

3 SOCIO-ECONOMIC ANALYSIS

3.1 SOCIO-ECONOMIC CONTEXT

In order to conduct a socio-economic analysis of Preston, it is necessary to compare statistics for the area with comparable statistics at a wider local and national level. The data within this section is drawn from the Office of National Statistics' Census 2001 and outlines the key socio-economic characteristics of Preston Ward in relation to the rest of the country.

DEMOGRAPHICS

Preston has a population of 2,998 people according to the 2001 Census and covers an area of 64 hectares. 53% of the population are female and 47% are male, giving a slightly higher concentration of women than in the wider borough. The table below provides a demographic break down of Preston's population compared with both Reigate and Banstead and the United Kingdom.

The table illustrates that Preston has a young population in comparison with both the wider borough, and the United Kingdom as a whole, with over 27% of the population under 16 years of age. The area has a smaller proportion of people in the 60-74 age bracket, but a larger percentage of those over 75 compared to Reigate and Banstead and the UK. The area is predominantly white, with very small Asian and Black populations.

Age group	Preston	Reigate and Banstead	England and Wales
Under 16	27.4%	19.9%	20.2%
16-59	53.9%	59.2%	59%
60-75	10.2%	12.7%	13.3%
75 and over	8.5%	8.2%	7.6%
Average age	35.6	39.4	38.6

Table 3.1: Demographics. Source: 2001 Census, ONS

Category	Preston	Reigate and Banstead	England and Wales
Employed	63.1%	68.5%	60.6%
Unemployed	2.3%	1.7%	3.4%
Retired	12%	13%	13.6%
Looking after family	10%	6.6%	6.5%
Permanently sick/disabled	4.6%	2.7%	5.5%
Other economically inactive	2.9%	2.6%	3.1%

Table 3.2: Economic activity. Source: 2001 Census, ONS

ECONOMIC ACTIVITY

In terms of economic activity, Preston is performing less well than the Reigate and Banstead Borough as a whole, with lower employment levels and higher unemployment. Of those out of work, 49% were long term unemployed. There is also a particularly high proportion of people

looking after the home and family full-time and a significant number of people who are economically inactive due to permanent sickness or disability (though this figure is lower than the national average).

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Status	Preston	Reigate and Banstead	England and Wales
Single	26.7%	27.6%	30.1%
Married	48.5%	54.2%	50.9%
Separated/divorced	14.4%	9.8%	10.6%
Widowed	10.5%	8.3%	8.4%

Table 3.3: Marital status. Source: 2001 Census, ONS

Category	Preston	Reigate and Banstead	England and Wales
Pensioners living alone	17.5%	14.4%	14.4%
Containing dependent children	38.8%	28.9%	29.5%
Lone parent households	10.6%	3.6%	6.5%
Owner occupied	57.5%	78.8%	68.9%
Rented from Council	37.5%	9.8%	13.2%
Without central heating	12.5%	3.6%	8.5%

Table 3.4: Household data. Source: 2001 Census, ONS

Category	Preston	Reigate and Banstead	England and Wales
Health described as good	67.8%	73.8%	68.6%
Limiting long term illness	17.2%	14.2%	18.2%
Providing unpaid care	7.9%	9.4%	10%

Table 3.5: Health characteristics. Source: 2001 Census, ONS

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HOUSEHOLD TRENDS

The table below provides an overview of the key statistics relating to households in the area. Preston has a higher proportion of people that are separated, divorced or widowed, but this does not translate to a higher number of one person households. A striking statistic, however, is that over 10% of households comprise lone parents with dependent children, which is over three times the figure for Reigate and Banstead, and nearly twice the figure for the UK.

In 2001 there were a significant number of people renting their houses from the local Council (now RBHT and LB Merton) and a noticeably small number of owner occupiers in the area, compared with national figures. In addition, the number of people living without central heating in the area is relatively high.

HEALTH CHARACTERISTICS

Health care figures illustrate that a lower proportion of people living in the Preston ward consider their health to be 'good' when compared to Reigate and Banstead and to the UK. There is also a higher number of people living with a long-term illness in Preston than in the borough as a whole. There is a lower proportion of people providing unpaid care to others in the ward than in the borough or the UK.

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3.2 DEPRIVATION INDEX

The Office of National Statistics has produced a data set that charts the indices of deprivation in England. These figures measure multiple deprivation at the small area level, assessing performance of Super Output Areas (SOAs). The model for multiple deprivation is based on the idea of distinct dimensions of deprivation which can be recognised and measured separately and are experienced by individuals living in an area. These distinct dimensions have been identified as:

- Income deprivation;
- Employment deprivation;
- Health deprivation;
- Education deprivation;
- Housing deprivation;
- Accessibility deprivation; and
- Child poverty.

