



West Middlesbrough Neighbourhood Trust

WMNT Annual Report

2008-2009: growing success





West Middlesbrough Neighbourhood Trust

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West Middlesbrough Neighbourhood Trust

Welcome



Brian Lord
Chair, West Middlesbrough
Neighbourhood Trust

As Chair of West Middlesbrough Neighbourhood Trust's Board of Directors, I am delighted to introduce our Annual Report for 2008–2009. The report gives you a flavour of progress made during the year, and highlights some of the exciting challenges ahead.

A huge debt of thanks goes to my two predecessors – Linda Broadhead, OBE, who retired as Chair of the Board in December 2008, and Joan Ford, OBE, who took on the post for the following six months. Both Joan and Linda have been involved with West Middlesbrough Neighbourhood Trust (WMNT) in a range of guises for many years and have brought a wealth of different yet complementary qualities to the role. Both have provided excellent leadership and passionate commitment and their hard work and achievements are now embedded in the very fabric of life in West Middlesbrough.

With the end of the New Deal for Communities (NDC) programme in 2010 uppermost in our minds, we have been working hard to secure the achievement of our long term improvements to Central Whinney Banks through the development of Acklam Green, as well as the completion of improvements to West Lane, and the St Cuthbert's Mews housing development.

On top of the physical changes to the area, WMNT has now mainstreamed a range of health care and education initiatives to ensure the improvements that have been made are maintained and developed in the future. At the same time, we have had great success developing some new initiatives, particularly the UChoose programme which has given local people a direct say about improvements in West Middlesbrough neighbourhoods. Our youth initiatives are continuing to help young people in the area to make positive changes to their own communities.

There are many challenges ahead as we move into the uncharted waters beyond the government's NDC funding. What remains constant, however, is our commitment to staying at the heart of the West Middlesbrough community, and to channelling the enthusiasm and expertise that is helping to make West Middlesbrough a place where people are proud to live, work and raise their families.

What worked well during the year

WMNT achieved some major successes during 2008-2009. Inevitably, we also faced some setbacks. Here we set out what went well during the year and also take a look at those issues that presented us with the greatest challenges.

Steps were put in place to ensure that WMNT is ready to move forward into a new future beyond the NDC funding. In January 2008, WMNT fulfilled its aim of becoming a charity and the Trust began to deliver its charitable objectives through a range of programmes – both on its own, and with its partner organisations. A separate trading company – Ngage – was also set up, with an ability to generate income which can be reinvested back into West Middlesbrough in future years.



One of the most exciting and popular projects was the UChoose programme which offered local people the chance to have a direct say about improvements to their neighbourhoods. Dozens of residents got involved in

developing projects to make West Middlesbrough cleaner, greener and safer and even more took part in voting for their favourite schemes.

Partnership working was key to the success of the West Middlesbrough Works project, which managed to reach those furthest from the job market. The project also developed excellent links with other employment, training and business support services in the town, and the scheme's successes were fed into Middlesbrough's town-wide strategy for service delivery.

WMNT enjoyed great success in demonstrating the value of key health care and education projects to mainstream providers during the year. Indeed, a wide range of initiatives were mainstreamed by partner agencies even earlier than scheduled, highlighting the value of the services - and at the same time ensuring the improvements are maintained and developed in the future.

What didn't work so well

WMNT worked hard throughout the year to move forward on the Acklam Green development in Central Whinney Banks. Despite our best efforts, the impact of the recession affected our housing developments and delays in land receipts meant that the health and community facility planned for the site had to be put on hold. This led to other options of delivering the required centre having to be considered.

The first phase of the St Cuthbert's Mews housing development in the West Lane area was completed early in Spring 2008. Sadly, the effects of the economic downturn hit hard and meant Yuill Homes were unable to start work on the second phase of the development. Alternative options for the site were investigated and the more recent announcement that 'Kickstart' funding has now been secured signals the green light for the second phase of housing to get underway.

