

Age Friendly Old Moat



Research on Developing an Age-Friendly Neighbourhood

**Commissioned by Southway Housing Trust
for Old Moat district of Withington**

Research Team

Stefan White (Architect) (MMU)

Mark Hammond (Architect) (MMU)

Faheem Ahtab (Architect) Leach, Rhodes Walker

Chris Phillipson (Sociologist) University of
Manchester

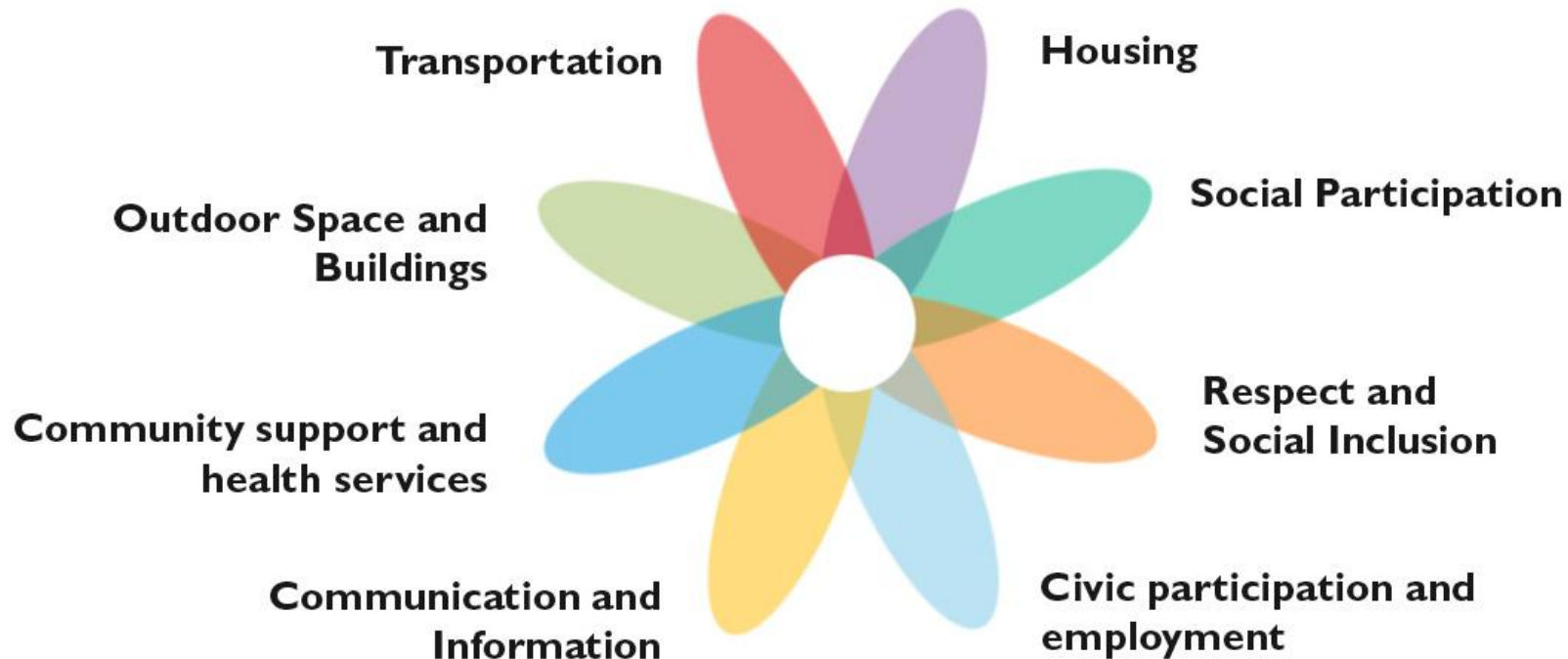
Key areas

- ☐ Research Questions
- ☐ Literature Review
- ☐ Physical/Spatial Data
- ☐ Focus Groups/ Community Audit
- ☐ Action Plan

Research questions

- ☐ How can we develop an age-friendly neighbourhood?
- ☐ How age-friendly is Old Moat now?
- ☐ What would make Old Moat more Age-friendly?
- ☐ How can we know we are succeeding?
- ☐ How can we use these findings and methodologies to answer these questions in other neighbourhoods in Manchester (and beyond)?

