

Magdalen Road Church and the Irving Building

Findings and recommendations from community survey and focus groups

Emily Bowerman, June 2015

Executive summary

The Irving Building, located between Hertford Street and Essex Street, is going to be sold. For many years, this building has been a vibrant local school and a hub for the East Oxford community. Many people in the neighbourhood have expressed their concerns about what could happen to this valuable community asset when it goes on the open market.

Magdalen Road Church (MRC) has been an active presence in East Oxford for over 130 years, and many local residents have had connections to this church either through participating in one of its popular weekly parent and toddler groups, attending services, or simply going into its building when it is being used by another community group or for a private event.

Increasingly, MRC's current building is no longer able to meet the church's needs and is limiting the extent to which the church is able to serve the wider community. Purchasing the Irving Building appears to be a possible way for MRC to address these issues.

From the outset, MRC was keen to gauge wider opinions from the community about its hopes and plans for the Irving Building. MRC was committed to understanding what local residents considered to be the area's key needs, how the Irving Building might be a space that serves these needs, and what perceptions the local community have about a local church owning and running this facility.

MRC therefore carried out a community survey and focus groups. This report summarises their key findings and makes recommendations to MRC about its ongoing hopes and plans for the Irving Building.

Introduction to Magdalen Road Church and its work in the local community

Magdalen Road Church has been an active presence in East Oxford for over 130 years. It defines itself as a broad, welcoming church from many nationalities, backgrounds and life stages. Some members of the church community have been Christians for decades while others are just beginning to explore matters of faith.

Local residents may know MRC from its regular activities, such as Sunflowers, Buttercups and First Saturday family groups, or from the annual Live Nativity which has become a local institution at Christmas time. Others will have been to a screening at MRC's Reel Life film club, or came along to support one of the local artists who exhibited in the building in Arts Week last year.

MRC loves the area in which it is based and is committed to serving the people who live there.

MRC's plans for the Irving building

Although MRC's current building on Magdalen Road serves the church and the wider community well in many ways – not only hosting church events but acting as a great venue for the activities of other local organisations including Asylum Welcome, Helen and Douglas House, and Pegasus Theatre – it can no longer accommodate the church congregation on Sunday mornings. Instead, for the past decade, the church has been meeting in the SS Mary and John school gym on Meadow Lane.

For some time MRC has been exploring opportunities and considering other possible venues in the heart of East Oxford that would accommodate its church activities, serve as an even better base for it to respond to the needs of people in the local community, and be used as a resource hub for charities and other community groups and individuals.

The Irving Building looks like it could be a great solution to some of MRC's own challenges, and a base to continue serving the local community.

Community survey and focus groups

MRC would love to see the Irving building continue to serve the local community, and to become a vibrant hub for East Oxford.

From the outset, as it began to consider the viability of putting in a bid, MRC was keen to gauge wider opinions from the community about its hopes and plans for the Irving Building. MRC was committed to understanding what local residents considered to be the area's key needs, how the Irving Building might be a space that serves these needs, and what perceptions the local community have about a local church owning and running this facility.

In addition to working closely with the 'Friends of Irving' group and hosting public meetings, MRC conducted a community survey to capture as many opinions as possible. During April and May (13th April to the end of May 2015) survey was publicised in local cafes and community spaces, through the community mailing list and through informal networks, and it was completed by 145 people.

This data was compiled and analysed by Emily Bowerman (a former member of MRC, Asylum Welcome staff member, and East Oxford resident) who was commissioned by MRC to oversee this process. After the survey closing date, Emily returned to Oxford to carry out some focus groups and meetings with the dual aim of clarifying any questions and concerns emerging from the online survey and of seeking the input of groups who had been under-represented in the survey.

The rest of this report summarises the survey and focus group findings. It also contains recommendations to MRC to inform both its development of plans for the Irving Building and its ongoing service of the East Oxford Community.

Key findings and recommendations

5.1 Who participated in MRC's community survey and focus groups?

Community survey

145 people completed MRC's community survey:

Half the respondents were aged 30-49, and 35% were over 50. Just 13% were in their 20s, and only just over 3% were 20 or under.

Two thirds of the respondents were women.

Around 65% of survey respondents live/work in the area, and 60% said they had lived in the area for many years. 24% had children in local schools, and 15% were part of a faith/community group.

35% had lived in the area for more than 15 years, 17% for 10-15 years and 18% for 6-10 years. 17% for 3-5 years and 14% for two years or less.

35% identified themselves as Christian, 29% as atheist, followed by agnostic (9%) and humanist (4%). 15% had selected 'not applicable'. Other faiths made up less than 7% of the total.

Survey respondents were asked about their connection to Magdalen Road church and could select as many options as they wanted to. 35% of survey respondents had no connection with Magdalen Road Church. 25% had been to a Live Nativity Christmas event and 25% either came regularly or occasionally to one of the family groups. 6% identified themselves as committed members of MRC and 8% had either been occasionally or regularly to Sunday services. 20% had been into the building when it was used by another organisation (eg Asylum Welcome or Pegasus), and 20% had been in the building for a party or private event. 18% had been to an Art Weeks event in the building, and 18% know someone who is a member of the church community.

(See *Appendix A: Survey Respondents* for further details.)

b) Focus groups

In addition to the online survey, we conducted a few small focus groups and individual meetings with the purpose of:
digging deeper into questions arising from the survey findings
seeking to gauge the opinions of groups who were under-represented in the survey.

14 people participated in these groups and meetings. These included local parents, representatives of local organisations and community groups, residents of Essex street and other streets in the immediate vicinity of the Irving Building, and members of East Oxford's Hindu community. We had hoped to conduct meetings with members of the local Muslim community but were unable to do this within the research project time frame. Their input will continue to be sought.

5.2 What people love about East Oxford

(See *Appendix B: Opinions about East Oxford* for more details.)

We asked people what they loved about East Oxford. Opinion was very evenly spread among the options provided, with diversity, local shops and cafes, creativity, local business, the village feel, and sense of community, ranking just slightly ahead of local schools, the arts scene, social groups and activities, local charities, respondents' work, and their faith or community group.

Throughout the additional comments that some chose to add, an appreciation for this mix of community assets was regularly articulated. For example:

“East Oxford has history, character and soul, which is why it is and is becoming such a popular place. Much of this comes from the cultural and social diversity of the population, which is demonstrated through the variety of shops/cafés/social centres and activities. I also love that not all of this activity is limited to the Cowley Road - there are still pubs, cafés, theatres and shops on the smaller residential roads. This makes East Oxford a real and healthy place to live: a sense of community; familiar faces; shop keepers that recognise and greet customers. If East Oxford became a place where every pub/shop/cafe/school that was vacated, converted to housing then I would move elsewhere in an instant: it's simply not a healthy or happy way to live.”

The focus groups reiterated this message, speaking consistently about the social, ethnic and religious diversity of the area and the strong ‘community feel’, making it a ‘great place to live’, even ‘magical’.

5.3 The most pressing issues facing East Oxford

People were given options to choose from, ranking them on a scale of 1-5, 1 being unimportant and 5 being really pressing.

The most pressing concern was lack of affordable housing, gaining a significantly higher average ranking than other local issues (4.44). This issue was followed by sexual exploitation (3.37), debt (3.2), unequal access to education and learning (3.2), poverty (3.17), drug and substance abuse (3.08) human trafficking (2.8), crime 2.78, family breakdown (2.74) and racial tension (2.33).

