

Manor House

Manor House is a Grade II* listed Georgian building overlooking Manor House Gardens. Originally built in 1772 it was acquired by Lewisham Metropolitan Council in 1901 and converted into a library. It was re-furbished in 2008/2009, with structural repairs undertaken, lifts installed, redecoration throughout, new shelves and layout, self-service installed and new book stock. Rooms on the first and second floors were restored and are now available for hire. Part of this redevelopment included co-location with a Children's Centre in the lower ground floor. This has enabled the library to engage with local families and run activities jointly.

Manor House is located in Manor House Gardens and has strong links to the local community. 60% of users come from Lee Green ward, 17% from Blackheath and 7% from Lewisham Central wards. Manor House Library reverses the trend of declining visits, demonstrating an increase in visitor numbers during the last 5 years. Similarly, many of the users are keen readers and visit regularly to borrow the latest titles

The renovation of the hireable rooms means the building is not just a library but a community resource. The venue is frequently hired for weddings and ceremonies, providing an attractive setting and generating income. The rooms are also hired regularly for classes such as yoga, for meetings and for events run by the library service and local community groups.

With all four floors now in use, the building needs regular maintenance and attention, despite the structural works during the refurbishment. As a Grade II* listed building, this can require specialists to undertake work. The hireable rooms can be in high demand and regularly require maintenance such as walls being re-painted and carpets deep cleaned. The basement needs regular maintenance due to damp issues that can cause rooms to be unusable.

The lift can require maintenance throughout the year. If not in use this means there is no access to the 1st and 2nd floors apart from the stairs, making them inaccessible to some users.

Manor House is within walking distance of Lewisham town centre and is close to local bus stops. The nearby gardens and café attract families after school and at weekends that also use the library. There are links with local schools and nurseries meaning children in the local community have the opportunity to engage with reading and library activities. The library works closely with 3 nurseries and 6 primary schools through class visits to the library.

The location near the gardens in summer provides many opportunities for library services to link into activities in the gardens. During the winter months, the library can be quieter due to less activity in the park and not being directly near public transport

A programme of regular activities takes place during the 65 hours of opening. The library hosts regular reading group meetings, a 'knit and natter' group and Latino Americano, a Spanish-speaking film and book discussion group. There are weekly under 5s sessions, and a Cantonese for under 5s group.

A wide range of groups and organisations make use of the room booking service including NTC - antenatal care, Learn Direct, Lewisham & Greenwich NHS, Intelligent Training Academy – ESOL, Friends of Manor House Gardens, BOLT - online learning technology for business, Inkhead - creative writing for children and yoga and Pilates groups.

Libraries data and user profile

Active users profile – 60% from Lee Green ward, 17% from Blackheath and 7% from Lewisham Central wards.

Active Users-

Please see the attached charts showing statistics for active users as at 1 April 2015 and results from the 2012 Public Library User Survey

Age range – The age profile for Manor House library users is slightly younger compared with the service average. 41% of users are under 18 compared with 38% for Lewisham as a whole. There are slightly fewer 18-24 and 25-34 year olds – 6% and 12% compared with 8% and 14%. There are slightly more 35-44 year olds – 17% compared with 15%.

Gender – Manor House 60% female users compared with a service average of 59%

Ethnicity - 75% of Manor House library users are White: British or White: Other, compared with a service average of 48%. The largest BME populations are Black African – 5% and Black Caribbean – 4%

Disability - The number of users identifying themselves as having a disability is lower for Manor House Library than for the service as a whole – 16% compared with 20%

Ward Profiles (Manor House library users) -

Please see the attached charts showing statistics for the wards in the library catchment area

51% of active library users in Lee Green ward use Manor House library, while 28% use Lewisham and 5% use Blackheath Village libraries. 38% of active library users in Blackheath ward use Blackheath Village library, 35% use Lewisham and 14% use Manor House libraries.

Socio-Economic specific to Manor House catchment

Lee Green ward – 60% of users

The age structure of Lee Green ward is older than the Lewisham average with 25.6% aged over 50 compared with a Lewisham average of 22.9%. The mean age of the Lee Green ward population is 36 years compared to a mean age of 35 years for residents in the whole of Lewisham. The predominant age band in Lee Green is Age 30 to 44 which represents 28.90% of the population.

BME residents represent 33.7% of the population compared with 46.5% for Lewisham.

