

Please Minister — Say “Yes” Minister!

By Cllr. Dave Trimble

The Government's stated aim of raising the number of students at university is indeed laudable. Invariably though with any policy of such magnitude, there is a downside. Unfortunately in this case the downside is not only sizeable, but it creates even bigger issues for our communities.

In our university cities whole communities are breaking down. Landlords are swallowing up 25%, 50% and in some cases even 100% of streets, turning houses made for 3, 4 or 5 people into Houses in Multiple Occupation (HMOs) for 6, 7, 8 or even more students. Extra bedrooms are made by sub-dividing double rooms and even turning cellars and detached garages into bedrooms. All without any need for planning permission.

This in turn leads to high numbers of cars and associated car parking problems, noise nuisance from late-licensed pubs and from all-night parties. Local shops close and turn into hot food takeaways. This leads to overfilled bins and huge litter problems. Mattresses, furniture and all sorts of rubbish are dumped in front gardens. In HMOs the large amount of 'white goods' (laptops, stereos, etc.) make them a burglar's paradise. And, come vacation time, whole neighbourhoods become a ghost town where even the local pubs close and don't bother to re-open until the start of the next university term. Added to this is a myriad of anti-social behaviour problems. The result is that long-standing communities are being driven out.

The real irony is that house prices become hugely inflated, £50,000 per lettable room in some cases. New family residents can't afford to buy and neighbourhoods are left with a very transient population that moves from property to property in a continuous merry go round. The area becomes more and more dowdy, leaving it looking very unloved. And all this in areas of recently very popular family houses which are not only much needed but are in very short supply. Those left behind believe that no-one cares and feel that they cannot take much more of this.

It is already a large problem and it is growing rapidly. But communities are fighting back and making their displeasure known. Groups in Nottingham, Leeds, York, Durham, Lincoln, Loughborough, Birmingham, Broxtowe, Glasgow, Edinburgh, Cardiff, Swansea, Belfast, Canterbury (to name a few) are in revolt. They are saying enough is enough and are joining together to fight back. They have formed the National HMO Lobby, which will grow and grow as the effect of the original policy takes its toll.

Recently, the BBC has even reported on the local tensions in Belfast, leading to violence between the indigenous population and the student community. In response, the Northern Ireland Minister has changed the Planning Regulations.

The Labour Government has won an historic third term. In its second full term, itself historic, it introduced a Housing Bill with a limited HMO Register. Whilst this is welcomed, it does not go far enough and will only have a limited impact.

We need to go further and a change in Planning Regulations could assist this. At present Planning Inspectors are frustrating Local Authorities who are trying to address this problem by allowing unsustainable appeals by landlords

The Prime Minister has recently created a completely new Cabinet post of Minister of Communities and Local Government. He has appointed a young up and coming MP, David Miliband, to this post. He has also appointed a new Minister for Housing and Planning (a non-cabinet post) in Yvette Cooper MP.

One of David Miliband's main roles will be to work with Local Government to maintain sustainable communities. In a recent interview he said *'Rigorous thought is very important, because there are a number of complex issues'*.

How right he is!

Please, please Minister give local communities and their local representatives the tools to do the job to, as the Prime Minister said in the Queen's Speech debate, *'reclaim our streets'*.

Including those in our University Cities ...!

[Councillor Trimble is the Executive Member for Housing & Social Services and Labour Member for Dunkirk & Lenton Ward]

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MEETINGS

FRIDAY, 29 JULY, 2005
7.30 p.m. at the Hillside Club
(formerly the Western Club)

**Meeting with Alan
Simpson MP**

TUESDAY, 16 AUGUST, 2005
7.15 p.m. at the Hillside Club
(formerly the Western Club)

**'Building Balanced
Communities'
City Council
Consultation Meeting**

Appeal

It was reported in the *Evening Post* (Saturday, 21 May, 2005) that senior Members of Nottingham City Council used a visit to the City by David Miliband, the new Minister for Communities and Local Government, to appeal for more powers to control student housing. Council Leader Jon Collins explained that Councils need to be given back powers that would allow them to stop family properties being split into flats and used for students. Without the powers, removed by the government in the 1980s, Cllr. Collins said it is difficult to prevent areas like Lenton becoming student ghettos, where few family homes survive.

'It would make absolute sense for us to have these powers,' said Cllr. Collins.

'I don't have a problem with us having a range of different types of student accommodation across the city, but what we can't continue with is a situation that gradually we have in some parts of the city where whole areas are almost entirely student accommodation'

'It's incredibly damaging to the future of the city, and government has to recognise how difficult this is.'

Mr. Miliband was reported to have said: *'I'm listening and learning. The idea you want to see mixed communities is a strong notion and one I'd support. But I think the universities are a big asset for the city and they've got to play their part in the city.'*

HMO

A Unique Class of Property

In the Spring issue of the Group's magazine, we reported that revision of the Use Classes Order in Northern Ireland had resulted in a re-classification of HMOs so that a change from family home to HMO now requires planning permission.

In England and Wales Government has refused to recognise the fact that HMOs are a very different dwelling from any other form of residential accommodation. Here are the four O's that make an HMO a unique class of property

❖ **OCCUPANCY:** **The occupation of HMOs is intensive, higher than in an ordinary dwelling house, and equal to a high-season hotel. (This entails high levels of noise, traffic and waste).**

❖ **OCCUPANTS:** **Typically, the occupants of an HMO are from one narrow age range (young adults), unlike the wider mix in most other residential uses (two or even three generations living together). (This has lifestyle implications, with higher than usual levels of noise, traffic and waste).**

❖ **OCCUPIERS:** **By the very fact of multiple occupation, HMOs lack the internal [social] structure of a single household (or the management of a residential institution) (This makes it harder to manage noise, traffic, waste and safety.)**

❖ **OCCUPATION:** **Typically, tenancies in HMOs (as in the private rented sector in general) are short-term. (This necessarily entails a lower level of engagement with the neighbourhood.)**

If change of use from a house to a hotel or a residential institution needs planning permission (as is required by all the Use Class Orders in the United Kingdom), then it seems blindingly logical that so too should change of use to HMO. So why isn't it happening here?

[With thanks to Richard Tyler of the National HMO Lobby for formulating this argument.]

Lenton – Past and Present!

By Silex

In the early 1960's we bought a house on one of Lenton's 'Drives': a pleasant, quiet, tree-lined road with semi-detached family homes, some pre First World War. A year later our son was born.

Life was good in Lenton with multi-racial and multi-aged family units with all the usual local amenities and facilities in place.