24 people added specific comments about the most pressing issues facing the area and these overwhelmingly related to litter, traffic, parking, pollution, and the environment. Other things mentioned were the lack of English language to support integration, the pressure on school places and the lack of affordable sports facilities. Several were concerned about the way that green spaces are being squeezed out and the fact that most new housing is created for students (rather than key workers), making the area more transient and unaffordable for certain groups. The number of multiple occupancy houses puts growing pressure on parking and other local services. There is a sense from the comments that what makes East Oxford a ‘good place’ is under threat.

“Traffic, litter, anti-social behaviour, a sense that "anything goes" in East Oxford (so, for instance, the apparent lack of interest from the police and social services in the child sexual abuse being perpetrated in East Oxford and the view that sex shops and off-licences are perfectly permissible in the area), studentification of East Oxford (with all the attendant problems of rowdiness, late-night noise, lack of facilities/shops for residents - just pubs and clubs and restaurants - and lack of accommodation for residents, lack of pride in gardens, etc., etc.), lack of maintenance of environment (bad litter management, bad cleaning of streets, graffiti, fly-posting, ugly buildings allowed, ugly modifications of nice buildings, demolition of nice buildings. Commercial landlords really exploit the area and make money hand over fist at the expense of the beauty of the area and the quality of life of the residents. RMA, Premier Lettings, and many more, have houses which are eyesores. unfortunately.”

“The density of housing being allowed to be developed in this area - in particular large numbers of student rooms and flats being built in already densely populated residential streets. The local infrastructure - parking, drainage, public facilities etc cannot support this influx of people. It is also detrimentally affecting the overall quality of life - people living on top of each other and changing the make-up of the community.”

Although most survey participants and focus groups talked with great enthusiasm about the cultural diversity, there was also an awareness that sometimes the community can be fairly segregated. For example:

“Some local cafes and businesses are a good thing but the area is being overrun with cafes and clubs and barbers. The truly independent and original businesses are being forced out (witness Jeremy's stamps and Unniki and Bridget Wheatley and Galeria Brazil). There is a nice community feel sometimes but the community is very segregated - so efforts to bring about a link between the Asian and the White communities have not really worked.”

Concern was expressed that moving SSMJ down to Meadow Lane, away from East Oxford, could increase cultural homogeneity within the school.

One participant in a focus group also reiterated the fact that East Oxford is not perfect and that bad things, as recently reported in the press, are happening ‘on the doorstep’.

5.4. Magdalen Road Church’s plans for the Irving Building include developing its groups for families and offering local space for other local organisations. Survey participants were asked to identify which services and activities were most needed in the area.

People articulated a need for various services, such as space for local enterprise, after school clubs, literacy and English classes, debt advice, activities for families, and support for people who are homeless. (See *Appendix C: Plans for the Irving Building* for more details.)

In the comments section, many people reiterated the need for more space for start-ups or social enterprises (including space for hot-desking with shared printers etc), space for local artists to work or sell, spaces to rent out for other activities, or for meetings for local businesses, spaces for community activities (like street parties, children’s birthday parties, use by other religious groups), space for charities to interact with each other and a café. More support for the homeless and people with learning difficulties were also mentioned, as well as more spaces for young people to meet together.

“I think many of the items on this list are services supplied by other organisations (e.g. 'The porch'), so it's not that i don't think these are valuable or important. The items i've ticked as 'desperately needed' are services where i know there's a shortage of space to serve the need (e.g. shortage of artists studios, and so many young families that larger venues/more opportunities are needed).”

“What about older people? This is a demographic that's rising in the area - we need to build in lots of opportunities for the WHOLE community, not just bits of it! I'm really concerned about activities for Asian families too - I'm not sure this list is a list developed by them ..?” [NB a member of a focus group suggested that services for older people DID exist but were less well known]

Several people said that they value the way that MRC uses its existing building and would like to see this continue and develop.

5.5 Ownership of a community space by a church

Survey respondents and focus group participants were asked what would help, if the Irving Building was owned by a church community like Magdalen Road Church, make the space feel open and welcoming to them, regardless of their religious beliefs

Key themes emerging from people’s answers:

Many believed that MRC is already inclusive and that it should carry on doing what it already is doing. For example:

"I think the Magdalen Road Church community is already very inclusive and welcoming - so carry on behaving as you do already! Or run as per the current church - it is obvious it is a church but it is neither oppressive or too in your face."

"Don't change too much intrinsically from sunflowers and buttercups – Yes, we need more space for prams on rainy days etc, but I don't want it to change how much. I want documented how wonderful it is – it's a precious thing and I'm really grateful."

"Religion is a dynamic force but also divisive. But you [MRC] have sensitivity and thoughtfulness to bring together."

A representative of a local charity recognised that there were areas of synergy between the church and other organisations, that both in different ways *"are about giving people life chances and all we do is for the best of people"*.

Some identified the need for a management structure to ensure openness and wider involvement. For example:

"In order for the facility to be open and welcoming my primary consideration would be safety and security for users (if the facility is to be used by a variety of groups). A professional management team would need to ensure that the building is well maintained with appropriate access security. In order to be regarded as a community facility the building would require a clear diversity policy which reflects and welcomes all of the local community."

"Ensuring that there was a broad-based management board and an active willingness to include every community activity that wanted to use it."

People also spoke about the need for a transparent and fair bookings system to make sure that different groups were given the chance to use space, especially those which had struggled to find a regular welcome elsewhere.

MRC should consider ways of making the building feel welcoming, eg it should be bright, colourful and not too branded; it should host welcoming events, include public spaces, have easy access, and be used by lots of different groups; it should be easy to see from the outside what is going on in the inside, and signs should be easy to read and in multiple languages. Public-facing people (eg Centre Manager/Receptionist) should not speak in overly 'Christian language' For example:

"Having a colourful and welcoming noticeboard on the outside fence, detailing weekly activities, with contact phone nos. and email addresses etc.. Maybe having a friendly reception and booking person located at the building, who co-ordinates the different activities (if this could be funded)"

"Have an event like Farmer's market or Flea Market to invite everyone as it can be quite intimidating to go a church community building for the first time."

"A public-facing cafe and social space would be welcome. Perhaps a place with board games and books to read. Having a community garden and play space that we can come and use. Somewhere to buy a coffee while our children play."

'Light, colourful, many ethnicities represented in artwork/decoration'

I would like to see more inter-faith events to help bond the community and celebrate all and no faiths. Offering the centre for hire to groups for special events such as Christmas, Eid, Hannukah, Royal Birth (the first agnostic thing that came to mind..), etc, and inviting EVERYONE to celebrate TOGETHER would be the best possible message to the community.

In focus groups, some people reiterated the fact that if you walk into a space and see no one like you, you don't stay, and that it would be good to find ways of engaging a diverse range of people around the building. Also, people need to feel a sense of ownership for the place which will increase their respect for the building/grounds and other users.

Avoid over-use of Christian symbols. For example:

“Very little mention of the Christian faith would be preferred, allowing everyone to choose and find out more if they wish to explore further.”

“It would be best to avoid lots of signage relating to the church - i.e it shouldn't be used to ostensibly try and advertise and recruit people to the church.”

“Some neutral areas without religious influences. Clear differentiation between community use and church use.”

“This will be a challenge for the church. I would think this would be easier if church partnered with another organisation.”

