

Estate Plan

Roxby & Appleby

This plan covers the following areas and number of properties:

Location	No	Location	No	Location	No
Anvil Walk	4	Paul Lane	9	Smith Street	1
Beck Lane	4	School Lane	1		

Estate Description

The Roxby & Appleby areas have 19 properties, which are made up as follows:

Type	1 Bed	2 Bed	3 Bed	No of Properties (19)
Bungalows	9	8	0	17
Houses	0	2	0	2

Properties are all of traditional brick build and almost all are terraced. A recent stock survey has indicated that they are well constructed and structurally sound. Parking provision is inadequate to most properties but there is scope to remodel grassed areas to give residents the ability to park nearer to their homes.

Although the location is pleasant, elderly residents have to negotiate steps and slopes to their front doors. Lighting is poor and not helped by the overgrown trees to the front of the properties.

Both villages are pleasant but rurally isolated with no local amenities. Roxby has fairly good transport to and from Scunthorpe and Winterton with buses every half-hour during the day however Appleby is less accessible with only 2/3 buses a day into Scunthorpe. Neither village has shops, post offices or public houses. The nearest schools are at Winterton, which has Infants, Juniors and Secondary provision.

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)

Roxby:

Red: There are no red indicators

Amber:

Tenancies of 2 – 5 years in length	40.00%
Relets in year as % of tenancies	20.00%
Tenancies under 2 years in length	20.00%

Green:

Empty properties at 31/10/08	0.00%
Transfer requests outwards	0.00%

Other indicators:

Tenancies of 5+ years in length	40.00%
Potential income after empty property loss	£14870.40
Repairs expenditure per annum (07/08 actuals)	£1152.72
Repairs in voids per annum (07/08 actuals)	£377.32
Costs above/below potential income	£13340.36
Tenants in receipt of housing benefit	40.00%

Appleby:

Red: There are no red indicators

Amber:

Relets in year as % of tenancies	7.14%
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Green:

Tenancies of 5+ years in length	71.43%
Empty properties at 31/10/08	0.00%
Transfer requests outwards	0.00%

Other indicators:

Tenancies of 2 – 5 years in length	14.29%
Tenancies under 2 years in length	14.29%
Potential income after empty property loss	£38149.86
Repairs expenditure per annum (07/08 actuals)	£2126.84
Repairs in voids per annum (07/08 actuals)	£1380.97
Costs above/below potential income	£34642.05
Tenants in receipt of housing benefit	85.71%

Comments on Performance Indicators

Both of these villages have very few properties and usually little movement. Although Roxby has seen a high % of turnover, this does not cause concern as it only relates to 1 property. The majority of residents are elderly and therefore there will always be some small movement.

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

Very little housing management is needed to these 2 villages due to the small number of homes and the fact that the majority of residents are elderly. The Housing Officer will however visit every 2 – 4 weeks however to check on any tenancy enforcement issues and carry out inspections. Support Officers also visit the elderly on a weekly basis and will liaise with the repairs call centre, area office and other agencies as necessary.

Demand is low / medium for the bungalows which is most likely due to the rural isolation and lack of regular public transport

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 Roxby and Appleby, we sent a questionnaire to each tenant

- The response rate was 58% overall. (Only 1 response was received for Roxby)
- %'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:

- 73% are happy with their homes
- 55% dislike the lack of facilities in the area
- 70% considered the area to have a low crime rate
- 73% felt the area lacks good transport
- All those who replied are happy and settled
- 55% would like better parking
- 45% would like a better, more regular bus service
- 36% would like to see a planned painting programme
- 36% would like more local amenities
- 45 % are happy with the police presence in the area
- 36% are not aware of the opportunities for tenant involvement

Proposed Improvements

The stock condition survey has identified investment works needed to our properties. Roxby was timetabled for improvement works in April 2008 with windows and doors to follow in 2010. Appleby is timetabled for all improvement works 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:

Roxby progress

Bathroom Fittings	5
Kitchen	10

The business plan budget allocated for improvement works in Roxby is **£171,124**. By October 2008 a total of **£18,909** has been expended on all improvement work.

Appleby progress

Bathroom Fittings	1
Central Heating Systems	1
Wiring	1

The business plan budget allocated for improvement works in Appleby is **£174,314**. By October 2008 a total of **£1,756** 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:

- Provision of extra parking bays to Anvil Walk, Roxby
- Upgrading of lighting to Anvil Walk
- Replacement of steps to Anvil Walk bungalows with sloped access and handrails
- Provision of parking areas to back of Beck Lane and Paul Lane bungalows

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.