



Neighbourhood Profiles: Pinhoe

Introduction

Welcome to Pinhoe! This neighbourhood profile draws on the work of the Wellbeing Exeter community builder in Pinhoe, to bring you a community's eye view of the neighbourhood and what happens in it. You'll not find statistics here on demographics, health, education, etc. Please read this alongside the fantastic [JSNA Community Health and Wellbeing profiles](#), which provides a wealth of quantitative data. Our focus here is on local knowledge: what is it like to live here; what informal community activity is there; where are the important community focal points; what's missing, or of concern to local residents. This is a snapshot rather than a directory, so may not have exhaustive listings (although we've done our best to avoid errors and omissions). It aims to highlight community strengths, and its not-so-strengths, and to provide an informed commentary on the health of community life. We've included some brief case studies from the work of the community builder, to give a sense of what this work can involve, and highlight the kind of community action going on in Pinhoe. We hope you find it useful.

I had no connections with Pinhoe prior to my work as a Community Builder. It has been wonderful to get to know the Community and to understand relationships & the history of the area. To build trust is key to Community Building and this has taken time to reach this a level.

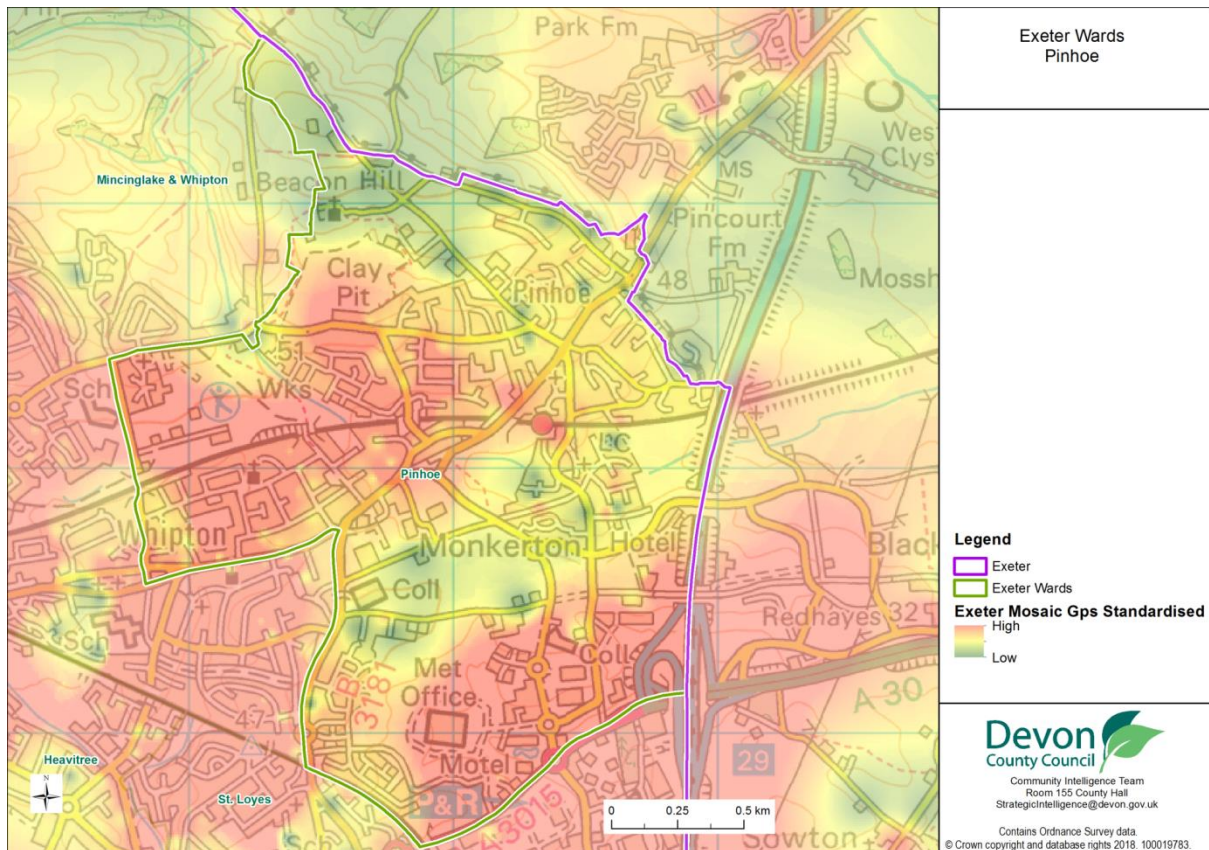
My role is to find to how people feel about where they live, to listen and support and to connect and to build a rich picture of neighbourhood life. I help link residents into local organisations that may be of interest to them and try to weave community life together so it becomes stronger, working on existing strengths in the area. I listen to people on their doorsteps, at the school gate, in the local shop, and in the park. We have conversations about what they want to see happen in their neighbourhoods and I support and enable passionate individuals to take action to move their ideas forward and evolve- it may be connecting them with like-minded residents, linking into existing organisations, or just being a sounding board for ideas.

