

Estate Plan

Keadby (inc. Althorpe) & Gunness

This plan covers the following areas and number of properties:

Location	No	Location	No	Location	No
Chapel Lane	31	Hop Close Villas	1	Trent View	1
Chesswick Avenue	13	Mariners Arms Flats	16	Vermuyden Court	12
Day Close	3	Neville Close	6	Willow Grove	4
George Avenue	5	Old Village Street	4		
George Street	25	Station Road	2		

Estate Description

The Keadby (inc Althorpe) & Gunness area has 116 properties, which are made up as follows:

The Keadby (incl Althorpe) area has 110 properties, made up as follows:

Type	1 Bed	2 Bed	3 Bed	4 Bed	No of Properties (110)
Flats – Ground Floor	6	14	0	0	20
Flats – First Floor	0	20	0	0	20
Bungalows	16	3	0	0	19
Houses	0	11	35	1	47
Leaseholders					4

The Gunness area has 6 properties, made up as follows:

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

Properties are all of a traditional brick build. A recent stock survey has shown them all to be well constructed and structurally sound.

The few North Lincolnshire Homes owned properties in the small rural village of Gunness have a pleasant rural outlook but residents suffer from youths congregating and causing anti social behaviour outside the bungalows on Old Village Street.

The properties at Keadby suffer mainly due to lack of adequate parking facilities. Parking is tight throughout the village and residents would benefit from parking bays, grassed areas being remodelled and the provision of hard standings to the front of properties where possible. Quite a few houses have already been sold through the Right to Buy therefore it would be difficult to confine any parking provision to North Lincolnshire Homes tenants only. Lighting in general needs to be upgraded. Parking is particularly bad with no access available for emergency

vehicles and residents regularly drive across the grassed area to park nearer to their homes.

At Althorpe, parking is limited at Neville Close and bungalows and houses at Vermuyden Court lack defensible space due to their open plan layout.

Both Gunness and Keadby have post office stores but very few other local amenities. Schooling is available in the area for primary school children but secondary school pupils have to travel to Scunthorpe. Travel to and from the town centre is quite regular with buses as well as the rail link between Doncaster and Grimsby. The area is popular with a high level of owner occupation, as there are good links to the M180, M18, M62 and M1 motorways.

Crime in the area is quite low with an average 40 reported incidents per month for the whole of the Axholme North ward.

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)

Keadby (incl Althorpe):

Red: There are no red indicators

Amber:

Tenancies under 2 years in length	20.91%
Relets in year as % of tenancies	8.18%
Transfer requests outwards (at 31/10/08)	9.09%

Green:

Empty properties at 31/10/08	0.91%
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Other indicators:

Tenancies of 2 – 5 years in length	19.09%
Tenancies of 5+ years in length	55.45%
Potential income after empty property loss	£300222.01
Repairs expenditure per annum (07/08 actuals)	£39865.39
Repairs in voids per annum (07/08 actuals)	£26026.40
Costs above/below potential income	£234330.22
Tenants in receipt of housing benefit	63.64%

Gunness:

Red: There are no red indicators

Amber: There are no amber indicators

Green:

Empty properties at 31/10/08	0.00%
Relets in year as % of tenancies	0.00%
Tenancies of 5 + years in length	83.33%

Other indicators:

Transfer requests outwards	0.00%
Tenancies under 2 years in length	0.00%
Tenancies of 2 – 5 years in length	16.67%
Potential income after empty property loss	£17182.08
Repairs expenditure per annum (07/08 actuals)	£958.27
Repairs in voids per annum (07/08 actuals)	£0.00
Costs above/below potential income	£16223.81
Tenants in receipt of housing benefit	83.33%

Comments on Performance Indicators

Although there are three amber indicators for the Keadby area, there is a high % of elderly residents and therefore there will always be turnover as people die or move into care homes. The number of long term residents has increased to 55.45% from 49.53% which shows stability and that the area is still popular.

Empty properties in Gunness rarely become available and therefore the village is quite settled. However, with a high proportion of residents receiving housing benefit, access to other forms of affordable housing may not be available which in itself will limit movement.

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

Housing management input to the Keadby area has been very regular with visits on a weekly basis. There have been anti social behaviour and nuisance issues in the area and police have worked with housing to gain 2 Anti Social Behaviour Orders (ASBO's). Other nuisance concerning parking issues is ongoing and the police have been involved with this also.

The Gunness area with so few properties is visited less frequently but the elderly still receive visits from the mobile warden service on a weekly basis.

Nat Meetings

Neighbourhood Action Team meetings take place every 2 Months and meet at Keadby

School 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 case can be tackled through multi agency meetings.

Estate inspections

The last estate inspection was carried out on 27 August 2008. North Lincolnshire Homes have recently introduced a traffic light system and the area will be rated on the next estate inspection which will take place on 21.05.09 at 10 am. Meeting at Day Close.

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 Keadby & Gunness areas, we sent a questionnaire to each tenant

- The response rate was 11% for Keadby and 33% for Gunness.
- %'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:

Keadby

- 60% are happy with their homes and 53% the location
- 60% like the area as it is away from the town centre
- 40% considered the area to have a low crime rate
- 60% like living in the area as they are close to relatives and friends
- 47% dislike the lack of facilities
- 33% feel the area lacks good play facilities
- 47% dislike the lack of good transport facilities
- 60% are settled and do not wish to move
- 48% would like caretakers to visit when necessary
- 40% would like garage provision or hard standings

- 33% would like a planned painting programme
- 40% would like better local amenities
- 27% would like better security
- 33% would like speed ramps
- 53% are not aware of the opportunities for tenant involvement
- 87% are not happy with the police presence in the area

Gunness

- All who responded are happy with their homes, the location and the amenities
- 50% dislike the lack of facilities and play areas
- 50% would like more play areas
- 50% would like garage provision, speed ramps and more secure parking
- 50% would like tidier roads and communal areas
- A regular bus service is considered the most important improvement needed
- All are happy with the police presence in the area

Proposed Improvements

The stock condition survey has identified investment works needed to our properties. Keadby and Gunness was timetabled to have improvement works starting in April 2007 with windows and doors for Keadby only starting in April 2008. Subsequent programmes in future years will pick up environmental and estate related issues. The tables below show the current progress to date:

Keadby progress

Bathroom Fittings	38
Boiler Replacement	41
Central Heating Systems	33
External Walls	21
Fires	19
Kitchen	39
Roof	35
Roof Line	46
Windows	2
Wiring	34

The business plan budget allocated for improvement works in Keadby is **£1,081,632**. By October 2008 a total of **£439,291** has been expended on all improvement work.

Gunness progress

Bathroom Fittings	1
Central Heating Systems	6
Fires	3
Kitchen	6

Roof	1
Roof Line	8
Wiring	6

The business plan budget allocated for improvement works in Gunness is **£98,780**. By October 2008 a total of **£70,007** 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 areas are as follows:

- Remodelling of grassed areas to provide better parking to Neville Close
- Provision of fencing to give defensible space to Vermuyden Court and George street
- Greater parking provision for flats at Chapel Lane
- Upgrade to fencing at Mariners Arms flats
- Resurfacing of car park to Mariners Arms Flats
- Upgrade to lighting throughout areas as necessary (particularly Day Close)
- Old Village Street to be added into Grounds Maintenance contract
- Remodel grassed areas to Chesswick Avenue to provide better parking
- Provision of off road parking to George Street properties
- Remodel grassed areas to Day Close to provide for emergency access and closer parking for residents
- Refurbishment of garages

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.