Median household income for Lee Green is higher than that for the borough as a whole and there are higher numbers of economically active residents – 76.7% compared with a Lewisham average of 73.6%. The percentage of people with level 4 or higher qualifications is 46.1% compared with 38% for the borough as a whole.

A breakdown of Lee Green ward by socio-economic classification for all residents aged 16 – 74 shows that the largest group is 'National Statistics Socio-Economic Classification - 2. Lower managerial, administrative and professional occupations' representing 30.0% of the ward's population.

The crime rate is lower than the Lewisham average across all indicators.

Disability rates are lower than the Lewisham average – 6.6% of residents state that their day-to-day activities are limited a lot compared with 7.1%. Lee Green has 3.4% residents that report being

in bad health and 1.3% residents that report being in very bad health. Its ranking for the number of residents in very bad health is 9 (out of 18 Wards) within Lewisham

Lee Green ward has 6,320 households, which represents 5.44% of Lewisham's 116,091 households. The largest number of households lives in 'Owned with a mortgage or loan' accommodation with 32.2% of the ward's households. That compares with 27.5% for the borough as a whole.

The second largest number of households lives in 'Private rented: Private landlord or letting agency' accommodation with 22.1% of the ward's households. That compares with 23.0% for the borough as a whole.

Lee Green has 14.5% of households with dependent children aged 0 to 4 and 29.7% of households in the Ward have 'Dependent children in household: All ages'.

Blackheath ward – 17% of users

The age structure of Blackheath ward is slightly older than the Lewisham average with 24.25% aged over 50 compared with a Lewisham average of 22.9%, but there are higher numbers of 20-34 year olds with 28.6% compared with a Lewisham average of 27.6%. The mean age of the Blackheath ward population is 36 years compared to a mean age of 35 years for residents in the whole of Lewisham. The predominant age band in Blackheath is Age 30 to 44 which represents 31.20% of the population

BME residents represent 30.2% of the population compared with 46.5% for Lewisham.

Median household income for Blackheath is higher than that for the borough as a whole and there are higher numbers of economically active residents – 76.5% compared with a Lewisham average of 73.6%. The percentage of people with level 4 or higher qualifications is 53.2% compared with 38% for the borough as a whole.

A breakdown of Blackheath ward by socio-economic classification for all residents aged 16 – 74 shows that the largest group is 'National Statistics Socio-Economic Classification - 2. Lower managerial, administrative and professional occupations' representing 30.0% of the ward's population.

The crime rate matches the Lewisham average except for Drugs Offences which are 9.6 per 1,000 population compared with a borough average of 5.8 and Fraud or Forgery which is 9.8 per 1,000 population compared with 5.4.

Disability rates are lower than the Lewisham average – 6.3% of residents state that their day-to-day activities are limited a lot compared with 7.1%. Blackheath has 3.6% residents that report being in bad health and 1.1% residents that report being in very bad health. Its ranking for the number of residents in very bad health is 3 (out of 18 Wards) within Lewisham.

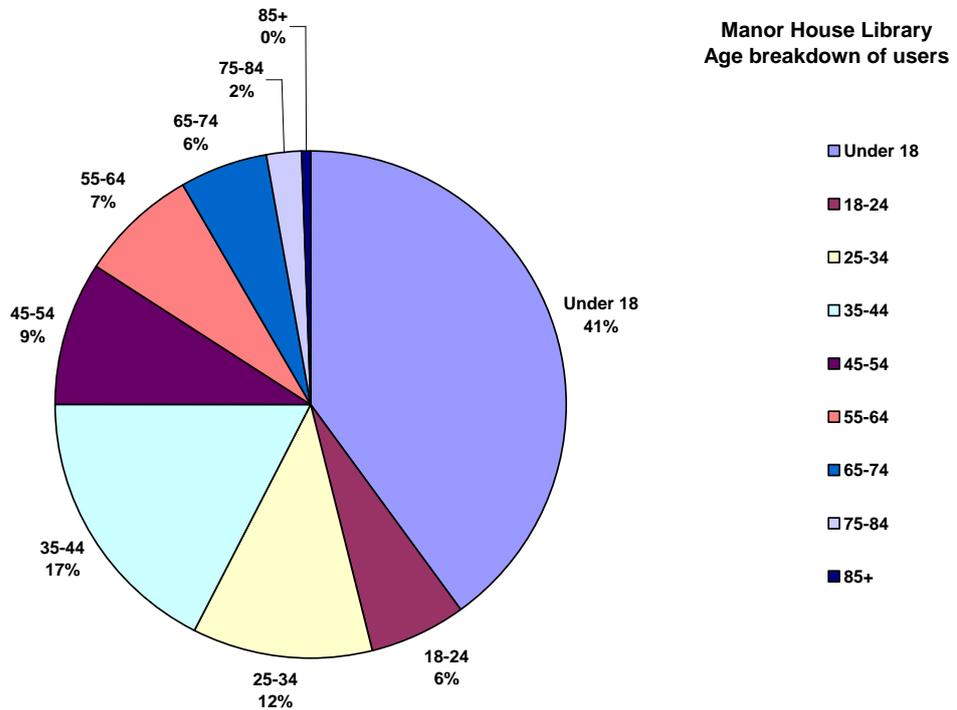
Blackheath ward has 6,423 households, which represents 5.53% of Lewisham's 116,091 households. The largest number of households lives in 'Private rented: Private landlord or letting agency' accommodation with 25.8% of the ward's households. That compares with 23.0% for the borough as a whole.

