

## Estate Plan

### Lodge Moors & Berkeley Estate

**This plan covers the following areas and number of properties:**

Location	No	Location	No	Location	No
Alfreton Court	7	Derby Road	4	Matlock Court	10
Bakewell Court	3	Dronfield Court	13	Minster Road	1
Baslow Road	3	Eastwood Court	3	Ripley Court	9
Belper Court	5	Grassmoor Court	1	Scotter Road	3
Bolsover Road	7	Hathersage Court	16	Stanley Road	1
Burn Road	1	Heanor Court	1	Tansley Court	6
Buxton Court	4	Hilton Avenue	4	Tideswell Court	21
Castleton Road	15	Ilkeston Court	7		
Chesterfield Road	1	Mansfield Road	10		

### Estate Description

The Lodge Moors & Berkeley Estate area has 156 properties, which are made up as follows:

Type	1 Bed	2 Bed	3 Bed	4 Bed	No of Properties (156)
Flats – Ground Floor	2	28	0	0	30
Flats – First Floor	9	16	0	0	25
Bungalows	5	9	7	0	21
Houses	0	0	67	2	69
Leaseholders					11

Properties are all of a traditional build and mainly terraced. A recent Stock Survey has shown that they are all structurally sound and well constructed. North Lincolnshire Homes properties make up approximately half of the Lodge Moors area with the remainder being owner occupied or those bought through the Right to Buy scheme. On the Berkeley estate however there are only a few North Lincolnshire Homes properties. Both areas are popular due to their location on the western edge of Scunthorpe close to shops, supermarkets, and restaurants and with easy access to the main M180.

Parking is not too much of a problem generally but the Lodge Moor area becomes congested when there is a football match on, due to the proximity to the football ground. Access is tight on Castleton Road and Mansfield Road although the latter has some hardstandings provided. Extra off road parking would ease the congestion. Lighting and paths could do with upgrading, particularly to the western border of the estate where there is a green belt. Parking bays to the court areas could also do with being increased, if space allows.

To Tansley Court flats, the gardens are open plan although some tenants have put up their own fencing. This has given a haphazard appearance with different

types and designs; the area would benefit from the creation of gardens around the block with fencing.

Signage to the estate is poor and could do with improvement and more children's play areas are needed as children play football in areas other than the wire-enclosed pitch provided. There is a Community Centre on site.

There are school facilities nearby to cater for all ages and the area is close to the hospital.

### **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)

#### **Lodge Moors:**

**Red:** There are no red indicators

#### **Amber:**

Relets in year as % of total	9.56%
Transfer requests outwards	8.09%

#### **Green:**

Empty properties at 31/10/08	0.74%
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#### **Other indicators:**

Tenancies under 2 years in length	16.91%
Tenancies of 2 – 5 years in length	10.30%
Tenancies of 5 + years in length	72.79%
Potential income after void loss	£408818.21
Repairs expenditure per annum (07/08 actuals)	£52896.63
Repairs in voids per annum (07/08 actuals)	£12332.00
Costs above/below potential income	£343589.58
Tenants in receipt of housing benefit	58.82%

#### **Berkeley Estate:**

**Red:** There are no red indicators

#### **Amber:**

Tenancies under 2 years in length	25.00%
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#### **Green:**

Transfer requests outwards	0.00%
Relets in year as % of tenancies	0.00%

**Other Indicators:**

Tenancies of 5 + years in length	62.50%
Empty properties at 31/10/08	0.00%
Tenancies of 2 – 5 years in length	12.50%
Potential income after void loss	£25268.64
Repairs expenditure per annum (07/08 actuals)	£5530.98
Repairs in voids per annum (07/08 actuals)	£713.60
Costs above/below potential income	£19024.06
Tenants in receipt of housing benefit	50.00%

**Comments on Performance Indicators**

The above indicators show the area to be very settled and popular with very little movement. Tenancies of 5 years+ in length are at 72.79% and 62.50 respectively showing stability. With many owner occupied properties in the area, this will also have a stabilising affect. A high number of residents are on housing benefit which may also mean that other housing options are not open to them.