However in 1974 our elderly neighbour died and the house next door to us became probably the first HMO on the Drive. Worse was to follow.

In the mid 1980's economic climate, family house prices rose in the area, putting them beyond the means of family and first time buyers, as indeed is still happening. Entrepreneurs and absentee landlords bought in and full-scale HMO development began. The exploitation of students and degradation of Lenton was under way.

We have calculated that in 30 years we have had over 250 students as neighbours. Every aspect and quality of life have been eroded to the point where we need to consider moving.

But now, as pensioners, everything we have built and love is here and we don't want to leave or be forced to leave.

Normal life: watching TV, listening to music, reading, conversation, visitors, family meals, sitting in the garden is spoiled. Even sleep, when you can get it, is an obstacle to be overcome rather than peaceful rest.

Next door has badly fitted fire doors which groan and bang shut with every use. Several nights a week and at week-ends we have all night talking sessions, drunken bickering, shouting, running up and down stairs, moving of furniture, and yes, you've guessed it, they seldom leave at holiday times.

I am sure all my readers are familiar with all this. The HMOs surrounding us have replaced once-pretty gardens with one- and two-storey extensions, stockade fencing, and we are overlooked by dormer windows and loft conversions. Parties in these back yards all night, most nights in better weather, cancel sleep. Dustbins, never moved, rubbish, discarded furniture, borrowed street signs are currently the view from my front window.

For many years we have complained and pleaded with relevant official bodies for help, but hands are wrung and the buck is passed.

Please, some-one out there, listen to all those distressed and miserable people in Nottingham, all suffering from these problems. Take control and sort out this mess – while we still have Nottingham as a city and not one huge campus.

For a start – clear classification of HMOs and appropriate taxation of them is needed. Our elected leaders need to protect all our futures and prevent further loss and degradation of communities.

One last thought for those who could change things. Imagine wanting to enjoy the presence and sounds of your family in your own home, and having complete strangers invading and destroying it all by their selfishness and noise.

What is a 'Sustainable Community'?

'Sustainable communities are places where people want to live and work, now and in the future. They meet the diverse needs of existing and future residents, are sensitive to their environment, and contribute to a high quality of life. They are safe and inclusive, well planned, built and run, and offer equality of opportunity and good services for all.'

[ODPM Website, April 2005]

Does that sound familiar?

It should do because it's what the Nottingham Action Group is campaigning for. Also, it sounds remarkably like a description of all our neighbourhoods before government policy and lack of foresight, coupled to university self-interest and local authority inability to recognize the potential for disaster left them open to exploitation and decline into imbalance and unsustainability.

Given all of this, why is it that people like Silex have to plead for some-one, somewhere to listen to what they have to say, and then to do something about it?

After all, what Silex is asking for is no more than what government says it wants us to have.

So, Mr. Miliband, thank you for saying you are listening and learning. Perhaps the next time you come to Nottingham — and we hope that won't be too long — how about paying us a visit?

We'd make you feel very welcome and we'd be delighted to tell you what we need you to do so that Silex and the rest of us can have returned to us

Neighbourhoods where families want to live ... not leave!

Area has been Spoilt ...

By Carole Wall

... By students and landlords. I wonder what my dear old neighbour Lily would think of her beloved garden now?

Lily was a kindly old Irishwoman who lived next to me on Lower Road in Beeston for 30 years before she passed away a while back.

She always had time for a gossip over the hedge or a cup of tea, and we swapped many plants over the years – her beautiful garden meant everything to her and was always kept immaculate. The same applied to the couple on the other side of me – quiet people, very private, but with a deep love for their garden.

How things have changed in recent years.

When my elderly neighbours passed away, the houses were sold, at big profits, to student landlords. That's how Lower Road in Beeston began its inexorable decline. What used to be a happy street, with families and lots of children, is now nothing but a student shanty town. The few remaining families are in the minority – and as things get worse every year they inevitably think about moving on.

While the mysterious landlords rake in the rent, the houses go to rack and ruin, the gardens get no maintenance whatsoever, and the rubbish piles up outside as the students can't or won't understand the 'rules' regarding wheelie bins. The landlords are nowhere to be seen.

One garden has now disappeared underneath three feet of grass and weeds – no discernible borders, lawns, paths, rockery or steps, just a pitiful prairie that no-one seems to care about. Another garden is exactly the same – and the front garden and pavement are now strewn with overfilled dustbins that are regularly ignored by the bin men. The overflow – a large pile of black bin bags that you can smell from five feet away – is left there to decay.

The students couldn't care less about the upkeep of the property. They don't seem to notice the mess they create.

Where are the landlords who allow this to happen? Why are they not made to maintain their property? Why are they allowed to spoil our neighbourhood and just walk away with the rent?

Landlords should be made to apply every year for a licence to house students – and if they don't do their duty they should lose their licence! They should be made to inspect their property once a month and take appropriate actions – or pay double council tax.

[First Published in 'Letters to the Editor', Nottingham Evening Post, Friday, 1 July, 2005]

I Know How You Feel ...

A letter to Carole in Beeston from Rose Peacock

Until about five years ago, we had a neighbourhood here. Now we live in a student area.

We're lucky. The grass and the weeds get strimmed once every year or so, though forget the hedges and the fences.

Right now, with the students mostly gone, the neighbourhood doesn't look too bad. You have to feel sorry for the local vermin.

Short rations for them with no overflowing wheelie bins and black plastic bags full of decomposing kitchen waste, and very few discarded, part-eaten pizzas, chips, Big Macs and (real delicacy this) Subway sandwiches.

We're also between seasons when it comes to landlords clearing out rubbish. We haven't got any mattresses, desks, cupboards, bedding and the like lying around in front gardens at the moment.

The City Council got rid of the last lot of eyesores a couple of weeks ago. Of course there is a coffin (empty) in one of the gardens!

As for the students, they come and go. In a good year they don't cause too much trouble. Before you know it, they're moving out again. And you're left wondering what next year's lot are going to be like.

Nothing like a bit of uncertainty to add spice to our lives.

Carole, sorry to have to say, but landlords and students don't pay Council Tax. So it's thee and me who pays for whatever services (usually extra to the usual requirements of family households) our respective councils provide for them.

Of course what really hurts is that I live a short stroll away from the University of Nottingham's campuses with their immaculate lawns, delightful gardens, wooded walks, and wonderful lakes. Talk about a contrast.

It's enough to make me sell up (no doubt to a landlord because no families are buying) and move away.

