

## Estate Plan

### Wroot

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

Location	No	Location	No	Location	No
Brook Terrace	3	Memorial Cottages	1	Woodside Villas	3
Field Lane	2	Sand Lane Terrace	2		
Firth Lane	1	Woodside Lane	1		

### Estate Description

The area has 13 properties made up as follows:

Type	1 Bed	2 Bed	3 Bed	No of Properties (13)
Bungalows	2	0	0	2
Houses	0	3	8	11

Wroot is on the western boundary in North Lincolnshire on the Isle of Axholme. Bus services are infrequent and people can therefore feel very isolated. The properties are mainly family homes and are generally in need of new kitchens, bathrooms etc. Crime within the area is the lowest in the County with on average 24 reports per month for the Axholme South ward as a whole. Although there is a primary school in the village, secondary provision is located in Epworth approximately 7 miles away. The village has a post office and public house but little else in the way of amenities

### 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 12 months to 31/10/08)

**Red:** There are no red indicators

#### **Amber:**

Transfer requests outwards 7.69%

#### **Green:**

Tenancies of 5+ years in length 84.62%

#### **Other indicators:**

Empty Homes at 31/10/08 0.00%

Relets in year as % of tenancies 7.69%

Tenancies under 2 years in length 15.38%

Tenancies 2 – 5 years in length	0.00%
Potential income after void loss	£40171.20
Repairs expenditure per annum (07/08 actuals)	£3888.89
Repairs in voids per annum (07/08 actuals)	£531.02
Costs above/below potential income	£35751.29
Tenants in receipt of housing benefit	53.84%

### **Comments on Performance Indicators**

The indicators show this to be a stable community with almost 85% of residents having lived in the area for over 5 years. However there is an amber indicator with 7.69% of tenants wishing to transfer out of the area. This could be due to the lack of amenities and employment opportunities – however with such a small number of properties it is difficult to gauge.

### **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**

There is very little management needed in the area due to the small number of properties therefore the Housing Officer only visits as and when necessary. Although there is not a Resident or Community group, Wroot is covered by the Isle of Axholme Village Voice.

There are currently 23 applicants who have listed Wroot in their areas of choice for houses but this is not necessarily a first choice. Residents have previously voiced their concern about the allocation policy as they feel that local people should take preference when homes are being allocated, as families like to stay together and remain within the area.

## **Nat Meetings**

Neighbourhood Action Team meetings take place approximate every 4-6 weeks. They alternate between the villages in the Isle 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 cases can be tackled through multi-agency working.

The next planned meeting is yet to be confirmed.

## **Estate Inspection**

There are no planned estate inspections for this area.

## **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.
- Ensure Introductory tenancy visits are carried out as a priority
- Provide a regular caretaking presence in the area
- 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 Wroot area, we sent a questionnaire to each tenant

- The response rate was 6% with only 1 response received
- In view of the above, comments only have been listed.

### **This is what we were told:**

There is good Community Spirit  
Public transport is very poor  
Better roads are needed – they are treacherous in winter and too narrow for the type of vehicles using them

## Proposed Improvements

The stock condition survey has identified investment works needed to our properties. Wroot is timetabled for all improvement works to start in April 2011. Subsequent programmes in future years will pick up environmental and estate related issues. Some ad-hoc improvement works have already taken place but these are only scheduled in if there is an urgent need. To date the following has been replaced:

### Wroot progress

Central Heating Systems	4
Fires	1

The business plan budget allocated for improvement works in Wroot is **£222,931**. By October 2008 a total of **£10,631** 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

There are no other works identified specifically for the Wroot area

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.