World Health Organisation Age-Friendly Framework



KEY POINTS FROM LITERATURE REVIEW

ADVANTAGES OF URBAN ENVIRONMENTS

- ❑ Potential of urban environments - varied facilities, communal space, parks - to meet needs of more diverse cohorts of older people.
- ❑ The investment people put into 'their' neighbourhood – older people especially may stress the positive aspects of their locality even whilst acknowledging problems.
- ❑ The existence of diverse social networks (family, friends, neighbours, strangers) – strength of informal relationships and interactions.

3 / Physical Environment

Physical environment

The second section records and analyses the physical environment of Old Moat and its relationship with the City of Manchester. This enables the contributor's responses to be located and provides useful information for readers of the report wishing to find out more or contact organizations involved. The urban analysis provides information and enables conclusions to be drawn about the urban design of the area.



FOUR
ON ONE
BAR AND LOUNGE



GREGG'S LAUNDRY
Wash & Dry • Bulk
Dyeing • Shirt Service • Leathers Cleaned
Professional Dry Clean
Service Wash

GREGG'S

valluga
residential

management

ASDA

LEASE FOR SALE

TOLER

WESTBROOK
WALK



0
3

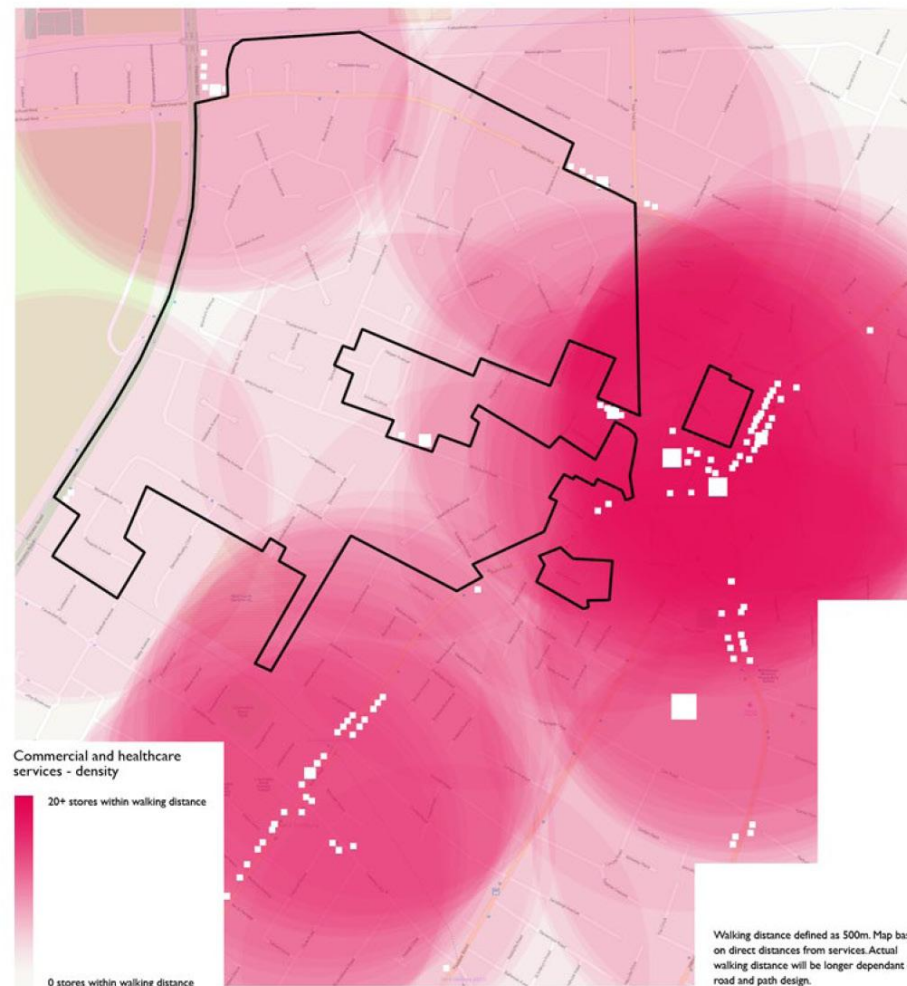


NO
PARKING

4 / Spatial Data

Spatial data

The third section explores statistical data, which is specific to the area. This includes Old Moat area specific surveys, Census data and data from the English Longitudinal Study of Ageing. This section enables the distribution of resources such as health services or shops to be mapped against the demographics of the area. This allows us to draw some conclusions about where different types and ages of people live and how well the physical and social resources of the area may serve them. This section reports in detail on a range of different aspects of the data and highlights the conclusions we think the statistical evidence allows us to draw. It presents the conclusions under the six different age-friendly headings we have taken from the WHO AFC guidance and are colour coded accordingly.