But I'm not ready to call it a day, and I hope you aren't either.

[First Published in 'Letters to the Editor', Nottingham Evening Post, Thursday, 14 July, 2005]

We hope they both stay. We need them.

But for others, leaving is the only way. Here's an extract from a letter I had the other day from another Beeston family.

'We are looking forward to getting away from being surrounded by six houses used for student accommodation and only one other neighbour. With nothing in common with them or their lifestyle (They see day and night as being the same and live their lives accordingly.), we, for peace of mind and a much better environment, have decided to make the move and leave

There is now no way that our neighbourhood can be saved. As in so many other local areas around Nottingham, the situation has been allowed to go too far.

Conditions have regrettably gone beyond the point where families can be expected to 'live with it'.

Only drastic measures by our Local Councils and the Government can save all the affected areas from becoming the type of slums that are supposed to be a thing of the past.'

We know how this situation has come about.

Central Government, having failed to make provision for housing a rapidly increasing student population, leaves neighbourhoods like ours to carry the burden of their short sightedness.

As for our universities, they have been much too busy trying to sell their core product – education – at home and overseas in a cut-throat and competitive market to be overly concerned by the likes of us.

And our local authorities are only just waking up to the realization that there is a downside to what is a multi-million pound industry



Rose's Neighbourhood
& University Park Derby Road Entrance

Another Year On

In the Lenton Triangle

Gradually we are seeing another year out. The students have taken their exams and the sun is coming out. The summer holidays are around the corner. You would believe therefore that after a whole academic year of noise and rubbish I would be looking forward to a quiet few months. ...

No!

As it stands I spent six months complaining to the University about my six student neighbours. They were waking me up four or five times a night with incessant music, slamming doors, stomping up and down stairs, screaming, shouting, singing, arguing etc. A combined force of the University and the Council went round to see them. They have calmed down. Cynicism at the moment leads me to believe that this was probably because of their exams rather than consideration for the family that live next door.

That noise having calmed down momentarily, following immediately after one year plus of unbearably noisy renovation – including Christmas Day – we are now faced with non-stop banging coming from the house two doors along. The builders bang and shout and blare their music out and leave their mess ten hours a day, seven days a week. Now call me neurotic but I think I have something to complain about. And to top all of this off, my wheelie bin was stolen!

Noise can be regulated(ish), bins can be replaced, litter can be cleared up. What cannot be changed and what needs to be changed is giving protection to the minority of residents who remain in the worst affected areas, and restore some quality of life. Whole swathes of Nottingham continue to be affected in this way and something needs to be implemented at a national level before this minority disappears and landlords and students (supposed fully grown responsible adults) start moving into other areas and making more families' lives a living hell.

Good Questions ...

Can we have answers, please?

Asks a Confused Resident

Last Friday evening we, along with many other residents, both permanent and student, were kept awake all night by noise, music, shouting and whistling from a neighbouring residence.

This was as a result of a party held by the student tenants of the property lasting from approximately 10.00 p.m. on the Friday night until noon the following day. The noise was audible through our double glazed windows throughout the night.

At 5.00 a.m. on the Saturday morning I telephoned the Police who showed little interest and informed me that it was a matter for the Council.

I was told the Police couldn't promise to do anything. By the continued disturbance, this is clearly what transpired.

Upon telephoning the Council on the following Monday I was told that, due to the one-off nature of the disturbance, it was likely there would be little they could do.

It appears logical to conclude therefore that one-off anti-social acts committed throughout the night are acceptable and that there will be no consequences for either the tenants or the landlord.

I am interested to know why, in light of the Ant-Social Behaviour Act, the Police were disinterested in such a disturbance and the local council powerless to act?

I would also like to know what you would advise me to do if similar circumstances arise in the future, perhaps if a different neighbouring property commits an apparently acceptable one-off anti-social act?

Noise Pests and Anti-Social Behaviour

The experiences of this correspondent are by no means unique and they do raise some fundamental questions about noise pollution and anti-social behaviour.

Who is responsible for controlling what, and is there legislation in place to enable (in this case) the Council and/or the Police to deal with the peripatetic nature of the problems hinted at in the letter?

Like our correspondent, the Nottingham Action Group would welcome some answers:

As reported in the *Evening Post* [Wednesday, 4 May 2005] Westminster Council seems to have the will and has found a way. It is fitting microphones to lamp-posts in Soho in an attempt to beat noise pests. The wireless devices are designed to alert Council officials if bars, nightclubs or neighbours get too noisy.

Of course what we are also talking about is respect: for our neighbourhoods and for our city. The two go together. And here there are some good things to report

Respect for Nottingham

By Jon Collins, Leader Nottingham City Council

Since the Respect for Nottingham campaign was launched a little over a year ago it has had an impact on the City and its residents. Anti-social behaviour, begging, street prostitution and kerb crawling, drug dealing, litter, graffiti, fly posting and abandoned cars have all been targeted with the aim of making the city a safer, cleaner place.

Respect for Nottingham was introduced to tackle issues local people said were important to them and has made a good start at doing just that. Independent surveys have show that it has reduced begging in the city by more than three quarters, increased convictions for 'class A' drug supply by a third and seen an 8-fold increase in arrests for kerb crawling. We have also introduced extra bulk waste collection teams, improved the removal of graffiti and fly posting and improved our enforcement work on littering and fly tipping.

£2.25 million has already been spent with a further £1 million committed for the coming year to pay for extra street cleaning, a repeat of last year's successful 100 day clean up, and more resources to tackle anti-social behaviour. This year, £1.1 million will also be spent on CCTV cameras which will predominantly be put in the city's outer estates, making people feel safer in their own neighbourhoods.

The City Council is proud of progress so far, but recognises there is still a lot to do. We have worked closely with partner organisations such as the Police, Businesses, Voluntary and Community Organisations, Schools and Youth Groups because we know we can't make the improvements by ourselves – it has to be a joint effort.

For more information about Respect for Nottingham and to find out how you can help please 'phone my office on 915-5090



Leeds Gardens

A new venture that got off to a wonderful start. One Sunday afternoon in June eight homes in part of Headingley opened their gardens to neighbours. They were inundated with over a 100 visitors.

A good way of showing that you care about your neighbourhood!

How about Nottingham Summer 2006?

Council Begins Blitz on Wheelie Bins

Nottingham City Council will start taking action shortly against residents in three areas of the city who leave their wheelie bins on the pavement days after they have been emptied.

A total of 1,200 homes in parts of Mapperley, Lenton and around Derby Road face a blitz on bins left out on the streets and a possible fine of £1,000.

