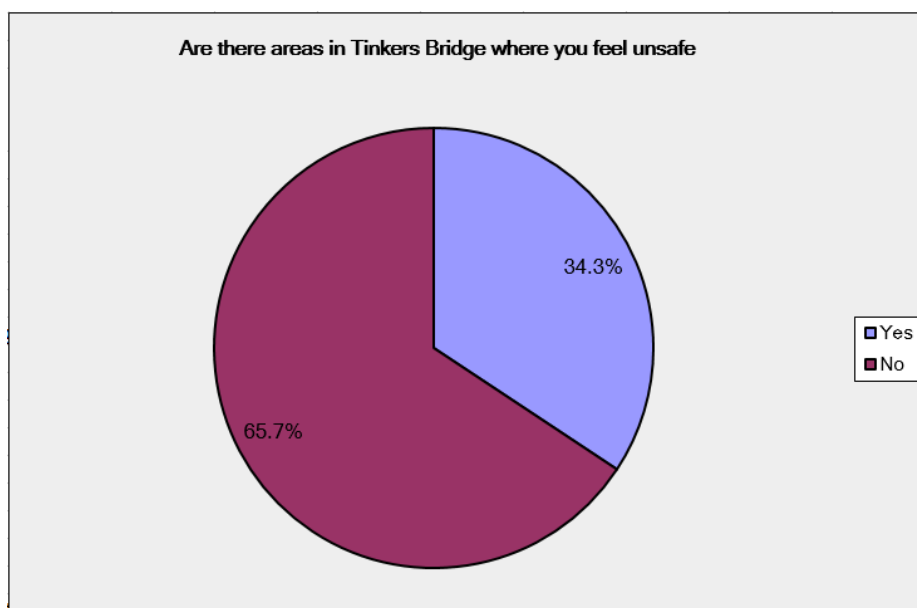


Figure 3: Feeling safe

The solution for those who felt unsafe was mostly better lighting (49%). 37% thought that CCTV would be a way to tackle the problem. Comments included more police cover; better maintained trees and bushes, and movement operated lighting.

Information channels

A regular newsletter was desired by 81% of the respondents. 52% would like to receive the Woughton Gazette and 60% would like news distributed on the notice boards. The 7 comments that this question elicited wished for news via the Facebook page.

It is worth noting that many respondents ticked all three options and so enjoy all three channels of communication.

Main concerns

Keeping our present houses was found to be the main concern among all tenants:

	Most important to me	Very important to me	Important to me	Not so important to me	Not important to me
Protecting our open spaces and green areas	46.73% 50	30.84% 33	15.89% 17	4.67% 5	1.87% 2
Keeping our present houses	65.18% 73	15.18% 17	8.93% 10	8.93% 10	1.79% 2
Repair and improvement of houses	55.96% 61	25.69% 28	11.93% 13	2.75% 3	3.67% 4
Improving community services	33.02% 35	33.96% 36	24.53% 26	7.55% 8	0.94% 1
safety	62.26% 66	29.25% 31	8.49% 9	0.00% 0	0.00% 0

Table 19: Main concerns

This had only slightly different results when broken down by viewpoint of the respondent.

Of the council tenants, the main concerns were found to be repair and improvement of houses.

	Most important to me	Very important to me	Important to me	Not so important to me	Not important to me
Protecting our open spaces and green areas	46.34% 19	26.83% 11	14.63% 6	9.76% 4	2.44% 1
Keeping our present houses	67.44% 29	13.95% 6	4.65% 2	13.95% 6	0.00% 0
Repair and improvement of houses	71.11% 32	17.78% 8	8.89% 4	2.22% 1	0.00% 0
Improving community services	41.86% 18	32.56% 14	18.60% 8	4.65% 2	2.33% 1
safety	50.00% 21	35.71% 15	14.29% 6	0.00% 0	0.00% 0

Table 20: Council tenant's main concerns

Of the Housing Association tenants the main concern was to keep the present housing:

	Most important to me	Very important to me	Important to me	Not so important to me	Not important to me
Protecting our open spaces and green areas	14.29% 1	85.71% 6	0.00% 0	0.00% 0	0.00% 0
Keeping our present houses	37.50% 3	12.50% 1	12.50% 1	37.50% 3	0.00% 0
Repair and improvement of houses	28.57% 2	57.14% 4	14.29% 1	0.00% 0	0.00% 0
Improving community services	28.57% 2	42.86% 3	28.57% 2	0.00% 0	0.00% 0
safety	28.57% 2	57.14% 4	14.29% 1	0.00% 0	0.00% 0

Table 21: Housing association tenant's main concerns

The privately renting tenants the concern of the majority was safety, with keeping the present housing second.