The second largest number of households lives in 'Private rented: Private landlord or letting agency' accommodation with 25.0% of the ward's households. That compares with 27.5% for the borough as a whole.

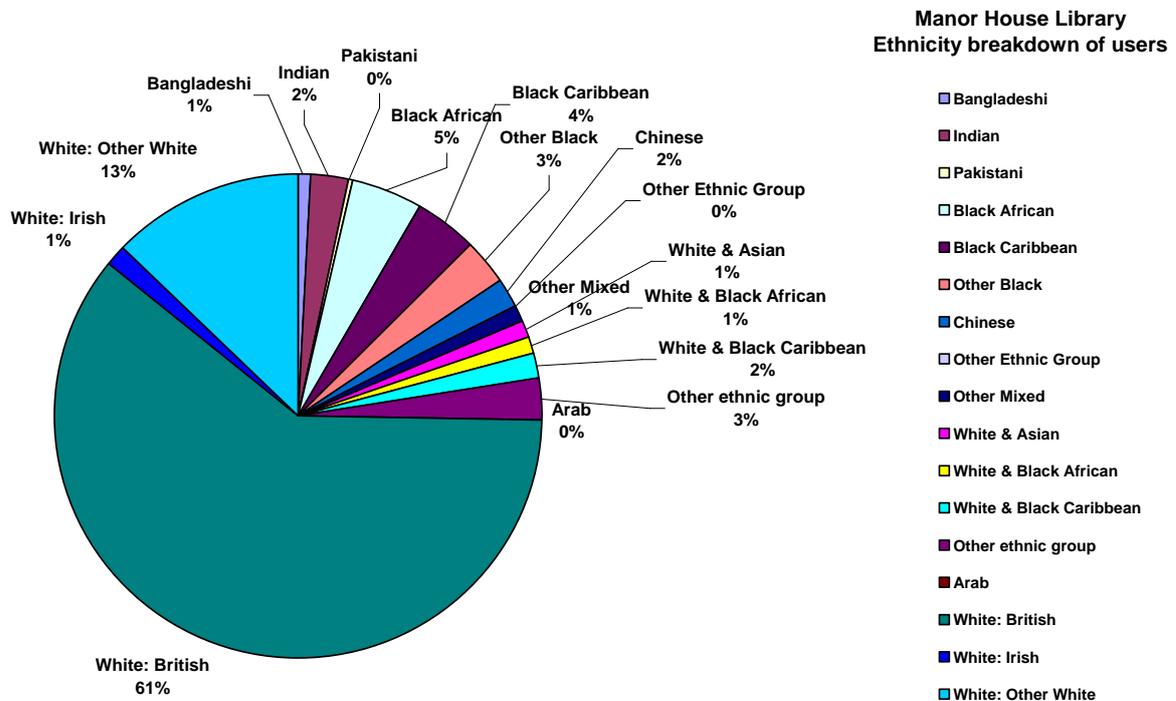
Blackheath has 13.1% of households with dependent children aged 0 to 4 and 26.4% of households in the Ward have 'Dependent children in household: All ages'.

