

Estate Plan

Goxhill

This plan covers the following areas and number of properties:

Location	No	Location	No
Abbeygarth Villas Thorn Lane	7	North End	4
Council Villas Thornton Road	1	Springfield Howe Lane	3
Gatehouse Road	3	The Bungalow	1

Estate Description

The Goxhill area has 19 properties, which are made up as follows:

Type	1 Bed	2 Bed	3 Bed	4 Bed	No of Properties (19)
Bungalows	5	2	0	1	8
Houses	0	0	11	0	11

Properties are of a traditional build either semi detached or terraced.

The houses at Abbeygarth Villas lack adequate parking but have large rear gardens that could possibly be used for individual garages. It is likely however that many of these may be sold under the Right to Buy due to their location.

The area is quite isolated but has some shops and amenities. There is a railway and regular bus link to Barton and Grimsby. There is adequate primary school provision in the area and secondary schools within a 5-mile radius.

The area is designated a Minimum Growth settlement but there is currently some development in the area which will produce 5 or 6 properties for social renting. Other providers of social housing in the area have however experienced letting problems to flats lacking access to gardens.

Performance Indicators

North Lincolnshire Homes has an Asset Management Plan that looks at various indicators. These tell us whether the area is a place that people want to live and remain in, 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:

Transfer requests outwards

5.26%

Green:

Tenancies 5+ years as % of whole 57.89%

Other Indicators:

Number of empty properties (at 31/10/08)	0.00%
Tenancies under 2 years in length	26.32%
Tenancies 2 – 5 years in length	15.79%
Potential income after empty property loss	£57092.88
Repairs expenditure per annum (07/08 actuals)	£11939.34
Repairs in voids per annum (07/08 actuals)	£1340.26
Costs above/below potential income	£43813.28
Tenants in receipt of housing benefit	71.11%

Comments on Performance Indicators

The indicators show that the area has little movement and is a stable community. A Housing Needs Survey undertaken in July 2001 showed that the average resident in the village has lived there for 22 years and 27% of residents have lived there over 30 years. When people have moved away from the area this has mainly been for employment reasons.

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 regularly visits the area, attends the group meetings and liaises with the estate caretakers on environmental issues.

Crime within the Ferry ward as a whole, which includes all the villages to the east of the county, is fairly low with an average 57 reported crimes per month in comparison to 129 per month for Barton town.

Representatives from the resident group are able to attend the Crime Reduction Partnership meetings that are held monthly in Barton. These provide 2 way sharing of information with the police to help combat crime and anti social behaviour.

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.
- In response to views put forward in the Crime and Community survey, proposals have been put forward for an enviro –crime hit squad. The squad will work with existing staff and the police to prevent and deter crime and tackle anti – social behaviour.
- Ensure Introductory tenancy visits are carried out as a priority
- Provide a regular caretaking presence on our estates
- 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 Goxhill area, we sent a questionnaire to each tenant

- The response rate was 23%.
- %’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:

- 91% are happy with their homes
- 83% commented that they like the area because of good neighbours
- 50% considered the area to have a low crime rate
- Only 33% considered there is good Community Spirit
- 54% would like better parking facilities – this was considered to be most important by 18%
- Only 6% have been the victims of crime but 92% are not happy with the police presence in the area

Proposed Improvements

The stock condition survey has identified investment works needed to our properties. Goxhills was timetabled for windows and doors in April 2007 with the remainder of improvement works scheduled to start 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:

Goxhill progress

Boiler Replacement	1
Central Heating Systems	1
External Doors	11
Fires	1
Kitchen	1
Roof Line	17
Windows	10
Wiring	1

The business plan budget allocated for improvement works in Goxhill is **£288,467**. By October 2008 a total of **£39,399** 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</u> <u>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 Goxhill area are:

- Paint / refurbish wood cladding to Springfield disabled bungalows

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.