	Most important to me	Very important to me	Important to me	Not so important to me	Not important to me
Protecting our open spaces and green areas	23.08% 3	46.15% 6	30.77% 4	0.00% 0	0.00% 0
Keeping our present houses	40.00% 6	13.33% 2	26.67% 4	20.00% 3	0.00% 0
Repair and improvement of houses	26.67% 4	40.00% 6	26.67% 4	6.67% 1	0.00% 0
Improving community services	21.43% 3	42.86% 6	28.57% 4	7.14% 1	0.00% 0
safety	61.54% 8	23.08% 3	15.38% 2	0.00% 0	0.00% 0

Table 22: Privately renting tenant's main concerns

For home owners the following concerns were given:

	Most important to me	Very important to me	Important to me	Not so important to me	Not important to me
Protecting our open spaces and green areas	55.10% 27	24.49% 12	16.33% 8	2.04% 1	2.04% 1
Keeping our present houses	70.00% 35	18.00% 9	6.00% 3	2.00% 1	4.00% 2
Repair and improvement of houses	54.35% 25	26.09% 12	8.70% 4	2.17% 1	8.70% 4
Improving community services	28.89% 13	33.33% 15	26.67% 12	11.11% 5	0.00% 0
safety	72.34% 34	25.53% 12	2.13% 1	0.00% 0	0.00% 0

Table 23: Home owner's main concerns

APPENDIX 2: Planning initiatives

CONTEXT

The Three planning initiatives, which involve and will have impact on Tinkers Bridge.

TINKERS BRIDGE COMMUNITY PLAN (First Steps Project)

Initiated by TBRA, funded by central Govt. through Dept. of Communities and Local Governments.

Timeframe: first draft by 23.11.2015. Informed by questionnaire and public meeting. Final plan by February 2016.

Purpose: to set out priorities; highlight needs; guide the TBRA action plan; feed into the Woughton Community Neighbourhood Plan; inform MK Council Regeneration activities; develop community strength.

Ideas & Priorities

WOUGHTON COMMUNITY NEIGHBOURHOOD PLAN

Initiated by WCC, funded by central Govt. through Dept. of Communities and Local Governments

Timeframe: public consultation on-going. Comments for first round of consultation due 30.11.2015. Additional rounds of consultation ongoing. Pre- submission consultation of draft - Spring 2016. Submission consultation to MK Council Summer 2016

Purpose: to establish community driven land use planning policies so residents can have a say in where new homes, shops etc. can be built.

Output: A community plan based on residents' priorities which must be consulted prior to Regeneration initiatives

Consultation with any Community Plan already in place

Legally required to consult the Parish Plan before any planning decisions are made about land use changes etc.

Milton Keynes Council Planning Committee

MK REGENERATION STRATEGY 2030

Timeframe: Council Cabinet decision to adopt a Regeneration strategy made July 2013. Will carry on to 2030. focusing on most deprived estates. First repairs and maintenance Spring 2016. First estate nominated for Regeneration 2017. Community and Neighbourhood plans will be consulted and estate wide engagement. **2019** work starts on first estate.

Purpose: to improve living conditions in regard to community life, physical infrastructure, making support available to unemployed etc.

Output: Improved housing – in some places new housing; improved roads and community facilities, increase employability etc.

NB: 1. The strategy will be funded by entering a partnership with a private contractor (tendered for and Mears accepted Autumn 2015) Final Council decision December 2015

2. Some people have fears about being displaced in the process; others are excited at the prospect of their estate being improved after years of neglect.

Tinkers Bridge

Netherfield

Leadenhall

Eaglestone

Beanhill

Coffee Hall

Fullers Slade

Lakes Estate

Beanhill

Netherfield

Tinkers Bridge

North Bradville

Coffee Hall