

Estate Plan

Winteringham & West Halton

This plan covers the following areas and number of properties:

Location	No	Location	No	Location	No
Back Lane	8	Harrison Close	8	St. Ethelreda Close	8
Cliff Road	2	Hewde Lane	2	Walker Close	4
Earlsgate Bungalows	3	School Road	2	White House Lane	4
Frost Close	8	South Side	8		

Estate Description

The Winteringham area has 41 properties, which are made up as follows:

Type	1 Bed	2 Bed	3 Bed	4 Bed	No of Properties (41)
Bungalows	0	27	0	0	27
Houses	0	4	9	1	14

The West Halton area has 16 properties, made up as follows:

Type	1 Bed	2 Bed	3 Bed	4 Bed	No of Properties (16)
Bungalows	0	12	0	0	12
Houses	0	0	3	1	4

All properties are of a traditional brick build and are either semi detached or terraced. A recent structural survey has shown them all to be well constructed and structurally sound. Although windows and doors and been replaced to some properties many are still in need of improvement.

Winteringham has primary school provision, playing fields and a park. The village also has local shops including a post office as well as a community centre. Buses to and from Scunthorpe run quite regularly. West Halton is much more isolated with fewer buses during the day and has very few facilities. For shopping and junior/secondary school provision residents will need to go to Winterton which is a few miles south. Own transport or taxis are needed however as bus services only run via Scunthorpe.

Crime within the Burton upon Stather & Winterton ward is quite low with on average only 52 reported incidents per month for the whole of the ward. Both areas also have a high proportion of owner occupation. Rural areas such as these 2 villages are considered to be minimum growth settlements and therefore residential developments will only be permitted if essential for housing agricultural

or forestry workers to live near their place of work or alternatively if there is a special justification.

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)

Winterringham:

Red: There are no red indicators

Amber: There are no amber indicators

Green:

Empty properties at 31/10/08	0.00%
Relets in year as % of tenancies	9.76%
Transfer requests outwards	0.00%
Tenancies of 5+ years in length	75.61%

Other indicators:

Tenancies under 2 years in length	14.63%
Tenancies of 2 – 5 years on length	9.76%
Potential income after empty property loss	£123197.33
Repairs expenditure per annum (07/08 actuals)	£17186.93
Repairs in voids per annum (07/08 actuals)	£4457.96
Costs above/below potential income	£101552.44
Tenants in receipt of housing benefit	70.73%

West Halton:

Red: There are no red indicators

Amber:

Tenancies of 2 – 5 years in length	18.75%
Tenancies under 2 years in length	12.50%

Green:

Transfer requests outwards	0.00%
Relets in year as % of total	0.00%
Tenancies of 5+ years in length	68.75%

Other Indicators:

Empty properties at 31/10/08	0.00%
Potential income after empty property loss	£48343.20
Repairs expenditure per annum (07/08 actuals)	£8731.52

Repairs in voids per annum (07/08 actuals)	£387.52
Costs above/below potential income	£39224.16
Tenants in receipt of housing benefit	81.25%

Comments on Performance Indicators

Both villages have a high % of elderly designated accommodation and will therefore always have a certain amount of turnover. Filling empty properties may be difficult at times however due to the rural location and lack of regular public transport. At the current time though, there is no turnover and the number of tenancies over 5 years at both locations remain high in the green category.

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 Housing Officer visits areas once a month. Due to the rural location and small amount of properties, management problems are very few and far between. Support Officers visit the residents of elderly designated properties on a weekly basis however and liaise with the housing office, repairs call centre and other agencies as necessary.

Demand for West Halton is low to medium due to the rural aspect and lack of local shops and regular transport facilities. Winteringham is more popular and has local shops and fairly good 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 the Winteringham and West Halton areas, we sent a questionnaire to each tenant

- The response rate was 10% for Winteringham and 18% for West Halton.
- %'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:

Winteringham

- All those who responded are happy with their homes and the location
- 75% like the area as it is close to relatives / friends
- 50% considered the area to have a low crime rate
- 50% considered there to be no Community Spirit, 25 % felt this was the worst aspect of living in the area
- All those who replied are settled in the area and do not wish to move away
- 50% would like caretakers to visit 1 or 2 times a month
- 50% would like better parking and speed ramps
- 25% would like a planned painting programme
- 75% are not happy with the police presence in the area (even though none have been victims of crime or anti social behaviour)
- 75% are not aware of the opportunities for tenant participation

West Halton

- All those who responded are happy with their home and neighbours
- 67% considered the area to have a low crime rate
- 67% considered the area to have good community spirit
- 67% like the area as it is away from a town centre
- 67% dislike the area due to the lack of facilities
- 33% dislike the area due to lack of good transport
- 67% would like more local amenities.
- 33% would like to move due to the lack of amenities and to be nearer relatives
- 33% would like improvements to include a regular bus service, better secure parking, hard standings or garage provision, and a planned painting programme
- 67% are happy with the police presence in the area
- 67% have suffered from anti social behaviour. Of these, only 50% reported it but those who did – all were happy with the way it was dealt with

Proposed Improvements

The stock condition survey has identified investment works needed to our properties. Winteringham was timetabled for windows and doors in April 2007 with the remainder of improvement works in 2011. West Halton is timetabled for

work to start in April 2011. Subsequent programmes in future years will pick up environmental and estate related issues. The tables below show the current progress to date:

Winteringham

Central Heating Systems	3
External Doors	21
Fires	1
Kitchen	1
Roof Line	28
Windows	23
Wiring	2

The business plan budget allocated for improvement works in Winteringham is **£582,272**. By October 2008 a total of **£77,732** has been expended on all improvement work.

West Halton

Central Heating Systems	1
Kitchen	1
Wiring	2

The business plan budget allocated for improvement works in West Halton is **£177,725**. By October 2008 a total of **£7,586** 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 areas are as follows:

- Increased parking provision to Frost Close and Harrison Close
- Provision of off road parking where possible to Hewde Lane/School Rd and Back Lane
- Remodel grassed area to Earlsgate bungalows provide better parking
- Provision of front fencing to Walkers Close & St Ethelreda Close bungalows to provide defensible space

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.