

Estate Plan

Kirmington & Melton Ross

This plan covers the following areas and number of properties:

Location	No	Location	No
Bungalows Main Road	2	Orchard Lane	4
Council Villas	5	Ransome Court	19

Estate Description

The Kirmington and Melton Ross area has 30 properties, which are made up as follows:

Type	1 Bed	2 Bed	3 Bed	4 Bed	No of Properties (30)
Flats – Ground Floor	4	0	0	0	4
Bungalows	6	9	0	0	15
Houses	0	0	7	0	7
Leaseholders					4

Properties are all of a traditional brick build and either semi detached or terraced. Houses at Melton Ross have benefited from replacement windows and doors and some have been rendered. Others have been sold through the Right to Buy and it is likely that more will follow suit. Parking is inadequate and the area would benefit from better facilities. The bungalows at Main Road are in need of redesign to the front as there are steep steps to the front entrances.

Bungalows at Kirmington have benefited from new porches to the front entrances to give some protection from the elements and open aspect however steps to the front doors are steep for the elderly and could do with being replaced with gentle slopes and handrails. Fences are in a bad state of repair and provide little more than a border line. Parking is inadequate at Ransome Court due to the access road but the design prevents improvements being carried out.

Both villages are quite isolated and have very little in the way of amenities. They lie quite close to Humberside Airport and as such can be quite noisy. There are no schools or shops and bus services are infrequent although there is a limited service to Brigg but this does not run in the evenings.

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)

Kirmington

Red:

Tenancies under 2 years in length 21.05%

Amber:

Relets in year as % of tenancies 10.53%

Green:

Empty properties at 31/10/08 0.00%

Transfer requests outwards 0.00%

Tenancies of 5 + years in length 63.16%

Other indicators:

Tenancies of 2 – 5 years in length 15.79%

Potential income after void loss £51695.56

Repairs expenditure per annum (07/08 actuals) £7730.50

Repairs in voids per annum (07/08 actuals) £2672.39

Costs above/below potential income £41292.67

Tenants in receipt of housing benefit 68.42%

Melton Ross

Red: There are no red indicators

Amber:

Tenancies under 2 years in length 14.29%

Green:

Empty properties at 30/6/05 0.00%

Relets in year as % of total 0.00%

Other Indicators:

Tenancies of 2 – 5 years in length 0.00%

Transfer requests outwards 0.00%

Tenancies of 5 + years in length 85.71%

Potential income after void loss £20013.60

Repairs expenditure per annum (07/08 actuals) £2830.27

Repairs in voids per annum(07/08 actuals) £2161.01

Costs above/below potential income £15022.32

Tenants in receipt of housing benefit 71.43%

Comments on Performance Indicators

Kirmington is quite a settled community with the majority of properties being aged persons dwellings. However, this may be due to the fact that, with a relatively high % of tenants claiming housing benefit, access to alternative social housing is out of reach. With irregular links to nearby towns tenants may also feel isolated.

From the above indicators, Melton Ross appears to be also stable with no properties becoming empty over the past year. The properties here are mainly family houses, which would normally have settled family units. The indicators for this area show that over 85% have lived in the village for more than 5 years.

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

Both of these villages are rurally isolated and have only a few properties. Management input is limited with visits taking place once a fortnight although support officers visit the elderly on a regular weekly basis. They will also liaise with the area housing office, repairs call centre and other agencies as necessary. With both villages being located very close to the airport, there is an affect on demand.

Although there are generally no reports of nuisance, there have been car parking issues to resolve between neighbours at Kirmington.

The bungalows at Kirmington can be difficult to let due to their rural location. Access is also awkward as there is no turning space and vehicles have to back out of the narrow lane.

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 Kirmington and Melton Ross area, we sent a questionnaire to each tenant

- The response rate was 25% for Kirmington and 22% for Melton Ross.
- %'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:

For Kirmington

- 83% in are happy with their homes and the location
- 33% like the area as they are close to relatives / friends
- 33% dislike the size of their properties
- 83% are settled and do not want to move
- 50% consider the area to have a low crime rate
- 33% would like better parking facilities, more local amenities and a regular bus service
- 50% are not happy with the police presence in the area

For Melton Ross

- All those who responded are happy with their homes
- All those who responded commented that there is a lack of facilities in the area
- 50% have suffered with neighbour problems but none wish to move away
- 50% would like more local amenities – this was considered the most important improvement needed
- 50% would like tidier roads and communal areas and walkways closed off or gated.
- None of those who responded are aware of the opportunities for tenant involvement.

Proposed Improvements

The stock condition survey has identified investment works needed to our properties. Kirmington and Melton Ross are 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:

Kirmington progress

Central Heating Systems	2
Kitchen	1
Wiring	1

The business plan budget allocated for improvement works in Kirmington is **£454,190**. By October 2008 a total of **£5,791** has been expended on all improvement work.

Melton Ross progress

Central Heating Systems

1

The business plan budget allocated for improvement works in Melton Ross is **£652,827**. By October 2008 a total of **£421** 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 area are as follows:

Kirmington

- Renew front fences to Orchard Lane bungalows
- Remove steps and provide slope to front doors to bungalows
- Remodel parking area to ease congestion to Ransome Court
- Provide front fences for defensible space at Ransome Court
- Upgrade lighting
- Refurbish / repaint block of 5 garages to Ransome Court
- Renew guttering
- Repair cracked pavements

Melton Ross

- Remove steps and front wall to bungalows and redesign sloped access
- Redesign grassed area to Council Villas to provide more adequate parking
- Fence off front gardens to houses to provide defensible space
- Repaint / refurbish garage block

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.