Active user statistics April 2015 – Manor House Library

Age range – April 2015

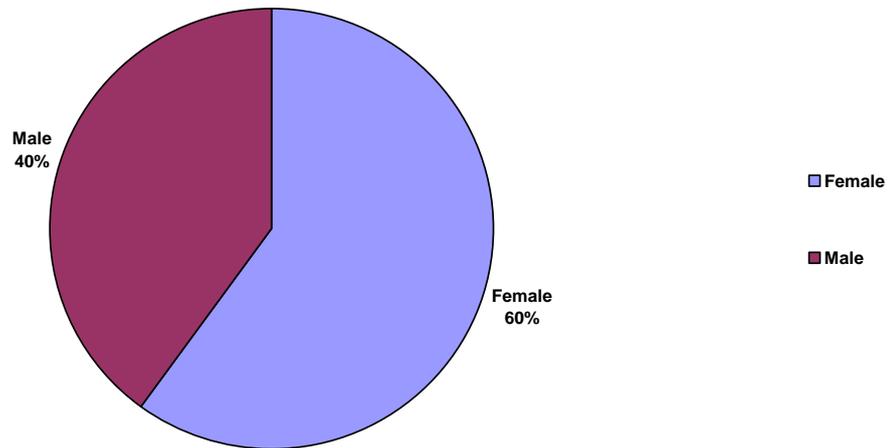


Ethnicity – April 2015



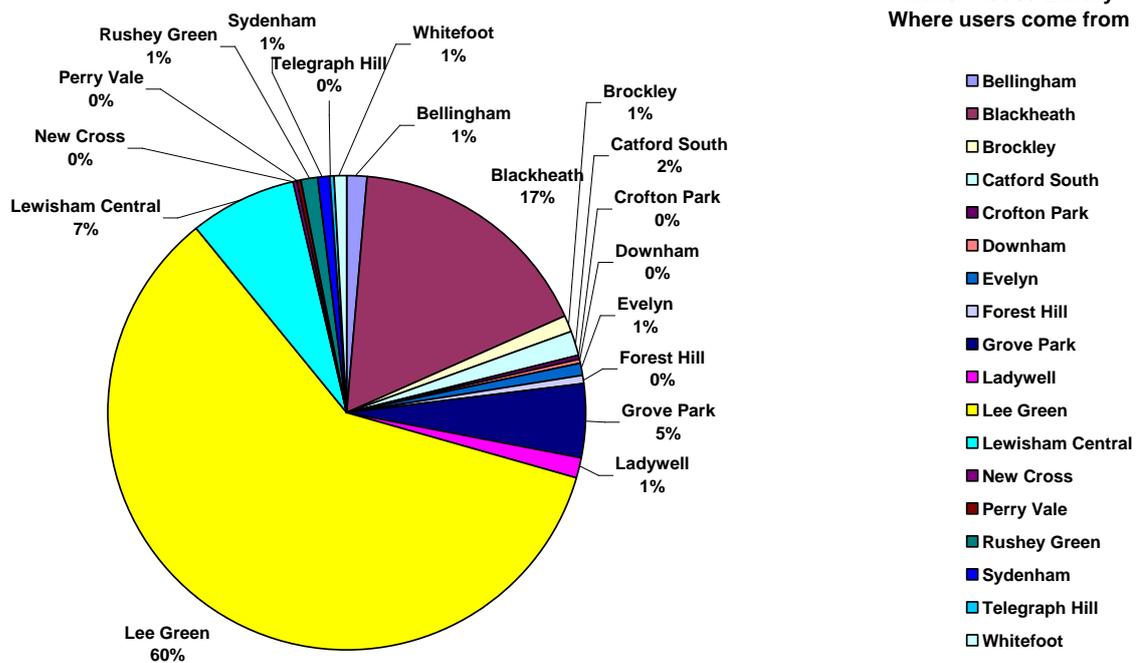
Gender – April 2015

Manor House Library
Gender breakdown of users



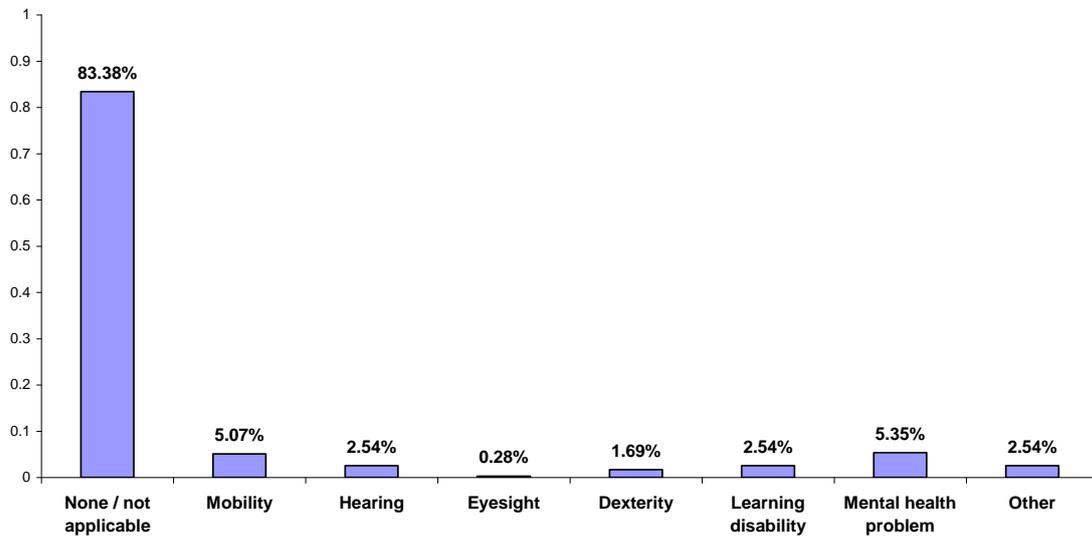
Which wards do users come from – April 2015

