

Estate Plan

Bellingham Road, Scunthorpe

This plan covers the following areas and number of properties:

Location	No	Location	No
Bellingham Road	54	Newton Road	2
Byrd Road	4	Queensway	34
Franklin Crescent	28	Stockhill Road	1
Grange Lane North	26	Tennyson Road	2
Hereward Place	23	Wesley Road	4

Estate Description

The Bellingham Road area has 178 properties, which are made up as follows:

Type	1 Bed	2 Bed	3 Bed	4 Bed	No of Properties (177)
Flats – Ground Floor	0	34	0	0	34
Flats – First Floor	0	31	0	0	31
Flats – Second Floor	0	11	0	0	11
Houses	0	5	61	1	67
Leaseholders					35

Properties are all of a traditional brick build and recent stock surveys had confirmed they are structurally sound and well constructed. The blocks of flats have had a window and door replacement programme but many of the houses are in need of refurbishment. With a high % of properties already sold through the Right to Buy prior to stock transfer to North Lincolnshire Homes, there is a marked difference between the North Lincolnshire Homes stock and privately owned properties in some areas.

The area is on the eastern edge of Scunthorpe and is close to the local steelworks. There are shops, a hobbies centre and play area, which act as a focal point of the estate. Although there has been crime and anti social behaviour, the area as a whole is not perceived as a problem. There is a low level of empty properties and therefore high demand for any that become available. This could be due to the closeness to the steelworks, a major employer in the town, and the proximity of Ashby High Street for shopping.

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	9.15%
Transfer requests outwards as % of tenancies	10.56%

Green:

Empty properties at 31/10/08	0.00%
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Other indicators:

Tenancies under 2 years in length	14.08%
Tenancies of 2 - 5 years in length	20.42%
Tenancies of 5+ years in length	65.49%
Potential income after empty property loss	£408307.43
Repairs expenditure per annum (07/08 actuals)	£58749.08
Repairs in Voids per annum (07/08 actuals)	£25679.16
Costs above/below potential income	£323879.19
Tenants in receipt of housing benefit	54.23%

Comments on Performance Indicators

The above figures show the area to be popular with little turnover. With 60+ % of tenants resident for over 5 years and another 20.42% in the area more than 2 years, there is good sustainability. The high % of owner-occupiers will also bring stability, as they tend to move less often.

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

On the whole the area is fairly quiet and does not require a lot of management input. However, the Housing Officer visits 1 or 2 times a week and will take any action necessary on tenancy enforcement issues.

There have been problems with youths congregating to the back of the shops and climbing on garage roofs. With the lack of adequate parking to the rear of the 3 storey flats on Grange Lane North/Queensway, vehicles are often driven across and parked on the large grassed areas. Remodelling of these areas to provide better parking would help to prevent this.

There was a Residents Association in the area but this has disbanded.

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
- Gather 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 Neighbourhood Services of North Lincolnshire Council 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 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 Bellingham Road area, questionnaires were sent out.

- The response rate was 20%.
- %'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:

- 73% are happy with their homes
- 43% are happy with the location
- 55% like the area because they are close to relatives
- 65% are settled and do not wish to move away
- 38% consider the area to be noisy / bad
- 27% consider the area to be unkempt
- 24% dislike the area due to the lack of play facilities
- 27% would like to move – 40% have said this is due to problems with their neighbours
- 54% would like better parking facilities – this was considered to be the most important improvement needed
- 43% would like more play areas
- 45% would like to see speed ramps
- 45% would like better security
- 31% would like better garage provision
- 65% have been victims of crime
- 65% are not happy with the police presence in the area
- 72% are not aware of the opportunities for tenant involvement

Proposed Improvements

The stock condition survey has identified investment works needed to our properties. Bellingham Road was timetabled for all improvement works to start in April 2007 and most of the required works were undertaken in the first year. Subsequent programmes in future years will pick up environmental and estate related issues. The table below shows the current progress in the Bellingham Road area.

Bellingham Road progress

Bathroom Fittings	123
Boiler Replacement	13
Central Heating Systems	109
External Doors	98
External Walls	78
Fires	64
Kitchen	90
Roof	78
Roof Line	79
Windows	98
Wiring	129

The business plan budget allocated for improvement works in the Bellingham Road leaf is **£3,061,396**. By October 2008 a total of **£2,097,108** 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 area are as follows:

- Provision of hard standings / dropped kerbs where possible
- Consultation regarding provision of speed ramps to Bellingham Road and Franklin Crescent
- Provision of fencing where appropriate for defensible space and security, especially to the front and rear of properties on Hereward Place
- Redesign grassed areas to Hereward Place, Grange Lane North and the back of Queensway flats to provide better parking
- Provide fencing to cottage flats to create boundaries, set up agreements regarding the responsibility of each garden area with residents and ensure correct records are kept.

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.