An overall Index of Multiple Deprivation (IMD) can be calculated as an aggregation of these specific dimensions of deprivation.

The total number of SOAs in the country is 32,482 and each has been assigned a score and rank for each of the domains and the overall IMD 2004. The region level summary of the results indicates that the south east has the lowest level of 'most deprived' SOAs and the highest level of 'least deprived' SOAs in the country. The figures for Preston therefore highlight that the area represents a relative pocket of

deprivation in a wealthy region of the country.

The IMD figures for Preston are shown in Table 3.6.

The figures indicate that Preston consistently ranks higher in the index than Banstead and Reigate as a whole and is within the top 10% of most deprived wards in six of the eight measurements, including the overall IMD index. The lowest scores for the ward are given for housing deprivation and income deprivation, which are both in the top 5% of the Country's deprived wards.

The one domain in which Preston outperforms the Borough as a whole is accessibility, which covers proximity to schools, GP premises and supermarkets

amongst others.

N.B the data from the ONS website refers consistently to Wards but the supporting document refers to SOAs. As a discrepancy between the two has not been highlighted by the ONS, the measurements must be read as consistent with one another.

	Preston rank	Reigate and Banstead overall rank	Deprivation level within England
Income deprivation	1503	6114	Top 4.49%
Employment deprivation	1733	6440	Top 5.18%
Health deprivation	1843	6033	Top 5.50%
Education deprivation	3730	5859	Top 11.14%
Housing deprivation	1283	4071	Top 3.83%
Accessibility deprivation	5225	3966	Top 15.6%
Child poverty	2699	6031	Top 8.06%
Overall IMD	1827	6368	Top 5.45%

Table 3.6 Index of Multiple Deprivation for Preston, Reigate and Banstead and England

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3.2 COMMUNITIES THAT CARE

INTRODUCTION

The Preston Area Regeneration Masterplan is only one part of a comprehensive programme of projects designed to address the social, economic and environmental issues currently faced by the Preston area. The most significant project in addition to the masterplan is the Communities that Care (CtC) initiative, which is being led and funded by Surrey County Council working closely with the Reigate and Banstead Housing Trust and the Borough Council. This high profile initiative is aiming to address Preston's social issues, in particular by focusing on the support and development of young people in the area. This section provides a brief overview of the Communities that Care research and project programme. The Preston Area Regeneration Masterplan provides the physical context to enable this programme to be delivered more effectively.

Communities that Care is an initiative established and sponsored by the Joseph Rowntree Foundation. The core principle of the initiative is to establish an effective working partnership between local people, agencies and organisations to promote healthy personal and social development among young people, while reducing the risks of different problem behaviours such as youth crime, drug abuse, school age pregnancy and school failure.

Communities that Care identifies risk factors based on research and consultation at local level, under four main themes:

- Family;
- School;
- Community; and
- Individuals, friends and peers.

Each of the risk factors has a corresponding protective factor, drawn from wider social research, which helps to buffer children and young people against risk and prevent future problem behaviour from occurring.

PRESTON CTC QUESTIONNAIRE

CtC has developed a self-completion youth survey which has been used in a number of locations in England, Scotland and Wales. The survey is designed to provide information on the prevalence of risk and protective factors among young people aged 11-16, and to assess the current prevalence of problem behaviours within the community.

The questionnaire was completed by 1082 pupils at the Beacon School in autumn 2002, of which 108 reported that they lived in Preston ward. The results for the Preston pupils were compared with results for young people from other areas of Surrey, within London and with a comparative sample from across the UK. All groups were weighted to the Preston

sample for equivalence in terms of age and gender, to maximise comparability amongst the groups.

QUESTIONNAIRE RESULTS

The questionnaire responses highlighted a number of significant risk factors in the Preston area, which have the potential to influence problem behaviours. These risk areas included the following:

- Pupils living Preston ward were significantly more likely to say that they participated in most drinking behaviours, including being seriously drunk, than pupils in the national sample;
- Pupils living in Preston ward were significantly more likely than national sample pupils to say that they had smoked by the age of 13, and more likely to say that they were regular smokers;
- Pupils from the Preston ward were significantly more likely than pupils from the national sample to say that their parents wouldn't catch them if they played truant from school;
- Compared to pupils from the national sample, Preston ward pupils were significantly more likely to agree that people in their families had serious arguments;

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- Preston ward pupils were significantly more likely than the national sample to say that they had brothers and sisters who had been excluded from school, had smoked cigarettes regularly when they were under 16, had smoked cannabis or had family members who had a serious alcohol or drugs problem;
- Pupils from Preston ward were significantly more likely to report having been excluded from school at some stage, or suspended during the past year than pupils in the national sample;
- Pupils from Preston ward were significantly more likely than pupils from the national sample to report a range of issues relating to community disorganisation and neglect in their neighbourhood, including lots of fights in the neighbourhood, crime and drug selling, empty or abandoned buildings, and lots of graffiti, and to feel unsafe or very unsafe in their neighbourhood after dark; and
- Preston pupils were significantly less likely than the national sample to say that they liked their neighbourhood, or would miss it if they had to move; and significantly more likely to say that they wanted to leave.

