

Estate Plan

Riddings Estate

This plan covers the following areas and number of properties:

Location	No	Location	No	Location	No
Beesby Road	25	Laceby Road	4	Spilsby Road	39
Caenby Road	19	Maltby Road	7	Tattersall Close	8
Coningsby Road	25	Manby Road	10	Tealby Road	16
Dragonby Road	9	Ormsby Road	17	Thoresby Road	14
Enderby Road	57	Peacock Street	4	Ulceby Road	5
Ferriby Road	20	Ranby Road	7	Walesby Road	14
Grasby Road	15	Salmonby Road	7	Willoughby Road	1
Gunby Road	21	Saxby Road	13	Wragby Road	9
Irby Road	8	Scawby Road	4	Wrawby Road	10
Kingerby Road	35	Searby Road	27		
Kirkby Road	33	Somerby Road	96		

Estate Description

The Riddings area has 579 properties, which are made up as follows:

Type	1 Bed	2 Bed	3 Bed	4 Bed	Bedsit	No of Properties (579)
Flats – Ground Floor	6	15	0	0	0	21
Flats – First Floor	6	14	0	0	0	20
Bungalows	43	42	0	0	0	85
Houses	0	0	437	0	0	437
Leaseholders						16

The Riddings area is large estate built between 1945 and 1964. Although over 70% of properties are of a traditional brick build, there are also some Reema homes. Where required, the properties have all benefited from new windows and doors. Many homes in the area have already been sold through the Right Buy leaving some areas with very few North Lincolnshire Homes owned properties. The 151 Reema properties, situated on Ferriby Road, Grasby Road, Somerby Road, Tealby Road and Thoresby Road, are the only ones built to this design within North Lincolnshire. All of these were built in 1956 and are of a concrete modular panel construction. These properties have been designated as defective due to the corrosion of the wall /panel ties. However, even if improvements are carried out, the properties will still remain defective and therefore a feasibility study is needed to decide the best way forward. The area has suffered from lack of investment but also has a bad reputation due to high crime and anti social behaviour which can make the properties difficult to let. Proposals for addressing these problems will be included within this plan.

The Riddings estate is situated to the south west of Scunthorpe Town centre. Some areas are popular and well cared for, with many houses sold through the Right to Buy. However, there are also other parts which are 'run down' and have a poor reputation. There are problems with anti social behaviour, nuisance and arson and the perception of many is that young people are bored and do not have enough to keep them occupied. The area has schools for all ages, a nursery, drop in centre, swimming pool, sports hall, library, shops, church community centre, clinic and youth centre. The shops on Willoughby Road have in recent years been renovated by the Co – op in partnership with North Lincs Council and have provided good local shopping and parking facilities to the estate. Despite these local facilities, there is a lack of local business and therefore few jobs available. Access to the Town centre by bus is regular however.

Research commissioned by the Riddings Action Group in August 2005 showed that the majority of people are happy in their homes but are concerned about anti social behaviour and the lack of provision for youths. Concerns identified were around bullying, gang fighting, noise and speeding. The perception is that drugs and drink are the root cause of such problems. Many feel that the police have helped with crime prevention but a more regular presence is needed, particularly to the troubled area of the estate. Crime within the area is quite high with 795 recorded incidents during 2005 for the Riddings estate as a whole. The majority of crimes have either been assault, burglary, criminal damage or theft and have mainly been concentrated in the north part of the estate where housing is denser.

Residents have stated that they want safe areas for children to play, people to take responsibility for looking after their homes and the environment and more things provided in the way of leisure facilities. With the lack of jobs available, some residents have no faith in the area improving. Statistics show that in the Riddings West area, approximately 1 in 3 have low literacy skills and therefore the type of work available to them will be limited. The anti social behaviour in some parts of the estate can make people afraid to go out after dark and pensioners particularly can feel like prisoners in their own homes. The research carried out showed that a multi agency response is needed to tackle problems with residents also taking responsibility for improving the estate.

Parking is generally inadequate throughout the estate with some areas having double yellow lines which cause further restrictions. Street parking can make access difficult as roads are often narrow. Garage provision is poor and those that are available have been subject to vandalism and graffiti; some sites have garages boarded up which again can make the area look unkempt and uncared for.

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:

Tenancies under 2 years in length	15.89%
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Amber:

Relets in year as % of tenancies	9.24%
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Empty properties at 31/10/08	4.07%
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Transfer requests outwards (at 31/10/08)	7.39%
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Green: There are no green indicators

Other indicators:

Tenancies of 2 – 5 years in length	18.67%
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Tenancies of 5+ years in length	65.43%
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Potential income after empty property loss	£1,615,258.11
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Repairs expenditure per annum (07/08 actuals)	£238792.04
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Repairs in voids per annum (07/08 actuals)	£185505.34
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Costs above/below potential income	£1,190,960.73
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Tenants in receipt of housing benefit	62.11%
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Comments on Performance Indicators

Figures show this to be a fairly stable community, although the number of tenancies under 2 years in length is fairly high at 17.79%. However, no comparisons are available as the leaf has been split between Top Riddings and Riddings estate. Turnover could be due to the increase in anti social behaviour in certain parts of the estate but there is not sufficient evidence to support this. Many parts of the estate has very little movement; these may well be more popular areas where much of the housing stock has already been sold through the Right to Buy.