It is worth noting that although several people specifically talked about the need to avoid Christian symbols etc, others talked about finding MRC inclusive and welcoming and said that Christian references around the building would not be an issue:

“Faith communities are, in my experience, generally welcoming. I don't think that anything specific would need to be done to make me feel welcome.”

A minority thought the space should be clearly delineated between ‘church’ and ‘non church’ space. This was mainly because they felt that some faith groups might feel wary about renting space from Christians and that it may help if there were some more secular spaces for which the church is ‘just a bog standard landlord’, enabling both the church and other groups to keep their own ethical standards. That way the church can keep their ‘ethical standards’ but enable others to keep theirs too. Others thought that delineated space would just segregate people.

There was also a recognition that if the church was putting in the bid, they should have autonomy to be themselves:

“You're the guys wanting to buy it so you need the best use of the space.”

“You're still a church and you should be able to be who you are. In no way should people feel pressure to feel evangelized at. Frankly if the building has crosses etc that's not an issue, it's actually a church. I want what I have always felt at MRC. The first time I went to Sunflowers I was a bit nervous that it would be too religious. I gave it a try just to see. MRC shouldn't lose their identity.”

Choose a new name for the building. Someone suggested that ‘Irving’ had negative connotations, and there was a sense that there should be “a name for the centre which reflects the local community”. Suggestions mentioned in the survey and groups were ‘East Oxford Life Spark’, ‘The Old School’ and ‘Robin Hood’ (which used to be school name).

5.6 The development of the Irving Building

MRC's plan is to make as few changes to the structure of the building as possible, however as part of its bid it will be preparing a business plan for the future use of the Irving Building, in which MRC may need to consider developing some parts of the site (to accommodate long-term letting of office space in the existing building, or for the provision of affordable housing, for example). Survey respondents were asked how they would feel about this and for their suggestions for how the site might be developed and used.

Key themes emerging from people's answers:

People are really keen to ensure that outdoor space is maintained and that a development doesn't try to cram too much in. Several people mentioned the idea of an outside café with a play area. For example:

"There is loads of tarmac which would be better off being something else. Please consider how to plant up the site to make it a haven for wildlife rather than consign huge amounts of space to parking. Big trees can work wonders."

"I am more interested in the outside space, to be shaped as a place for children play, or even a city farm that are becoming so popular. I think would be a great idea to bring families together, to give opportunity to local healthy food. And perhaps make a point about sustainability and ecology."

"I think space is important and would hate to see it all built on. However, using the playground creatively could provide space for enterprise etc."

The integrity and beauty of the original building should be conserved:

"Provision of affordable housing and/or space for local enterprise would bring in regular income, which is important for long-term resilience. The architecture of the building is one of its great strengths, and changes should be made only when really necessary, and should be in keeping with what's already there."

People value the Irving Building's heritage, role in the community and educational function and would like to see this integrated into any future developments.

Many recognized the need for more affordable housing but also stipulated that it should genuinely be affordable. Someone specifically asked to include something for homeless people.

"If it is for affordable housing then have a watertight arrangement so that houses can't be later sold off"

"Housing should be _genuinely_ affordable, not the 80% of market rent which the government defines as affordable. Could we have _social_ housing?"

It is worth noting that many people expressed concerns about parking and said that any housing solutions should consider the issue of parking and should not create more pressure in this area.

Space for the community/enterprise should be a key part of any development. There was real enthusiasm to provide a space for a wide range of uses. For example:

"Turn it into short-term rental shops, cafes and office space. Rent these at affordable prices to local people who are working hard to start their businesses but crippled by the cost of renting space in East Oxford and the high business rates."

"Another Have you seen the Cockpit Arts Building in London - many artist studios and offices and open spaces used by the community - a creative and community hub."

"I personally would like a space to do therapeutic work... like exercise referral to help our local community look after themselves... health Walks, Pilates, exercise for health and fitness."

There was excitement about the idea of people managing to make connections with each other, e.g. local charities and businesses – making people aware of a wider range of services and increasing collaboration.

The development needs to be well-designed and well-managed, with a key point of contact/caretaker to address any issues as soon as they arise.

“Broadly speaking I’m fine with it. However, make sure any development is well-designed, and try to keep a single large open area for play/outdoor activities (e.g. the playground on the Hertford St side). Low-cost rental flats would seem most appropriate for any development, plus specialist work units if the demand is there.”

“I would be happy for the building to be developed for viable use as office space or housing for key workers. For me the key factors are ensuring that whatever the plan is has a sound business plan which ensures that the conversion and maintenance of the building is properly funded (in both the short and longer term). Any plans (that include retaining the Irving building) need to be sympathetic to the existing building and also ensure that adequate parking/access is retained to support the proposed use of the building. My preference (as a very local resident) is that whatever functions the building is used for are confined to day/office hours i.e. I would not be in favour of it being used as a venue which brought large numbers of people to the area in the evening/weekends. One of the great pleasures of this area is how quiet the streets are (considering our proximity to the Cowley Road/ central Oxford).”

“A sustainable business plan is essential and high quality rented accommodation or office space would provide a valuable income stream and support church objectives. Woodlands church in Bristol <https://www.woodlandschurch.net/> appear to have successfully managed this balance and seem to be thriving and able to invest in the fabric of the building to produce a fantastic space.”

5.7 Any other general comments arising from the survey and groups

There is a general positive sense about the project, with many respondents specifically thanking MRC for the opportunity to input their views and wishing the project well.

“I feel extremely positive about Magdalen Road Church taking an interest in this building. This church is a worthy custodian of this community asset. They are incredibly welcoming. For what it is worth, I have also admired the fact that they simply do not proselytize at their community events. I have found this remarkable, in fact.”

People are excited about the idea of keeping the building as a community asset.

“I would fully support your bid to keep this building as a community asset, or affordable housing, rather than sold off to private property developers to be sold to private landlords who squeeze in too many students at exorbitant rates.”

“I think this is a very exciting idea. One point: Gibbons Bakery in Hertford St is an essential social focus where the community meets and incidentally many local matters are resolved. Mrs Gibbons is now very ill and Mr Gibbons is keeping it open on his own. They need the custom your community hub could bring, and they exemplify a vital aspect of how communities can still work.”

Some suggested ways of ensuring community involvement going forward through, for example, a steering committee

“I think it would be valuable if there are representatives of the community who aren’t part of the church on some kind of ‘committee’ to help ensure that community needs/views are taken into account in plans for the Irving Building.”

“How would all this be managed? It’s a big step from running the church as a single organisation to co-ordinating communal use, where participating groups themselves may be run by amateurs. Would like to see a business plan to ensure that if this goes ahead, it is on a sound financial footing.”

Focus group participants and survey group respondents were somewhat homogenous. “You can’t get more inclusive than this church but there is still a gap”. People were asked how MRC could continue to seek input from under-represented communities. Suggestions included:

A personal approach with community advocates and ambassadors who will talk to their neighbours

Street reps

Go through local charities and organisations

Avoid meetings in pubs or places where people of certain faith's may feel uncomfortable

After school clubs to engage Muslim women

Have stands at local events (eg Florence Park festival, Cowley Carnival, local street gatherings)

Go through representatives of particular faith groups/ local places of worship

Local restaurants

Local secondary schools

Oxfordshire Association for Young People

Other community initiatives (ARK T, Restore, Open Doors, etc)

Local shop keepers

6. Report recommendations

People really love the diversity and 'village feel' of East Oxford and are excited about the idea of the Irving Building remaining a community asset and meeting real local needs. There is great potential for the building to be used in a wide range of ways so MRC should keep reviewing and setting clear expectations, recognising that it will not be possible to please everyone and meet every need.

