

Estate Plan

Scawby

This plan covers the following areas and number of properties:

Location	No	Location	No	Location	No
Gainsborough Lane	1	Queens Court	16	Sturton Villas	4
Kings Court	6	Scawby View	6	West Street	4
Lidgett Close	6	St. Hybalds Grove	38		

Estate Description

The Scawby area has 78 properties, which are made up as follows:

Type	1 Bed	2 Bed	3 Bed	4 Bed	No of Properties (78)
Flats – Ground Floor	5	3	0	0	8
Flats – First Floor	5	1	0	0	6
Bungalows	12	28	0	0	40
Houses	0	6	12	0	18
Leaseholders					6

All properties are of traditional build and the majority are semi detached. A recent Stock Survey has shown that they are all structurally sound and well constructed.

Demand for the houses is high as much of the stock has already been sold through Right to Buy prior to the stock transfer to North Lincolnshire Homes, but the lack of parking to the bungalows can make them difficult to let at times. Kings Court becomes congested at peak times and the small cul de sac is choked with vehicles belonging to residents and others from adjoining roads. There is little other parking nearby. A large grassed area to the front of the bungalows has become churned up and unsightly due to vehicles regularly driving across it to park or obtain better access to properties. In the event of an emergency, vehicles would have trouble accessing the area. Residents and staff have expressed their concern on this matter. Speeding has also been highlighted as an issue on St Hybalds Grove and ramps requested.

There are no known problems with regards to maintenance of the properties although some have been neglected externally and are showing signs of ageing. Frontage to flats and bungalows is open and would benefit from fencing to create defensible space

There is a community group in the area and a good range of social activities on offer. School provision is Primary only but Secondary schools are within 2 miles at Brigg. There is a regular bus service to Brigg but services run only occasionally

to nearby villages. North British Housing provides a few properties in the area and indications are that they are popular.

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 a decent standard. 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	12.68%
Relets in year as % of tenancies	11.11%

Green:

Transfer requests outwards	5.63%
Tenancies 5 years + in length	74.65%

Other Indicators:

Empty Homes at 31/3/05	1.40%
Tenancies 2 – 5 years in length	12.67%
Potential income per year after void loss	£204273.83
Repairs expenditure per annum (07/08 actuals)	£18978.01
Repairs in voids per annum (07/08 actuals)	£15908.55
Costs above/below potential income	169387.27
Tenants in receipt of housing benefit	67.61%

Comments on Performance Indicators

The number of relets in the year has markedly increased to 11.11% after a previous drop, but tenancies under 2 years has moved into the amber category from red. This is due to tenancies over 5 years increasing to 74.65%, which shows stability in the area which is mainly due to the majority of properties being elderly designated. A need for elderly accommodation was identified in the 1999 Survey and is still evident from the number of people on the waiting list for either a ground floor flat or bungalow. Within the village as a whole, 70% of residents have lived there for 10+ 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

As there are only a small number of properties in this area, very little management is necessary. However, Housing Officers and Estate Caretakers visit at least once a fortnight to check the area for estate management or tenancy enforcement issues. Mobile Support Officers also visit the elderly once a week and will liaise with other support services as necessary. They also help tenants to report or chase repairs and provide a link with the area Housing Officer.

There is very little anti social behaviour or neighbour nuisance reported. A scheduled estate inspection was undertaken on 16 October 2008 to the Scawby area. The inspection was attended by the Housing Officer and invitations sent to North Lincolnshire Homes tenant inspectors and residents of the area. The area was rated as Green meaning the area is a clean and pleasant place to live with no environmental issues.

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 Scawby area, we sent a questionnaire to each tenant

- The response rate was 28%.
- %'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:

- 52% are happy with their homes and the location
- 35% commented that the area is clean and well kept
- 39% considered the area to have a low crime rate
- 22% considered there is good Community Spirit
- 39% commented that a planned painting programme is the most important improvement they would like to see

- 61% are not happy with the police presence in the area
- Lack of good transport is an issue – you want regular bus services
- You want better parking and/ or provision of hardstanding
- Residents of Queens Court and St Hybalds Grove would like new windows and doors
- You want caretakers to visit 1 –2 times a week (or as necessary) and would like them to keep an eye on the health and welfare of elderly people

Proposed Improvements

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

Scawby progress

Boiler Replacement	2
Central Heating Systems	7
External Doors	3
Fires	1
Kitchen	2
Windows	3
Wiring	2

The business plan budget allocated for improvement works in Scawby is **£882,281**. By October 2008 a total of **£31,774** 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 in the Scawby area are:

- Grassed areas to Kings Court to be redesigned to provide ample parking for residents and their visitors
- Low level fencing and gates to be provided to OAP bungalows at Queens Court to create defensible space
- Consultation to take place on the provision of traffic calming measures to St Hybalds Grove
- Increased parking facilities at St Hybalds Grove
- Off road parking to bungalows at Scawby View due to property positioning being poor against the road layout

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 Scawby 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.