

NDC National Evaluation

The 39 NDC Areas Brief Pen Portraits

**CRESR
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NDC NATIONAL EVALUATION

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The first phase of the national evaluation of the New Deal for Communities Programme has culminated in an Interim report covering the period 2001-2005. This has been made available on the NRU/ODPM's web site: <http://www.neighbourhood.gov.uk>

This brief paper provides an overview of all 39 NDC areas. It is designed to help readers appreciate the context within which Partnerships operate and the some of the problems they face

The 39 NDC Areas: Brief Pen-Portraits

| NDC name | Area description |
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| Bradford: Bradford Trident | Bradford Trident NDC is an area of approximately one square mile on the outskirts of Bradford city centre and is made up of three of the most disadvantaged neighbourhoods within Bradford: Little Horton, Marshfields and West Bowling. Over 50 per cent of the population from these distinct communities are of South Asian heritage. Housing stock dates from the Victorian and Edwardian areas but also includes newer properties and more than a third of residents live in social rented accommodation. |
| Brent: South Kilburn NDC | The NDC consists of a group of social housing estates lying to the west of Kilburn High Road, constructed in the 1950's and 1960's. The remainder of the NDC area extends as a long arm along Kilburn Lane and mostly comprises late Victorian and Edwardian terrace housing. There are retail and commercial premises scattered relatively throughout the area, but local transport is good, and only a minority of people work in the immediate vicinity. The area has a non-white population of 57 per cent. |
| Bristol: Community @ Heart | The Bristol Community at Heart NDC stretches eastwards from the city centre at Temple Meads through an area of mixed industrial and residential land uses. Crossed by major rail, road and water ways, the area offers a mix of housing tenures. Traditionally a white working class area, it has become more mixed with a BME (particularly Somali) community presence. |
| Birmingham Kings Norton: 3 Estates Community Development Trust | Located to the southeast outer ring of the city, the NDC area consists of three estates built by the City Council between the 1950's and 1970's. There are few local facilities or employers on the estates and the city centre is a couple of bus rides away. The population is predominantly white with a high proportion of homes in the social rented sector. |
| Birmingham Aston: Aston Pride NDC | The Aston Pride NDC area is on the northwest side of Birmingham City Centre. There is a mixture of residential and industrial areas with a large number of older pre-1914 terraced housing as well as more recent Council housing. The area has an ethnic majority population and a relatively high proportion of young people. |
| Coventry: the WEHM (Wood End Henley Manor Farm and Deedmore) Partnership | The NDC area is located on the north eastern edge of Coventry, approximately four miles from the city centre and consists of four residential estates dating back to the 1950's. 88 per cent of the population is white and 77 per cent of housing is social rented. |