A Snapshot of Key Achievements

Employment and Enterprise

Partnership working was at the heart of the West Middlesbrough Works project during the year.

The project targeted those furthest from the job market – including lone parents, job seekers, people on Incapacity Benefits, the long-term unemployed and young people classed as NEET (Not in Education, Employment or Training). The model of delivery was in line with the Regional Employability Framework, with Acumen Development Trust delivering information, advice and guidance and WMNT concentrating on one of its core skills – engaging local people. West Middlesbrough Works also developed excellent links with other employment, training and business support services

throughout the town, ensuring West Middlesbrough residents benefitted from good practice elsewhere and ensuring West Middlesbrough's successes were fed into Middlesbrough's town-wide strategy for service delivery.

- The claimant unemployment rate has reduced since the onset of the NDC programme. The gap between West Middlesbrough and Middlesbrough has reduced from 3.6% at the start of the NDC programme to 2.1% in 2009
- The MORI survey (2002-2008) shows that the number of people obtaining an NVQ level 2 qualification has remained the same throughout the NDC programme. However, this figure is still 2% higher than the NDC average



Improving Health and Care

Following an evaluation of health projects, work this year concentrated on mainstreaming those projects that best support and promote the health and wellbeing of West Middlesbrough residents. During 2008-2009, WMNT continued to work closely with the Primary Care Trust, ensuring that we are delivering and supporting additional services for the area such as alcohol counselling and family support.

West Middlesbrough residents with drug and alcohol problems can now get support from the Fulcrum Practice which – thanks to funding from WMNT – now offers extra counselling services for addicts and their families.

WMNT continued to invest in the nationally recognised 'Family First' Project which provides a holistic service for families with multiple and complex issues, including drug and alcohol abuse. Discussions are now underway to ensure West Middlesbrough residents continue to receive this vital support service when the NDC funding comes to an end.

The Retired Senior Volunteer Programme (RSVP) funded by WMNT continued to support older residents with advice and support groups, activities and a friendship network. A number of these groups are now constituted which allows them to apply for funding to continue their valuable work with older people.

- A significant improvement has been made in the number of people who say their health has been good/fairly good in the last year, and is now 1% higher than Middlesbrough as a whole, but is still lower than the national average
- The number of adults smoking has reduced significantly from a baseline figure of 49% to 36% in 2007. Although this is still higher than Middlesbrough's rate of 29%, the gap between West Middlesbrough and the rest of the town has dropped from 13% points to 7%
- The conception rate of girls aged 15 – 17 years is significantly lower in West Middlesbrough compared with the town as a whole. West Middlesbrough has a rate of 20 per 1000 population compared with 24.3 per 1000 for Middlesbrough



Improving Housing and the Physical Environment

The first phase of the St Cuthbert's Mews housing development in the West Lane area was completed early in Spring 2008. Sadly, the severe economic downturn had a direct impact on West Middlesbrough in 2008, when Yuill Homes announced that they were unable to start work on the second phase of the development.

WMNT was quick to act and an intensive consultation process took place with local people on future options for the site. One option of providing an extra care facility was explored but plans had to be dropped due to a lack of funding. The recent award of Kickstart funding has now secured a firm future for more housing on the site.

In Central Whinney Banks, a long-awaited land sale allowed Bellway Homes to begin work on the first homes for sale at Acklam Green. Once complete, the development will offer 450 new homes for sale and rent as well as some shared ownership properties and a new health and community facility.

