

Estate Plan

Pryme Road

This plan covers the following areas and number of properties:

Location	No	Location	No
East Common Lane	2		

Estate Description

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

There are schools and local amenities in the immediate area including shops, post office, play areas and a church. There are also regular bus services to the town centre.

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 refer to the year up to 31/10/08)

Red: There are no red indicators

Amber: There are no amber indicators

Green:

Transfer requests outwards 0.00%

Other indicators:

Empty properties at 31/10/08	0.00%
Relets in year as a % of tenancies	0.00%
Tenancies under 2 years in length	0.00%
Tenancies 2 – 5 years in length	50.00%
Tenancies of 5+ years in length	50.00%
Potential income after property loss	£6225.60
Repairs expenditure per annum (07/08 actuals)	£1237.64
Repairs in voids per annum (07/08 actuals)	£0.00
Costs above/below potential income	£4987.96
Tenants in receipt of housing benefit	100.00%

Comments on Performance Indicators

There are now only 2 properties that remain in this leaf that are not sheltered accommodation. These now have a separate estate plan.

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

The area is visited on an infrequent basis due to the small amount of properties. There are no housing management problems identified.

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
- Gather 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 Neighbourhood Services of North Lincolnshire Council 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 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 area, we sent a questionnaire to each tenant, but this included the sheltered scheme mentioned above.

However, including the scheme:

- The response rate was 41%.
- %'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:

- 67% are happy with their homes and the location
- 22% feel there is no community spirit
- 22% consider the area to be unkempt
- 44% are settled in the area
- 22% want to move away – reasons given include crime, harassment and intimidating behaviour
- 44% would like tidier roads and communal areas

- 33% would like better security
- 67% have been victims of crime but only 24% of those affected reported the matter to the police. The reason given by 40% was that they didn't feel police would respond. Another 40% didn't feel there was any point
- 56% are not happy with the police presence in the area
- 33% have suffered from anti social behaviour
- 56% are not aware of the opportunities for tenant involvement

Proposed Improvements

The stock condition survey has identified investment works needed to our properties. Pryme Road is timetabled for all improvement works to start in April 2010. The figures listed are for the whole of the Pryme Road leaf and so includes the Sheltered Accommodation scheme. 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:

Pryme Road progress (including Scheltered Scheme)

Boiler Replacement	1
Central Heating Systems	5
Fires	1
Kitchen	1

The business plan budget allocated for improvement works in The Pryme Road leaf including the Sheltered scheme is **£289,893**. By October 2008 a total of **£19,353** 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

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.