

Estate Plan

Burringham

This plan covers the following areas and number of properties:

Location	No	Location	No
Glover Avenue	7	South View Avenue	3
High Street	6	Stone Lane	2
Pasture Avenue	13		

Estate Description

The Burringham area has 31 properties, which are made up as follows:

Type	1 Bed	2 Bed	3 Bed	No of Properties (31)
Bungalows	8	16	3	27
Houses	0	1	3	4

The properties are all of traditional brick build and are mainly semi detached. Some are in need of external painting and repairs although generally they are good condition. Parking at Pasture Avenue is inadequate but there is a grassed area that could be put to better use and made into a car parking area. Many of the 3 bedroom houses in South View Avenue have been sold through Right to Buy due to their pleasing location bordering fields.

There are very few facilities or amenities in the village and bus services are not very regular. However, as the village is close to a rail link and the M180 there is development in the area.

Performance Indicators

North Lincolnshire Homes 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:

Tenancies under 2 years in length 9.68%

Green:

Empty homes at 31/10/08 0.00%

Transfer requests outward 6.45%

Tenancies of 5+ years in length 61.29%

Other Indicators:

Tenancies of 2 – 5 years in length	29.03%
Relets in year as % of tenancies	3.23%
Potential income after empty property loss	£91009.92
Repairs expenditure per annum (07/08 actuals)	£13445.12
Repairs in voids per annum (07/08 actuals)	£1569.83
Costs above/below potential income	£75994.97
Tenants in receipt of housing benefit	67.74%

Comments on Performance Indicators

Although there is an amber indicator for the amount of tenancies under 2 years in length this has now reduced from a red indicator and was previously 24.14%. The % of residents who have lived in the area for over 5 years has remained stable. Lack of movement could be due to the fact that over 60% of tenants are claiming housing benefit and they may therefore be excluded from alternative housing.

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

Residents groups are able to participate in the Ashby Crime Reduction Panel that meets once a month. This is for 2 – way sharing of information with the police to help cut crime and anti social behaviour. A representative from North Lincolnshire Homes also attends where possible.

Due to the small number of properties in the village, very little management is necessary. It is hoped that the Housing Officer will visit the area at least once a fortnight to pick up any tenancy enforcement issues but this is dependent on staffing levels.

Crime within the Burringham and Guinness ward is one of the lowest in the county with on average only 36 reports crimes a month over the last year.

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.
- Ensure Introductory tenancy visits are carried out as a priority
- Provide a regular caretaking presence on our estates
- 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 Burringham 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:

- 50% are happy with the size of their homes and the location because it is close to relatives
- 50% are not happy with the lack of facilities in the area
- 67% would like to see a planned painting programme & 40% consider it to be the most important improvement issue
- Only 20% considered there to be a good community spirit
- 40% would like to see better parking facilities and tidy roads and communal areas
- 67% are not happy with the police presence in the area but only 40% have been the victim of crime;
- You would like the caretakers to visit 1 –2 times per month or as necessary

Proposed Improvements

The stock condition survey has identified investment works needed to our properties. Burringham was timetabled for windows and doors in April 2008 with further improvement works starting in April 2011. Subsequent programmes in future years will pick up environmental and estate related issues. The table below shows the current progress in Burringham.

Burringham progress

Boiler Replacement	2
Central Heating Systems	5
External Doors	8
Kitchen	1
Roof Line	22
Windows	10

The business plan budget allocated for improvement works in Burringham is **£303,231**. By October 2008 a total of **£54,117** 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 Burringham area are as follows:

- Remodel the grassed area at Pasture avenue to provide better car parking
- Upgrade where needed to Digital Aerials.

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 Burringham 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.