

CABINET (HOUSING) COMMITTEE

6 DECEMBER 2011

ESTATE IMPROVEMENT PROGRAMME

REPORT OF HEAD OF LANDLORD SERVICES

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RECENT REFERENCES:

CAB2048 - Housing Revenue Account – Revised Budget 2010/11 dated 15 September 2010

EXECUTIVE SUMMARY:

In September 2010, approval was given for an additional £150,000 to be allocated to the Estate Improvement budget, to fund proposals for wide ranging schemes aimed at improving condition and appearance of housing land throughout the district.

The Estate Improvement programme is now in its second year. This report highlights progress to date and recommends that the extension of the programme in future years be supported.

RECOMMENDATIONS:

That the progress and achievements of the Estate Improvement programme be noted, that the Programme continues to be funded in 2012/13 and provision is made in the Housing Revenue Account Business Plan for its continuation in future years.

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DETAIL:

1 Introduction

1.1 At the September meeting of this Committee, members requested that a report on the Estate Improvement Programme implemented by the Council last year be brought to this meeting to summarise progress with the initiative and to determine whether the scheme should continue.

1.2 For many years, provision has been included within the Housing Revenue Account (HRA) for a small amount of estate maintenance and improvement work. However, the limited provision meant this work could only address minor issues and essential clean ups.

1.3 In September 2010 an additional budget of £150,000 was made available to undertake specific, larger scale estate improvements which may otherwise have not been possible using the general estate management budget (CAB2048 dated 15 September refers). Suggestions for improvements were sought not only from Councillors and housing staff, but other stakeholders including the tenants & leaseholders themselves. A further £150,000 has been allocated for the current 2011/12 financial year. It is proposed that this level of funding continue for the foreseeable future and provision for the programme is included in the long term HRA business plan projections.

1.4 This report explains the current approach to managing the Estate Improvement programme and also summarises the proposals received to date, providing information on those that have been completed or are currently being progressed.

2 Suitable Proposals

2.1 The budget is specifically for projects which will address the following community issues:

- a) Community safety – for example, lighting, door entry systems
- b) Car parking
- c) Environmental – for example, bin areas, fencing, landscaping

2.2 Other proposals have been, and will continue to be considered, but priority is given to the above.

3 Procedure for Submitting Proposals

- 3.1 All proposals are made using the Estate Improvement Proposal Form, providing as much detail as possible. Supporting documentation such as plans of the area, quotations (if available), and other relevant information is also welcomed.
- 3.2 Submitted proposals are considered by the Portfolio Holder for Strategic Housing and the Head of Landlord Services, with advice from other officers, taking into account:
- a) Cost of proposal
 - b) The scope for any match/joint funding from other sources
 - c) The scope for the proposal to be funded from another source
 - d) Number of tenants benefiting from the proposal
 - e) Severity of issue
 - f) Other projects that have been undertaken or are currently in progress in the location
- 3.3 Successful proposals are then taken forward to a further feasibility stage, to establish their viability, and to determine if the improvement is desirable to the tenants and leaseholders that are affected. Although some proposals are agreed at the initial discussion, further exploration of the subject matter can often demonstrate that the proposal is not viable or that there is not widespread tenant support.

4 Completed/Ongoing Projects

- 4.1 In the 2010/11 financial year, a total of 76 requests were received, with 60 taken forward to consider their feasibility and 16 declined. These projects are detailed in Appendix 1. A total of £102,500 was spent in the 2010/2011 financial year, with £37,000 of the money spent on projects in the priority area of Stanmore area. These projects have now either been completed, or have had further feasibility work conducted, allowing for the works to be ordered. A broad breakdown of spend is indicated below, with further detail in appendix 1 to this report:

| Issue | Spend in 2010/11 |
|---------------------------|-------------------------|
| Communal works/bin stores | £31,000 |
| Lighting | £3,000 |
| Door Entry | £6,500 |
| Parking | £62,000 |

- 4.2 A total of 76 projects have so far been considered in this financial year (some of which have been carried over from the last financial year), 26 of which have been declined, and are detailed in appendix 2. A total of £25,000 has already

been spent, with a further £133,500 forecast to be spent on further projects by the end of March 2012. Proposals continue to be received and considered on a rolling programme for this year, and it has become apparent that due to the nature and volume of the proposals received, there will be a requirement for some schemes to roll-over into the 2012/2013 financial year.

