

Estate Plan

Bowmandale, Barton on Humber

This plan covers the following areas and number of properties:

Location	No	Location	No	Location	No
Beacon Avenue	3	Grange Avenue	8	Park Avenue	2
Beretun Green	24	Harrowdyke	21	Providence Crescent	24
Bowmandale	20	Lunns Crescent	8	Ramsden Avenue	25
Bowmandale House	9	Millfields	20	Tofts Road	18
Cliff Grove	15	Mount Avenue	2		

Estate Description

The Bowmandale area has 199 properties, which are made up as follows:

Type	1 Bed	2 Bed	3 Bed	4 Bed	No of Properties (199)
Flats – Ground Floor	4	2	0	0	6
Flats – First Floor	4	1	0	0	5
Bungalows	19	35	0	0	54
Houses	0	37	88	8	133
Leaseholders					1

Bowmandale is the largest and most popular estate in Barton on Humber. Although the houses are older than those on the Caistor Road estate, the area does not have the same stigma attached to it and is much closer to the town centre. Many houses have already been sold through the Right to Buy.

All properties are of a traditional brick build and the majority are semi detached. A recent stock survey has shown them all to be structurally sound and well constructed. Some properties have had replacement doors and windows but there are still others in need of these improvements.

Generally, parking is now inadequate for the amount of vehicles. Provision of hard standings to front of properties, dropped kerbs and more parking areas would help to alleviate this. Although there are some garages in the area, remedial work is needed to bring them up to standard. Alternatively, if no longer popular due to their location, garages could be demolished to provide land for extra bungalows. Many of the walkways around the estate would benefit from being gated or closed off to prevent loitering and abuse by gangs of youths.

Ramps to the front and rear of bungalows and other elderly designated accommodation would make life easier for residents. Parking and storage for mobility scooters would also be helpful.

Fencing is poor in parts with post and wire only to some front gardens. The gardens backing onto the school also require fencing to provide defensible space

and privacy. Beretun Green is used as a cut – through to the town centre and therefore provides very little privacy. Remodelling of the grassed area to provide more parking with the provision of fencing would give the elderly residents peace and privacy.

Crime within the estate is proportionally low even though the Barton area as a whole suffers with higher levels of incidents. In the past, there were on average 129 reported incidents per month. There are schooling facilities for all ages within the town and the estate itself boasts a kindergarten.

Barton is one of the principal growth settlements within the county. It has good local facilities, services and employment and is close to both the Humber Bridge and the A15 providing access to the M180 and other motorways.

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 in year as % of total	5.55%
Transfer requests outwards	5.05%

Green:

Empty properties at 31/10/08	0.00%
Tenancies of 5+ years in length	67.68%

Other indicators:

Tenancies under 2 years in length	12.63%
Tenancies of 2 – 5 years in length	19.70%
Potential income after empty property loss	£609684.25
Repairs expenditure per annum (07/08 actuals)	£84504.01
Repairs in voids per annum (07/08 actuals)	£14374.72
Costs above/below potential income	£510805.52
Tenants in receipt of housing benefit	69.19%

Comments on Performance Indicators

The indicators above show this to be a settled and sustainable estate. The area is popular with a good mixture of private and rented properties. The presence of family houses and elderly designated accommodation in the area helps create stability but also means there will always be some turnover as the elderly residents die or move to residential care.

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

The Housing officer normally visits the area twice a week. The Support Officers also visit the elderly in the area once a week and will liaise with the area office, repairs call centre and other agencies as necessary.

With many properties sold, problems are very few. However, in the past there have been a few reports of nuisance caused by youths loitering around the local shop and causing trouble. The elderly residents of Beretun Green have also suffered nuisance on occasions as this particular part of the estate is used as a cut – through to the town centre. The police are aware of both these issues and are working with the housing office and youth offending team to try and curb this behaviour.

A scheduled Estate Inspection was undertaken on 19 November 2008 and invitations were sent to North Lincolnshire Homes Tenant Inspectors and the date, time and meeting point was published on North Lincolnshire Homes' Website. The area was rated by the Tenant Inspector as Green:

- Clean, tidy attractive estates.
- Isolated incidents of graffiti.
- Abandoned vehicles and vandalism are dealt with quickly.
- Condition of boundary fences and walls are generally good.
- Grassed and shrubbed areas tidy. Communal areas clean and litter free.
- Lighting in general good working order.

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 Bowmandale area, we sent a questionnaire to each tenant

- The response rate was 33%.
- %'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:

- 80% are happy with their homes – this was considered to be the best thing about living in the area
- 30% commented that the area is clean and well kept
- 33% considered the area to have a low crime rate
- 63% are happy with their neighbours
- 68% are happy with the location
- 43% like the area as it is close to the town centre
- 57% like the fact that they are close to relatives and friends
- 80% are settled and do not wish to move away
- 43% would like caretakers to visit when necessary
- 28% would like better parking
- 29% would like tidy roads and communal areas
- 20% would like speed ramps – this was considered to be the most important improvement needed
- 17% would like hardstandings to the front of their property
- 66% are not happy with the police presence in the area
- 65% are not aware of the opportunities for tenant involvement

Proposed Improvements

The stock condition survey has identified investment works needed to our properties. Bowmandale was timetabled for windows and doors in April 2008 and for other improvement works in April 2009. Subsequent programmes in future years will pick up environmental and estate related issues. The table below shows the current progress to date:

Bowmandale progress

Bathroom Fittings	2
Boiler Replacement	6
Central Heating Systems	24
Fires	4
Kitchen	5
Wiring	5

The business plan budget allocated for improvement works in Bowmandale is **£3,174,933**. By October 2008 a total of **£65,762** 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 Bowmandale area are as follows:

- Provision of dropped kerbs and hardstanding to properties where possible
- Consultation to take place on closure of walkways leading off Bowmandale
- Consultation to take place on provision of speed ramps to Bowmandale
- Surveys to be undertaken on future use of garage sites
- Provision of fencing to back of Millfields (bordering school field)
- Provision of off road parking for bungalows and houses at Millfields
- Provision of ramps to front and rear of bungalows at Millfields & Beretun Green & Bowmandale House
- Remodel grassed area to Beretun Green to provide greater parking area and defensible space.
- Consultation to be undertaken on possible closure of walkway through Beretun Green to provide for 'Residents Only' access.
- Provision of fencing to the front of Bowmandale House to give defensible space
- Provision for storage of mobility scooters at Bowmandale House

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.