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| Derby: Derwent Community Team | The Derwent NDC area is a mainly residential area, comprising part of the Breadsall and Derwent wards, approximately 3 miles north east from Derby city centre. 50 per cent of housing is owner occupied. There are limited shopping and other facilities in the area. The neighbourhood is bounded by busy ring roads. Several major employers are located nearby. |
| Doncaster: Doncaster Central NDC | Doncaster Central NDC is an amalgam of five distinct neighbourhoods: Balby Bridge (mainly consisting of high-rise flats and maisonettes), Hexthorpe (private houses rented stock), Hyde Park (early 1900s terraced properties), Nether Hall (bed-sits and flats) and Woodfield. The area is characterised by a lack of social facilities, falling house prices, deteriorating housing stock, poor environmental conditions, and high levels of crime and anti-social behaviour. |
| East Brighton: East Brighton 4 U | East Brighton NDC covers a population of over 16,000 residents, most of whom live in the two communities of Moulescomb and Whitehawk. These are located in two of Brighton's valleys which are physically separated from, and with few natural links to, the rest of the town. There is a high proportion of social housing and the area is predominantly white. |
| Hackney: Shoreditch Trust | The NDC area contains three distinct neighbourhoods: Wenlock Barn, Hoxton and Haggerston. The area consists of residential, commercial and growing arts leisure, and retail sectors. Private housing is increasing in value because of marked gentrification of the area. |
| Hammersmith and Fulham: North Fulham NDC | The North Fulham NDC houses a population which combines a traditional white working class community with sizeable BME communities, including a growing number of refugees and asylum seekers. Although the bulk of housing locally is either council or housing association-owned, house prices in the owner-occupied sector are high, reflecting the affluence of the areas immediately surrounding the NDC. The North End Road market represents an important element in the local economy and local culture. |
| Haringey: The Bridge Seven Sisters NDC | The NDC area combines late 19th century terraced housing with a series of council estates, and contains Seven Sisters tube station, linking to Central London and, via Tottenham Hale, Stansted Airport. Just over 50 per cent of households are in local authority accommodation, 30 per cent in owner occupation, and 11 per cent in private rented, many of which are now in poor condition and in use as short-let accommodation to refugees and asylum seekers. Although predominantly residential, the area includes a small industrial estate and run-down retail centres along Seven Sisters and St Ann's roads, and is above all characterised by its diversity, with only 30 per cent of the population claiming white British origin. |
| Hartlepool: West Central Hartlepool NDC | The NDC is located in the centre of town and comprises a large commercial zone, including a shopping mall with several high street names. Residential areas are traditionally laid out in a high-density grid pattern of Victorian terraced housing, containing little open space. There is a small BME community in Hartlepool as a whole, most of which is located within the NDC area. |

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| Hull: Preston Road Neighbourhood Development Company | Preston Road NDC lies 3 miles to the east of Hull City centre and has traditionally had a poor image. Most of the area, which divides naturally into four parts by a dual carriageway and a waterway, is pre-war, low-rise council housing with approximately 21 per cent in owner occupation, and relatively few commercial or other facilities. The population is predominantly white, relatively stable and generally satisfied with the area |
| Islington: EC1 New Deal for Communities | The EC1 New Deal area is in the South of Islington, bordering the City of London and close to the Barbican Centre. The neighbourhood is dominated by municipal housing estates, although it also includes a number of commercial areas, with an estimated 200 companies in the area. Compared with other London NDCs, the area has a relatively small minority ethnic population, around 20 per cent, and many local residents have lived in the area for many years. |
| Knowsley: North Huyton New Deal, New Future Partnership | The North Huyton NDC is located in the centre of the Borough of Knowsley and is made up of three large social housing estates. The area's present form can be traced back to the 1930s and slum clearance programmes in Liverpool. Its population of around 9,500 is predominately white with just over 1 per cent being from a BME background. |
| Lambeth: Clapham Park Project | Clapham Park sits at the intersection of Clapham, Streatham and Balham, a short bus ride from the centre of Brixton, which has overshadowed the estate as a regeneration priority in the past. The area is bisected by the South Circular and includes the largest council estate in the borough. The area contains two local shopping areas and is close to centres of commercial activity and employment opportunities. Almost 70 per cent of the population are from BME groups. |
| Leicester: Braunstone Community Association | The Braunstone estate is located on the periphery of Leicester within easy reach of the M1 Junction 21. Housing on the south of the estate dates back to the 1930s, while the north was developed later for families evacuated from city slums. It consists of 63 per cent social housing. There are relatively few services and facilities on the estate and there are few employers located within the NDC area, although several are located nearby. It is seen as a 'white' estate within a very ethnically diverse city.. |
| Lewisham: New Cross Gate NDC | The NDC, in New Cross Gate, is a mixed area, consisting largely of local authority flats, in four and five storey blocks and three high rise towers, built between the 1950s and 1970s. The area is surrounded by main roads, including the busy A2 and A20, which cut through the area and form part of the one-way gyratory system that defines the heart of the NDC area. Although traffic congestion is a major issue, there are reasonably good transport links to the centre of London. The population is ethnically diverse. |
| Liverpool: Kensington Regeneration | Kensington is a long, wedge shaped area in inner Liverpool, immediately east of the city centre, which has seen rapid economic and social decline over recent decades. It is primarily residential, in mixed ownership, mainly developed between 1830 and 1914 with over 80 per cent of the stock consisting of terraced housing in dense blocks sandwiched between three arterial routes between the city centre and the motorway network. Although it is still an 80 per cent ethnically white area, over the past few years private landlords have used homes previously occupied by students to house asylum seekers and refugees. |

