

Estate Plan

Amcotts

This plan covers the following areas and number of properties:

Location	No	Location	No
Belthorne Road	3	Middle Lane	5
Ingleby Villas Pasture Lane	3	Pasture Lane	4

Estate Description

The Amcotts area has 15 properties, which are made up as follows:

Type	1 Bed	2 Bed	3 Bed	4 Bed	No of Properties (15)
Flats – Ground Floor	2	0	0	0	2
Flats – First Floor	0	2	0	0	2
Houses	0	0	11	0	11

All properties are of a traditional brick build. A recent stock survey has shown them all to be structurally sound and well constructed. Parking can be awkward due to the narrow roads and vehicles tend to park on the grass verges causing the grass to become churned up.

Amcotts is a small rural village to the north west of Scunthorpe on the banks of the River Trent and has very little in the way of local facilities. There is no post office or schools. The nearest facilities are at Keadby and Althorpe where there are schools and a rail link to both Scunthorpe and Doncaster. Buses are irregular and there is no evening service therefore residents can feel isolated.

Crime within the Isle is very low with on average only 40 reported incidents per month for the whole of the Axholme North ward.

Performance Indicators

North Lincolnshire Homes has an Asset Management Plan that looks at various indicators. These tell us whether the area is a place where people want to live and remain, whether it is worth investing in the stock and how much it will cost to maintain the properties and bring them up to the Decent Homes Standard which the Government has set. Indicators for this area are as follows:
(Figures are for the year to 31/10/08)

Red: There are no red indicators

Amber:

Relets in year as % of tenancies

6.66%

Green: There are no green indicators

Other indicators:

Transfer requests outwards (at 31/10/08)	0.00%
Tenancies under 2 years in length	13.33%
Tenancies of 2 – 5 years in length	20.00%
Tenancies of 5+ years in length	66.67%
Potential income after empty property loss	£44540.42
Repairs expenditure per annum (07/08 actuals)	£4638.45
Repairs in voids per annum (07/08 actuals)	£0.00
Costs above/below potential income	£39901.97
Tenants in receipt of housing benefit	46.67%

Comments on Performance Indicators

The above indicators show this to be a settled and sustainable community with very little movement. Over 81% of residents are 50 or over. There is however a very high % of residents on housing benefit which could indicate that access to other affordable housing is not an option and people therefore remain in the village though necessity rather than choice.

North Lincs Decent Homes Standard

The Government has instructed that all social housing must reach a minimum standard known as the Decent Homes Standard by 2012. However, the North Lincolnshire Standard has been devised by local tenants who want more than the minimum level of improvements to their homes and is the standard North Lincolnshire homes will achieve by 2012.

The standard includes:

- Heating boilers renewed every 15 years
- Heating systems (radiators) renewed every 30 years
- Properties rewired or upgraded where the wiring is over 30 years old – and to ensure that there are adequate power points
- Windows and doors renewed if they are 20 years old
- Properties insulated to maximise energy efficiency
- Bathrooms renewed every 30 years
- Kitchens renewed every 20 years and to have adequate space for storage and the preparation of food
- Renewal of roofing if it is over 50 years old
- Replacement of gutters and fascias that are over 20 years old
- Homes to be free from structural defects that affect the soundness and stability of a home
- Homes to be free from damp and water penetration
- Adequate lighting in communal areas
- Closure of some footpaths to reduce crime
- Controlled entry systems for communal entrances
- Improved access to communal entrances to comply with the Disability Discrimination Act
- Fencing to create secure spaces

- Modern alarm call systems for the elderly
- Improved car parking provision
- Improvements to the environment / landscape

Housing Management

Due to the small number of properties in this village, housing management input is low with visits made only once or twice a month to check on any tenancy management or enforcement issues.

Nat Meetings

Neighbourhood Action Team meetings take place every 2 Months and meet at Keadby

School where members of local Police, North Lincolnshire Homes, Safer Neighbourhoods tenants Inspectors and Council Members meet together to discuss cases of crime and anti social behaviour to ensure that the sharing of information means that any problem case can be tackled through multi agency meetings.

Estate inspections

The last estate inspection was carried out on 27 August 2008. North Lincolnshire Homes have recently introduced a traffic light system and the area will be rated on the next estate inspection which will take place on 27th August 2009 at 2 pm. Meet at Ingleby Arms public house, Amcotts.

