

Estate Plan

Brigg

This plan covers the following areas: Ancholme Gardens (Sheltered scheme), Horsefair Paddock (Sheltered scheme), Brocklesby Court, Elwes Street and Mill Lane.

Note: Springbank, Newlands and East Parade each have separate plans

Estate Description

The area has 89 properties made up as follows:

1 Bedroom Ground Floor Flat – Group Dwelling	34
1 Bedroom Sheltered 1 st Floor Flat – Group Dwelling	26
Wardens Dwelling	2
2 Bedroom Bungalows	7
1 Bedroom Ground Floor Flat	4
2 Bedroom House	1
3 Bedroom House	11
2 Bedroom 1 st Floor Maisonettes	4

Brigg is a popular market town with good local amenities, bus and rail links and shopping facilities. This plan covers the properties within central Brigg and is made up of a mixture of dwellings.

Horsefair Paddock is medium to high demand due to its central location and presence of a lift. Whilst the scheme has benefited from being painted in the past 2 years, the windows are not felt to be in a good condition and residents would like UPVC upgrades. Although there is secondary double-glazing, this prevents windows opening more than a fraction. Most residents have trouble getting in and out of their baths and could do with showers being fitted. Only 3 residents have showers and these have been fitted by Social Services. Kitchens generally back onto the corridor and therefore windows cannot be opened for ventilation. The warden's accommodation is particularly bad and has almost no natural light to the kitchen and bathroom. Although there is no residents association there is a thriving community atmosphere. There are numerous activities throughout the week and residents tend to congregate in the communal room from early morning.

Ancholme Gardens is a slightly older scheme with no lift and flats are considered to be small. This feeling may be somewhat due to the presence of bungalows surrounding the scheme, which offer more spacious accommodation. The building is in need of refurbishment and modernisation, UPVC windows and

doors. Baths are deep and short which makes it difficult for most residents to either step in and out or use bath aids. Carpets to communal areas are in need of updating. External communal areas are quite pleasant with a stream bordering the scheme however this is felt to be in need of fencing off for safety due to the depth of the bank. Residents have commented that they consider some parts to be hazardous. Whilst being medium demand for ground floor properties, demand is low for first floor accommodation. Getting residents involved in activities has been difficult and at present there is no social group or regular activities.

Parking to both schemes is fairly adequate but can be affected by non-residents using the facility due to the closeness to the shops.

Brocklesby Court is in need of modernisation and lacks adequate parking. All windows are due to be replaced under the 2005/6 Capital Works programme. If cars are parked, access to the few garages can be difficult. The exterior fabric of the building is in a bad state of repair and appears neglected. The Court is not well sign posted from the front and access to the back is quite open. This allows visitors to the pub next door to abuse the parking facility.

Levels of reported crime within the Brigg & Wolds ward are medium to low with an average of 67 calls per month during 2004. There is good primary and secondary school provision in the town as well as recreation activities within a short distance. Brigg is one of the principal growth settlements in North Lincolnshire which will see the development of an estimated 652 new dwellings by 2008.

Performance Indicators

The Council 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 ending 30/6/05)

Ancholme Gardens

Red:

Relets in year as % of total	38.71%
Transfer requests outwards	20.00%
Tenancies under 2 years in length	43.33%

Amber:

Tenancies of 2 – 5 years in length	36.67%
Empty homes at 30/6/05	3.23%

Green: There are no green indicators

Other indicators:

Tenancies over 5 years in length	20.00%
Average yearly repairs to 2010	£56767.69

Potential Income after void loss	£66210.22
Tenants in receipt of housing benefit	46.67%

Horsefair Paddock

Red:

Relets in year as % of total	16.13%
Tenancies under 2 years in length	32.26%

Amber:

Transfer requests outwards	6.45%
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Green:

Average yearly repair cost per property per year	£23672.08
Average income/ loss per property per year	£763.62

Other Indicators:

Empty properties at 30/6/05	0.00%
Tenancies of 2 - 5 years in length	22.58%
Tenancies of 5 years + in length	45.16%
Tenants in receipt of housing benefit	35.48%

Oddments (Brocklesby Court, Elwes Street and Mill Lane):

Red:

Transfer requests outwards	18.52%
Tenancies under 2 years in length	22.22%

Amber:

Relets in year as % of total	14.81%
Tenancies 2 – 5 years in length	37.04%

Green:

Empty properties at 30/6/05	0.00%
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Other Indicators:

Tenancies of 5 year + in length	40.74%
Average yearly costs to 2010	£37684.71
Potential Income after void loss	£59614.74
Tenants in receipt of housing benefit	37.04%

Comments on Performance Indicators

The 3 red indicators for **Ancholme Gardens** give cause for concern, as there has been an increase in the number of new lets and the number of transfer requests. Sheltered schemes tend to be more stable with the majority of residents being long term. In this scheme, only 20.00% have lived there for over 5 years duration; the majority of residents (43.33%) have lived there under 2 years. It is also unusual to have 20% wanting to transfer out, particularly in view of the age of residents and the location of this scheme, which is within easy walking distance of

the main shopping areas. With higher turnover comes higher maintenance costs and this area will therefore need to be looked at carefully in order to stop the downward trend and make it a more sustainable area.

