

## Estate Plan

### Kirton Lindsey

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

Location	No	Location	No	Location	No
Church Street	2	Moat House Road	2	Traingate	9
Cornwall Close	13	North Cliff Road	5	Turner Street	4
Dunstan Hill	2	Queen Street	4	Wesley Street	5
Dunstan Villas	16	South Cliff Road	5	Whitewell Close	10
East Dale Drive	26	St. Andrews Street	2	Wray Street	7
Mill Lane	7	Sylvester Street	3		

### Estate Description

The Kirton Lindsey area has 122 properties, which are made up as follows:

Type	1 Bed	2 Bed	3 Bed	4 Bed	No of Properties (122)
Flats – Ground Floor	5	6	0	0	11
Flats – First Floor	3	4	0	0	7
Bungalows	14	35	42	1	92
Houses	0	6	0	0	6
Leaseholders					6

All properties are of traditional build and mainly semi detached. Many are dotted throughout the town amongst owner occupied properties.

In Dunstan Villas, where there is a higher proportion of North Lincolnshire Homes properties, the area appears untidy despite a large open grassed area. This is mainly due to a number of fences in disrepair and the lack of adequate parking. Some residents have provided hard standing to the front of the properties but access is difficult due to cars having to park on the narrow road thereby blocking access and making turning difficult.

The town has two distinct areas – the older downhill area and the upper market place. There is a one – way system, narrow streets and areas are poorly sign – posted. There is little off street parking which creates congestion. Whilst some properties are well placed with views over open countryside, the properties at Wesley Street are built right next to a footpath and have post and wire fencing to the front which provides no security, little defensible space and leaves them liable to vandalism.

Properties generally are in need of painting and many houses still have wooden windows that will need renewal.

There is adequate schooling in the area with the provision of both primary and secondary schools and the area has a bus link to Scunthorpe. The area is considered to be a Medium Growth settlement where rented social housing is being developed along with Shared Ownership schemes.

A Housing Needs survey in May 2001 showed that there is a need in the area for accommodation for single people.

### **Performance Indicators**

North Lincolnshire Homes has 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:**

Relets in year as % of tenancies	8.62%
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#### **Green:**

Transfer requests outwards	5.17%
Tenancies over 5 years in length	70.69%

#### **Other Indicators:**

Empty homes at 31/10/08	0.00%
Tenancies under 2 years in length	18.10%
Tenancies 2 – 5 years in length	11.21%
Potential income per year after void loss	£345291.03
Repairs expenditure per annum (07/08 actuals)	£52132.36
Repairs in voids per annum (07/08 actuals)	£7303.65
Costs above/below potential income	£285855.02
Tenants in receipt of housing benefit	58.62%

### **Comments on Performance Indicators**

The indicators show very little movement in or out of the area with 70.69% of tenancies being over 5 years in length. Although there are applicants wishing to transfer out of the area, and the number has risen slightly over the previous 6 months, the area shows stability.

In general, the average length of residency in the town is 29 years with over 37% of residents living in the area for over 30 years.

### **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**

Due to the small number of properties in the area, housing management input is quite low with weekly visits to Kirton where North Lincolnshire Homes representatives will take note of any tenancy enforcement issues and follow these up with tenants concerned.

There is not an active Residents Association in the area, however residents can attend the Neighbourhood Action Team Meetings to raise any neighbourhood issues.

There is a waiting list for the area, particularly for the bungalows, but OAP accommodation is sometimes difficult to let due the size and location of the properties.

Mobile Support Officers visit the elderly in the area once a week and they liaise with the area Housing Officer and Caretaking services for any estate management issues. They may also help tenants to report repairs and contact support services. Estate caretakers regularly visit the area to ensure that

flytipping, rubbish or graffiti is dealt with promptly to improve the appearance of the environment.

Reported crime is fairly low in the Ridge ward as a whole, with reports of anti social behaviour or nuisance to North Lincolnshire Homes being rare.

### **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
- Gather 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 Neighbourhood Services of North Lincolnshire Council 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 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 Kirton Lindsey area, we sent a questionnaire to each tenant

- The response rate was 24%.
- %'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:**

- 76% are happy with their homes
- 48% like where they live because it is close to relatives / friends
- 14% feel the area is unkempt and lacks facilities
- Another 14% consider the area to be clean and well kept with good local amenities
- Only 24% considered there is good Community Spirit
- A planned painting programme is considered to be the most important improvement needed to the area
- 69% are not happy with the police presence in the area. However, only 18% have been victims of crime
- 14% have suffered anti social behaviour but only 25% of residents actually reported it
- You would like caretakers to visit as necessary (24%) or 1 – 2 times per week (21%)

## **Proposed Improvements**

The stock condition survey has identified investment works needed to our properties. Kirton Lindsey is timetabled for all improvement works to start in April 2011. Subsequent programmes in future years will pick up environmental and estate related issues. The table below show the current progress in the Kirton Lindsey area.