Picture of a Place: Natural communities vs ward boundaries

As this map makes clear, Pinhoe village is on the edge of the city boundary at the eastern extreme of the ward, which extends south as far as the business developments around the Met Office, and west into Whipton, but does not go beyond the motorway. Langaton Lane,

where the Scout Hut is, is therefore outside the ward. It is bisected by the railway line. The original village is the centre of the area residents recognise as Pinhoe.

Below is a heat map for Pinhoe showing risk stratification for predicted levels of frailty, as developed and used by the public health team at Devon County Council. The map also shows the ward boundary (shown in green and purple). As can be seen from the heat map, levels of risk of frailty vary considerably, and are generally lower away from the village centre.



There are two schools in the area, Pinhoe Primary and St Lukes High School. The catchment for St Lukes High School is wide, and attracts students from Mount Pleasant, Beacon Heath and Whipton as well as Pinhoe. There is only one preschool, based at Pinhoe Primary. The two churches, St Michaels & All Angels & the URC Church are deeply rooted in village life. The congregation tends to be older at both. The school also hosts Messy Church run by the church, younger families attend. There is a new weekly service in the school hall.

The busy main road runs through Pinhoe linking it to Broadclyst. Although in earlier times this was a thriving shopping location, there is still a busy Spar shop, a hairdressers, the Library, a garage, a butchers, vets, chemist, the Hall Church and an estate agent. There are good transport links, with regular buses and a station. A large Sainsbury's is on the outskirts of the ward, used by residents from all over Exeter as a destination supermarket. There are two pubs: The Pinhoe Hoard, the Royal Oak (well-used by locals) and the new coffee house Alicia's. The new housing developments have no community space, shops or cafes. On the outskirts of the ward there lies the area of Sowton, this incorporates a small business estate

with a cluster of businesses such as Costa and Dominos. This area of the ward is used more by people travelling into Exeter from the motorways. Along Harrington Lane, Sandpiper Court is an area that incorporates small business units.

The population of Pinhoe has grown recently as a result of new development, and continues to expand quickly. People feel it is a lovely place to live and it retains a strong community feel despite the rapid rate of growth. Residents on the new housing developments live busy lifestyles, often families where parents are both working full time. Nevertheless, several incomers enjoy opportunities to get involved and want to build new communities and strengthen links where they live.

“Green fields have been eaten up but we still see our village as a much-loved community.”

Green/public space

Pinhoe is reasonably well-supplied with green spaces, evenly distributed throughout the ward. There is talk of planning trim trails in some of these:

Arena Skate Park On the western fringes of the ward, recently extensively refurbished, and well-used as a destination park by the wider community.

Eastern Fields – has a newly-formed Friends group that is campaigning to register this space as a village green, to protect it. Also opposed use of the Fields by travellers during the summer, who left a large amount of mess, and has worked with the council to put up more secure barriers to prevent this happening again.

Harrington Lane Play Area. Adjacent to Eastern Fields. This is a well-equipped park sitting next to Pinhoe Primary School. It is used by a free fitness circuits training group twice a week. There is a MUGA. It is well used immediately after school by parents & carers and great as a bumping space.

Station Road Playing Fields – includes a MUGA and children’s play area and small skate ramp, and is home to Pinhoe AFC (See below). The park is well used by dog walkers and will soon have a new Chat Shack for young people - this is a covered area for them to meet.

Exhibition Fields – the site of Exeter Arena.

There are also small play parks: Monkerton, Hill Barton Estate and Harringtons Estate. The latter was used recently by residents to host a Teddy’s picnic hosed by resident and also a Community BBQ supported by the Builder.