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| Luton: Luton Marsh Farm Community Development Trust | The Marsh Farm NDC area straddles the two council wards of Northwell and Sundon Park (originally Bramingham and Sundon Park) and is 3 miles north of Luton town centre. Developed in the 1960s, Marsh Farm is a mixture of private and public sector housing based on the Radburn layout, in which vehicles and pedestrians are separated. About a third of residents are from BME communities. |
| Manchester: Beacons Partnership | The NDC area comprises two neighbourhoods, Beswick and Openshaw in East Manchester, hard hit by long-term economic restructuring. Sandwiched between two major roads and separated from each other by the Intermediate Ring Road, both have a patchwork of pre-1919 terraces, Council housing dating from the 1960s and 1970s, as well as more recent Council and private housing, with much in very poor physical condition and many void properties. Although a predominantly white area compared with other parts of the city, some asylum seekers were accommodated in the area and the BME population has increased to approximately 11 per cent. |
| Middlesbrough: West Middlesbrough Neighbourhood Trust | West Middlesbrough Neighbourhood Trust covers an area on the western fringe of Middlesbrough. It consists of three distinct areas, Newport, West Lane and Whinney Banks. The area's housing is made up of 1890s/1900s terraced properties, 1920s/1930s estates, 1970s houses and flats, and infill 1990s new-build properties. Nearly half of households are in the social rented sector, and just over a third, owner occupied. The NDC area has a small BME community. |
| Newcastle: NDC for Newcastle Ltd | Newcastle NDC is situated in a predominantly residential area west of the city centre. The area consists of homes of various types and tenures in the Arthur's Hill, Cruddas Park, Elswick and Rye Hill areas. The NDC area has a relatively high proportion of BME communities, which are spatially concentrated towards the north of the area. |
| Newham: West Ham and Plaistow NDC | The West Ham and Plaistow NDC is situated along the western boundary of Newham, bordered by Stratford to the north and Canning Town and the Royal Docks to the south. The area divides into three distinct neighbourhoods, each with its own identity, and combines terraced and interwar housing with blocks of social housing flats. All three areas are predominantly residential with few commercial or community facilities. The area is ethnically diverse. |
| Norwich: North Earlham, Larkman, Marlpit (NELM) Development Trust | The North Earlham, Larkman and Marlpit housing estates are situated 2-3 miles west of Norwich city centre, separated from it by two ring roads and have suffered from a long-standing stigma. Approximately two thirds of the housing stock, which is mostly pre-war, is social rented. The area has a small BME population, as does Norwich as a whole. |
| Nottingham: Radford and Hyson Green NDC Partnership | The area is located between two arterial routes into the city centre and consists of Victorian and more modern 1970s properties. More than a third of the population is of BME origin and there is a significant student population. Over half of properties are social rented, while a quarter are private rented, many being of a poor standard. |

