

A snapshot of Adel

-Preliminary analysis of survey results

In October 2013 a further consultation event was held to brief the community on our preliminary findings and to invite members of the Adel community to complete a survey that would help in determining the housing needs of the local area. 152 surveys were completed. We believe these may accurately reflect the views of the majority of residents in Adel but through press releases are seeking to clarify if this reflects the views of the wider Adel community.

The return showed that over 50% of the survey had lived in Adel over 20 years and nearly 75% over 10 years- all evidence of a settled and established community.

This may be borne out by the fact that the largest age group in the sample was in 45-59 age range (25%) but the largest accumulative sample was in the more mature age range with 51% of sample over 60 years. 8% of sample were under 20 years.

The top five reasons given why people were attracted to move to or stay in Adel were in order of priority – it's peace and quiet, the quality of the environment, the character of the area, the ease of access to greenspace and to transport to the city centre. The challenge for the council and developers is that these could all be changed if proposed developments are seen through to fruition.

People then valued the type of housing available, the good bus and road links, the sense of community, its heritage and listed buildings, its local education facilities, its low crime levels, access to local shops, friends or family living in the local area, access to place of worship, access to local health facilities, proximity to place of work and local activities.

28% said their housing circumstances are likely to change in the next five years and if thinking of moving 57% would prefer to remain in Adel.

Participants were asked to comment on the type of housing Adel needs in future. 48% said family houses which is what proposed development will provide but 45% said bungalows and 30% affordable housing.

Traffic is consistently being identified as a key issue with 84% of respondents said there is too much traffic going through Adel. 83% said they were concerned regarding road safety issues. 74% indicated they were concerned regarding the proposal for a trolley bus (NGT) and 49% said they would use a bus service that enabled them to get across Adel, e.g. to reach local schools, activities, shops and health services.

We were interested to find out about perceptions of community facilities. This survey did not focus on educational provision as this has been well documented elsewhere recognising that most families value the two local primary schools and both are full with no opportunity for expansion on their current sites.

Given the age profile of the sample it is significant that the shortage of facilities for children and young adults has been seen as a priority but this bears out the findings previously reported in the Adel Neighbourhood Design Statement. In any consideration regarding community contribution from developers, this needs to be urgently addressed by the council working with the local community.

Similarly the need to promote involvement in local activities, societies and clubs needs to be considered but does Adel have the resources it needs to support engagement in local activities and how does it promote engagement? Could existing resources be better used than for example building a new community building?

45% of sample stated that we have enough good quality and varied local shops and services but by implication 55% were either neutral or disagreed that local shops and services were good enough. This is one for the business/ commercial sector to consider.

22% of respondents described working from home frequently or occasionally with this only likely to increase by 4%-taking it over 25% of respondents. Given the age profile of the survey, we would anticipate a higher number of people working from home in the wider Adel community.

In asking what additional services and facilities or resources people would like to see, the top three were low cost – more identified walks around Adel, a nature trail and a trim trail

A 'Facility for young people' and 'children's play playground' again featured near the top of the list. This has consistently been identified over the years including in Adel Neighbourhood Design Statement and in discussion at the Adel Association. This needs to be addressed and resolved but the community needs to accept that if a playground is to be built this will need to be near to housing.

There is strong support for increasing cycle access around Adel and this needs to be seen as an integral part of highways / transport consideration.

A Farmers' market, Community centre, University of the Third Age and a 'Real Ale' pub are seen as bringing added benefit to the area but are not being identified amongst top priorities. Still needs to be considered in making better use of existing facilities.

There was not a strong demand for allotments nor, from this predominantly mature sample, for a skate park.