

Estate Plan

Barrow on Humber

This plan covers the following areas and number of properties:

Location	No	Location	No	Location	No
Chapel Close	20	Ferry Road	4	Stone Close	8
Cherry Lane	1	John Harrison's Close	2	The Poplars	4
Cross Hill View	6	Martins Close	26		

Estate Description

The Barrow area has 71 properties, which are made up as follows:

Type	1 Bed	2 Bed	3 Bed	4 Bed	No of Properties (71)
Flats – Ground Floor	3	0	0	0	3
Flats – First Floor	0	3	0	0	3
Bungalows	2	26	0	0	28
Houses	0	0	37	0	37

Properties are all of traditional build with many being terraced. The majority are in Martins Close where there is a mixture of family houses and sheltered housing (see separate plan for sheltered accommodation).

Gardens to the houses are small and lack defensible space, with some having no real access to their back gardens. There is limited parking and no garages. Residents have requested speed bumps to slow cars so that children can play more safely in the area. There is a large area of grass to the bottom of Martins Close which could be put to better use and residents have suggested a play area, funded by the Environmental Improvements budget. However, due to the residents association no longer being active, plans have not developed.

Cross Hill View is a block of flats in the village centre built during the 1960's with a felt roof. The block consists of ground floor flats with maisonettes above. Due to the design it does not blend well with other older properties in the immediate area. The downstairs flats are very small and suffer from poor soundproofing. Demand for these flats is quite low whilst the rest of the village is fairly reasonable demand.

Other properties are dotted throughout the village amongst owner occupied houses and it is quite likely these may in the future be lost through Right to Buy due to their pleasing location. There is a general lack of adequate parking and garages to rent in Barrow.

There is Primary school provision in the area and Secondary schools within a 5-mile radius, served by school buses. The village is popular and is expanding with new housing developments on the outskirts but there is a need for more

affordable housing closer to the centre of the village. There is a lack of public transport in the evenings and at weekends which can make it difficult for those on limited incomes.

Performance Indicators (excluding group dwelling)

North Lincolnshire Homes has an Asset Management Plan that looks at various indicators. These tell us whether the area is a place that people want to live and remain in, 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:

Transfer requests outwards	7.14%
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Green:

Tenancies over 5 years	65.71%
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Other Indicators:

Tenancies between 2 and 5 yrs	25.72%
Tenancies under 2 years in length	8.57%
Empty homes at 31/10/08	1.43%
Relets in year as % of properties	1.43%
Potential income after void loss	£214658.30
Repairs expenditure per annum (07/08 actuals)	£26165.69
Repairs in voids per annum (07/08 actuals)	£1987.46
Costs above/below potential income	£186505.15
Tenants in receipt of housing benefit	70.00%

Comments on Performance Indicators

The area has 1 amber indicator which relates to transfer requests out of the area. This could be due to individual circumstances rather than being indicative of general problems with the area. The number of tenancies 5+ years is over 65% showing stability within the area.

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

In the past there was an active Residents group but this folded and, despite encouragement, has not been reformed. Many of the group dwelling residents are quite active and there is little mixing with the residents of the family houses.

There are no nuisance or anti-social behaviour issues that need attention from the Housing Officer.

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 Barrow 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:

- 72% are happy with their homes and the location
- 27% consider the area to be unkempt
- 16% would like more play areas for children
- 39% considered the area to have a low crime rate
- 22% considered there is no Community Spirit
- 28% would like to see tidier roads and communal areas, better parking and hardstanding to the front of properties
- 44% are happy with the police presence in the area with only 22% being a victim of crime
- You would prefer to see caretakers either once a month or as necessary
- 56% of you are not aware of the opportunities for tenant involvement

Proposed Improvements

The stock condition survey has identified investment works needed to our properties. Barrow was timetabled for windows and doors in April 2007 and for other improvement works in April 2009. Subsequent programmes in future years will pick up environmental and estate related issues. The table below shows the current progress to date:

Barrow progress

Central Heating Systems	3
External Doors	35
Fires	1
Roof Line	53
Windows	37

The business plan budget allocated for improvement works in Barrow is **£744,488**. By October 2008 a total of **£148,691** 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 in the Barrow area are:

- Consultation on the provision of speed bumps for Martins Close
- Create hard standing for cars to the front of houses on Martins Close
- Grassed area to be remodelled to provide secure car parking area
- Provision of 'off road' parking to front of bungalows at St Chad
- Fence off gardens to sheltered bungalows to provide defensible space
- Consider demolition and redevelopment of Crosshill View flats to provide affordable social housing to the centre of the village.
- Removal of sheds to front entrances on Martins Close

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 Barrow 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.