- 73 houses were built by Yuill Homes as part of the St Cuthbert's Mews development in West Lane. This included homes for rent in partnership with Endeavour Housing Association, as well as homes for sale and shared ownership properties
- Over 150 West Middlesbrough homes benefitted from a major facelift along with environmental improvements to the surrounding neighbourhood
- The second major phase of home building began at Acklam Green - this will feature homes for rent in partnership with Tees Valley Housing Group as well as houses for sale
- The percentage of residents who are satisfied with their area as a place to live has significantly increased from 58% in 2002 to 81% in 2008 (MORI Survey)
- The percentage of residents who think their area has become a better place to live in over the last two years has increased from 11% in 2002 to 41% in 2008 (MORI Survey)



Liveability/Making West Middlesbrough Safer

WMNT launched its first 'UChoose' programme to encourage local people to directly tackle the issues affecting their neighbourhoods.

Local residents were encouraged to develop their own projects to make their neighbourhoods cleaner, greener and safer and residents voted for which schemes should receive WMNT funding. A number of small scale projects – including new bike shelters at Archibald and Newport Primary Schools and extra equipment and uniforms for Whinney Banks Brownies and Rainbows - are helping to make a big difference to life in Newport, West Lane and Whinney Banks.

Further improvements to the look and feel of the area were achieved through the revamp of two communal alleyways during the year, creating attractive, shared community spaces and encouraging community ownership. The 'green' theme continued with the development of WMNT's organic gardening club at the WMNT Resource Centre, where the process of growing herbs and vegetables has helped to establish strong links with the Asian Elderly Care Group.

WMNT continued to work alongside the Safer Middlesbrough Partnership to address anti-social behaviour in West Middlesbrough by sharing information and intelligence. Arrangements have now been made to mainstream the area's CCTV cameras by the end of the NDC programme.

- The proportion of people who think the area is very/fairly unsafe has reduced considerably from 50% in 2003 to 10% in 2007 and is level with the figure for Middlesbrough as a whole
- The number of people worried about prostitution has reduced from 27% at the beginning of the programme to only 4% in 2007 – far surpassing our original target reduction by 13%
- Support for the Fire Brigade's 'Play with football, not fire' campaign saw WMNT provide free football coaching sessions at the West Middlesbrough Sports Pitches
- 16 small scale projects received UChoose funding and are helping to make West Middlesbrough neighbourhoods cleaner, greener and safer



Children and Learning



The Firm Foundations programme continued to support young people living in West Middlesbrough by finding them routes into construction training. The programme focused on the plumbing, plastering, tiling, bricklaying and joinery trades.

Middlesbrough College students who were supported through the bursary programme demonstrated their gratitude by doing voluntary work within the community including supporting local centres and helping with administrative work.

WMNT continued to work closely with primary schools in West Middlesbrough to ensure that key services funded by WMNT are mainstreamed into core school budgets. This will ensure that improvements are maintained and built upon.

- The percentage of 15 year-olds attaining 5 or more GCSE or equivalent at grade A* - C has increased from 17% in 2002 to 48% in 2008. Although this still falls short of the Middlesbrough figure of 62%, the gap with West Middlesbrough has closed from 19% points in 2002 to 14% points in 2008
- The percentage of young people in West Middlesbrough aged 16-18 not in education, employment or training (NEET) dropped from 10.2% in 2006 to 5.6% in 2007
- West Middlesbrough knew the destination of all post 16 year-olds by tracking them and working closely with the Connexions service

Youth Development

To help achieve our vision that 'young people will be encouraged and supported to achieve their personal best', WMNT continued to deliver a broad range of youth development projects.

The 'Speak Out, Be Heard' project helped to give a voice to young people in West Middlesbrough. A series of engagement events were held with young people - at times and places to suit them - to find out more about the local issues affecting them and the activities young people would like to be involved in. This led to young people working directly with a range of agencies to develop joint solutions to tackle the issues that were raised.

A 'Youth Bank' project was launched in September 2008 to encourage young people to develop projects for their peers. A range of schemes were developed and funded, included a drugs awareness course, a 'Beauty Babes' project to raise the self esteem and personal health of young girls, and a Fire Wardens Project at Acklam Grange School which saw pupils produce their very own community magazine.