People have appreciated the way that their input has been sought during this process and believe that a church's ethical standards would be different from a profit-driven landlord. MRC should continue to update the wider East Oxford community on the Irving Building project, continue to be transparent about its plans and processes, and continue to seek the participation of others should the bid be successful. It should continue to listen to local residents' opinions about how they can work together for the flourishing of the wider community.

MRC's existing activities are valued by the community. Its family groups are considered welcoming, inclusive and distinctive, so any development of the Irving Building should seek to maintain what the church has built up over the years.

Plans for the Irving Building should recognise the wide range of opinions about how 'religious' the space should be. Clear signage, genuine accessibility, sensitivity, and good communication are vital.

Local residents place high value on community space, green space and preservation of the environment. They are also concerned by the issue of parking and traffic, and affordable housing is a local priority. Any development should give this due consideration.

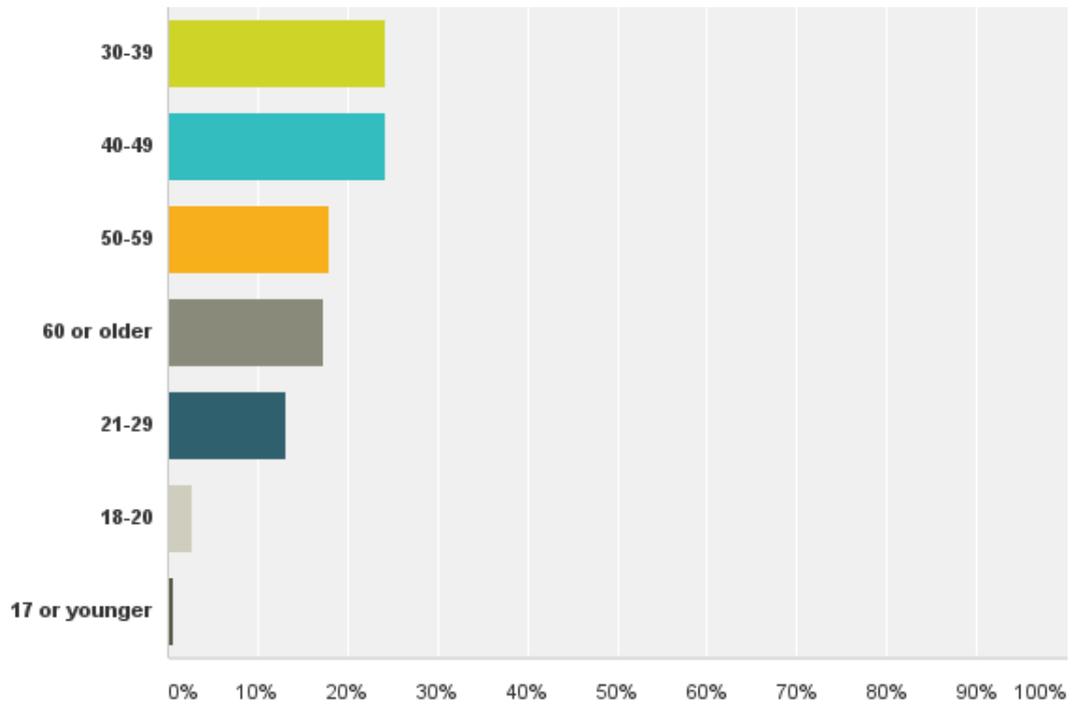
MRC should continue to pursue engagement with members of the East Oxford community who were under represented in the survey. It is acknowledged that input from different members of the local community may draw attention to other ideas and needs that have not been so visible in this report.

7. Next steps

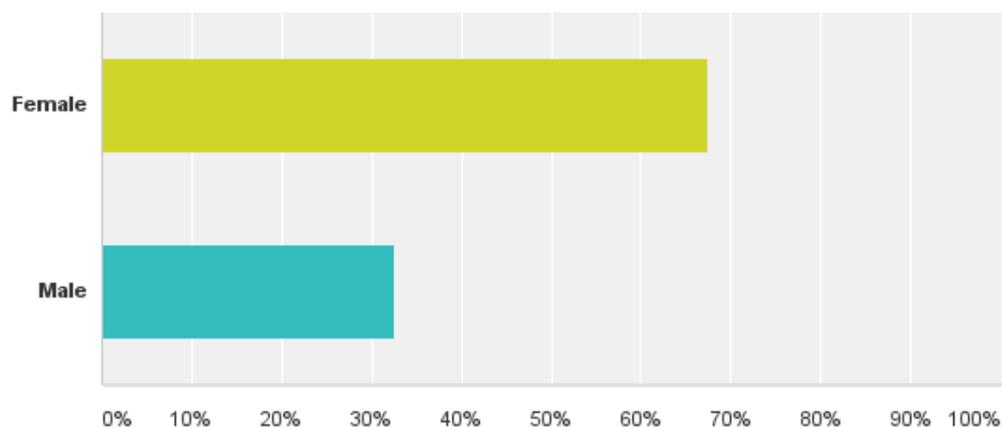
To receive updates about the Irving Building, subscribe by [clicking here](#)

If you have any questions, concerns, ideas or contacts you would like to share with MRC, please get in touch with Dan Steel (Pastor) at dan@mrc-oxford.org or Pat Brittenden (senior leadership team) at patbrittab1@gmail.com.

Appendix A: Survey Participants

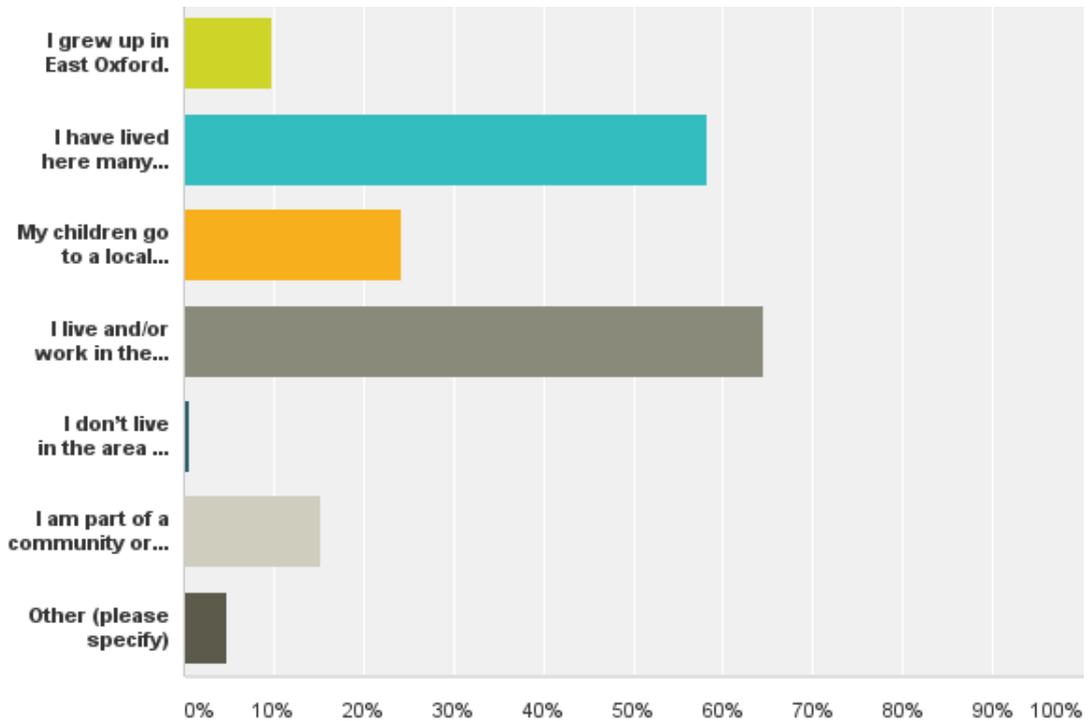


Answer Choices	Responses
30-39	24.14% 35
40-49	24.14% 35
50-59	17.93% 26
60 or older	17.24% 25
21-29	13.10% 19
18-20	2.76% 4
17 or younger	0.69% 1
Total	145