Horsefair Paddock has 2 red indicators but the number of relets dropped over the last few months of 2004 and has kept decreasing, as there have been no empty homes for the past 9 months. This is a popular scheme due to its location across the road from the main shopping area and it also has a lift to first floor accommodation. Although there has been some movement, this has been slight and there is therefore no cause for concern.

The remainder of the properties covered by this plan (Elwes Street, Mill Lane, Ancholme Gardens bungalows and Brocklesby Court) are fairly stable with movement out matched by new lets. Again, properties are centrally based within walking distance of all amenities so will always be popular.

North Lincs Decent Homes Standard

The Government has instructed Local authorities that all their housing stock must reach the Decent Homes Standard by 2010. However, the North Lincolnshire Standard has been devised by local tenants who want more than the minimum level of improvements to their homes.

The standard includes:

- Heating boilers renewed every 15 years
- Heating systems (radiators) renewed every 30 years
- Properties rewired 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

Management input to the two sheltered schemes is limited as the resident wardens deal with many problems. The Housing Officer visits the area fortnightly and carries out a monthly surgery at Horsefair Paddock. Surgeries were set up at Ancholme Gardens but these were poorly attended so have not continued. Tenant participation meetings are still held however every four months. All sheltered schemes are in the process of getting IT equipment for residents and wardens' use and training in the use of the Internet has been facilitated.

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.

We also need to:

- Ensure Introductory tenancy visits are carried out as a priority
- Provide a regular caretaking presence in the area
- 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 Brigg area, we sent a questionnaire to each tenant

- The response rate was 35% for Ancholme Gardens, 67% for Horsefair Paddock and only 1 response was received from the Mill Lane / Brocklesby Court area
- %'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:

Ancholme Gardens

- 64% are happy with their homes and the location
- 100% like the area as it is close to the town centre
- 55% like the size of their property
- 73% are settled and do not wish to move
- 46% considered there is no Community Spirit – this was considered to be the worst thing about living in Ancholme Gardens
- 13% would like to see a planned painting programme
- 27% are happy with the police presence in the area, 36% are not

Horsefair Paddock

- 50% are happy with their homes and the 44% the location
- 83% like the area as it is close to the town centre
- 61% like the area as they are close to relatives and friends
- 22% dislike the size of their home – this was considered the worst aspect of living at Horsefair Paddock
- 17% dislike the lack of private space
- 66% would like caretakers to visit either 1 or 2 times a week or as necessary
- 28% would like a better door entry system
- 22% would like a regular bus service
- 44% are not happy with the police presence in the area, but 28% are happy
- 44% are aware of the opportunities for tenant involvement

There was only 1 other response from the Mill Lane area. This respondent commented that the area is clean and well kept but would benefit from speed ramps.

Proposed Improvements

The stock condition survey has identified investment works needed to our properties. Each year, resources are targeted to ensure money is spent effectively. In the 2005/6 financial year for example, the following works have been programmed:

	£000's
Boiler renewals	1,200
Communal door entry systems	75
Whole house refurbishments	200
Kitchens	847
Bathrooms	100
Window and doors	700
Insulation	75

These are just some of the works planned for this year. In total, **£6,947,000 will be invested in our stock during 2005/6.**

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. The Council only has around £70 million - this is a shortfall of at least £94 million. The proposed stock transfer will mean that, if tenants vote for the transfer to proceed, then the new organisation would have the money to meet the North Lincs Decent Homes Standard. In order to meet the North Lincs standard the following work needs to be carried out:

- **We need to replace over half of the kitchens in the properties we own (5134 in total).**
 - **Over 43% of tenant's homes (4443 in total) need to have their windows and doors replaced with double-glazed ones.**
 - **Just under a third of all the homes need to be re-wired (3003 in total).**
 - **5081 bathrooms (just over half our stock) need to be replaced.**
- Also, in order to ensure that boilers are replaced every 15 years we need to:
- **Install approximately 700 new ones every year.**

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

- Replace baths with showers to Horsefair Paddock and Ancholme Gardens
- Upvc upgrades to all windows and doors and necessary
- Provision of communal bathroom at Horsefair Paddock
- Provision of lift for Ancholme Gardens
- Fencing to river bank boundary at Ancholme Gardens
- Provision of appropriate parking signage to encourage more considerate use of space at Ancholme Gardens
- Redesign of area to back of Brocklesby Court to provide better parking
- New signage to front of Brocklesby Court & 'Residents Only 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. The Council wants 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.