Manor House Library
Where users come from



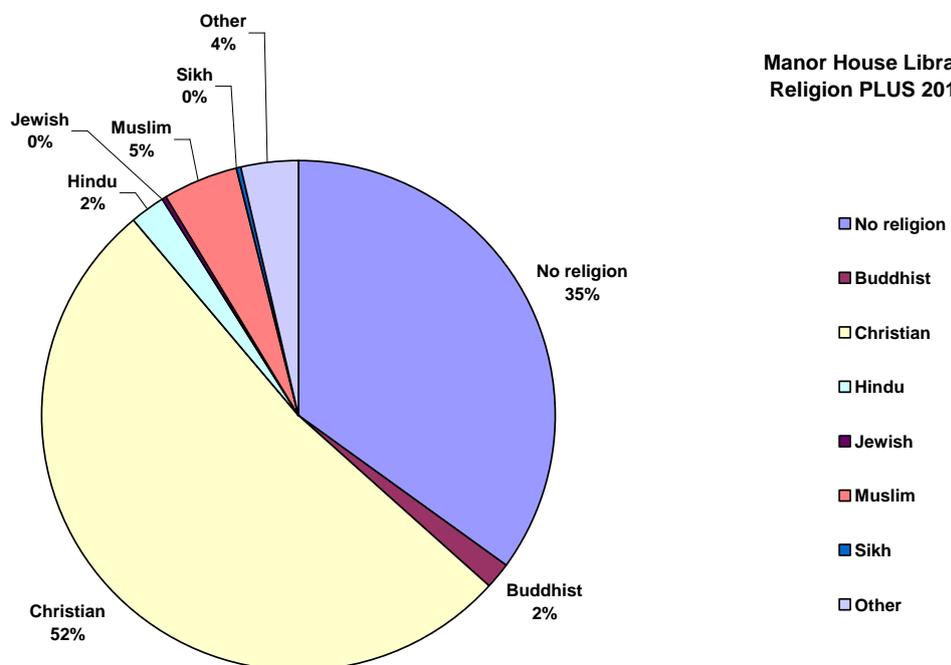
Disability – PLUS 2012

Manor House Library
Disability PLUS 2012

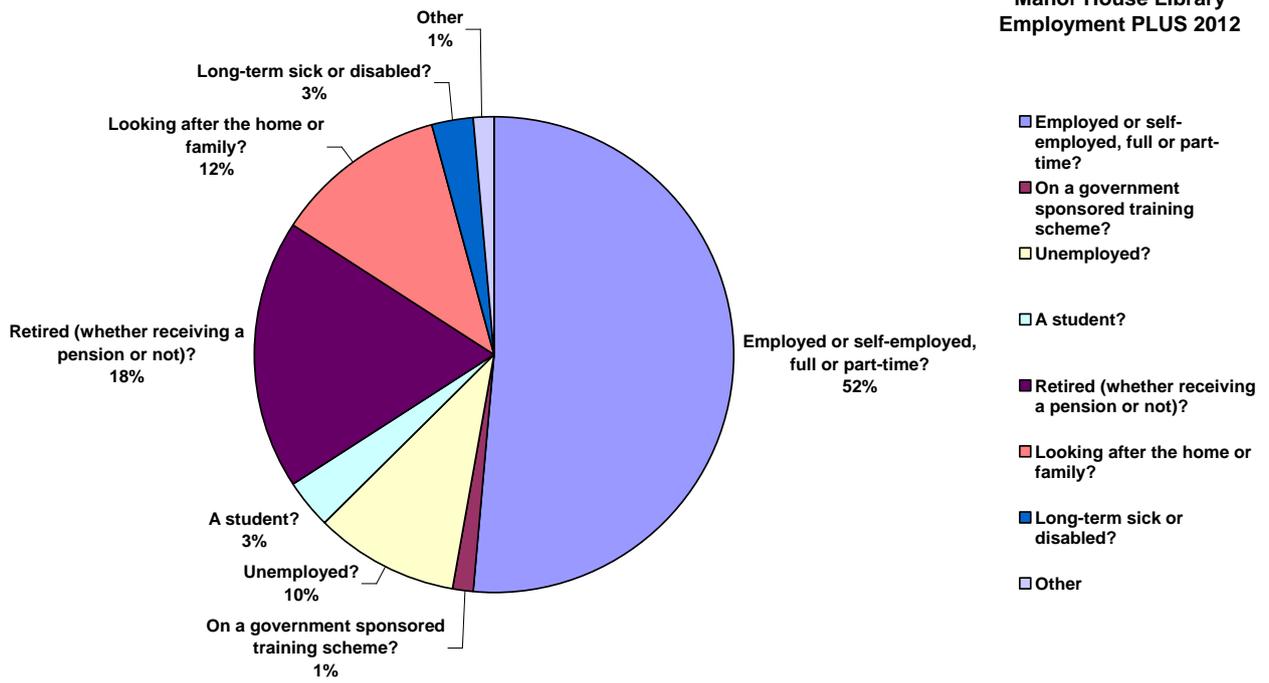


Religion – PLUS 2012