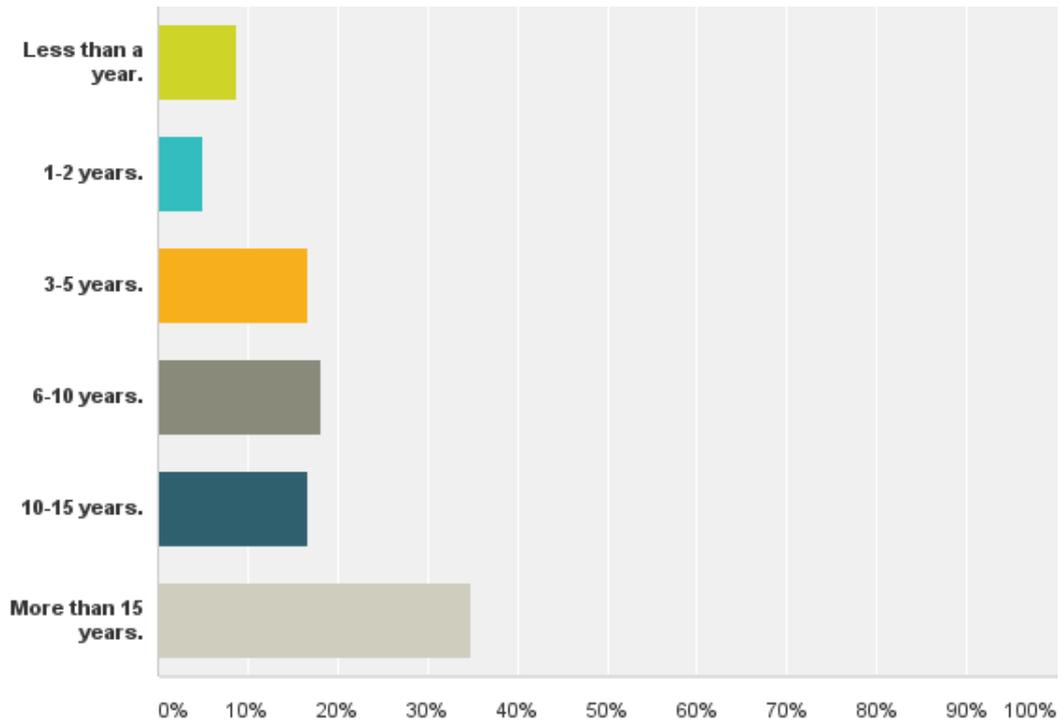
Answer Choices	Responses	
Female	67.36%	97
Male	32.64%	47
Total		144

How would you describe your connection with East Oxford? Tick all that apply:



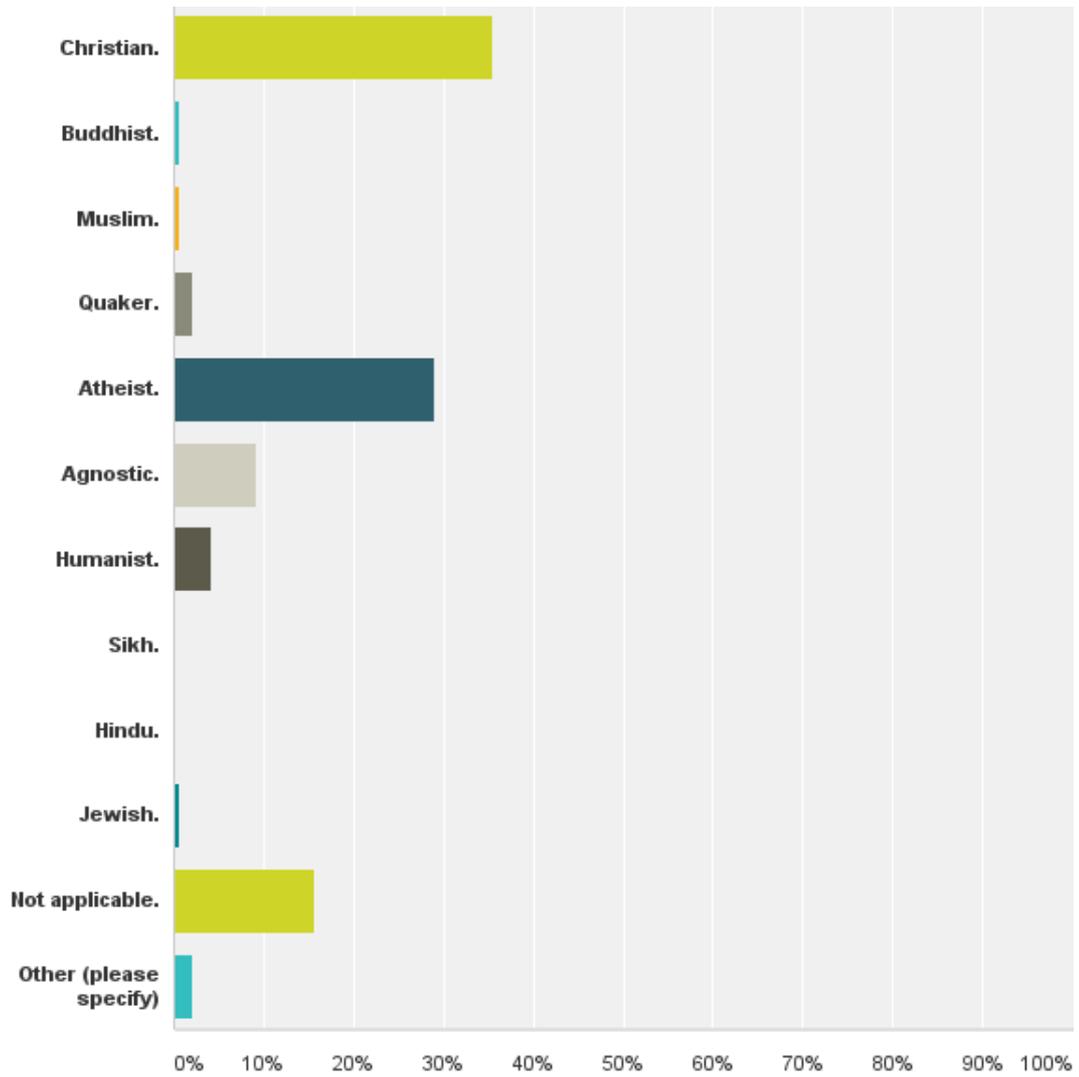
Answer Choices	Responses	
I grew up in East Oxford.	9.72%	14
I have lived here many years.	58.33%	84
My children go to a local school.	24.31%	35
I live and/or work in the area.	64.58%	93
I don't live in the area but come into the area for work.	0.69%	1
I am part of a community or faith group in the area.	15.28%	22
Other (please specify)	4.86%	7
Total Respondents: 144		

If you live in East Oxford, how long have you lived here?