4.3 A number of car parking projects are currently undergoing feasibility studies to determine if they can be completed via the Estate Improvement Budget. Since the introduction of the budget, a total of £81,645 has been spent on parking improvements in the following areas:

- Attwoods Drove & Martins Fields in Compton,
- Keble Close in Hursley,
- Drummond Close & Lisle Court in Stanmore,
- Somerville Road in Kingsworthy,
- The Gardens in Hambledon,
- Orchard Bungalows in Boarhunt.

4.4 Further works are scheduled to commence imminently at Thurmond Crescent in Stanmore, (due for completion in January 2011), at an anticipated cost of approximately £45,000.

4.5 Additional car parking continues to prove a high priority for tenants, and proposals continue to be received on a regular basis for improved parking facilities across the district. Whilst popular, the schemes have proven to exhaust a high proportion of the estate improvement budget, and to this end it may be necessary for the schemes currently being considered for viability to roll-over into 2012/2013 financial year.

5 Future Programmes

5.1 The Estate Improvement programme has proved very popular since its commencement over a year ago. It has provided resources to address a number of straight forward issues and some more complex schemes that would otherwise have not been possible. With car parking being the main demand on the scheme, the resources are limited but schemes completed have proved to be very effective at improving problems on estates that had been frustrating residents for many years.

5.2 Whilst the scheme can only achieve small scale improvements, it has a real value to tenants and it is recommended that it be continued next year. It is also recommended that provision be made within the HRA Business Plan for it to continue throughout the life of the plan.

5.3 To date, proposals have been encouraged and managed on a rolling basis. It is proposed that this be more formalised and considered at biannual intervals, perhaps in the spring and autumn. This would allow a period of 6 months to

establish whether those proposals that have been agreed to be taken forward are indeed viable, and to instigate the works as appropriate. Proposals will continue to be encouraged at any time during the year, but proposers would be made aware that their request will not be considered until the next scheduled meeting.

6 Conclusion

- 6.1 The Estate Improvement Budget has been very well received by both tenants and other stakeholders, and some significant improvements have been achieved across the district in a relatively short space of time.
- 6.2 Recent feedback has highlighted the need to provide more information and updates to proposers regarding the outcome of their proposal and also further guidance regarding the types of project suitable for consideration.
- 6.3 The continuation of the programme will provide an ongoing opportunity to address problems on estates and to improve the environment for local communities. Further consideration as to whether any additional resources could be identified will be given as part of the business planning process.

OTHER CONSIDERATIONS:

8 SUSTAINABLE COMMUNITY STRATEGY AND CHANGE PLANS (RELEVANCE TO):

- 8.1 The Estate Improvement programme is highlighted as a priority within the High Quality Environment Change Plan.

9 RESOURCE IMPLICATIONS:

- 9.1 As highlighted in the body of the report.

10 RISK MANAGEMENT ISSUES

- 10.1 All construction works are appropriately risk assessed prior to commencement. Tenant consultation forms a key element of feasibility reviews for all schemes to ensure proposals are appropriate and will provide value for money for local residents based on the key criteria set out in this report.

11 TACT Comment

- 11.1 An update on the programme was presented to TACT at its meeting on 16 November 2011.
- 11.2 TACT welcomes the continued Estate Improvement Programme, and trust that we learn by our mistakes from the past.
- 11.3 Solar lights were installed at Fleming Garages and disappeared within days, the reason being they had just been screwed onto the garages, so likewise

someone unscrewed them. A great shame because they worked well. This is just one example of a little forethought could have prevented, saving a loss of nearly £700.

- 11.4 TACT has had good reports from many tenants, of course there is never enough money to do all we would like, but it is a start and tenants can be involved in making the choices for their estate. It is therefore well worth continuing in future years.