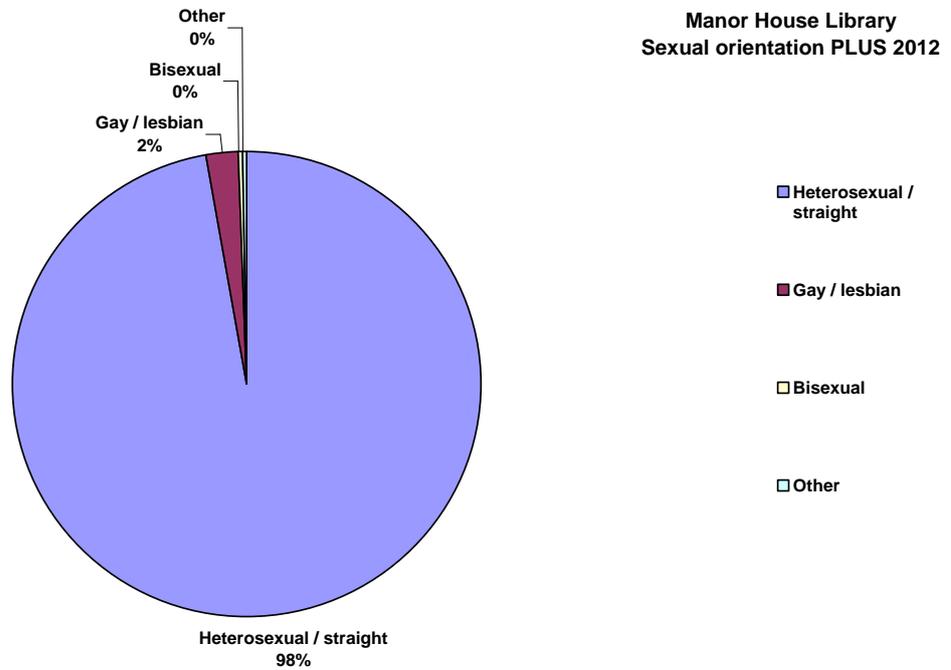
Manor House Library
Religion PLUS 2012



Employment – PLUS 2012



Sexual orientation – PLUS 2012



Mode of Travel – PLUS 2012

Manor House Library How did you travel to the library PLUS 2012