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

Due to the amount of nuisance and anti social behaviour on parts of the estate, the Housing Officer visits on a daily basis. There is a general lack of parking which can cause conflict and also a lack of defensible space due to the absence of fencing. This has caused an increase in dumping and littering. Graffiti is a problem around empty garages, a garage demolition programme has been implemented to tackle this problem, with phase one due to start November 2008. The majority of problems centre around the Somerby Road area which has a very bad reputation, which we are constantly working on to improve. Caretakers have visited the area on a regular basis to try and keep on top of the litter and vandalism. We have also implemented a local lettings policy which has been introduced in consultation with the tenants of Somerby Road. Work is ongoing to renovate flats back into houses which will then attract families/couples to the area in line with the lettings policy. Contractors Synergy are currently carrying out a feasibility study in relation to building new homes in vacant plots on Somerby Road. The need for off road parking/hardstanding in front gardens has also been identified on Somerby Road together with new fencing and gates to improve the overall image of the area.

Demand is low for elderly designated properties and the less popular parts of the estate due to the high amount of anti social behaviour but higher for areas where properties have already been sold. All properties in the Riddings area are currently undergoing improvement works to ensure the properties meet the Decent Homes Standard. Several areas including Coningsby Road and Saxby Road have been identified for the provision of better parking facilities. The block walling to many parts is looking worn and tends to encourage nuisance issues as youths sit on the walls and congregate. Joint work with North Lincolnshire Homes and the local Police has been carried out to combat this Anti-social Behaviour, although replacing this walling with fencing would not only make the area look nicer and tidier but also take away the ability for groups to congregate and sit.

Estate Inspection

An estate inspection was carried out on 28th August 2008, Thoresby Road, Somerby Road, Gunby Road and Ferriby Road were included in the walkabout. An introduction of a traffic light system was introduced and an Amber rating was given, 4 gardens and 2 cases of graffiti were identified. The graffiti has now been removed by the caretakers and the Housing Officer is working with the tenants to improve their gardens. The date of the next inspection is 4th December 2008 where Coningsby Road, Enderby Road, Searby Road and Saxby Road will all be included in the walkabout.

The Housing Officer regularly visits the area to ensure cases of vandalism, conditions of gardens and property and cases of anti-social behaviour are dealt with effectively. The decent homes work being carried out in the area will dramatically improve the overall image of the area together with the identified fencing requirements which should ensure that the traffic light rating improves to green rating.

NAT Meetings

Neighbourhood Action Team Meetings take place every 4-6 weeks alternatively between Riddings Community Centre and Mellior College 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.

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:

- Consulted with tenants and introduced a local lettings policy for Somerby Road
- 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
- 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

Consultation

To give us more detailed information on tenant's aspirations and what it is like to live in the Riddings area, we sent a questionnaire to each tenant. Previous consultation had already been carried out in October 2004 but this event concentrated on the Lower Riddings part of the estate only. Comments from the consultation have therefore been included in this plan.

- The response rate was 20%.
- %'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:

- 63% are happy with their homes
- 43% like the area as they are close to relatives / friends
- 36% like being away from the town centre
- 30% consider the area to be unkempt
- 17% dislike the area due to high crime
- 17% do not think there is any community spirit
- 21% consider the area to be noisy / bad
- 68% are settled in the area and do not wish to move
- 63% would like the caretakers to visit either once or twice a week or when necessary
- 41% would like better parking – this was considered to be the most important improvement needed
- 44% would like to see tidier roads and communal areas
- 26% would like better security
- 24% would like garage provision, 22% would like hard standings to the front of their properties
- 70% are not happy with the police presence in the area
- 58% are not aware of the opportunities for Tenant Involvement

Proposed Improvements

The stock condition survey has identified investment works needed to our properties. Top Riddings and Riddings estate was timetabled for window and door replacement in April 2007 with other improvement works scheduled in for April 2008 and April 2009. Subsequent programmes in future years will pick up environmental and estate related issues. To date the following progress has been made:

Top Riddings & Riddings Estate progress

Bathroom Fittings	62
Boiler Replacement	46
Central Heating Systems	221
Chimney	84
External Doors	260
Fires	45
Kitchen	54
Roof	84
Roof Line	121
Windows	291
Wiring	101

The business plan budget allocated for improvement works in the Riddings leaf is **£13,499,026**. By October 2008 a total of **£2,864,169** 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:

- Replace block walling with fencing throughout the estate
- Conduct feasibility study on future of all concrete block (Reema) properties (to Somerby Rd, Ferriby Rd, Tealby Rd, Thoresby rd, Gunby Rd and Grasby Rd)
- Remodel grassed areas to end of Grasby Road and rear of Tattersall Close and to provide better parking
- Provision of off road parking /hardstandings where appropriate

- Remodel Saxby Road to create better parking facilities
- Upgrade lighting to all bungalows
- Remove shrub area to Coningsby Road to provide better parking
- Garages to be repaired / renovated as necessary

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.