BACKGROUND PAPERS

None

APPENDICES:

Appendix 1 - Estate Improvement Programme 2010/11

Appendix 2 - Estate Improvement Programme 2011/12 - Works Approved

Appendix 3 - Estate Improvement Programme 2011/12 - Schemes Pending

Appendix 4 - Estate Improvement Programme 2011/12 - Proposals Declined

Estate Improvement Budget 2010/2011: Completed Projects

Area 1 - (Old and New Alresford, Central Winchester, Bighton, Bishops Sutton, Bramdean, Cheriton & Hyde)

| Proposal | Notes | Cost |
|---|----------------------|--------|
| Forder Court, Winchester - replacement of flooring and entrance matting in communal areas | Completed March 2011 | £8,231 |
| TOTAL (AREA 1) | | £8,231 |

Area 2 - Michaela Knowles (Compton, Crawley, Sparsholt, Stanmore and Twyford)

| Proposal | Notes | Cost |
|---|----------------------|------------|
| Additional parking spaces at Drummond Close, Stanmore | Completed March 2011 | £11,128 |
| Additional parking on the green at Attwoods Drove, Compton | Completed March 2011 | £18,500 |
| Additional parking at Martins Fields, Compton | Completed March 2011 | |
| Door Entry system - Lisle Court, Stanmore | Completed March 2011 | £6,620.00 |
| Woolford/Wilberforce Close, Stanmore - enlargement and refurbishment of bin stores | Completed March 2011 | £19,550.00 |
| 17-24 The Valley, Stanmore - removal of concrete posts adjacent to layby (HCC responsibility) | Completed March 2011 | NIL |
| TOTAL (AREA 2) | | £55,798 |

Area 3 - Maria Dore (Headbourne Worthy, Hursley, Kingsworthy, Otterbourne and Weeke)

| Proposal | Notes | Cost |
|---|----------------------|------------|
| Fleming Road garage site, Weeke - installation of solar lighting | Completed March 2011 | £692.35 |
| Rowlings Road garage site, Weeke - installation of solar lighting | Completed March 2011 | £692.35 |
| Fraser Road garage site, Kingsworthy - installation of solar lighting | Completed March 2011 | £824.35 |
| Somerville Road, Kingsworthy - provision of 2no layby style parking | Completed June 2011 | £17,810 |
| TOTAL (AREA 3) | | £20,019.05 |

Area 4 - (Abbotts Barton, Itchen Stoke/Valley, Littleton, Micheldever, South Wonston, Sutton Scotney & Winnall)

| Proposal | Notes | Cost |
|---|----------------------|-----------|
| Gardening group in Winnall - financial assistance with purchase of tools and bulbs | Completed March 2011 | £406.00 |
| Refurbishment of some of the bins across the Winall Estate (as additional bins cannot be emptied) | Completed March 2011 | £613.52 |
| TOTAL (AREA 4) | | £1,019.52 |

Area 5 - (Bishops Waltham, Colden Common, Waltham Chase, Denmead, Droxford, Hambledon, Exton, Upham, Kilmeston, West Meon, Meonstoke, Owslebury and Shirell Heath)

| Proposal | Notes | Cost |
|---|----------------------|------------|
| The Gardens, Hambledon - Provision of additional parking. | Completed March 2011 | £14,337.08 |
| TOTAL (AREA 5) | | £14,337.08 |

Area 6 - (Boarhunt, Curdridge, Durley, Highcliffe, Shedfield, Soberton, Southwick, Widley, Swanmore, Titchfield, Wickham)

| Proposal | Notes | Cost |
|--|----------------------|-----------------|
| KGV, Highcliffe - decorate main gates | Completed March 2011 | £590 |
| Gordon Avenue Garage site, Highcliffe - installation of 6no solar powered lights | Completed March 2011 | £692.35 |
| Catherines Road/Portal Road, Highcliffe - replacement of barriers | Completed March 2011 | NIL |
| Gordon Avenue, Highcliffe - Installation of notice boards and removal of old. | Completed May 2011 | £1,764 |
| TOTAL (AREA 6) | | £3,046 |
| TOTAL | | £102,451 |