Nottingham City Council believes it is the first council in the country to get this tough with residents who leave their bins out and the three neighbourhoods have been selected because they have a history of bins left cluttering the pavements after collection.

The Council will tell householders that although it has no wish to take people to court, if repeated requests are ignored, legal action could follow.

Neighbourhood Wardens have already delivered letters to all householders in these neighbourhoods explaining why the City Council is taking action and setting out acceptable times for bins to remain out on collection days.

The letter is also aimed at reassuring those who receive help with refuse collections that this will continue unchanged. The council says anyone who has difficulty manoeuvring their bin or meeting the suggested timescales to contact them.

Council Leader, Cllr. Jon Collins, said:

'Wheelie bins left on the streets spoil the appearance of the neighbourhoods and also present a serious obstruction, particularly to visually impaired people, people with disabilities and parents with pushchairs.'

'We get constant complaints about bins that are left on pavements and these three areas are the worst. In many cases residents only need to move the bins a few feet to get them off the pavement and on to their own property, but they prefer to leave them on the pavements seven days a week, 52 weeks a year, despite the problems it causes to others and the fact that it makes the area look unkempt and uncared for.'

'We hope people will work with us to get wheelie bins off the streets so that enforcement action isn't necessary.'

'We are trying to be reasonable and are giving residents a lot of opportunity to move their bins before we start looking at legal action. Even at the end of the process the Street Wardens will be knocking on doors giving householders a last chance before action is taken. But for those who continue to flout the Council's requests, there will be no alternative but legal action.'

Anyone who will face difficulty because of the action is able to get in touch with the council to discuss it by calling the City Council's Customer Service Centre on 915 2000



Cllrs. Dave Trimble and Zahoor Mir out and about in Lenton

What Next with the 24x7x52 Wheelie Bin?

There have been all sorts of rumours about what is going to happen when the Council begins to take action on the '24x7x52 Wheelie Bin'. Here is the procedure the Council will be following.

- ❖ **Week 1** — Letter delivered to all properties in the pilot areas
- ❖ **Week 3** — Area revisited and second letter delivered to all properties which are still leaving their bins out
- ❖ **Week 4** — Properties having received the second letter are revisited. Non compliant properties will be visited and details of occupation taken in readiness for legal notices to be served in the following week.
- ❖ **Week 5** — Legal notices served.
- ❖ **Weeks 6,7,8** — Monitoring visits have to be undertaken. We have to allow this period as the legal notice has a three week appeal period to the court.
- ❖ **Week 9** — Details taken of properties/occupiers still not complying. Cases will then be prepared for Court. The Court hearing may of course be some weeks later.

Lenton Triangle to be Pilot Action Area

As part of its developing strategy to deal with problems associated with areas with high concentrations of HMOs, the City Council is planning co-ordinated action by officers from different sections of the Council.

Two areas have been chosen to act as pilots: the 'Lenton Triangle' and the 'Drives and Avenues'.

The aim is to clean up the whole environment of the area, not just rubbish, litter, graffiti in the streets, but also to take action on properties where conditions raise public health concerns, or where there are planning-related issues.

Noise pollution and anti-social behaviour will also be part of the action.

The Lenton Triangle pilot is due to start on Friday, 19 August, 2005. Officers from Public Health, Pollution Control, Planning, Streetscene and other sections of the Council will be visiting the area on that day, distributing information about the pilot and looking for residents who want to become involved in the pilot and in monitoring its progress and, hopefully, its success.

Student Union representatives, members of the Nottingham Action Group and others will also be available on the day.

Following on from the initial day, repeat visits to the area are scheduled for Friday, 14 October, 2005, with a follow up on Friday, 2 December, 2005.

By scheduling the action days in this way, it is hoped that home-owners, tenants, students and landlords will become involved in the clean up.

If the pilots are successful, the information and expertise gained from them will enable the strategy to be rolled out into other areas of the City.

We'll let you know how things go. And, if you live in the pilot areas, let us know what you think about it all.

You can write to us: c/o the Hill Side Club, 357a Derby Road, Lenton, Nottingham NG7 2DZ, or you can call on 07762-525-625



In the Spring issue of the magazine, we carried an article from New Deal for Communities. This time Jabran has written about some of the work the Partnership Council (based on Gregory Boulevard, Hyson Green) is doing with local communities.

Talking Rubbish?

Help the local Spring Clean campaign to choose sites to sort out!

A Note from Jabran Ahmad of the Partnership Council

The Partnership Council works to improve the area by working in partnership with residents and the voluntary, public and private sectors. The aim is to influence and change local initiatives and services to make them more responsive to local needs and to provide services that meet unmet needs.



The Partnership Council works across the communities of Radford, Hyson Green, Forest Fields, New Basford, The

Arboretum, Sherwood Rise, Lenton Sands and The Park.

The Spring Clean Group has been working to tackle some of the problems that are related to litter and rubbish in the area. We want to make our area a cleaner place to live and work in.

The challenge is a difficult one, but the Spring Clean Group has already had some success.

We have organised a number of clean up days where Nottingham City Council and some Spring Clean Group volunteers have cleaned up dumped rubbish and taken away abandoned vehicles.

Recent clean ups have taken place in the Birkin Avenue area, between Gregory Boulevard and Bentinck Road, Northgate and Beech Avenue, and New Basford.

We are planning more activities and projects. As part of this we are looking for a number of 'hotspot' locations, which need to be cleaned up, e.g. neighbourhoods with lots of graffiti, fly-posting, fly-tipping, litter, abandoned vehicles, dog fouling and other cleansing problems.

We need your help to identify these and to take part in future hot spot audits.

[For information about the Spring Clean Group, its work, and what you can do to help call Jabran Ahmad on 970-8200.]

From Nottingham to National

The Nottingham Action Group was recently sent *The Times* article on Norwich's 'rave house' [see below] by another National HMO Lobby Group contact. They had written across the top: *'Ours is not the only place which is suffering!!'*

It is not and neither is Nottingham. This is a national problem that, as Dave Trimble and Jon Collins have both made clear, needs national government to give local communities and their local representatives the tools to do the job.

It would be nice to suppose that David Miliband and his colleagues and advisers would be prepared to take a helicopter trip around the country, dropping in on our national neighbours and learning as they went. If they did, this is some of what they'd find.

'Dear Vice-Chancellor ...'