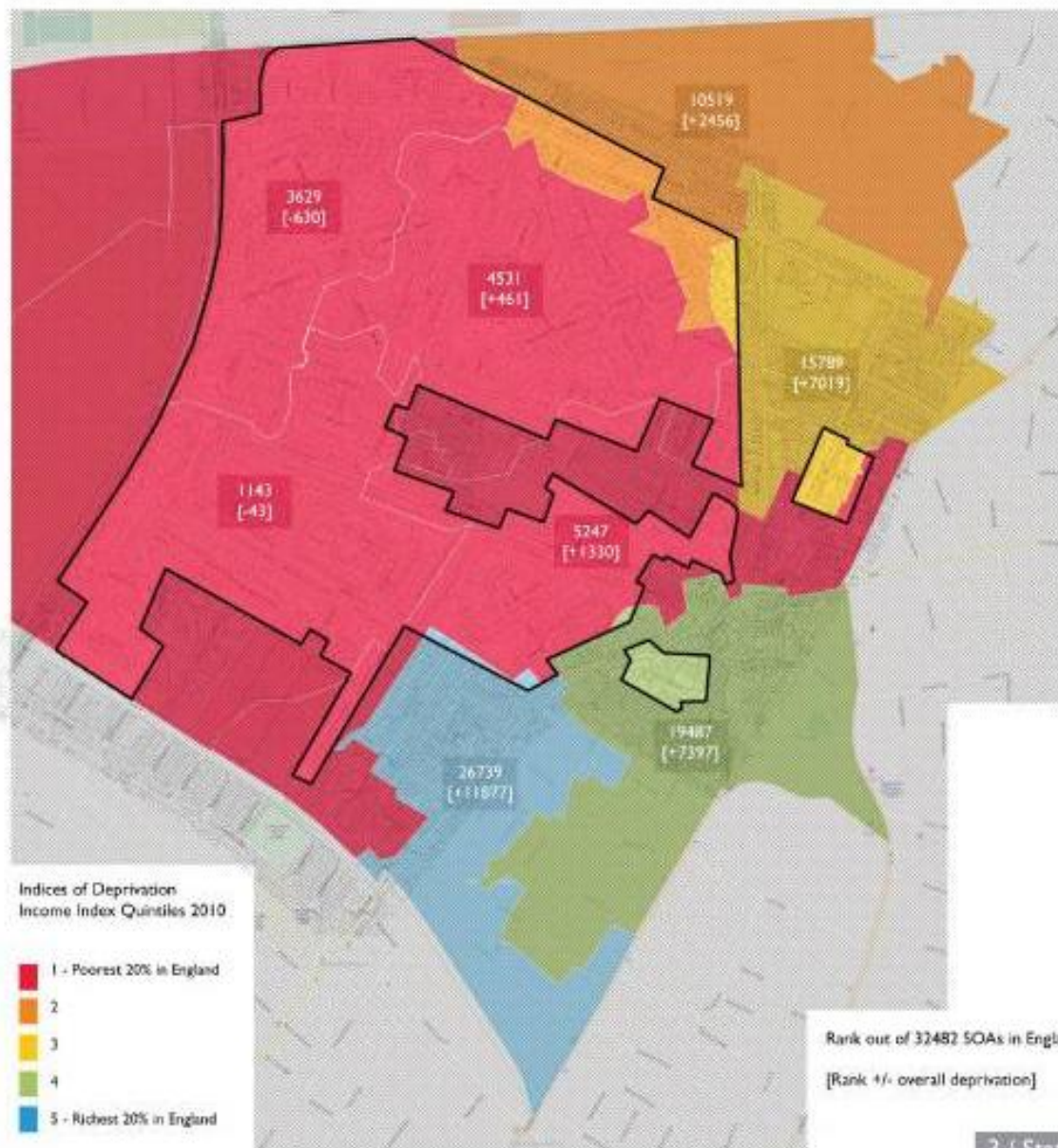


Princess Road has poor commercial provision. This is because the route is aimed at commuters, not pedestrians.

The 'heat map' to the right shows the lack of services and shops along Princess Road to the west of the estate. This road is a major dual carriageway and not friendly for pedestrians. It is therefore an important commuter link, between the city and surrounding urban areas, but provides few benefits for the area.

Methodology

Location and food range of shop identified through site visits. Walking distance outlines calculated using the distance tool on Google Earth along roads from each shop.



There are high levels of income inequality between the privately owned areas and predominantly social housing areas.

Analysis

Income deprivation and housing tenure are strongly linked, with all the privately owned and rented areas much less deprived than even the highest achieving social properties. Neighbouring areas in the South of the ward are in the least deprived 20% and the most deprived 5% in England and Wales.

Additional Information

As should be expected, the areas with low income deprivation also have a low employment deprivation rank. The Manchester average rank is 8193.

Methodology

Income deprivation is calculated using data regarding Income Support, Job Seekers Allowance claimants, Child Tax credits (whose income is below 60% of median) and Asylum Seekers with financial support.