Estate Improvement Proposals 2011/2012 - AGREED

Area 1 - (Old and New Alresford, Central Winchester, Bighton, Bishops Sutton, Bramdean, Cheriton & Hyde)

| Proposal | Anticipated Costs |
|---|-------------------|
| Installation of door entry at Chiltern Court, Alresford (from last years proposals) | £7,100 |
| Removal of 2no Sycamore trees with replacements sited away from car park at Chiltern Court, Alresford | Not yet known |
| Installation of a hedge/fence along the Green at Princes Buildings, Middle Brook Street, Central Winchester | £700 |
| Makins Court - Lighting along pathway along "old" bungalows (from last year) (Alresford) | £3,300 |
| Spruce up of drying areas at Chiltern Court, Alresford (from last year) | Not yet known |

Area 2 - (Compton, Crawley, Sparsholt, Stanmore and Twyford)

| Proposal | Anticipated Costs |
|--|-------------------|
| Improvement to bin store behind Wavell Way shops (Stanmore) | Not yet known |
| Assistance with a Stanmore CREW | £500 |
| Woolford Close - installation of a door entry system (Stanmore) | £14,750 |
| Thurmond Crescent - installation of a door entry system (Stanmore) | £10,500 |
| Woolford Close - re-painting of garage doors and installation of shrub beds (Stanmore) | Not yet known |
| Thurmond Crescent, Stanmore - formalise parking along the Crescent (from last years proposals) | £50,000 |
| Lisle Court, Stanmore - 2 new parking spaces at the end of the Green | £3,665 |
| Thurmond Crescent, Stanmore - Install cycle barrier to entrance of cut way through to Dawn Gardens | £392.10 |
| Creation of recessed bin areas at Thurmond Crescent, (Stanmore) (from last year) | £13,180 |

Area 3 - (Headbourne Worthy, Hursley, Kingsworthy, Otterbourne and Weeke)

| Proposal | Anticipated Costs |
|--|-------------------|
| Door entry system - Trussell Crescent, Weeke | £15,000 |
| Improved parking facilities - Keble Close, Hursley (from last year) | £12,100 |
| Lighting to garage area at Trussell Crescent, Weeke (from last year) | £5,181 |
| Lighting to Westman Road garages, Weeke (from last year) | £583 |

Area 4 - (Abbotts Barton, Itchen Stoke/Valley, Littleton, Micheldever, South Wonston, Sutton Scotney & Winnall)

| Proposal | Anticipated Costs |
|--|-------------------|
| Lighting at Shepherds Road garage site, Winnall (from last year) | £1,168 |
| Installation of 2no drying rooms at Winnall flats | Not yet known |
| Cut back trees overhanging both sides of Imber Road footpath (Winnall) | Not yet known |
| Installation of a wooden bench at the rear of Chester Court, (Winnall) | £500 |

Area 5 - (Bishops Waltham, Colden Common, Waltham Chase, Denmead, Droxford, Hambledon, West Meon, Meonstoke, Owslebury)

| Proposal | Anticipated Costs |
|--|-------------------|
| Formally line mark car parks (x2) with bays, Claylands and Blanchard Rds (B/Waltham) | £270 |
| Install picket fencing along the boundary of James Howell Court using existing posts (B/Waltham) | £2,466 |

Area 6 - (Boarhunt, Curdridge, Durley, Highcliffe, Shedfield, Soberton, Southwick, Widley, Swanmore, Titchfield, Wickham)

| Proposal | Anticipated Costs |
|--|-------------------|
| Installation of door entry at Test House, Highcliffe (from last years proposals) | £4,000 |
| Installation of door entry at Meon House, Highcliffe (from last years proposals) | £4,000 |
| Installation of a Scooter storgae facility - Mildmay Court (Central Winchester) | £10,000? |
| Provision of flowers/shrubs to brighten up Mildmay Court (Central Winchester) | £250 |
| Spring Vale, Swanmore - Turn grass area into a hard standing | £300 |
| Flood lighting to rear of Test/Meon House, Highcliffe (from last year bids) | £600 |
| Solar lighting at Gordon Avenue, Highcliffe (From last year) | £693 |
| Installation of bin hardstandings along Portal Road, Highcliffe (from last year) | Not yet known |
| Improve parking at Orchard Bungalows, Trampers Lane, Boarant | £7,500 |

(Works highlighted have now been completed.)