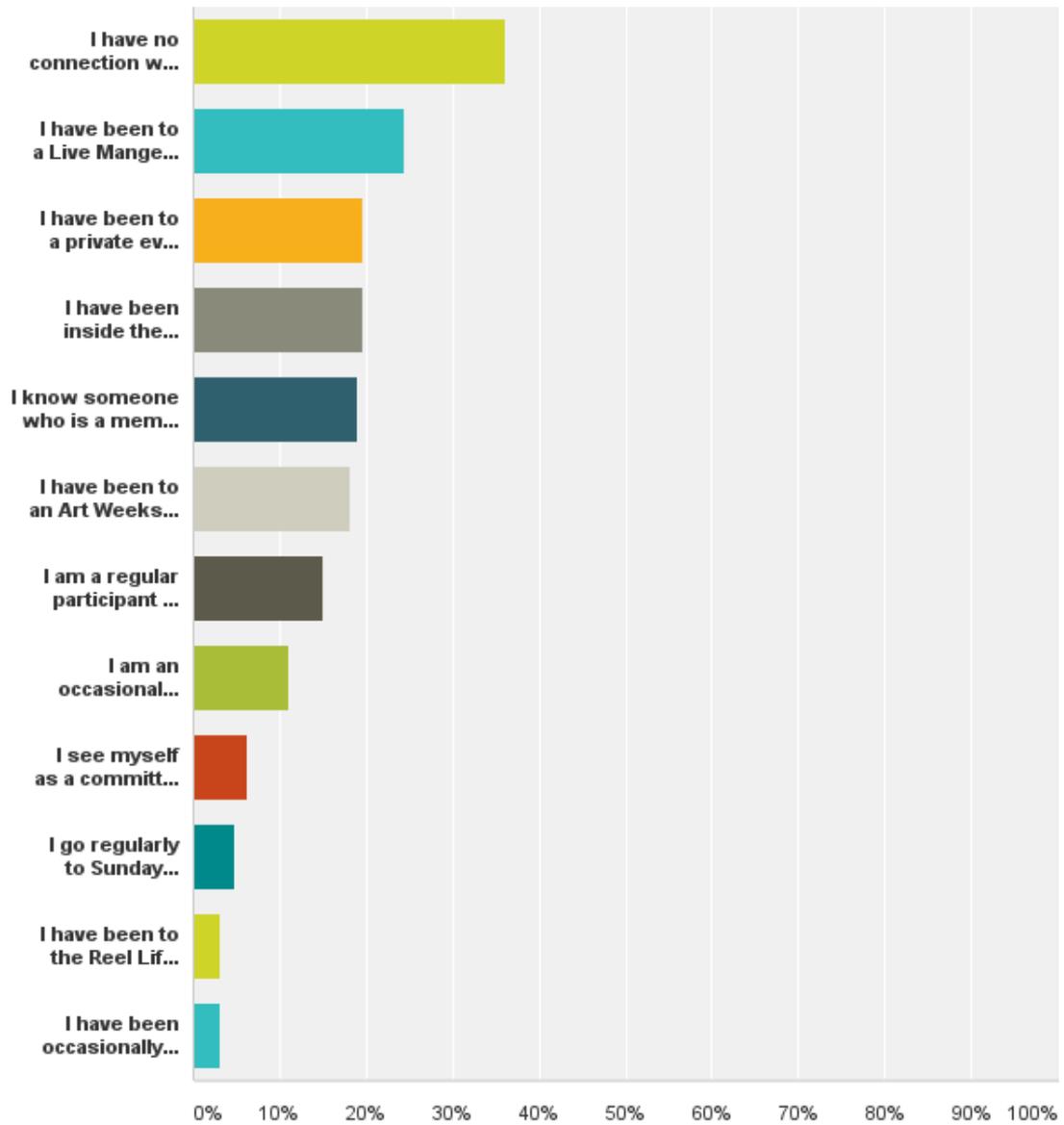
Answer Choices	Responses
Less than a year .	8.70% 12
1-2 years.	5.07% 7
3-5 years.	16.67% 23
6-10 years.	18.12% 25
10-15 years.	16.67% 23
More than 15 years.	34.78% 48
Total	138

How, if at all, would you describe your religious affiliation?



Answer Choices	Responses	
Christian.	35.46%	50
Buddhist.	0.71%	1
Muslim.	0.71%	1
Quaker.	2.13%	3
Atheist.	29.08%	41
Agnostic.	9.22%	13
Humanist.	4.26%	6
Sikh.	0.00%	0
Hindu.	0.00%	0
Jewish.	0.71%	1
Not applicable.	15.60%	22
Other (please specify)	2.13%	3
Total		141

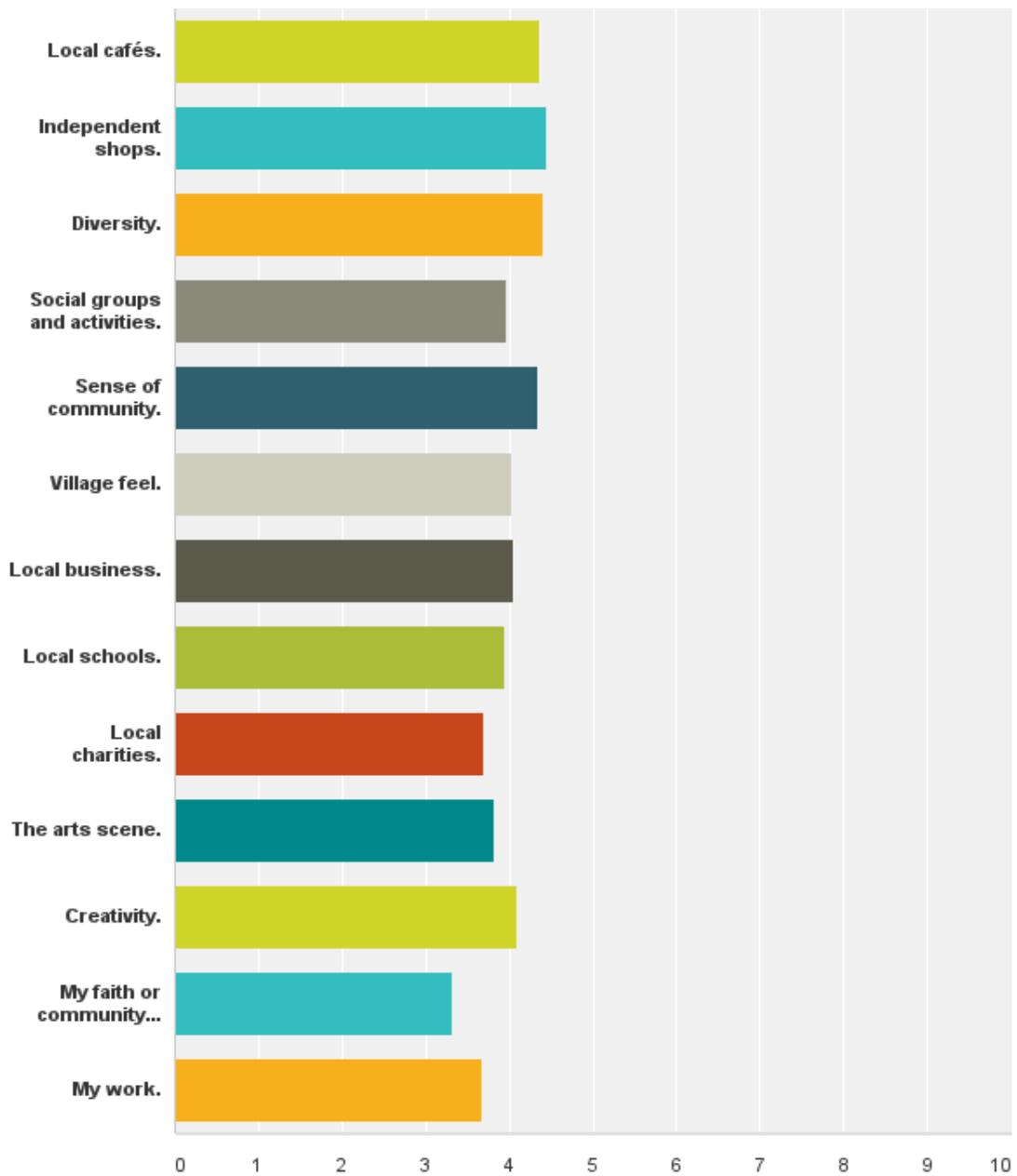
What connection, if any, do you have or have you had with Magdalen Road Church? Tick all that apply.