**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**

On the whole, there are very few management problems with the area although there is a slight fly tipping problem on the outskirts of the Lodge Moors estate and some, although very little, graffiti. In view of this, inspections by the Housing Officer are only once or twice a fortnight. There are constant problems with shopping trolleys being abandoned around the area, however tenants and North Lincolnshire Homes staff have been informed to report these to North Lincolnshire Council who will organise collection.

The Housing Officer has noted the lack of access for mobility scooters and further research is necessary to decide whether there is a need for kerb lowering. At present, some scooter users travel on the road instead of paths, which could be unsafe. There are problems surrounding the limited parking around the Court area's with the increase in cars owned by tenants. This has been identified as a concern and work is being carried out to survey the area to see if any 'green' area's can be changed to accommodate extra parking.

Lighting has also been raised as a concern especially on Hathersage Court which has been identified as particularly poor. This area has recently been a hotspot for vandalism and therefore the area is to be surveyed to see if extra lighting is feasible.

The provision of fencing has also been identified as several tenants have erected their own fencing and other tenants have suffered vandalism to the fencing which gives a haphazard appearance to the area.

### **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.
- 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

### **NAT Meetings**

Neighbourhood Action Team Meetings are held quarterly and take place at Burringham Village Hall 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 cases can be tackled through multi-agency meetings. Information is also shared regarding community activities to ensure that children and members of the community work actively together to improve the sense of community spirit.

### **Estate Inspection**

Estate inspections for 2009 will take place on 09.04.09 at 10 am and 03.12.09 at 10 am. Meeting place Minster Road Day Centre. Estate will be rated under the new traffic light scheme at the next inspection.

### **Consultation**

To give us more detailed information on tenant's aspirations and what it is like to live in the Lodge Moors and Berkeley estate areas, we sent a questionnaire to each tenant

- The response rate was 22% for Lodge Moors and 44% for Berkeley Estate.
- %'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:**

#### **Lodge Moors**

- 74% are happy with their homes and 60% the location
- 54% like the area as it is away from the town centre
- 40% commented that the area is clean and well kept
- 40% considered the area to have a low crime rate
- 31% dislike the fact there are no play facilities for children

- 37% dislike the lack of private space
- 60% are settled in the area and do not wish to move.
- 37% would like caretakers to visit 1 or 2 times a week
- 60% would like better parking
- 54% would like better street lights
- 43% would like play areas – this was considered the most important improvement needed
- 31% would like more secure parking
- 71% are not happy with the police presence in the area
- 46% are not aware of the opportunities for tenant involvement

### **Berkeley Estate**

- All those who responded are happy with their home, their neighbours, the location and the amenities offered.
- 50% would like play areas for children
- 25% would like garages, speed ramps, a regular bus service and a planned painting programme
- 50% are not happy with the police presence in the area

### **Proposed Improvements**

The stock condition survey has identified investment works needed to our properties. Lodge Moors was timetabled for windows and doors to start in April 2007, with all other improvements to start April 2008. Berkeley Estate is scheduled for all improvements to start in April 2010. Subsequent programmes in future years will pick up environmental and estate related issues. The tables below show the current progress to date:

### **Lodge Moors**

Bathroom Fittings	5
Boiler Replacement	2
Central Heating Systems	14
External Doors	127
Fires	3
Kitchen	4
Roof Line	154
Windows	136
Wiring	1

The business plan budget allocated for improvement works in Lodge Moors is **£1,340,272**. By October 2008 a total of **£372,263** has been expended on all improvement work.

## **Berkeley Estate progress**

External Doors	2
Roof Line	2
Windows	2

The business plan budget allocated for improvement works in Berkeley Estate is **£62,698**. By October 2008 a total of **£11,454** 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.

<b><u>Element</u></b>	<b><u>Programme Numbers</u></b>
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:

- Provision of hardstandings where possible
- Increased parking to Alfreton Court, Mansfield Road and Tideswell Court
- Possible remodelling of play area on Castleton Road to provide extra parking
- 'Residents only' parking signs for the areas affected by football traffic
- Lighting to be upgraded where necessary
- Creation of gardens around Tansley Court with standardised fencing
- Signage to the estate to be upgraded
- Provision of extra play areas
- Provision of sound insulation to flats at Lodge Moors

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.