**Estate Improvement Proposals 2011/2012
Schemes Pending**

Area 1 - (Old and New Alresford, Central Winchester, Bighton, Bishops Sutton, Bramdean, Cheriton & Hyde)

| Proposal | Notes |
|--|---|
| Makins Court Alresford- cut out a ramp in the bank of the "old" bungalows to improve accessibility | Bank is not possible due to gradient, to discuss with tenants if steps are desired/appropriate. |

Area 2 - (Compton, Crawley, Sparsholt, Stanmore and Twyford)

| Proposal | Notes |
|---|---|
| Financial assistance to tnts if permits are introduced (Stanmore) | Wait for the outcomes from the parking review. |
| Financial assistance towards upkeep and extension of Community Centre (Stanmore) | To progress when plans are finalised. |
| Garden tool bank across Stanmore, Winnall, Highcliffe and Weeke | To progress as a sponsor when project starts. |
| Cromwell Road, Stanmore - create additional parking on green and remove churned corner | Passed to engineers to complete a feaibility/costings survey |
| Kings Avenue/Walpole Road, Stanmore - installation of dragons teeth | Installation will be contentious and so further consultation required |
| Shedden Place, Sparsholt - Increase parking and install more lighting (pavement markers?) | Passed to engineers to complete a feaibility/costings survey |

Area 3 - (Headbourne Worthy, Hursley, Kingsworthy, Otterbourne and Weeke)

| Proposal | Notes |
|---|--|
| North Road, Kingsworthy - Installation of layby style parking | Passed to engineers to complete a feaibility/costings survey |
| Stoney Lane, Weeke - Installation of parking bays | Passed to engineers to complete a feaibility/costings survey |

Area 4 - (Abbotts Barton, Itchen Stoke/Valley, Littleton, Micheldever, South Wonston, Sutton Scotney & Winnall)

| Proposal | Notes |
|---|--|
| Local clean up campaign, ("Dog Poo Fairy"), across Winnall | To progress as a sponsor when the project starts |
| Installation of a play park behind Winnall high rise flats | Number of issues to be addressed before this can be developed further, ongoing costs, H&S etc. |
| Southbrook Cottages, Micheldever - use green adj to garages to create parking | Passed to engineers to complete a feaibility/costings survey |

Area 5 - (Bishops Waltham, Colden Common, Waltham Chase, Denmead, Droxford, Hambledon, Exton, Upham, Kilmeston, West Meon, Meonstoke, Owslebury and Shirell Heath)

| Proposal | Notes |
|--|--|
| Hoyle Close, Upham - Installation of approximately 5no parking bays | Passed to engineers to complete a feaibility/costings survey |
| Fleming Place, C/Common - installation of 2no parking areas | Passed to engineers to complete a feaibility/costings survey |
| Stewarts Green, Hambledon - creation of parking bays on the green | Passed to engineers to complete a feaibility/costings survey |
| Penford Paddocks, B/W - square off existing car park and mark out bays | Passed to engineers to complete a feaibility/costings survey |

Area 6 - (Boarhunt, Curdridge, Durley, Highcliffe, Shedfield, Soberton, Southwick, Widley, Swanmore, Titchfield, Wickham)

| Proposal | Notes |
|---|--|
| Normandy Court, Wickham - re-evaluate the existing bays and use green areas for parking | Passed to engineers to complete a feaibility/costings survey |
| Spring Vale, Swanmore - (31-53)Turn existing lay by parking into chevron style parking | Passed to engineers to complete a feaibility/costings survey |