Spreading the word: how do people connect?

Pinhoe Press – a quarterly newsletter was established recently and published its third edition in December 2018, with the support of the community builder, and delivered locally by volunteers. There is also an online version. Community organisations within the ward of Pinhoe qualify for a free quarter-page advert, and have reported an increase in interest in their activities since the newsletter launched. It is being used as the model for a planned newsletter in Whipton and Beacon Heath.

“We want to help the Pinhoe Community and the organisations link together, support one another and establish a future.” (Pinhoe Press Co-editors)

Pinhoe School’s newsletter also periodically carries community news and information, and is available to read [online](#).

Pinhoe Parents is a closed Facebook group with nearly 200 members, describing itself as 'A friendly group for Pinhoe parents to chat and organise local events.' Pinhoe Community has 700 people following it. Pinhoe Community Hub (see below) also has a well-used Facebook page. All have active use.

Noticeboards- There are three noticeboards in the centre of the village, including one outside the school and one in Church Lane. A local resident also displays posters on her fence. The Finance shop has a notice board. Pinhoe Library has a dedicated Community Builder board as well as a general notice board. The surgery also displays information electronically. The Hall Church will display events in the hall on its noticeboard. America Hall will display posters outside and inside that relate to the building. Local residents living on prominent streets will also put up laminated posters on stakes or in windows outside their houses. Residents are keen to help spread news of local events, often volunteering to distribute flyers to local groups.

Community Hubs, and what happens in them

Community hubs can be buildings, spaces, organisations, even people. They can be community-owned and run, council property, and commercial businesses. What they have in common is that they bring added value to the activities and energy associated with them by bringing people together in ways they might not otherwise do, being a focus for local expertise and connection, and facilitating the casual encounters that fuel fantastic community action.

Pinhoe has a wealth of established community groups and assets and has a varied range of opportunities for local people to engage in their neighbourhood. Although Pinhoe does not have a traditional community centre, it has a number of other assets such as church halls which are well-used by outside groups, and are central to community life.

- *America Hall* – a large building, with two spaces available to be rented out commercially (though it is heavily booked out). Various community and commercial activities hosted, including a toddlers group, weightwatchers, various dance classes and arts and crafts groups. Some of these draw people from across the city, and therefore many people do not consider this building to be a community centre in the normal sense. The Pinhoe Pantomime Society produce a very well-established annual community panto here.
- *Pinhoe Library* – has a Friends group of volunteers, with around 30 residents involved (they hold a regular coffee morning), and also hosts bounce and rhyme sessions for pre-school children (run by volunteers, including some introduced by the Builder), attended by around 30 parents and carers. The library itself makes use of local volunteers and is a valued local resource, despite its run-down building. It has a varied range of events, hosting local authors, musical events & guest speakers, and recently for a star-gazing evening, and the Pumpkin Trail, organised by residents with builder support. The space can also be used for meetings.
- *1st Pinhoe Scout Group, Scout Hut on Langaton Lane* – hosts beavers, cubs, scouts, and explorers (so, children aged 6-18), as well as rainbows and brownies, the youngest sections of the Girl Guides. The hut is also available for private hire.

- *United Reformed Church Hall* – busy with bookings for yoga, tai chi, a pop-up café, toddler group etc. The church is keen to engage with wider community. Recent events held here initiated by community member include a Wellbeing day, supported by the builder.
- *Hall Church* has a Knit and Natter and a weekly drop-in coffee morning (run by Clyst Carers, a local charity based out of the medical practice). The Trefoil Guild also meet there, as do the Pinhoe Angels, a ‘ladies’ social group. The newly formed garden club, set up a year ago by a resident with builder support, is now a fully constituted stand-alone group, with a committee and abnk account.
- *Alicia’s* – This newly-opened coffee shop and cocktail bar is welcoming community groups to meet there for free, providing members buy refreshments. There is also a children’s toy area planned, and free film showings.
- *Pinhoe Church of England Primary School*. Alongside its own PTA-run events, the school hosts a number of other groups. The Women’s Institute meets here, as do the Guides (all guide sections currently have spaces for new members). A Couch to 5k running group ran in spring 2018 from the school gates and the parents continue to meet up and run on an informal basis. Pinhoe Memories, a local history project, ran a successful intergenerational event here.

