

Estate Plan

East Halton

This plan covers the following areas and number of properties:

Location	No	Location	No	Location	No
Abbey View	8	Kettlebridge Lane	11		

Estate Description

The East Halton area has 19 properties, which are made up as follows:

Type	1 Bed	2 Bed	3 Bed	4 Bed	No of Properties (19)
Bungalows	0	11	0	0	11
Houses	0	2	6	0	8

Properties are all of a traditional build and either semi detached or terraced. Many of the houses that have already been sold through Right to Buy are the larger semi detached properties leaving the smaller terraced properties. The bungalows on Kettlebridge Lane would benefit from closer parking facilities as present access is via a footpath from the car parking area behind. Garages are in need of repainting and standardisation of doors to smarten up the area.

The village has basic amenities, which includes a primary school, post office stores, public house, and 2 churches. For Secondary school provision children travel to either Barton on Humber which is 8 miles to the north west of the village or to Immingham. There are community functions on a regular basis, which include a weekly youth club. These are publicised by way of a quarterly newsletter delivered to all residents.

Public transport to the area is infrequent despite the village being on the main route from Barton on Humber to the Oil refineries at South Killingholme and Immingham. This will make accessibility difficult for those who do not have their own transport.

Crime within the Ferry ward as a whole is fairly low with an average 57 reported crimes per month. The village is a minimum growth settlement but there has been some new build which includes some smaller terraced properties although none of these are classed as affordable housing.

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:

Transfer requests outwards 10.52%

Green:

Tenancies 5 years + in length 68.42%

Other Indicators:

Empty Homes at 31/10/08 0.00%

Tenancies 2 – 5 years in length 26.32%

Tenancies under 2 years in length 5.26%

Relets in year as % of tenancies 0.00%

Potential income per year after void £57237.12

Repairs expenditure per annum (07/08 actuals) £8915.56

Repairs in voids per annum (07/08 actuals) £0.00

Costs above below potential income £48321.56

Tenants in receipt of housing benefit 68.42%

Comments on Performance Indicators

The indicators show this to be a settled community with empty properties becoming available only rarely. A high majority of residents have lived in the village for over 5 years however, with 68% being in receipt of housing benefit and the fact that public transport to and from the village is poor it may well be that movement is not an option to some.

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 necessary due to the small number of properties in the village. Mobile wardens visit the elderly in the bungalows on a weekly basis and will liaise with the area office and repairs call centre as necessary. Caretakers also visit the area on a fortnightly basis.

There are currently 21 (non elderly) applicants in the area waiting for 1 – 2 bedroom accommodation however there is very little provision of this type of social housing within the village. There are also 18 applicants waiting for elderly accommodation and 21 wanting 3 bedroom houses.

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.
- 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 East Halton area, we sent a questionnaire to each tenant

- The response rate was 18%.
- %'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:

- | |
|--|
| <ul style="list-style-type: none"> • All those who responded are happy with their homes and the location • All those who responded commented that there is a good community spirit • 75% like the area as they are close to relatives / friends • 50% are happy with the police presence in the area (50% are not) • 75% are settled in the area and do not want to move • 25% would like better street lights, better parking and play areas for children • 50% would like a more regular bus service • 75% are not aware of the opportunities for tenant involvement |
|--|

Proposed Improvements

The stock condition survey has identified investment works needed to our properties. East Halton is timetabled for improvement works to start in April 2011. Subsequent programmes in future years will pick up environmental and estate related issues.

The business plan budget allocated for improvement works in East Halton is **£225,972**. By October 2008 a total of **£350** 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 East Halton area are as follows:

- Remodelling of grassed area to centre of bungalows at Kettlebridge Lane to provide more appropriate parking for the elderly
- Consider removal of garage block to Kettlebridge Lane to provide better 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 East Halton 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.