

Estate Plan

Barnetby

This plan covers the following areas and number of properties:

Location	No	Location	No	Location	No
Bakers Close	10	Railway Street	3	St. Marys Avenue	24
Cuthbert Avenue	8	South Street	1	Walkers Close	12
Kings Road	3	St. Barnabas Road	2		

Estate Description

The Barnetby area has 63 properties, which are made up as follows:

Type	1 Bed	2 Bed	3 Bed	4 Bed	No of Properties (63)
Flats – Ground Floor	1				1
Flats – First Floor	1				1
Bungalows	19	17			36
Houses		5	19	1	25

Properties are all of a traditional build and either semi detached or terraced. A recent stock survey has shown them all to be structurally sound and well constructed.

The bungalows at Railway Street are in need of new doors and windows. There is no fencing to the front gardens to provide defensible space. Although highway access is narrow there are parking bays to the front of the properties. At Walkers Close, some bungalows have already benefited from new windows and doors but others need renewal. The houses to St Marys Avenue are in need of new doors and windows and are generally looking neglected. Access roads are tight and parking provision inadequate. The garages and forecourt are also in a poor state of repair. It is obvious that some of these are not used as weeds have grown up in front of doors.

Bakers Close properties are relatively new having been built in the early 1980's. Although there is fairly adequate parking, the close feels quite compact. Shrub beds provided to soften the visual appearance have suffered from lack of regular maintenance

The village has seen a fair amount of development and is popular due to its proximity to the main M180/ A180 and rail link, which runs every hour to Scunthorpe. Buses also run regularly to Brigg. Crime within the area is fairly low with the average for the Brigg & Wolds ward as a whole being 67 reported incidents per month. Although there is primary school provision, churches and post office stores, residents can travel the 4 miles to Brigg for shopping and secondary education.

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	17.46%
Transfer requests outwards	6.35%

Green:

Empty properties at 31/10/08	0.00%
Tenancies of 5 + years in length	60.32%

Other indicators:

Tenancies under 2 years in length	26.98%
Tenancies of 2- 5 years in length	12.69%
Potential income after empty property loss	£181916.54
Repairs expenditure per annum (07/08 actuals)	£18301.33
Repairs in voids per annum (07/08 actuals)	£4171.77
Costs above/below potential income	£159443.44
Tenants in receipt of housing benefit	66.67%

Comments on Performance Indicators

Although there are 2 amber indicators for this area, these have remained the same over the past year. The % of long term residents have decreased from 68% to just over 60% and the % of new tenancies has increased from 17.46% to 26.98%.

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

There are very few problems reported within the village and therefore management input is quite low with visits only being made, in general, once a month. The elderly residents of the bungalows however are visited once a week by a Support Officer, who will liaise with the area office, repairs call centre and other agencies as necessary.

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 by attending Neighbourhood Action Team Meetings and Area Action Team Meetings.
- 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)
- Have an agreement with North Lincolnshire Council's Neighbourhood Services for the upkeep of our estates, which clearly indicates standards and regularity of maintenance to the environment.
- Introduced a new Caretaking Service in June 2008 to keep our estates clean and tidy, and to make them a pleasant place to live.

We also need to:

- Ensure Starter (Assured Shorthold) tenancy visits are carried out as a priority
- Work 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 Barnetby area, we sent a questionnaire to each tenant

- The response rate was 37%.
- %'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:

- 83% are happy with their homes and the location
- 17% dislike the area as there are no play facilities for children
- 39% considered the area to have a low crime rate
- 87% are settled and do not wish to move away
- 35% would like caretakers to visit as and when necessary
- 30% would like better parking
- 48% would like a planned painting programme
- 22% would tidier roads and communal areas
- 48% are not happy with the police presence in the area but 39% are satisfied
- 61% are not aware of the opportunities for tenant involvement

Proposed Improvements

The stock condition survey has identified investment works needed to our properties. Barnetby is timetabled for improvement works to start in April 2011. Subsequent programmes in future years will pick up environmental and estate related issues. Some ad-hoc improvement works have already taken place but these are only scheduled in if there is an urgent need. To date the following has been replaced:

Barnetby progress

Boiler Replacement	3
Central Heating Systems	12
Fires	6
Kitchen	1
Other*	1
Windows	1

The business plan budget allocated for improvement works in Barnetby is **£856,816**. By October 2008 a total of **£42,497** 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 Barnetby area are as follows:

- Remodel grassed area to St Marys Avenue to provide better parking
- Upgrade lighting
- Resurface garage forecourt and standardise garage doors
- Dropped kerbs for off road parking

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.