### **Kirton Lindsey progress**

Boiler Replacement	1
Central Heating Systems	5
External Doors	5
Fires	4
Kitchen	1
Windows	7
Wiring	1

The business plan budget allocated for improvement works in Kirton Lindsey is **£1,474,918**. By October 2008 a total of **£29,416** 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>
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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 in the Kirton Lindsey area are:

- Remove / remodel grassed areas to Dunstan Villas to provide more parking facilities
- Provide hardstanding to front of houses and resurface/improve tenants own hardstandings as necessary (Dunstan Villas, Traingate, Cornwall Close, Turner Street, Mill Lane and Wesley Street)
- Provide wooden fencing to front gardens in Wesley Street
- Resurface access road to Sylvester Street

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 Kirton Lindsey 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.

17 September 2008

Rt. Hon. Elliot Morley MP  
Kingsley Labour Club  
Cole Street  
Scunthorpe  
North Lincolnshire  
DN15 6QS



www.nlhomes.org.uk  
Chief Executive's Unit  
Meridian House  
Normanby Road  
Scunthorpe  
North Lincolnshire  
DN15 8QZ

Registered Companies Number: 1117852

Contact: Jane Duncan  
Direct Dial: 01724 239600  
e-mail: jane.duncan@nlhomes.org.uk

Dear Elliot,

Re: **Mr Alan Gilpatrick, 5 Wray Street, Kirton-in-Lindsey, DN21 4DP**

Thank you for enclosing the suggestions made by Mr Gilpatrick regarding access and parking at Trainingate, Kirton-in-Lindsey.

As you are aware, North Lincolnshire Homes key function is to upgrade homes to the Decent Homes Standard, or in our case, the North Lincolnshire Standard which is in excess of the basic standard. Our programme for these improvements is our key priority and forms the major part of our promises to tenants over the next 5 years.

Unfortunately, our business plan does not contain a very large sum for environmental works and the funding for these does not commence until year 3.

However, we are always appreciative of tenants and residents coming up with proposals for environmental works. When we start planning the use of our resources, all of the suggestions made will be taken into the decision making process alongside proposals from our tenants' umbrella group, Community Voice.

I will pass Mr Gilpatrick's letter and drawing to our Housing and Technical Services teams and a member of our investment team will contact Mr Gilpatrick to acknowledge his proposals.

Thank you again for taking the time to write to us.

Yours sincerely

Jane Duncan  
Chief Executive

Cc Neil Webster  
Mark Robinson  
Steve Hepworth

Received by Mr. Neil Webster on 17/09/2008 at 10:51 AM

Rt Hon Elliot Morley MP  
Scunthorpe County Constituency



HOUSE OF COMMONS  
LONDON SW1A 0AA

North Lincolnshire Homes  
15 SEP 2008  
EMT

Mrs Jane Duncan  
Chief Executive  
North Lincolnshire Homes  
Meridian House  
Normanby Road  
Scunthorpe  
North Lincolnshire  
DN15 8QZ

08 September 2008

Our Ref: en/ead/GILLP01001/01090601

Please use this ref when responding

Your Ref:

Dear Jane,

Re: **Mr Alan Gilpatrick, 5 Wray Street, Kirton in Lindsey, DN21 4DP**

I enclose a copy of a letter I have received from my constituent Mr Gilpatrick.

As you can see, he has a few ideas in relation to better access for the disabled bungalows in Trainingate, Kirton in Lindsey. I do appreciate that work of this kind can be quite expensive, although a change in the layout of the footpaths could be considered in the shorter term. It may be useful for one of your staff to have a chat with Mr Gilpatrick to discuss the feasibility of his suggestions. I would certainly be grateful for your views on this.

Yours sincerely

Elliot Morley MP

To Rt Hon Elliot Morley MP.  
 House of Commons  
 London SW1A 0AA



2/Sept/2008

Yours Loyal cm/adj/14/09/01/001/1  
 14/9/2008

Dear Mr Morley

Thank you for your recent letter, please find enclosed a rough sketch site plan of the OAP Transport complex for Transport and Wemy St area in Keston London.

I have indicated a suggestion to improve the path areas to allow mobility scooter or wheel chair to be used, highlighted in orange, also suggest parking bays or lay bys to help the traffic flow and remove the parked vehicles off road which brings to the residents.

I would only be too pleased to meet with your good self or any representative of the North Twin Council/Homes of your convenience.

Sorry for the delay in replying to your letter but I have been away on holiday

Yours Sincerely

*John Emswley*

3-17 Address TRANQUATE 8 No = 11 Buildings  
 5 S Wemy Street 3 No

Rough Sketch Of Site Plan For  
 Old Peoples Buildings TRANQUATE/Wemy St  
 Keston Lindsey

