

## Estate Plan

### Bonby & Saxby

**This plan covers the following areas and number of properties:**

Location	No	Location	No	Location	No
Church Lane	2	Main Street	4	St. Andrew Place	4
Fairysfield	6	North Carr Lane	1		
Guildway Close	2	School Lane	3		

### Estate Description

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

Type	1 Bed	2 Bed	3 Bed	4 Bed	No of Properties (15)
Bungalows	0	10	0	0	10
Houses	0	1	3	1	5

The Saxby area has 7 properties, which are made up as follows:

Type	1 Bed	2 Bed	3 Bed	4 Bed	No of Properties (7)
Bungalows	0	6	0	0	6
Houses	0	0	1	0	1

Bonby and Saxby are both small villages 8/9 miles north of Brigg. Both are very rural and have few NLH properties. All are of a traditional brick build and mostly bungalows. There are a few houses left in the stock but others have already been sold through the Right to Buy. A recent Stock Survey has shown that they are all structurally sound and well constructed. Parking is generally inadequate throughout therefore the area would benefit from better parking facilities.

Fairysfield at Saxby, whilst pleasant, suffers from lack of parking near to the bungalows. Cars have been seen parked on the grass despite there being no vehicular access to the front of the properties. The path up to the bungalows from the highway and garages is fairly steep and provides no railed support for the elderly. There is only 1 house remaining in the village as all others have been sold.

Although the villages are very rural, there is a regular hourly bus service to and from Brigg but there is no service in the evenings. Bonby has the better facilities with 2 churches, a public house, Sports ground and Post office stores but neither village provides schooling facilities; The nearest primary school is located at Worlaby, a few miles away; for secondary education children travel to Brigg.

Despite the lack of facilities, all properties are high demand due to the pleasant village location.

Crime within the Brigg and Wolds ward as a whole is low / medium with an average 67 reported crimes per month. The % for rural villages will realistically be a very small part of this.

### **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)

#### **Bonby:**

**Red:** There are no red indicators

#### **Amber:**

Tenancies under 2 years in length	13.33%
Transfer requests outwards	6.66%

#### **Green:**

Empty properties at 31/10/08	0.00%
Relets in year as % of tenancies	0.00%
Tenancies over 5 years in length	60.00%

#### **Other indicators:**

Tenancies of 2 – 5 years in length	26.67%
Potential income after void loss	£45823.68
Repairs expenditure per annum (07/08 actuals)	£10719.93
Repairs in voids per annum (07/08 actuals)	£0.00
Costs above/below potential income	£35103.75
Tenants in receipt of housing benefit	53.33%

#### **Saxby:**

**Red:** There are no red indicators

#### **Amber:**

Tenancies under 2 years in length	14.28%
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#### **Green:**

Tenancies over 5 years in length	85.72%
Empty properties at 31/10/08	0.00%
Relets in year as % of tenancies	0.00%
Transfer requests outwards	0.00%

**Other Indicators:**

Tenancies of 2 – 5 years in length	0.00%
Potential income after void loss	£20580.96
Repairs expenditure per annum (07/08 actuals)	£7246.78
Repairs in voids per annum (07/08 actuals)	£0.00
Costs above/below potential income	£13334.18
Tenants in receipt of housing benefit	71.43%

**Comments on Performance Indicators**

Although both villages have an amber indicators they are both settled communities and there is high demand for both areas. For both villages, a high % of tenants have lived there for more than five years which show stability.

**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**

Both areas are visited once a fortnight as very little management input is needed. However, Support Officers visit the elderly in the bungalows once a week. With the warden service under review at the present time, the regularity of visits may well change with services being delivered on an individual basis.

## **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 Bonby and Saxby areas, we sent a questionnaire to each tenant

- The response rate was 33% for Bonby and 57% for Saxby.

- %'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:**

#### **Bonby**

- 80% are happy with their homes and the size of them
- 60% are happy with the location
- 20% feel that being close to relatives is the best thing about the area
- 40% dislike the lack of facilities– this is considered the worst thing about the area
- 20% dislike the lack of private space
- 20% feel the area is unkempt
- 20% dislike the lack of good transport
- 80% are settled and do not want to move
- Of those who want to move – the reasons given are the desire to be nearer relatives and the lack of a good public transport service
- 60% would like caretakers to visit when necessary
- 40% would like better parking
- 80% would like garage provision
- 40% would like better local amenities – this was considered to be the most important improvement
- 60% would like a planned painting programme
- 40% would like anti cycle barriers to walkways
- 40% are not happy with the police presence in the area
- 40% are aware of opportunities for tenant involvement

#### **Saxby**

- 75% are happy with their home and neighbours
- 50% like the size of their property
- 100% like the location – this is considered to be the best thing about the area
- 50% feel the area is clean and well kept
- 75% consider the area to have a low crime rate
- 25% dislike the lack of private space and the property itself
- 25% dislike the area as they are away from relatives or friends
- 75% are settled and do not wish to move
- 75% would like caretakers to visit when necessary
- 25% would like speed ramps and better security
- 25% would like a planned painting programme
- 25% would like tidy roads and communal areas
- All those who responded have been the victim of crime – to either themselves, their vehicle or their homes however
- 50% are happy with the police presence in the area
- 75% are aware of the opportunities for tenant involvement

## **Proposed Improvements**

The stock condition survey has identified investment works needed to our properties. Bonby and Saxby was timetabled to have windows and doors fitted starting April 2007 but other improvement works are scheduled to start April 2011. Subsequent programmes in future years will pick up environmental and estate related issues. The tables below show the current progress to date:

### **Bonby**

Central Heating Systems	1
External Doors	15
Roof Line	34
Windows	15

The business plan budget allocated for improvement works in Bonby is **£211,219**. By October 2008 a total of **£60,702** has been expended on all improvement work.

### **Saxby progress**

Central Heating Systems	1
External Doors	7
Kitchen	1
Roof Line	8
Windows	7

The business plan budget allocated for improvement works in Saxby is **£121,982**. By October 2008 a total of **£34,829** 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.

<b><u>Element</u></b>	<b><u>Programme Numbers</u></b>
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 Bonby area are as follows:

- Remodel grassed area to St Andrews Close to provide better parking
- Provision of 2 parking bays for bungalows at Church Lane
- Provision of hard standings to houses on School Lane

Works identified specifically for the Saxby area are as follows:

- Resurface car park to Fairysfield
- Remodel pathway and grassed area to Fairysfield to provide vehicular access to all bungalows
- Replace perimeter fencing to bungalows

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.