

## Estate Plan

### Burton upon Stather (inc. Thealby) & Flixborough

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

Location	No	Location	No	Location	No
Beech Grove	9	Lodge Lane	8	The Bungalows Vicarage Cres	8
Carr Lane	2	Tee Lane	6	Vicarage Crescent	10
Cliff Drive	4	Thealby Lane	6		

### Estate Description

This area has 53 properties, which are made up as follows:

Type	1 Bed	2 Bed	3 Bed	4 Bed	No of Properties (53)
Bungalows	8	24	0	0	32
Houses	0	6	13	2	21

All properties are of a traditional build with the majority being semi detached. A recent stock survey has shown them all to be well constructed and structurally sound. The few bungalows at Flixborough are situated on a bus route to Scunthorpe and therefore quite well placed for the elderly. However, the frontage lacks defensible space and would benefit from fencing to create some privacy.

Burton upon Stather has more properties spread out through the village. Some have benefited from new doors and windows but others are in need of improvement. Fencing would greatly improve areas and give residents defensible space and some privacy. Parking is generally poor with some roads too narrow for easy access or turning but there is scope for off road facilities to be provided. At Beech Grove, parking is inadequate for the number of residents with cars. Remodelling of the grassed area to provide better parking would be helpful. Residents of Tee Lane have to park on the roadside and have suffered damage to their vehicles e.g wing mirrors being broken off and scratches to the bodywork of cars due to lorries and farm machinery using the lane. This damage has often been costly to repair and a lay – by has therefore been requested.

Burton upon Stather has a post office, pubs and a few local shops and also provides for primary school education. Flixborough has a pub but little else and residents therefore need to travel to Scunthorpe for all main facilities. Bus services are fairly regular to and from Scunthorpe. For secondary schooling, children will need to go to either Winterton or Scunthorpe.

Crime within the Burton upon Stather and Winterton ward is fairly low with an average 52 reported incidents per month for the ward as a whole.

## **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)

### **Burton upon Stather (including Thealby):**

**Red:** There are no red indicators

#### **Amber:**

Transfers out as % of total (at 31/10/08) 8.88%

#### **Green:**

Empty properties at 31/10/08 0.00%

Tenancies of 5 + years in length 68.89%

#### **Other indicators:**

Relets in year as % of tenancies 2.22%

Tenancies under 2 years in length 13.33%

Tenancies of 2 – 5 years in length 17.78%

Potential income after empty property loss £134690.16

Repairs expenditure per annum (07/08 actuals) £22594.45

Repairs in voids per annum (07/08 actuals) £6592.06

Costs above/below potential income £8105503.65

Tenants in receipt of housing benefit 71.11%

### **Flixborough:**

**Red:** There are no red indicators

**Amber:** There are no amber indicators

#### **Green:**

Empty properties at 31/10/08 0.00%

Relets in year as % of total 0.00%

Transfer requests outwards 0.00%

Tenancies of 5+ years in length 87.50%

#### **Other Indicators:**

Tenancies under 2 years in length 12.50%

Tenancies of 2 – 5 years in length 0.00%

Potential income after empty property loss £23628.00

Repairs expenditure per annum (07/08 actuals) £3271.19

Repairs in voids per annum (07/08 actuals) £841.03

Costs above/below potential income	£19515.78
Tenants in receipt of housing benefit	75.00%

### **Comments on Performance Indicators**

Although there is little movement in either of these villages, this could be down to the fact that many residents are in receipt of benefits and will therefore not have other housing options open to them. Generally however, rural villages tend to be more stable communities as people wish to stay near relatives.

### **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**

Very little housing management input is needed to either of these areas but the Housing Officer will still visit at least once a fortnight. Support Officers visit

the elderly once a week and will liaise with the area office, repairs call centre or other agencies as necessary.

Family accommodation is generally high demand but it can sometimes be a little difficult to fill the elderly designated bungalows due to the rural isolation.

### **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 Flixborough and Burton upon Stather areas, we sent a questionnaire to each tenant

- The response rate was 20% for Burton on Stather and 44% for Flixborough.
- %'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:**

**Burton – on – Stather**

- 44% are happy with their homes, 67% the location
- 44% feel there is good community spirit
- 22% like the area as they are close to relatives / friends
- 33% considered the area to have a low crime rate
- 22% dislike the lack of facilities in the area
- 11% dislike the lack of good transport facilities
- 78% are settled in the area and do not wish to move elsewhere
- 56% would like better parking (this was considered to be the most important improvement needed)
- 33% would like to see a more regular bus service and planned painting programme.
- 33% would like speed ramps
- 44% are happy with the police presence, 44% are not

**Flixborough**

- 75% are happy with their homes/ the location and their neighbours
- 50% considered the area to have a low crime rate
- 25% dislike their home but do not want to move away
- 50% would like better parking
- 75% would like a hard standing for their car
- 25% considered that the most important improvement needed was better parking
- 75% have been victims of crime – 67% of these were for damage or theft to a vehicle
- 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. Burton is timetabled for all improvement works in April 2010, while Flixborough was scheduled for 2008. Subsequent programmes in future years will pick up environmental and estate related issues. The tables below show the current progress to date:

**Burton progress**

The business plan budget allocated for improvement works in Burton is **£508,543**. By October 2008 a total of **£8,246** has been expended on all improvement work.

### **Flixborough progress**

Bathroom Fittings	6
Boiler Replacement	5
Central Heating Systems	6
Fires	4
Kitchen	9

The business plan budget allocated for improvement works in Flixborough is **£109,893**. By October 2008 a total of **£46,743** 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 Flixborough and Burton upon Stather areas are as follows:

- Provision on fencing to front of bungalows at Lodge Lane, Flixborough to create defensible space
- Provision of off road parking to Vicarage Crescent, Cliff Drive and Tee Lane where possible
- Consultation to be undertaken on remodelling of front gardens to Beech Grove to provide more parking
- Provision of fencing to Cliff Drive and Tee Lane

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.