Answer Choices	Responses
I have no connection with Magdalen Road Church.	36.22% 46
I have been to a Live Manger Christmas event in the church building.	24.41% 31
I have been to a private event (eg children's party) in the church building.	19.69% 25
I have been inside the church building when it has been used by another organisation (eg Asylum Welcome, Pegasus, Helen and Douglas House).	19.69% 25
I know someone who is a member of the church community.	18.90% 24
I have been to an Art Weeks event in the church building.	18.11% 23
I am a regular participant (at least twice a month) in one of the family activities (Sunflowers, Buttercups, First Saturday) in the church building.	14.96% 19
I am an occasional participant (once a month or less) in one of the family activities (Sunflowers, Buttercups, First Saturday) in the church building.	11.02% 14
I see myself as a committed member of the church community.	6.30% 8
I go regularly to Sunday services (more than twice a month).	4.72% 6
I have been to the Reel Life film club in the church building.	3.15% 4
I have been occasionally to Sunday services (less than once a month).	3.15% 4
Total Respondents: 127	

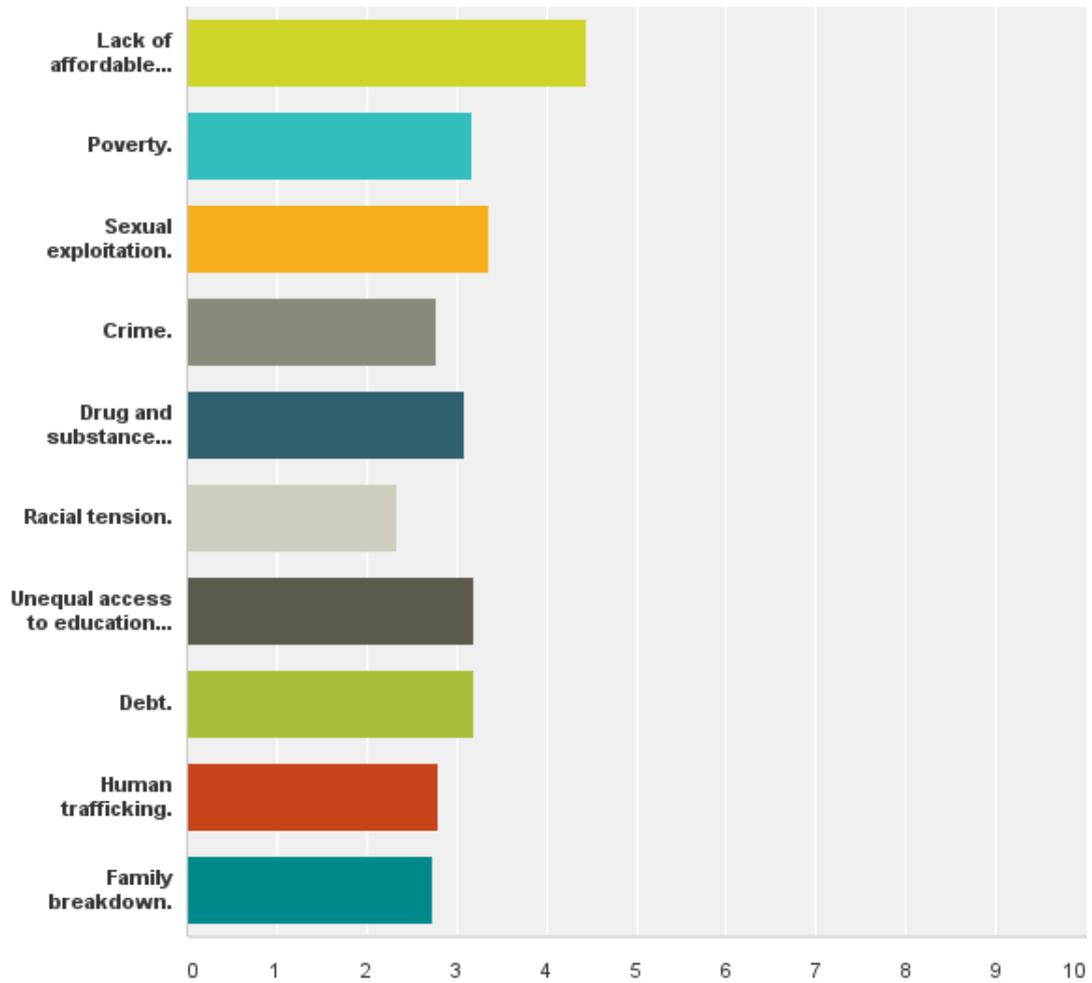
Appendix B: Opinions about East Oxford

People have told us that they love all sorts of things about East Oxford? What do you love about East Oxford? Indicate using the scale from 1-5, where 5 is something you really love.



