

Estate Plan

Wrawby & Howsham

This plan covers the following areas and number of properties:

Location	No	Location	No	Location	No
Abey Bungalows	4	Skipworth Mount	5	Vicarage Gardens	7
Kettleby Lane	2	Vicarage Avenue	18	Williamson Close	4

Estate Descriptions

This area has 40 properties made up as follows:

Wrawby:

Type	1 Bed	2 Bed	3 Bed	4 Bed	No of Properties (31)
Bungalows	8	13	0	0	21
Houses	0	2	8	0	10

Howsham:

Type	1 Bed	2 Bed	3 Bed	4 Bed	No of Properties (9)
Bungalows	0	3	0	0	3
Houses	0	0	6	0	6

Wrawby is a small village a few miles from Brigg. Many of the properties in the village are owner occupied and a good part of the social housing provision is for the elderly. Properties are of traditional build and either terraced or semi-detached.

Transport links from the village are good with the Villager bus service on the main A18 road as well as others that run to Barton and Brigg. Parking can be a problem due to the school on one side and Community Centre on the other of Wold Court and grass verges become churned up.

The village has good local amenities with shops, primary school, post office, pubs and church as well as a mobile library service however there is little in the way of community functions; for secondary education, children have to travel to Brigg. There is a play park to the back of Wold Court but the location has caused problems with fencing being damaged and windows being smashed by footballs.

Howsham is a pleasant village but rurally isolated and properties here are very few. These are also of traditional build and either semi-detached or detached. Transport links are not good and there is a lack of facilities within the village. For schooling, children have to go to Brigg for both primary and secondary education. The bungalows are modern and attractive and windows and doors have been

replaced. Owing to the small number available, they are high in demand. Parking is limited and the properties would benefit from a larger parking area.

The houses are also popular being spacious and having good size gardens, but they are in need of new doors and windows. All properties in the area have solid fuel heating, which is in need of updating however there is no gas supply to the village.

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)

Wrawby:

Red: there are no red indicators

Amber:

Relets in year as % of tenancies 6.45%

Green:

Empty properties at 31/10/08 0.00%

Transfer requests outwards 6.45%

Other Indicators:

Tenancies of 5 years + in length 74.19%

Tenancies under 2 years in length 12.90%

Tenancies 2 – 5 years in length 12.90%

Potential income after void loss £92610.72

Repairs expenditure per annum (07/08 actuals) £12573.54

Repairs in voids per annum (07/08 actuals) £40.54

Costs above/below potential income £79996.64

Tenants in receipt of housing benefit 61.29%

Howsham:

Red: There are no red indicators

Amber:

Tenancies under 2 years in length 11.11%

Green:

Tenancies of 5 years + in length 66.67%

Relets in year as % of tenancies 0.00%

Other Indicators:

Transfer requests outwards	0.00%
Empty properties at 31/10/08	0.00%
Tenancies of 2 – 5 years in length	22.22%
Potential income after void loss	£28739.52
Repairs expenditure per annum (07/08 actuals)	£14132.07
Repairs in voids per annum (07/08 actuals)	£0.00
Costs above/below potential income	£14607.45
Tenants in receipt of housing benefit	77.78%

Comments on Performance Indicators

There is very little movement in Wrawby. The properties are predominantly bungalows and over 70% of residents have lived there for over 5 years +.

Howsham has 1 amber indicator but this is not significant due to the small number of properties in the area. Almost 78% of residents have lived in the village for over 5 years, which shows stability.

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

With very few properties at Howsham, little management input is necessary however visits are made by the Housing Officer every fortnight to check for tenancy enforcement issues and also periodically when involvement is needed in neighbour disputes.

Wrawby is similarly quiet and also has fortnightly visits by the Housing Officer. The Support Officer at Wold Court liaises with the Area office, repairs call centre and other agencies such as Social Services on a regular basis to ensure that residents are able to live as independently as possible.

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 Wrawby and Howsham areas, we sent a questionnaire to each tenant

- The response rate was 70% for Wrawby and 33% for Howsham.
- %'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:

Wrawby

- 86% are happy with their home
- 81% are happy with the location
- 62% like the area as they are close to relatives and friends
- 52% consider the area to have a low crime rate
- 81% are settled in the area and do not wish to move away
- 33% would like better parking – this was considered to be the most important improvement needed
- 24% would like a planned painting programme
- 47% are not happy with the police presence in the area
- 33% are not aware of the opportunities for tenant involvement

Howsham

- 67% are happy with their home
- 67% like the area as it is away from the town centre and they are close to relatives and friends
- 35% feel there is a good community spirit
- 67% think there is no community spirit
- 33% consider the area to have low crime
- All dislike the lack of facilities to the area
- 67% dislike the lack of play facilities – this was felt to be the worst thing about the area
- 67% dislike the lack of good transport
- 67% are settled and do not wish to move
- 100% would like better street lighting
- 67% have been victims of crime
- 100% are not happy with the police presence in the area
- 67% have suffered from anti social behaviour
- No one is aware of the opportunities for tenant involvement

Proposed Improvements

The stock condition survey has identified investment works needed to our properties. Wrawby was timetabled for window and doors in April 2008 with the remainder of improvement works to start April 2009. Howsham is timetabled for all improvement works to start April 2011. Subsequent programmes in future years will pick up environmental and estate related issues. The tables below show the current progress to date:

Wrawby progress

Central Heating Systems	9
Kitchen	2
Wiring	3

The business plan budget allocated for improvement works in Wrawby is **£393,321**. By October 2008 a total of **£25,933** has been expended on all improvement work.

Howsham progress

Boiler Replacement	2
Central Heating Systems	2
Fires	2

The business plan budget allocated for improvement works in Howsham is **£124,052**. By October 2008 a total of **£6,777** 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 these areas are as follows:

- Remodel grassed area to side of Wold Court to create better parking facilities
- Lift to be provided to Wold Court
- Increased parking to Williamson Close, Howsham
- Solid fuel heating to be updated at Howsham

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.