Written by residents of a Leicester street

As residents of this part of Leicester, we bring to your attention an incident which occurred during a recent evening and continued until approximately 4.00 a.m. the following morning. A group of young men started revelries of a very noisy order outside their residence at about ten o' clock. They continued with this behaviour until the next morning. During the course of these revelries — we assume from their behaviour that they had been drinking alcohol, they stripped off their clothes from the waist down, yelling at the tops of their voices, and invaded gardens in the area.

The Police were summoned by several of the residents in the area. Regretfully, by the time the Police had arrived, these young men had returned to their residence. However, they had torn off the coping stones on the walls of the property before retreating inside.

A statement was given by one of the neighbours and we are sure that you and the Chief Constable, to whom this letter has been copied, will be able to ascertain from the Police computers and records the full details of this somewhat unpleasant event

It is perhaps worth recalling that an elderly resident who reported this incident (at 1.00 a.m.) was so disturbed by the foul behaviour that they became unwell the next day, and had to go to bed very early. A family with young children at a property elsewhere on the same road were awoken by this behaviour at 4.00 a.m. and witnessed these young men cavorting in the road

We understand that these young men are students at Leicester University. We also understand that the plea of Vice-Chancellors is that a university is not responsible for the behaviour of students when they are off the university's premises. This is the easy way out.

It would be a simple matter to let students know in a full assembly each term that they have civic responsibilities in the

community and that if they transgress these responsibilities, particularly in the manner indicated above, and it is proved, they will be summarily fined and, in the event of further transgression, dismissed from the University.

We are hoping that these young men will not be returning to the same house next year. We are also hoping that you will take action if you establish that they are, indeed, students at your University

It is significant that a number of residents have said that they do not want to be identified for fear of retribution from students. This retribution can take the form of bricks through windows and the tearing up of front gardens, which has already happened in the area.

Norwich and the 'Rave House'

The Times (Thursday, 30 June, 2005) carried an article by Steve Bird about the antics of students living in a rundown Victorian house on the Earlham Road in Norwich and how home owners in the neighbourhood were preparing to fight back.

The property is known to a great number of students at the University of East Anglia as the 'Rave House', a setting for all-night parties, live music, lots of alcohol, and lots of drunken 'fun'.

Some residents have taken to sleeping on their lounge floors or in their children's bedrooms to avoid the noise and disturbance (likened by one neighbour to the sound of a football crowd) which have been known to go on until 7.30 a.m.

Now they intend to hold a protest at the University's annual graduation ceremony. They plan to give out leaflets to parents and graduating students identifying the 'Rave House's' tenants.

They also want the University to withhold degrees from students who behave in this manner.

They are adamant they do not want to spoil graduation, but they do want to 'shame those people who have destroyed the peace and quiet of a beautiful neighbourhood.'

Belfast Moves to Crack Down on Antisocial Behaviour by Students

Northern Ireland's social housing authority is joining forces with two Belfast universities to crack down on anti-social behaviour by students in the city

By Paul Gosling

The Northern Ireland Housing Executive, with the Queen's University, the University of Ulster, the Northern Ireland Office and Belfast council, will jointly finance eight full-time community street wardens after more than 300 complaints were made about the behaviour of drunken students.

The wardens will patrol the Holy Land area of the city between 10.00 p.m. and 4.00 a.m., Monday to Thursday, to detect and deter students' anti-social behaviour and liaise with residents. It is intended that the wardens will have the power to issue on-the-spot fines for rowdy behaviour.

Queen's University has suspended a student, fined another 18 and issued warnings to more than 100. The problem, which centres on shared houses, is reported to be causing non-student residents in the Holy Land district to move out.

Although the problem of drunken students in Belfast has been acute for some time, matters became worse on St Patrick's Day last Thursday. Police made 18 arrests for anti-social behaviour in the Holy Land area.

The housing executive has got involved in the process because it has statutory responsibility for registering houses in multiple occupation.

Queen's University spokesman Kevin Mulhern said the severity of the problem was not unique to Belfast. But he said it was made much worse with the conversion of many small terraced houses near to the university for the use of up to 12 students.

'An area built to accommodate 3000 to 4000 people now has 10,000 people living in it,' he said. He added that the failure of the government to finance student accommodation was forcing undergraduates to look to the private market. But he admitted that the Irish culture of excessive drinking was another factor.

[First Published in *Housing Today*, 24 March, 2005

Unlike their English counterparts, Belfast students tend to spend their week-ends at home. Hence the reason why wardens will not be patrolling the Holy Land area of Belfast at week-ends.

However, you don't have to look as far as Belfast to see an example of what can be done ... if there's a will. This report from Loughborough shows how a group of determined residents can make things happen.

Students, Housing and Community

A whistle-stop tour of some achievements in Loughborough

Report from the Storer Area Residents' Group

Loughborough is a small town with a large university. A big part of our problem is that the University is given undue pride of place to the detriment of non-related industries and townspeople. This institution's undoubted success was causing tremendous collateral damage to sections of the population. In ten years the majority of long-term residents in our area have gone. This has been a considerable personal cost to home owners, both those compelled to uproot at their own expense and those who remain and are subject to diminished amenity, to vandalism to their property and vehicles.

Storer Area Residents' Group's contact with the University began in 2000. One of our earlier achievements was getting the

new Registrar on site to walk the pavements, and, as a result we ended up with a pioneering University Warden resident in the Community, a successful point of contact for everyone.

It's a long story, but in 2003 the Inspector, due to massive Residents' Group participation dramatically dismissed a Planning Appeal for new blocks of student accommodation because of the harm to residential amenity. This goaded the University into improving its recently created off-campus 23.00 hrs to 03.00 hrs Security Patrol system.

Residents took a major initiative in establishing a local Conservation Area. This has been some help in restraining inappropriate development. We liaise closely with many of the Council's Departments. Inevitably some are more helpful than others!

Our streets are festooned for six months a year by hundreds of agents' 'To Let' and 'Let By' signs. One of us found out from Westminster City Council about Withdrawal of Deemed Consent. We persisted with years of lobbying, information and photographs, and eventually an application covering just eleven streets was made. To our delight, this was granted and it is working!

Late in the day our University has appointed a very proactive Community Relations officer in whom we have confidence.

Our biggest bonus has been the greater cohesion of those permanent residents who still remain in the area. Our monthly meetings, held continuously over five years, are well attended and people no longer feel so alone with the frustrations. Our Ward Councillors are part of this. We wish that such cohesion was possible with the ever-changing resident student body. Campaigning has often been so, so discouraging over these five long years, but we hope others will gain some hope from this whistle-stop tour of the highlights!