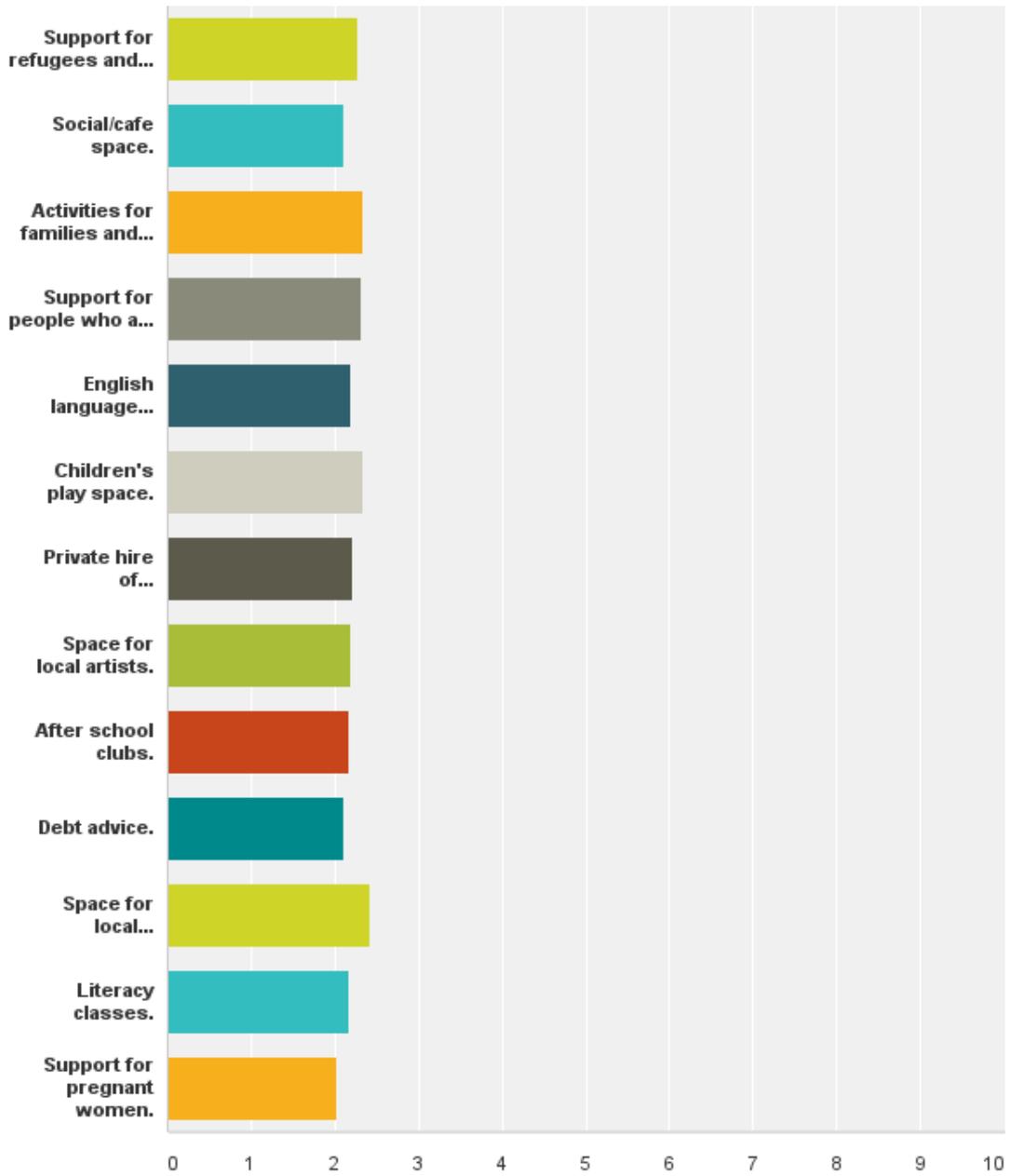
	1	2	3	4	5	N/A	Total	Weighted Average
Local cafés.	1.49% 2	2.24% 3	12.69% 17	25.37% 34	57.46% 77	0.75% 1	134	4.36
Independent shops.	0.75% 1	0.75% 1	12.69% 17	24.63% 33	59.70% 80	1.49% 2	134	4.44
Diversity.	0.00% 0	1.50% 2	14.29% 19	26.32% 35	56.39% 75	1.50% 2	133	4.40
Social groups and activities.	0.76% 1	6.82% 9	25.00% 33	28.03% 37	37.88% 50	1.52% 2	132	3.97
Sense of community.	1.53% 2	2.29% 3	12.21% 16	26.72% 35	55.73% 73	1.53% 2	131	4.35
Village feel.	3.05% 4	6.11% 8	17.56% 23	25.19% 33	41.22% 54	6.87% 9	131	4.02
Local business.	0.77% 1	5.38% 7	19.23% 25	36.92% 48	36.15% 47	1.54% 2	130	4.04
Local schools.	1.54% 2	5.38% 7	17.69% 23	18.46% 24	29.23% 38	27.69% 36	130	3.95
Local charities.	2.31% 3	10.00% 13	29.23% 38	27.69% 36	26.15% 34	4.62% 6	130	3.69
The arts scene.	0.00% 0	7.69% 10	29.23% 38	32.31% 42	28.46% 37	2.31% 3	130	3.83
Creativity.	2.31% 3	4.62% 6	15.38% 20	33.08% 43	41.54% 54	3.08% 4	130	4.10
My faith or community group.	8.66% 11	4.72% 6	11.81% 15	9.45% 12	14.17% 18	51.18% 65	127	3.32
My work.	2.38% 3	7.94% 10	15.87% 20	11.11% 14	19.84% 25	42.86% 54	126	3.67

What do you consider to be the most pressing issues facing the East Oxford community? Indicate using the scale from 1-5, where 5 is a really pressing issue.



	1	2	3	4	5	N/A	Total	Weighted Average
Lack of affordable housing.	1.54% 2	1.54% 2	10.00% 13	23.85% 31	60.77% 79	2.31% 3	130	4.44
Poverty.	8.87% 11	17.74% 22	30.65% 38	25.81% 32	12.90% 16	4.03% 5	124	3.17
Sexual exploitation.	11.48% 14	14.75% 18	17.21% 21	26.23% 32	22.95% 28	7.38% 9	122	3.37
Crime.	8.26% 10	28.93% 35	38.84% 47	17.36% 21	3.31% 4	3.31% 4	121	2.78
Drug and substance abuse.	10.00% 12	15.83% 19	34.17% 41	28.33% 34	7.50% 9	4.17% 5	120	3.08
Racial tension.	20.17% 24	38.66% 46	26.89% 32	7.56% 9	3.36% 4	3.36% 4	119	2.33
Unequal access to education and learning.	11.76% 14	14.29% 17	28.57% 34	21.01% 25	17.65% 21	6.72% 8	119	3.20
Debt.	5.13% 6	18.80% 22	27.35% 32	28.21% 33	9.40% 11	11.11% 13	117	3.20
Human trafficking.	19.13% 22	18.26% 21	21.74% 25	22.61% 26	7.83% 9	10.43% 12	115	2.80
Family breakdown.	14.04% 16	22.81% 26	28.07% 32	13.16% 15	7.89% 9	14.04% 16	114	2.74

Appendix C: Services and activities needed in the area



	I don't think this is really needed.	This is needed but it's not the most important thing for me.	This is desperately needed in the area.	N/A	Total	Weighted Average
Support for refugees and asylum seekers.	11.11% 14	47.62% 60	37.30% 47	3.97% 5	126	2.27
Social/cafe space.	20.63% 26	47.62% 60	30.95% 39	0.79% 1	126	2.10
Activities for families and young children.	6.40% 8	51.20% 64	39.20% 49	3.20% 4	125	2.34
Support for people who are homeless.	7.26% 9	51.61% 64	37.10% 46	4.03% 5	124	2.31
English language teaching.	7.26% 9	62.90% 78	25.81% 32	4.03% 5	124	2.19
Children's play space.	11.38% 14	41.46% 51	43.90% 54	3.25% 4	123	2.34
Private hire of hall/kitchen.	12.20% 15	52.03% 64	34.15% 42	1.63% 2	123	2.22
Space for local artists.	13.93% 17	50.82% 62	32.79% 40	2.46% 3	122	2.19
After school clubs.	15.57% 19	46.72% 57	32.79% 40	4.92% 6	122	2.18
Debt advice.	14.05% 17	57.85% 70	23.14% 28	4.96% 6	121	2.10
Space for local enterprise.	4.96% 6	47.11% 57	45.45% 55	2.48% 3	121	2.42
Literacy classes.	8.33% 10	62.50% 75	25.83% 31	3.33% 4	120	2.18
Support for pregnant women.	16.10% 19	58.47% 69	18.64% 22	6.78% 8	118	2.03