

Estate Plan

Garthorpe

This plan covers the following areas and number of properties:

Location	No	Location	No	Location	No
Donside Villas	1	Margrave Lane	15	Trent View Villas	2

Estate Description

The Garthorpe area has 18 properties, which are made up as follows:

Type	1 Bed	2 Bed	3 Bed	4 Bed	No of Properties (18)
Bungalows	11	0	0	0	11
Houses	0	3	4	0	7

All properties are of a traditional brick build. A recent stock survey has shown them all to be structurally sound and well constructed. Parking is generally inadequate due to the small and narrow roads however there is scope for the grassed area at Margrave lane to be remodelled to provide parking bays.

Garthorpe is a small village north – west of Scunthorpe on the Isle of Axholme. There are only a few local amenities, no post office stores or schools. For primary education, the nearest school is at Luddington but for secondary education, children need to travel to Scunthorpe. The area is isolated with few buses to Scunthorpe during the day and no evening service.

Crime within the Isle is very low with on average only 40 reported incidents per month for the whole of the Axholme North ward.

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

16.66%

Green:

Empty properties at 31/10/08	0.00%
Relets in year as % of total	0.00%
Tenancies of 5+ years in length	83.33%
Tenancies under 2 years in length	0.00%

Other indicators:

Tenancies of 2 – 5 years in length	16.67%
Potential income after empty property loss	£49556.16
Repairs expenditure per annum (07/08 actuals)	£6285.23
Repairs in voids per annum (07/08 actuals)	£0.00
Costs above/below potential income	£43270.93
Tenants in receipt of housing benefit	83.33%

Comments on Performance Indicators

The indicators show this to be a settled and sustainable community with very little movement. The majority of residents are elderly and tend to be more settled. However, with a high majority in receipt of benefits, it may be that other housing options are not accessible or available and moving is therefore not an option for anyone who may feel isolated.

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

Management input to this area is fairly low due to the small number of properties. However the Housing Officer will still visit every 2/4 weeks to check on any tenancy enforcement issues and deal with any nuisance. There are several ongoing complaints of anti social behaviour that started with parking issues. Residents have complained about the lack of parking and also poor lighting. Although Highways were asked to look into upgrading the lighting in 2004, funds have not been available so far. Proposals are put forward within this plan to try and address these problems.

Properties, particularly the elderly bungalows, can be hard to let due to the rural isolation however these do not become empty very often.

Nat Meetings

Neighbourhood Action Team meetings take place every 2 Months and meet at Keadby

School where members of local Police, North Lincolnshire Homes ,Safer Neighbourhoods tenants Inspectors and Council Members meet together to discuss cases of crime and anti social behaviour to ensure that the sharing of information means that any problem caese can be tackled through multi agency meetings.

Estate inspections

The last estate inspection was carried out on 27 August 2008. North Lincolnshire Homes have recently introduced a traffic light system and the area will be rated on the next estate inspection which will take place on 27th August 2009 at 2 pm. Meet at the Ingleby Arms public house, Amcotts.

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 Garthorpe area, we sent a questionnaire to each tenant

- The response rate was 39%.
- %'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:

- 100% are happy with their homes
- 57% are happy with the size of their property
- 43% like the location
- 43% like the area as it is away from the town centre and has low crime
- 43% like the area as they are close to relatives and friends
- 14% dislike the area because it is away from the town centre and relatives
- 24% dislike the lack of facilities
- 86% are settled in the area and do not wish to move. Those who do want to move want to be nearer relatives and amenities
- All would like caretakers to visit 1 or 2 times a month
- 24% would like better parking, regular bus services, hardstandings and better security
- The most important improvement wanted is more local amenities

Proposed Improvements

The stock condition survey has identified investment works needed to our properties. Garthorpe was timetabled for all improvement works to start April 2007. Subsequent programmes in future years will pick up environmental and estate related issues. The table below shows the current progress to date:

Garthorpe progress

Bathroom Fittings	10
Boiler Replacement	4
Central Heating Systems	11
External Doors	13
External Walls	2
Fires	4
Kitchen	12
Roof	6
Roof Line	12
Windows	9
Wiring	12

The business plan budget allocated for improvement works in Garthorpe is **£185,861**. By October 2008 a total of **£122,540** 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 Garthorpe area are as follows:

- Upgrade to lighting at Margrave Lane

- Remodelling of grassed area to provide better parking facilities

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 priorities for each estate.