CTC ACTION PLAN

The results of the Communities that Care questionnaire have fed directly into the development of a comprehensive action plan for the Preston area, which aims to address the risk factors identified, and encourage the protection factors.

The Action Plan sets out a number of projects under four key themes: family; school; community; and youth, including the following:

- Develop a comprehensive family support programme, based in a new community facility;
- Parent Line Plus project, to provide parenting courses to all adults with responsibility for caring for children;
- A family literacy and ICT programme;
- A basic skills programme for adults 'keeping up with the kids';
- A summer school project to address social and literacy skills, and provide coaching in arts and drama for children between the ages of 10-13;
- An anti-bullying initiative;
- An anti-truancy programme;
- A reading recovery programme targeting children with the worst literacy skills;
- A project to introduce noticeboards, signage and road calming throughout the Preston area;
- A bi-monthly newsletter;

- A pond renovation and fishing club project;
- A reassurance project to tackle crime and fear of crime;
- A co-ordinated allocations policy to improve the social mix in the area by avoiding concentrations of the most vulnerable families;
- Promoting resident participation in the action plan and in other action to improve homes and the environment;
- A football project for young people;
- A peer mentoring project;
- A Job Club to provide information and advice to school leavers, particularly those who have been excluded from school; and
- A youth forum.



The Phoenix Centre

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IMPLICATIONS OF CTC FOR THE PRESTON REGENERATION MASTERPLAN

It is essential that the physical regeneration masterplan for Preston supports and complements the delivery of the CtC programme of projects and activities.

There are a number of key ways in which physical intervention can assist in the delivery of social objectives, and these are set out below:

- **Providing new community facilities** - the proposals seek to create a new 'heart' for Preston, focused around the provision of new, high quality affordable community facilities to replace the existing Phoenix Centre and Tattenham Community Centre. These new facilities will provide the physical infrastructure for a very wide range of services and activities to support the local population. In particular, there is an emphasis on new facilities for young people, who have emerged as the key priority for the Preston area. In addition, the project has included positive contact with the football club, with the aim of encouraging greater access for local young people to the facilities that the club has available.
- **Creating a more mixed and balanced community** - the Preston area is characterised at present by concentrations of people on relatively low incomes, many of whom are living in social housing. Proposals contained in

the masterplan introduce greater elements of private housing into the Preston area. A more affluent local population will provide new support for local shops and services, helping to create a more outward looking population.

- **Improving quality of life** - the masterplan identifies a number of physical proposals which have the potential to make a significant difference to the quality of life of local people, including identifying opportunities to re-provide or refurbish some of the housing units in poor condition; projects to maximise the benefits of green space in Preston for local people, by creating new parks and play areas.
- **Improving linkages to surrounding areas** - the masterplan creates a number of new links, for pedestrians and vehicles, which will improve access to surrounding areas, including the important local facility of Asda, and Tattenham Corner rail station. Improving these linkages will not only result in improvements to local people's everyday lives, but can also have a powerful psychological effect in expanding the horizons of local people and facilitating easier access to a range of social and economic opportunities.
- **Improving safety** - the masterplan emphasises the role that physical interventions can play in creating a safer environment. At present Preston is characterised by a predominance of building 'backs', garage courts and other semi-private spaces, which are not overlooked and therefore have the potential to encourage crime and anti-social behaviour. By developing some of these areas with positive uses, and increasing the predominance of buildings fronting on to public space, crime and anti-social behaviour will be discouraged, and Preston's streets and public spaces will feel safer.
- **Building engagement and capacity** - involving local people in decisions about the area in which they live is an extremely effective way in which to build local community capacity, consensus and confidence. The Preston Regeneration Masterplan has already begun to engage local people through a variety of consultation opportunities, including the walking audit event, an exhibition and questionnaire and the project website. As the masterplan moves towards implementation, there will be many additional opportunities for local engagement in developing detailed designs both for new buildings and for the public realm. It is particularly important that the opportunity to engage young people in the physical regeneration process is realised, as a contributor to wider social objectives of building confidence and self esteem, developing skills and providing access to wider opportunities.