What else is happening?

- Jubilee Club – a traditional social club, with a vibrant skittles league, bingo, snooker, Euchre, etc. A range of sporting events are hosted. The Community Hub group has held skittles & pig racing events here.
- Exeter Arena is the nearest leisure centre, on the western fringes of the ward. It is also home to Isca Bowls and Bridge Centre, which runs health walks, table tennis, whist and scrabble groups, and has trialled a coffee morning in an attempt to reach out to the community. There is also a newly fitted gym. It is hoped that the Arena/Isca Centre will be developed into a full ‘sports village’ in future.
- St Michaels & All Angels Church. The church has strong links with the school.
- Doctors surgery. The surgery is well used and growing, and has an active PPG group.
- Singing Group. This is in the early stages. A local resident has stepped forward to lead, (following encouragement for CB) and it is hoped that this will evolve to become a stand-alone group.
- Spring Art & Crafts Fayre.
- Defibrillator fundraiser group. A group of residents have come together to help fundraise
- Easter Trail - A trail planned by local parents, following the successful Pumpkin Trail in autumn 2018.
- Makeover of neglected green spaces- a piece of waste land recently had a makeover initiated by residents. There are hopes to do a similar project at Pinhoe Station.
- Litter picks and community get-togethers (eg a BBQ) on new estates, aimed at bringing people in new communities together.

Councillors' Support

Local councillors have been very supportive of Community Building and the growth of groups that have needed support with funding from the Exeter City Councillors' Ward Grant and Devon County Councillors' Locality Grant. Examples of Councillors' grants include:

- Support for residents-led Healthy & Tasty Cooking Group
- Running costs for the Summer Fete led by the Pinhoe Community Hub
- To help fund the start-up of the Garden Club
- Contribution towards a community BBQ at a new housing development.
- Support with the community defibrillator
- Start-up cost for the community newsletter- the Pinhoe Press
- Help with running costs for Midsummer Merriment, run by St Michaels Church and Pinhoe Community Association
- Help for Pinhoe Pantomime

Where are the gaps and concerns? What potential for the future?

Pinhoe Community Hub- There is an acknowledged lack of community space in Pinhoe, along with concerns about how the new housing currently being built will integrate with the existing community, both in terms of impact on local services and on community dynamics. The Hub is a project to develop a community building in Station Road Playing Field, which runs alongside the railway line. This location is on the edge of the substantial new developments, and aims to bridge both the established community, and these growing new communities.

Plans for the hub, developed through community consultations, would include a new base for the dilapidated library, along with a community café and sports changing rooms. There will also be meeting space, ICT facilities and small business development space. A number of community groups are hoping to relocate to or establish in the new building, including Clyst Caring, and the Pinhoe football team.

It is hoped the Hub will also collaborate with the nearby GP surgery in initiatives to address social isolation and improve levels of physical activity. A professional fundraiser (also a local resident) has been appointed, and there is support from the City Council. The community builder has been closely involved in supporting all aspects of this project.

The Hub project has generated widespread support and interest locally, drawing from the popularity of the library locally. The committee includes over 20 community members with a range of ages and skills. The project has run a number of resident-led community and fundraising events, including a summer fete, pop-up yoga, a bake-off event, a village Christmas tree and carol singing, and a monthly community café. People are not wanting to commit long-term, but are happy to step up to one-off events with a little support and then with encouragement can continue this momentum with less builder involvement. There has been great enthusiasm for these events, as these quotes show:

“These projects have helped develop community spirit and make Pinhoe a better place to live”

“Families have been participating and enjoying the local events initiated by local residents”

“We are humbled and very proud of all the community for making it what is was, a really great day. Shall we do it again next year, I think it would be rude not to.”

(Pumpkin Trail organiser)

There is a feeling that there is a lack of provision for older children and young people. There is also a sense that there is potential for developing better links, and interfaith collaboration, between the local churches.

The large-scale development of housing continues at pace. Residents’ concerns include the capacity of infrastructure - roads, schools, doctors’ surgery – to cope with the growth. There is an ongoing need to continuing developing community spirit in the new residential developments on the outskirts of the ward. A residents’ association is slowly progressing towards being constituted at the Harringtons new development, with support from the Builder. There is optimism that the new communities will grow together, given opportunities to connect.