**Estate Improvement Proposals 2011/2012
Proposals Declined**

**CAB2267 (HSG)
Appendix 4**

Area 1 - (Old and New Alresford, Central Winchester, Bighton, Bishops Sutton, Bramdean, Cheriton & Hyde)

| Proposal | Reason for declining/pending |
|--|---|
| sensor/dawn til dusk lighting in communal areas - Ashburton Close, Alresford | Referred to Property Services - Funded from Maintenance budget? |
| sensor/dawn til dusk lighting in communal areas - Makins Court, Alresford | Referred to Property Services - Funded from Maintenance budget? |

Area 2 - (Compton, Crawley, Sparsholt, Stanmore and Twyford)

| Proposal | Reason for declining/pending |
|---|---|
| More bins across Stanmore | No facility to empty additional bins |
| Installation of an eco showhome - Stanmore | Being trialled at Cromwell Road |
| Welcome to Stanmore signs | Not supported by panel |
| Resurfacing of path at Wolfe flats, Stanmore | Referred to Property Services - Funded from Maintenance budget? |
| Bike storage for Drummond Flats, Stanmore | Low priority and not supported by other tenants |
| Battery Hill, Stanmore - repace verges with parking bays | Deemed unviable by Engineers and no capacity to increase parking. |
| Walpole Road, Stanmore - formalise dirt track to create parking on the bank | Deemed unviable by Engineers |

Area 3 - (Headbourne Worthy, Hursley, Kingsworthy, Otterbourne and Weeke)

| Proposal | Reason for declining/pending |
|---|--|
| Additional parking at Fromond Road, Weeke | This would be for HCC Highways as the area is adpoted in its entirety |
| Installation of bulk item bin store at Trussell Crescent, Weeke | Weekly collection will be formalised and charged to tenants via a s/charge |

Area 4 - (Abbotts Barton, Itchen Stoke/Valley, Littleton, Micheldever, South Wonston, Sutton Scotney & Winnall)

| Proposal | Reason for declining/pending |
|---|---|
| Energy audit across Winnall | Being completed as part of the Stock Condition Survey |
| Turn Longfield, Warren and Shepherds Road, Winnall into 1 way systems | Referred to Cllr Pines/Neville Crisp for comment. |

Area 5 - (Bishops Waltham, Colden Common, Waltham Chase, Denmead, Droxford, Hambledon, West Meon, Meonstoke, Owslebury a

| Proposal | Reason for declining/pending |
|---|--|
| Painting of lines on the highways and installation of no parking signs, B/Waltham | HCC highways jurisdiction |
| Find land to create allotments for the area, B/Waltham | Referred to Parish Council |
| Clearance of land to the rear of the properties in Ashling Park Road, B/Waltham | Area not under WCC ownership (owned by Parish Council) |
| Claylands Road, B/Waltham - install parking on the Green outside bungalows | Deemed unviable by Engineers |
| Hilly Close, Owslebury - increase parking provision | Deemed unviable by Engineers and presents little VFM. |
| Battery Hill, B/Waltham - install shrubs to grass to prevent children playing | Not supported by panel |

Area 6 - (Boarhunt, Curdrige, Durley, Highcliffe, Shedfield, Soberton, Southwick, Widley, Swanmore, Titchfield, Wickham)

| Proposal | Reason for declining/pending |
|--|---|
| More bins (inc dog bins) across the estate and outside school (Highcliffe) | No facility to empty additional bins. |
| Sound insulation at Meon House, Highcliffe | Limited success achieved at other schemes |
| Sound insulation at Test House, Highcliffe | Limited success achieved at other schemes |
| Resurfacing of path at 8-13 Elizabeth Close, Wickham | Referred to Property Services - Funded from Maintenance budget? |
| Garnier Park, Wickham - increase parking provision | Deemed unviable by Engineers and no capacity to increase parking. |
| Heathlands - Shedfield - increase parking provision | Deemed unviable by Engineers and no capacity to increase parking. |
| Spring Vale, Swanmore - increase parking provision (outside 21 and behind 110-116) | Deemed unviable by Engineers and no capacity to increase parking. |