

Estate Plan

Alkborough

This plan covers the following areas and number of properties:

Location	No	Location	No	Location	No
Chapel Court	5	College Close	5	Sarah Gaunt Gardens	4

Estate Description

The Alkborough area has 14 properties, which are made up as follows:

Type	1 Bed	2 Bed	3 Bed	No of Properties (14)
Bungalows	2	7	0	9
Houses	0	0	5	5

All of the above properties are of a traditional brick build. A recent stock survey has shown them to be well constructed and structurally sound. College Close has very little parking but there are some garages available. Grass has been churned up by cars parking on the verges. The bungalows at Sarah Gaunt Gardens have a pleasant outlook but access is by steps which are not ideal for the elderly.

Alkborough is quite isolated and has very little in the way of facilities but does have a primary school and post office stores. For junior and secondary education, children will need to go to Winterton, which is approximately 5 miles south east of the village. There are bus services to Scunthorpe daily but these only run every hour and a half with no night time service.

Crime within the Burton upon Stather and Winterton ward is fairly low with an average 52 reported incidents per month for the ward as a whole.

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:

Relets as % of tenancies 7.14%

Green:

Empty Properties at 31/10/08 0.00%

Tenancies of 5 + years in length 64.29%

Other indicators:

Transfer requests outwards	0.00%
Tenancies under 2 years in length	14.28%
Tenancies of 2 – 5 years in length	21.43%
Potential income after empty property loss	£40450.16
Repairs expenditure per annum (07/08 actuals)	£9384.24
Repairs in voids per annum (07/08 actuals)	£0.00
Costs above/below potential income	£31065.92
Tenants in receipt of housing benefit	50.00%

Comments on Performance Indicators

The above indicators show this to be a settled community with very little movement. The stability could be due, in part, to the fact that a high % of residents are on benefits and therefore their housing options are realistically limited. This is likely to be the case for the elderly, who make up a large proportion of residents.

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

Very little management is needed to this area however the Housing Officer visits every few weeks to check on any estate management issues. Support Officers will visit the elderly once a week and liaise with the area office, repairs call centre and other agencies as necessary.

Properties are generally low to medium demand, which is possibly due to their rural location and the lack of good transport services.

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 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 North Lincolnshire Council's Neighbourhood Services 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 (Assured Shorthold) 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 Alkborough area, we sent a questionnaire to each tenant. Unfortunately, no questionnaires were received back.

Proposed Improvements

The stock condition survey has identified investment works needed to our properties. Alkborough was timetabled for windows and doors in April 2007 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:

Alkborough progress

External Doors	5
Roof Line	5
Windows	5

The business plan budget allocated for improvement works in Alkborough is **£186,261**. By October 2008 a total of **£22,431** 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 Alkborough area are as follows:

- Upgrading of lighting to Chapel Court
- Remodelling of grassed area to College Close to provide better parking
- Steps to be replaced by slope with handrail to give better access to bungalows at Sarah Gaunt gardens

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.