- The Police donated 12 bikes to young people as part of the 'Pimp my bike' project set up to reduce anti-social behaviour caused by off-road motorbiking. The young people gained an ASDAN qualification for their work to repair the bikes
- The Supporting Schools Programme provided a range of peer education and peer mentor programmes on health and social issues in local primary and secondary schools in West Middlesbrough



What's Next



WMNT is already well regarded regionally and nationally as a deliverer of community based regeneration. The next year will see the continued success of many WMNT projects as well as the development of a new strategy to move WMNT forward into a new future beyond the NDC funding.

The announcement that 'Kickstart' funding has been secured signals the green light for the second phase of housing development at St Cuthbert's Mews. It's hoped that work will start in late 2009 and the mixed development of private and rented housing is expected to be complete by March 2011.

The future is also looking brighter for Acklam Green, with building work on the new health and community facility planned for 2010, supported by interim provision of facilities for users of the current community facility.

In addition to the popular UChoose programme, WMNT will be promoting an additional scheme specifically for alleyway improvements, thanks to extra funding from Abbey Charitable Trust. Residents will be encouraged to nominate their alleyway to receive a makeover. They will be encouraged to demonstrate their commitment to participate in and maintain the makeover, and work together to tackle anti-social behaviour including fly tipping, dog fouling and vandalism.

Ensuring that the improvements to West Middlesbrough are sustainable remains the top priority of WMNT. The Board – with its experienced resident directors – will continue its work beyond the lifetime of the NDC programme so that the progress and improvements already made continue to be built upon. Our new trading company – Ngage – has now been set up, with the ability to generate its own income, and that money will be reinvested into neighbourhoods in West Middlesbrough for years to come.

Together, we will ensure that the legacy of the NDC programme is continued.

Annual Accounts for the year ended 31 March 2009

INCOME AND EXPENDITURE ACCOUNT For the year ended 31 March 2009	31/03/09 WMNT £	Group £	31/03/08 WMNT £
TURNOVER	2,671,496	2,867,122	4,487,569
OPERATING COSTS	2,606,146	2,666,838	2,862,374
OPERATING SURPLUS	65,350	200,284	1,625,195
Interest Receivable	122,665	122,665	114,319
Taxation	0	0	11,463
Loss on Disposal	869,776	869,776	181,400
SURPLUS/(Defecit) FOR THE YEAR	(681,761)	(546,827)	1,546,651

BALANCE SHEET For the year ended 31 March 2009	31/03/09 WMNT £	Group £	31/03/08 WMNT £
FIXED ASSETS			
Tangible assets	3,315,484	3,315,483	7,915,943
CURRENT ASSETS			
Debtors	531,074	521,857	761,812
Cash at Bank	3,598,203	3,770,420	2,328,156
Creditors	546,820	574,885	798,534
NET CURRENT ASSETS	3,582,457	3,717,392	2,291,434
TOTAL ASSETS LESS LIABILITIES	6,897,941	7,032,875	10,207,377
RESERVES			
Income and Expenditure	93,873	228,807	215,605
Restricted Funds (Grants)	6,804,068	6,804,068	9,991,772
	6,897,941	7,032,875	10,207,377

Directors' Statement

2009-2010 is the last year that West Middlesbrough will receive New Deal for Communities funding from the government. To ensure the good work of WMNT continues long into the future, WMNT has been actively preparing its succession strategy.

A number of new Directors joined the Board in November 2008. They will be focusing not only on ensuring that the final year of the NDC programme is delivered successfully, but also on identifying new funding opportunities to ensure that WMNT's long term future is secure.

The full financial statements will be considered by the WMNT Board at its AGM on 17 November 2009. The financial statements have been audited by SV Bye, Chartered Accountants and Registered Auditors.

These summarised accounts may not contain sufficient information to allow for a full understanding of the financial affairs of the company. The full financial statements and Auditors report are available from the Company Secretary at West Middlesbrough Neighbourhood Trust.



West Middlesbrough Neighbourhood Trust

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