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| Oldham: Hathershaw and Fitton Hill Partnership | The NDC area covers the distinct, but contiguous, neighbourhoods of Hathershaw and Fitton Hill, and is bisected by a major arterial road. The area accommodates a mix of shops and services, many in long-term decline. Hathershaw, approximately one mile from the southern edge of Oldham town centre, is an ethnically diverse neighbourhood which consists predominantly of relatively high-density owner-occupied and private rented pre-1914 terraced housing interspersed with some 1930s council housing. Fitton Hill is an ex-local authority overspill estate dating from the 1950s and 1960s, characterised by significant proportions of difficult-to-let and void properties, and with an inadequate range of services and an array of attendant social problems. |
| Plymouth: Devonport Regeneration Company | Devonport lies a couple of miles to the west of Plymouth city centre, with the NDC located principally in the St Peter ward. Hitherto dominated, and divided, by the naval dockyard, the release of MoD land will allow for the major redevelopment and regeneration of an area characterised by high density post war social housing. |
| Rochdale: New Heart for Heywood NDC | Heywood NDC comprises the town centre and inner residential areas of Heywood, a freestanding town located mid-way between Rochdale and Bury to the north of the M60. The town has struggled to adjust to the decline of once staple textile and engineering industries and its economy is now dominated by transport and distribution activities and micro-enterprises. Heywood has a largely white population and comprises inter-war and post-war social housing and older private terraced accommodation in equal measures. |
| Salford: Charlestown and Lower Kersal Partnership | Charlestown and Lower Kersal NDC area includes distinct communities, smaller pockets of housing as well as an industrial area, the student village of Salford University, and large areas of green land including Littleton Road playing fields. Most people have lived there over ten years and, like other parts of Salford, the NDC area has a small BME population compared with Greater Manchester, although this has risen as a result of an influx of asylum seekers. |
| Sandwell: Greets Green NDC Partnership | Greets Green lies to the south and west of the town centre of West Bromwich and covers parts of three wards. The area combines residential, industrial and commercial land uses, with a housing mix including much pre-1919 public and private, owner-occupied and rented stock. Greets Green has a 63 per cent white population and is ethnically diverse with Pakistani, Indian, Yemeni, Bangladeshi and African-Caribbean communities. |
| Sheffield: Burngreave NDC | Burngreave lies to the North East of Sheffield City Centre, and is situated on the 'edges' of several hills. Around half of the housing is in the public rented sector. There is also a relatively large private rented sector. The area is ethnically very diverse, with well-established Caribbean and Pakistani communities, as well as significant Yemeni and Somali groups. |
| Southampton: Thornhill NDC | The Thornhill estate of some 4000 households was constructed in the 1950s and 1960s, on a peripheral location 5 miles east of Southampton city centre. Its geography divides the neighbourhood into three areas characterised by, respectively, three high-rise blocks of flats, ninety four floor walk-up blocks and a range of owner-occupied bungalows mainly inhabited by retired residents. |

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| Southwark: Aylesbury NDC | The NDC area consists of an estate of about 2,800 dwellings, largely built in the 1960s and a mix of high and low rise concrete buildings in deteriorating condition. Communal open space is limited and unattractive, and there are few shops or facilities on the estate itself. It is characterised by a high proportion of social housing, BME communities and worklessness. |
| Sunderland: 'Back on the Map' NDC Partnership | The Back on the Map area is located in the east of Sunderland and comprises three distinct sub-areas, the East End, Central Hendon and South Hendon, with over a half of the properties in the social rented sector and just over a third being owner-occupied properties. The area accommodates a range of services, and there are employment and educational opportunities, health services, retail outlets, restaurants and arts and cultural facilities nearby in the centre of Sunderland. The NDC area has a higher BME population than the city as a whole. |
| Tower Hamlets: Ocean NDC | The main focus of the NDC area is the large, run down and overcrowded post war Ocean Estate, owned by the Council, but aiming for stock transfer. Ocean Estate is situated in the Bethnal Green and Bow constituency in Tower Hamlets, just south of Mile End Road. The majority of residents are from Bangladesh, with significant white and Somali communities. |
| Walsall: Blakenhall, Bloxwich East and Leamore NDC Partnership | The NDC covers the Blakenall, Bloxwich East and Leamore area in north Walsall, characterised by low-density local authority and former local authority ('Right to Buy') housing stock in varying states of disrepair. The NDC area is overwhelmingly white and has strong familial links, with many residents having extended family in the immediate vicinity. The economy of the area has suffered from a decline in traditional manufacturing industry, although there are employment opportunities within and adjacent to the NDC area. |
| Wolverhampton: All Saints Blakenhall Community Development (ABCD) Partnership | The ABCD area lies adjacent to Wolverhampton City Centre, being separated from it by the ring road. The area once hosted significant industrial activity, notably in the motor industry but has suffered major economic decline in the past 30 to 40 years. More than half the population is from BME groups and there is a more or less even split between home ownership and renting. |