Actions

In order to plan for the future we need to look at the sustainability of the area. This will depend not only on the properties continuing to be homes that our tenants want to live in but also the area being a safe and secure environment where people want to stay for years to come. We have already done the following:

- Looked at the 'make up' of residents in the area
- Gathered crime figures to check types and level of crime
- Checked reports of ASB and nuisance
- Gathered information from staff, stock surveys and other departments
- Worked together with tenant representatives to make decisions on standard fittings in empty homes and selection of contractors (ongoing)
- Negotiated a new agreement with Neighbourhood services for the upkeep of our estates, which clearly indicates standards and regularity of maintenance to the environment.
- In response to views put forward in the Crime and Community survey, proposals have been put forward for an enviro – crime hit squad. The squad will work with existing staff and the police to prevent and deter crime and tackle anti – social behaviour.

- Ensure Introductory tenancy visits are carried out as a priority
- Provide a regular caretaking presence on our estates
- Work with Rent Recovery to help prevent people losing their homes
- Provide debt advice / referral when necessary
- Support vulnerable tenants in order to sustain their tenancies
- Consider local letting policies where there is shown to be a need
- Enforce tenancy conditions to ensure clean, tidy and secure environments
- Continue to work with other agencies i.e Police and Community Safety Partnerships to combat crime and anti – social behaviour
- Work proactively with Health and Adult Services to ensure that older peoples needs are catered for so they can remain in their homes with the correct level of support

Consultation

To give us more detailed information on tenant's aspirations and what it is like to live in the Amcotts area, we sent a questionnaire to each tenant

- The response rate was 19%.
- %'s below refer to the number of replies received to each question. Some people chose not to answer or ticked 'No comment'.

This is what you told us:

- 67% are happy with their homes and the location
- All who responded like the area as it is close to relatives / friends
- 67% dislike the property itself
- 100% considered the area to have a low crime rate
- 67% dislike the lack of facilities
- 33% dislike the lack of good transport services
- 67% are settled in the area and do not wish to move
- 100% would like caretakers to visit when necessary
- 67% would like better parking and garage provision
- 33% would like speed ramps, regular bus service and more local amenities
- 67% would like tidy roads and communal areas
- 67% would like hard standings to the front of their homes – this was considered to be the most important improvement needed
- 33% are not aware of the opportunities for tenant involvement

Proposed Improvements

The stock condition survey has identified investment works needed to our properties. Amcotts was timetabled for all improvement works in April 2007. Subsequent programmes in future years will pick up environmental and estate related issues. The table below shows the current progress to date:

Amcotts progress

Bathroom Fittings	9
Boiler Replacement	3
Central Heating Systems	5
Chimney	10
External Doors	12
Fires	1
Kitchen	11
Roof	11
Roof Line	15
Windows	14
Wiring	2

The business plan budget allocated for improvement works in Amcotts is **£220,484**. By October 2008 a total of **£163,660** has been expended on all improvement work.

The stock condition survey told us that in order for all our homes to meet the North Lincs Decent Homes Standard around £164 million needs to be spent over the next 10 years on repairs and improvements.

In order to meet the North Lincs standard the following work needs to be carried out before 2012.

<u>Element</u>	<u>Programme Numbers</u>
Bathroom Fittings	6,129
Boiler Replacement	1,193
Central Heating Systems	3,756
Chimney	3,793
External Doors	6,675
External Walls	3,275
Fires	3,092
Kitchen	5,056
Roof	4,608
Roof Line	4,386
Windows	5,721
Wiring	6,420

Other works identified specifically for the Amcotts area are as follows:

- Provision of parking bays to Belthorne Road and Pasture Lane where possible
- Provision of hardstanding to properties where possible

All the above works have been identified as needing to be done but will be subject to funding becoming available to carry them out. Once these works have been carried out all homes in the area will be maintained to the North Lincs Decent Homes Standard and will provide substantial homes for years to come.

In Conclusion

This plan will continue to be reviewed and updated. Whilst environmental improvements may well be the priority for residents, initial spending will have to focus on works to improve tenant's homes to ensure that the North Lincs Decent Homes Standard is met. However, it is also important that people feel safe and secure in their homes, and want to live and remain in them for many years to come – which is why estate improvements and environmental works have been identified. North Lincolnshire Homes want to meet the aspirations of tenants and although it does not have the resources to carry out all of the works that are needed it is important to identify the priorities for each estate.