

Estate Plan

Luddington & Eastoft

This plan covers the following areas and number of properties:

Location	No	Location	No	Location	No
Cherry Tree Villas	4	Garthorpe Road	1	St. Bartholomews Sq.	6
Church Villas	1	Meredyke Road	13	Strickland Road	2
Donville Road	12	Mill Lane	4	Washinghall Lane	1
Eastoft Road	6	Pademoor Terrace	1		

Estate Description

The Luddington & Eastoft area has 51 properties, which are made up as follows:

The Luddington area has 25 properties, which are made up as follows:

Type	1 Bed	2 Bed	3 Bed	4 Bed	No of Properties (25)
Flats – Ground Floor	3	0	0	0	3
Flats – First Floor	0	3	0	0	3
Bungalows	8	0	0	0	8
Houses	0	0	9	2	11

The Eastoft area has 26 properties, which are made up as follows:

Type	1 Bed	2 Bed	3 Bed	4 Bed	No of Properties (26)
Flats – Ground Floor	3	0	0	0	3
Flats – First Floor	0	3	0	0	3
Bungalows	8	0	0	0	8
Houses	0	3	9	0	12

Properties are all of a traditional brick build apart from one 'Airey' house at Luddington. A recent stock survey showed them to be structurally sound and well constructed. The Airey house is very similar to traditional housing as it was given an outer brick skin when refurbished by Boothferry Council. These types of houses are made of pre – cast concrete and were built in the 1950's. They have poor insulation and water penetration however the brick skin has helped to make them more sustainable and they are therefore likely to be treated as normal traditional housing at least in the short term.

Parking is, on the whole, inadequate in both villages and it would be of benefit for some grassed areas to be removed or remodelled to provide parking bays. Although popular, garages in Eastoft have not been well maintained and are in need of renovation and repair. Whilst some properties have had replacement windows, others are still waiting either for new windows or doors. Properties at Luddington have no central heating but there is no gas to the village so heating options are limited.

Luddington has primary school provision, village hall and a playing field but lacks any local shops. Eastoft also has a primary school and post office stores but little else in the way of amenities. The nearest secondary school is at Crowle, which is a few miles to the south-west.

Public transport is available from both villages to both Crowle and Scunthorpe but there is no evening service.

Crime within the Isle is very low with on average only 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)

Luddington:

Red:

Tenancies under 2 years in length	20.00%
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Amber:

Relets in year as % of total	4.00%
Transfer requests outwards	8.00%

Green:

Empty properties at 31/10/08	0.00%
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Other indicators:

Tenancies of 2 – 5 years in length	32.00%
Tenancies of 5+ years in length	48.00%
Potential income after empty property loss	£70019.02
Repairs expenditure per annum (07/08 actuals)	£9486.86
Repairs in voids per annum (07/08 actuals)	£3317.35
Costs above/below potential income	£57214.81
Tenants in receipt of housing benefit	64.00%

Eastoft:

Red: There are no red indicators

Amber: There are no amber indicators

Green:

Empty properties at 31/10/08	0.00%
Tenancies of 5+ years in length	69.23%

Other indicators:

Relets in year as % of total	7.69%
Transfer requests outwards (at 30/6)	3.85%
Tenancies under 2 years in length	26.92%
Tenancies of 2 – 5 years in length	3.85%
Potential income after empty property loss	£72161.70
Repairs in expenditure per annum (07/08 actuals)	£20628.32
Repairs in voids per annum (07/08 actuals)	£2040.31
Costs above/below potential income	£49493.07
Tenants in receipt of housing benefit	69.23%

Comments on Performance Indicators

With so few properties in these 2 villages, indicators will be affected by even one empty property. Luddington has a higher transfer rate as young people may find the village isolated. With 64.00% of tenants on housing benefit, many will not be able to run their own transport to get out and about.

Eastoft is more stable with little movement with the majority of residents (73%) over sixty. Both villages are isolated and it will be difficult at times to let some of the properties.

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 small number of properties in these 2 villages, housing management input is low and visits will only be made every 2 / 4 weeks.

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 27th August 2009 at 2 pm. Meet at Ingleby Arms, Amcotts.

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 Luddington and Eastoft, we sent a questionnaire to each tenant

- The response rate was 18% for Luddington and 32% for Eastoft.
- %'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:

Luddington

- 60% are happy with their home, location, the size of the property and the fact that they are close to relatives
- 40% considered being close to relatives as the best thing
- 60% dislike the lack of facilities – this was the worst thing about the area
- 40% dislike the lack of good transport facilities
- All who responded are settled in the area and do not wish to move
- 20% would like better parking, play areas, a regular bus service, tidy roads and communal areas
- The most important improvement wanted is a regular bus service
- 60% are happy with the police presence in the area
- 80% are not aware of the opportunities for tenant involvement

Eastoft

- 67% are happy with their home
- 78% are happy with their neighbours

- 78% like the area as it is away from the town centre
- 44% like the location
- 22% feel the best thing about the area is that they are close to relatives
- 33% dislike the lack of facilities and good transport services
- 22% dislike the size of their property
- 84% are settled in the area and do not wish to move away
- 22% would like tidy roads and communal areas, a regular bus service, more local amenities, better street lights and better parking
- A regular bus service is considered to be the most important improvement needed
- 67% are not happy with the police presence in the area
- 56% are aware of the opportunities for tenant involvement

Proposed Improvements

The stock condition survey has identified investment works needed to our properties. Luddington and Eastoft was timetabled to have improvement works starting in April 2007, with the exception of windows and doors in Eastoft which were timetabled to start 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:

Luddington progress

Bathroom Fittings	13
Boiler Replacement	1
Central Heating	
Systems	17
Chimney	1
External Doors	22
External Walls	10
Fires	8
Kitchen	9
Roof	16
Roof Line	24
Windows	24
Wiring	17

The business plan budget allocated for improvement works in Luddington is **£323,845**. By October 2008 a total of **£221,515** has been expended on all improvement work.

Eastoft progress

Bathroom Fittings	12
Boiler Replacement	1
Central Heating Systems	22

External Doors	10
External Walls	4
Fires	17
Kitchen	14
Roof	20
Roof Line	26
Windows	11
Wiring	22

The business plan budget allocated for improvement works in Eastoft is **£378,286**. By October 2008 a total of **£250,315** 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:

- Remodelling of grassed area to Meredyke Road to provide better parking
- Provision of fencing to front gardens at Meredyke Road to give defensible space
- Provision of off road parking to Mill Lane bungalows
- Remodelling of grassed areas to Donville Road to provide better parking
- Repair / renovation of garages to Pademoor Terrace

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.