Neighbourhood Spirit

They may be a small group from a small town, but they certainly punch above their weight. There's a lot we can learn from them.

It is particularly heartening to hear that their experiences have brought them closer together, rather than making them feel even more isolated and disaffected. We call that 'Neighbourhood Spirit', pulling together and supporting each other. We're going to needs lots of that ourselves.

'Ground Hog Day Syndrome'

They have also highlighted one of the most destructive elements of 'studentification' — the ever-changing nature of the student body. Every year you have to start again. You can't build on last year's experiences and you can't move forward.

The whole process of acquaintanceship, education, respect for one another, has to be repeated time and time and time again — the 'Ground Hog Day Syndrome'.

Which is stressful for residents and gives us very little incentive to make the sort of efforts and commitments any neighbourhood needs if it is to remain healthy and vibrant.

University Warden and Patrols

Loughborough (and now Belfast) have set the example that we need to see our Nottingham universities following — University officers living in our neighbourhoods and working with us, and University security staff patrolling our student areas and the routes commonly used by students as they go between the city centre and their accommodation

Challenge

Cleaning up the streets, upgrading the appearance of properties, controlling noise and anti-social behaviour are important. But they are cosmetic. They do nothing to address the real malaise — the fact that there are too many HMOs concentrated in our neighbourhoods with too many transient tenants and too many absentee landlords.

The real challenge is to divert students away from HMOs and return the houses to family use.

High Spot for Student Living

And there's more ahead at the Exchange

By Daphne Oxland

Forget the image of a student bedroom being a bed, a desk and a washbasin in an institutional building.

The new microflats for students to rent at The Exchange have set new standards for student accommodation in Nottingham.

There's nowhere quite like The Exchange. Located in the heart of the city, on the edge of the Lace Market, with its night life and bars, The Exchange has been designed with students in mind.

Fully booked since it was unveiled two years ago, The Exchange provides microflats and accommodation for students in shared apartments.

The standards set in these student rooms are unrivalled in the city, and the exciting good news for the city's student community is that there is more accommodation on the way.

For a second phase, providing another 120 en-suite rooms, is taking shape at The Exchange.

Housed in a former BT telephone exchange – hence the name – The Exchange offers students stylish city living at a price they can afford.

Students can rent a two-level loft design which is just as stylishly designed as many of the private conversions in the Lace Market. Apartments for two people to share are another aspect of The Exchange lifestyle.

The loft-style apartments have been so well received by students and their parents, that the building, which provides accommodation for 150 students, was fully let months in advance of the first residents moving into their accommodation in September 2002.

Vaulted high ceilings in the former telephone exchange set the style for the internal layout of the development, which features spacious living units with masses of work space, sleeping platforms and en-suite shower rooms. Telephone, satellite and cable connections are available in every room.

Groups of five and six flats share a large kitchen, dining and lounge area. Security is provided by individual bedroom door locks and a lockable flat access door. Stairwell entrance doors are controlled by a card entry system with an intercom link to each flat. Door access to the building is secured in the same way, and additional security is provided by a system of surveillance cameras linked to video recording facilities.

The pioneering concept, in the Covent Garden area of Nottingham, is the brainchild of developers Archer Exchange Ltd, who wanted to take student accommodation to new heights.

Located across the way from Nottingham's former wholesale fruit and vegetable market, the building enjoys an enviable position on the edge of the regenerated Lace Market and the fashionable Hockley Village area of Nottingham.

Archer Exchange Ltd is again working with the Major Contracts Division of Thomas Fish and Sons Construction to create the second phase of The Exchange, which is due to welcome its first residents in September 2006.

Charles Fish, Development Director of Thomas Fish, believes The Exchange continues to set new standards in student accommodation both locally and across the country.

Says Charles: *'The reaction has been fantastic from students who want that little bit more than a conventional student room. It is also reassuring for parents to know that their sons and daughters are living in a secure environment with an experienced manager on site during office hours.'*

'Thomas Fish have now built more than 1,200 student rooms across the East Midlands. We believe the developments at The Exchange are ahead of the field nationally both in terms of design, quality of construction and the standard of facilities offered to students.'

For further details about accommodation currently available at The Exchange, contact Lynn Hadfield on 0115 941 3500, or e-mail students@thomasfish.co.uk

[First published in Nottinghamshire Today, December 2004]

[Note: The exchange also has a full international supermarket on site, complete with coffee bar, deli and wines and spirits and, at the time the article was published, rents ranged from £70 to £84 a week, including all utility bills.]



Interior views at the Exchange



Aerial view of The Exchange

Which is a far cry from ... so many of the student HMOs you can find in any of the 'student areas' of Nottingham! And a good start to giving students a choice of good quality, well designed, suitably located, and competitively priced, non-HMO housing. It is also one way of helping to redress the imbalance in types of housing stock in the City. This lack of choice of family housing has contributed to the unsustainable migration of families out of the City. [Around 1,000 children under 15 years old are being lost each year.]

From time to time we will continue to report on other 'Student Village' developments, whether they are fulfilling students' needs and expectations and whether they are making an impact on HMO concentrations in our student areas.

Jubilee Campus Master Plan Fiasco

Thoughts of a participant

Last summer the Nottingham Action Group heard on the grapevine that a 'master plan' was being prepared for the further development of the former Raleigh site and its surroundings on Triumph Road for the University of Nottingham. After significant 'encouragement' the Planning Department agreed to allow the Nottingham Action Group an input into the consultation.

The Council officer with special responsibility for the Master Plan came along to the Group's September Committee meeting to discuss the Plan. In a nutshell it involved the complete redevelopment of the area between Ilkeston Road and Derby Road, with minor exceptions, such as the Rose and Crown and the Three Wheatsheaves — obviously vital infrastructure for any university campus!

The Officer was persuaded that a wider public consultation exercise than might have been planned originally should take place. As a result, an open meeting, at which the same officer and colleagues gave a presentation, was organised by the Nottingham Action Group. This took place in October.

The meeting was very well attended. Many local residents, as well as owners of small businesses in the area, were keen to comment on various aspects of the plan such as the location of student accommodation in the north, on the site of Imperial Tobacco's Bonded Warehouse and the Transco site with its familiar gasometers. In particular, it was felt there would be less impact on residents if the accommodation was placed in the middle of the site. There was also concern about areas of 'mixed use' in the section to the east of the site around the Three Wheatsheaves, as well as the scale and density of the developments.

People put their views, both verbally and in writing, to the planners and we felt the consultation had been very successful.