Areas are ranked 1-32482 (with 1 being the most deprived). All deprivation ranks are comparative, so the ranks given are not representative on a linear scale of deprivation.

Source - Office of National Statistics 2010. Indices of Deprivation dataset

KEY POINTS FROM FOCUS GROUPS

✓ 11 Focus groups with older people (n= 40), service providers and younger people (n=25); mix of venues.

❑ Concern with physical deterioration – especially pavements and shopping centre; cost and lack of choice in shops.

❑ *Positive views about transport and particular services.*

❑ Satisfaction with improvement to homes among Southway tenants.

❑ *Impact of demographic change.*

❑ Perceived isolation of facilities supporting older people.

❑ *.....But issue of explaining 'age-friendly'.*

KEY POINTS FROM QUESTIONNAIRE AND AUDIT

Postal questionnaire and audit via volunteers (n=209)

60% women/ 40% men

32% 50-64; 27% 65-74; 37% 75 plus

57% living alone/ 60% health no better than 'fair' or 'poor'.

✓ Importance of informal networks: building blocks for age-friendly community

➤ *Concerns with physical environment: pavements, lack of seating, lack of public toilets*

➤ Decline of main shopping area

➤ *Positive attitudes to public transport: importance of 'social dimension'*

➤ Contrasting experiences of 'highly mobile' population and 'long-term' residents.

