

Estate Plan

Thornton Curtis

This plan covers the following areas and number of properties:

Location	No	Location	No	Location	No
Burnham Lane	2	Laurel Lane	2	Main Street	3

Estate Description

The Thornton Curtis area has 7 properties, which are made up as follows:

Type	1 Bed	2 Bed	3 Bed	4 Bed	No of Properties (7)
Bungalows	0	5	0	0	5
Houses	0	0	2	0	2

All properties are of a traditional brick build with the houses built in the 1950's and the bungalows in the 1970's. Many of the houses have already been sold through Right to Buy and it is quite likely that those remaining could follow due to the pleasant location of this village. Properties are generally in need of replacement doors and windows although some at Main Street have been replaced on an ad hoc basis.

The village has very little in the way of local facilities. For primary school education, children have to travel to either Wootton or Barrow on Humber. There is a church and a pub but no post office stores.

Crime within the Ferry ward as a whole is fairly low with an average 57 reported crimes per month.

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: There are no red indicators

Amber:

Tenancies between 2 and 5 years in length 14.29%

Green:

Empty properties at 31/10/08 0.00%

Transfer requests outwards 0.00%

Relets in year as % of total 0.00%

Tenancies 5 years + in length	85.71%
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Other indicators:

Tenancies under 2 years in length	0.00%
Potential income after void loss	£20919.36
Repairs expenditure per annum (07/08 actuals)	£2519.52
Repairs in voids per annum (07/08 actuals)	£0.00
Costs above/below potential income	£18399.84
Tenants in receipt of housing benefit	71.43%

Comments on Performance Indicators

The indicators above show this to be a very settled small community with the majority having lived in the area for 5 years+. The Amber indicator only represents 1 property.

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 this village housing management input is very small. However, Support Officers visit the elderly on a weekly basis and they will liaise with other departments and agencies as necessary.

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 the Thornton Curtis area, we sent a questionnaire to each tenant. Unfortunately, no responses were received back

Proposed Improvements

The stock condition survey has identified investment works needed to our properties. Thornton Curtis is timetabled for improvement works to start in April 2010. Subsequent programmes in future years will pick up environmental and estate related issues.

The business plan budget allocated for improvement works in Thornton Curtis is **£137,591**. No monies have been expended to date (October 2008)

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

There are no other works identified specifically for the Thornton Curtis area

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.