In December we heard that the plans had been passed by the Development Control Committee without amendment. Apparently our lily-livered Councillors didn't feel able to change the plans due to the generosity of the University who were paying for the development!

What a fiasco.

Since then we have witnessed a flurry of activity with Unite applying for permission to construct bed spaces for a total of 480 students (with no doubt more to follow) to the rear of the Three Wheatsheaves in the area of mixed use about which there was so much concern.

Members of the Nottingham Action Group have opposed these developments but to no avail, since student accommodation there is now part of the Master Plan.

The City Council really has got to realise we will no longer accept these sham consultations. We all wasted valuable time and effort (as well as money for the room bookings, etc.) in good faith.

It's about time they put some faith in our views about what is needed for local people before the whole city becomes a campus extension.

Sham(e) or Missed Opportunity?

It is difficult not to feel anything other than disappointment and frustration that none of the thoughtful and practical ideas put forward during the consultation meeting were included in the final draft of the Plan. It's no wonder the whole sorry tale leaves an unpleasant taste in the mouth and a reluctance to go through another such experience.

So was it a sham, or a missed opportunity? Most of it is the University's land and clearly the University wants to develop it in a way that suits its aims. It is also clear that reserving the land for academic use is also what the City Council wants since the area was designated for that purpose in the Local Plan. It is not clear why the Council involved itself in a 'Master Plan' at all. Or how much control it had on the final Plan. If it was in control, the consultation was a missed opportunity. If it was not, the consultation was a sham.

What is shameful is that the only piece of land on the whole of the Jubilee site the University is prepared to set aside for a 'student village' is an area it does not control and is not likely to in the foreseeable future, viz. the warehouse and the Transco site.

It is clear the University's priority lies in the Sports Centre it is now building on the site and the 'International Square' it intends to place on the site.

It does not see as a priority the need for it to set an example by providing exciting, innovative 'village-like' accommodation on its own land for the young people it brings here. For a university proud of its reputation, both here and overseas, and quick to advertise its successes, this is a missed opportunity which it may, and neighbourhoods like the Wollaton Park Estate certainly will, regret in the future.

Meantime, it will '... continue to carefully consider its strategies on student accommodation ...'. **Our neighbourhoods can't afford to wait until it has!**

Something to Think About

Property Prices Boosted by landlords buying to let to students

Apparently the rise in property values in June can be attributed in no small part to the increased activity of large-scale student landlords preparing themselves for additional student accommodation in advance of the next academic year, especially in university towns in the northern half of the country. To cater for student requirements, these landlords are buying properties with four or more bedrooms.

This is certainly borne out by some of the patterns of conversion from family home to HMO we have seen in recent times where landlords and investors have been buying up traditional 3 and 4 bedroom detached houses with 'sitting room' and garage just waiting to be changed into another bedroom.

Nottingham is ...

Chronically short of 3, 4 and more bedroom family homes. Precisely the sort of properties being bought up by landlords in erstwhile 'desirable' parts of Nottingham's suburbs like Wollaton Park.

'Studentification' in progress

In 2001 there were about a dozen student households in the Wollaton Park Estate. There are now more than 50.

And its effects

'We counted some 37 cans and bottles on Charnock Walk and another 26 inside the entrance to the Jubilee Campus ... This has changed from a pleasant area into an untidy tip.

'One of the bungalows has been having a total 're-make' ... roof tiles removed, ... , walls taken out. Days of noise and dirt!

'... We've been told that at least 8 students will occupy it. This must be an exaggeration!

'It would seem now to be too late to reverse the trend.'

'It is a great pity as this area was once very pleasant and suitable for small families. Children enjoyed life with the Scout Hut and Middleton School, etc. nearby. ... Also good for disabled people.

'Frankly, we don't see any improvement is likely now. 'Studentification' has won the day.

'How sad!'



FOR SALE?
'Student Village'
Development Opportunity Close to University Campus?

FOR YOUR INFORMATION

City and Broxtowe Members of Parliament

Nottingham East	Nottingham South	Broxtowe
John Heppell MP 9 Trinity Square Nottingham NG1 4AF Telephone: Nottingham 947-4132	Alan Simpson MP Vernon House 18 Friar Lane Nottingham NG1 6DQ Telephone: Nottingham 956-0460	Nick Palmer MP Harold Wilson House 23 Barrat Lane Attenborough Nottingham NG9 6AD Telephone: Nottingham 943-0721

City and Broxtowe Ward Councillors

Arboretum Ward		Berridge Ward		Radford & Park Ward	
Tony Marshall Tom Stephenson	948-2073 915-5609	Mohammed Ibrahim Howard Morris John Taylor	910-3745 915-5834 960-9660	Mohammad Aslam Katrina Bull Afzal Khan	928-4591 846-0507 928-2220
Wollaton East and Lenton Abbey Ward			Wollaton West Ward		
Bill Smith Tony Sutton	915-0239 915-5047	Margaret Cobb Michael Cowan Georgina Culley			916-5730 950-2653 916-3278
Bridge Ward			Dunkirk and Lenton Ward		
Saghir Akhtar Maxine Shaw	952-8591 952-4683	Zahoor Mir David Trimble			915-1398 912-1393
Beeston North Ward Councillors					
Adele Brunton	07870-698-994		Steve Carr	07946-411901	

Police Beat Managers and Crime Prevention Managers

Note: To report crimes call 948-2999 and ask to be transferred to your area station. Crime Prevention Managers can be contacted by calling 967 09990 and asking for the CPM for your area.

Canning Area			
PS317 Ian Cresswell, Tel: 07792-437-362			
Crime Prevention Manager: Melissa Pickance			
University & Lenton Abbey PC1711 Michael Barrett	07792-437-363	Radford West PC1141 Ian Newman	07792-437-371
Leen Valley (LH side Radford Boulevard) PC1460 Gregory Wilson	07792-437-372	QMC PC454 Paul Moore	07792-437-367
Lenton Triangle PC1798 Terry Draycott	07792-437-365	Arboretum/Forest Rec. PC2456 Chris McKay	07792-437-366
Forest East/Radford East PC2564 Anthony Ward	07792-437-369	New Lenton PC1689 Dave Silverwood	07812-215-919
The Park PC1831 Edward Nicholson	07792-437-368	Hillside (Wollaton Park, Old Lenton) PC1115 Jez Shaw	07792-437-344
Meadows Area			
PS852 Garry Cooke, Tel: 07792-437-318			
Crime Prevention Manager: John Stirland			
Meadows PC2378 Mike Stevenson	07792-437-320	Dunkirk PC122 Kevin Wakerley	07792-437-324
Radford/Hyson Green Area Officers			
PS1202 Les Rawson, Tel: 07792 437333			
Crime Prevention Managers: Radford Road – Kevin Brown, Central/Wollaton – Melissa Pickance			
Sherwood Rise PC2316 Justin Harris	07792-437-338	Forest Fields PC2327 Mark Tindall	07792-437-336
Hyson Green Bobbersmill PC2423 Philip Harrison	07792-437-335	Leen Valley PC1326 Amanda Hudson	07792-437-343
Beeston Crime Prevention Manager: Jeanette Shipman		City Division Neighbourhood Watch Administrator: Gemma Kingston	