➤ *Desire for more community spaces but under-utilisation of existing spaces.*

6 / Key Findings

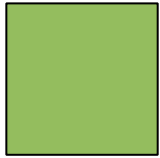
Key findings

The fifth section brings together the four previous research sources exploring where the information sources support or contradict each other and also the significance of finding no evidence of something (for example no resident's association). This section tries to draw out findings, which are supported by the evidence from all sources gathered in the research. This section shows the key findings in relation to maps of the area to capture the relationships between the physical and social aspects of an Age-friendly city.

Action planning

For the purpose of the workshop the findings under each of the six headings have been presented in summary on Action planning sheets and are accompanied by a separate Age-friendly Neighbourhood Action plan map.





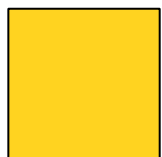
Outdoor Space and Buildings

- ☐ Improve access to public green space
- ☐ Improve community involvement and social participation in outdoor leisure
- ☐ ***Address legibility through improved street design (hierarchy of routes, improved visibility of nodes and key routes) and improved public spaces including seating, covered waiting areas and community activity spaces.***
- ☐ ***Consider inclusive design and dementia-friendly design when developing the urban environment.***
- ☐ Ensure key assets are accessible by pedestrians and cars
- ☐ Maintain pavements and ensure crossings are suitable for all age-groups
- ☐ Improve pedestrian link to the Minehead Community Centre



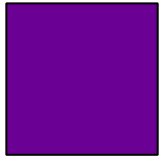
Transportation

- ☐ ***Build on the strong reputation and penetration of existing bus services around Old Moat.***
- ☐ ***Recognise social dimension to bus services assisting people in maintaining social networks.***
- ☐ Consider accessibility from within the estate to maximise benefit from Metrolink for Older residents.



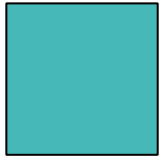
Communication and Information

- ☐ Create integrated communication plan across agencies.
- ☐ Establish older person focused activities at the library.
- ☐ Extend existing Southway communication channels within the community



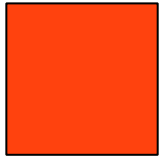
Housing

- ☐ ***Investigate options for diversifying housing stock and increasing provision of specialist housing within the area.***
- ☐ Build on attachment to home as the basis for achieving goal of lifetime homes and age-friendly neighbourhood.
- ☐ Community involvement in any physical improvement actions should be a prerequisite.
- ☐ ***Develop potential of a 'Naturally Occurring Retirement Community' (NORC) in part of Old Moat using different resources (e.g. Minehead Centre, Le Bas House) to strengthen support to vulnerable groups within and beyond the NORC area.***
- ☐ Establish further links with existing schemes assisting residents to stay in their homes:



Social Participation

- ❑ Work with community groups to include older peoples issues as part of their wider programme.
- ❑ ***Provide a community space in the remotest part of the estate.***
- ❑ Improve range of services targeted at older adults in facilities such as Withington Leisure Centre and Adult Learning Centre.
- ❑ Ensure participation in Minehead Centre facilities is available for all older people, and that it has an active relationship with the wider community
- ❑ ***Support and draw upon informal social networks as key process for creating an age-friendly neighbourhood. Community action to strengthen informal social networks and to support older residents as advisors and contributors to neighbourhood development.***
- ❑ Commission a Transformative Community Development programme, building on the latest methodologies and experiences of local initiatives. Formation of groups around specific issues and on a more local basis than 'Old Moat', for example around a new urban identity masterplan



Respect and Social Inclusion

- ☐ ***Explore ways to encourage an improved range of shops in the district centre which serve the needs of all age groups***
- ☐ Develop Copson St as an exemplar of an age-friendly shopping centre.
- ☐ Develop more intergenerational activities and spaces drawing upon initiatives stimulated by the Centre for Inter-Generational Practice co-ordinated by the Beth Johnson Foundation.
- ☐ Provide localised age-specific services
- ☐ Establish community-police partnership