For Emergencies only (including crimes in progress) dial 999

Nottingham City Council Neighbourhood Wardens

Dunkirk, Lenton and the Meadows Area			
Alan Maltby, Tel: 07903-822-618			
Wayne Smith	07903-759-495	Ian Beresford	07903-759-510
James Douglas	07903-759-511	Peter Mills	07903-759-493
Radford Area			
Neil Hopgood, Tel: 07958-472-877			
Ryan Atkin	07958-472-869	John Ife	07958-472-875
Trevor Anderson	07958-472-871	Simon Morris	07903-759-517
Miltos Lefkelis	07958-472-878	Carley Bush	07903-822-028
Wollaton and Lenton Abbey Area			
Andrew Quick, Tel: 07958-472-866			
Laurence Burns	07949-733-351	Peter O'Doherty	07903-759-477
NDC Neighbourhood Wardens			
Radford/Hyson Green			
NDC Neighbourhood Wardens for Radford and Hyson Green, Tel: 978-6863			

Nottingham City Council Services

Service	Contact Details	
	Telephone	E-Mail
Public Health	915-6798	public.health@nottinghamcity.gov.uk
Waste Management	915-2000	waste.management@nottinghamcity.gov.uk
Highways (reporting faulty street lighting, manhole covers, drains, etc.)	915-2222	highways@nottinghamcity.gov.uk
Pollution Control (including noise)	915-6410	pollution.control@nottinghamcity.gov.uk
Trading Standards	950-7910	ts.advice@nottinghamcity.gov.uk
Parking Services	915-6655	
Planning Policy Team	915 5197	www.plan4nottingham.com
Pest Control	915-6123	
Out of Hours	915-6224	
Abandoned Vehicles	915-2000	
Area Focus Teams:		For all teams
Area 4	915-4428	
Area 7	915-4691	area.focus@nottinghamcity.gov.uk
Area 8	915-4753	
Mike Cole, City Council Student Strategy Manager	915-4927	mike.cole@nottinghamcity.gov.uk

Other Useful Contacts

Service	Contact Details	
	Telephone	Internet
Broxtowe Borough Council	917-7777	
Fire Prevention Officers:		
Nottingham	948-1166	
Dunkirk	942-1600	
Beeston	943-0666	
NHS Direct	0845-4647	http://www.nhsdirect.nhs.uk
Transport		
Nottingham City Transport Buses	950-6070	www.nctx.co.uk
Trent and Barton Buses	01173-712265	www.trentbuses.co.uk
NET		www.nottinghamexpresstransit.com
National Rail Enquiries	0845-484950	
Severn Trent Water Ltd.	985-7687	
Gas Emergency	0800-111-999	
Crimestoppers	0800-555-111	
Melanie Futer, University of Nottingham Off Campus Student Officer	951-4649	melanie.futer@nottingham.ac.uk

This information was correct at the time of going to press.

If you discover that any of these numbers are wrong or have changed recently, please let us know
Also, if you can add useful contacts of your own to the directory, please tell us about them so that this section of the magazine can grow and reflect our shared knowledge.

The Nottingham Action Group

We Are Not Alone

With contributions from Leicester and Loughborough, as well as news from Belfast, Leeds and Norwich, it is obvious that we are not alone. That is a good thing to know. It is comforting. It is reassuring. It should make it possible for us, by working together, to make things happen, locally and nationally.

From what has been written here, it is clear that if the universities in Nottingham, the students in Nottingham, Nottingham City Council, and Central Government continue to let things drift we will end up with neighbourhoods where no-one, let alone families, wants to live. It is already happening.

Doing Nothing Is Not An Option

In this issue we have highlighted some of what is happening in Nottingham and elsewhere. The Autumn issue will include:

Report on Nottingham City Council's revised Building Balanced Communities Supplementary Planning Document

Report on how the Area 4 'Lenton Triangle' Pilot is getting on

The University of Nottingham's Disciplinary Code for Students

What the two Student Unions are doing

An introduction to the Council's new Student Strategy Manager

News from Darren Smith about the 'Students in the Community' research project

More on the 'Shop a Shed' Campaign and how you can help

All of which are things the Nottingham Action Group are closely involved in

We Need...

Your information, your ideas, your opinions.

They are important to us

They govern what we do

We can use them to ensure that if what is being done is not working ...

The universities, the students, the Council, the Police respond by formulating

Better policies and delivering better actions

... and do it quickly!

We Also Need

People to contribute to or help with publishing this magazine

People who know about websites, desk top publishing and databases ... or want to learn

If you are interested and want to know more ... give us a call

The Committee of the Nottingham Action Group on HMOs is happy to acknowledge support from:
Nottingham City Council's Area 4 and Area 8 Committees,
Nottinghamshire Community Foundation, and many individual residents

We would also like to thank *The Nottingham Evening Post* for permission to reproduce the letters by Carole Wall and Rose Peacock. Also: Paul Gosling and *Housing Today*; Daphne Oxland and *Nottinghamshire Today*; John Brindley and *The Loughborough Echo* for permission to reproduce their articles.

Finally, our thanks to the staff at the Hillside Club for their patience and help

The views and opinions expressed in this publication do not necessarily reflect those of the Committee of the Nottingham Action Group on HMOs

We endeavour to ensure that our reports are accurate, but from time to time mistakes may occur. If you feel we have made such an error, please write to us at the following address.

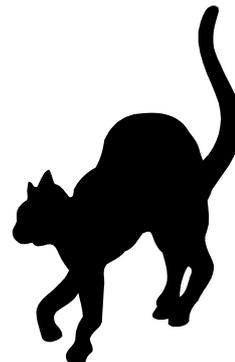


Neighbourhood
Renewal Unit



Nottinghamshire
Community
Foundation

Nottingham Action Group on HMOs
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357a Derby Road
Lenton
Nottingham NG7 2DZ
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