

CABINET (HOUSING) COMMITTEE

4 FEBRUARY 2014

ESTATE IMPROVEMENTS – WINNALL FLATS

REPORT OF ASSISTANT DIRECTOR (CHIEF HOUSING OFFICER)

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RECENT REFERENCES:

CAB2445(HSG) – Housing Revenue Account Budget 2013/14 and Business Plan – 2013/14 to 2043/44 dated 30 January 2013

CAB2534(HSG) Estate Improvements – Woolford Close, Stanmore dated 28 November 2013

EXECUTIVE SUMMARY:

The Estate Improvement programme for the current year includes a proposal for improvements to parking and leisure facilities at the Winnall flats at an estimated cost of £150,000.

Following tenant consultation and further review of options, a detailed scheme has been determined to improve parking in the roads and associated land/garage areas at the flats. This will include improving access, providing significant additional parking and improving the overall appearance of the area. It will result in the loss of a number of garages, although it should be noted that sufficient vacant garages exist to allow any local tenants to retain a garage if they wish.

Costs of the parking improvements are now estimated at £122,000. The cost of works can be funded from the existing budget provision, although this will not allow sufficient funds to consider the installation of play facilities for older and younger children as originally planned. It is proposed that a revised scheme be developed for inclusion in the 2014/15 programme to address this and that the remaining funding provision be allocated to that at this stage.

RECOMMENDATIONS:

- 1 That the proposals set out in the report for improvements to parking provision on roads and land at the Winnall flats, at a cost of £122,000, funded from the existing Estate Improvement Programme budget, be approved.
- 2 That, subject to the approval of Recommendation 1. above, existing garage licence agreements be terminated prior to the commencement of works and that the remaining garages be allocated to existing tenants where possible.

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DETAIL:

1 Introduction

- 1.1 Proposals to address parking issues in the access road and on housing land surrounding the Winnall flats have been ongoing for the last two years.
- 1.2 Heavy parking on the access road, often by non-residents of the flats, creates significant access issues, particularly for refuse freighters and emergency vehicles.
- 1.3 The Council owns and manages 109 garages in this area, although many are currently rented by non-residents and so do not contribute to parking provision on the estate.
- 1.4 Requests to provide improved play facilities for children of all ages have also been under consideration, including the potential installation of a “Multi User Games Area” on land by Braxton House.
- 1.5 A total of £150,000 has been included within the Estate Improvement Programme for 2013/14 to fund works at Winnall.

2 Resident Consultation

- 2.1 The Council has undertaken extensive resident consultation and there is support for parking improvements, although residents have expressed concern regarding the potential of charging for use of parking.
- 2.2 There is also support for additional play provision, although not as comprehensive as for parking, and views differed as to what was required and where it should be located.

3 Parking Improvements

- 3.1 It is proposed to add yellow lines to one side of the access road to restrict parking, but to leave one side unrestricted.
- 3.2 To provide additional parking for all residents of the flats (not just those prepared to pay £8.86 per week to rent a garage), it is also proposed to demolish 51 garages in the block between Braxton House and Craddock House. This would still leave 18 garages in this block. There are also a number of vacancies in another block in land surrounding the flats.
- 3.3 This would allow the installation of 57 additional parking spaces in this area.

- 3.4 To facilitate this, it is proposed to terminate licences for all garages in this block and reallocate, with existing residents of the Winnall flats having priority, and existing Winnall tenants from other roads then having priority over non Winnall residents.
- 3.5 The cost of works, including engineering, lighting, other environmental improvements and fees is estimated at £122,000.
- 3.6 The cost of losing income from 51 garages is estimated at £20,000 and the impact of this has been incorporated into the 2014/15 HRA Budget, as set out in report CAB2548(HSG) elsewhere on this agenda.
- 3.7 If approved, tenders will be sought in the next two months, although actual works are unlikely to commence in this financial year. The capital programme set out in CAB2548(HSG) elsewhere on this agenda takes full account of this.

4 Play Facilities

- 4.1 With responses on proposals for additional play facilities being less clear, it is proposed to defer this element of the programme for further consideration in 2014/15. There are not sufficient resources in the 2013/14 programme to fund an extensive project, although the remaining £28,000 will be carried forward to 2014/15 to contribute to provision next year.

OTHER CONSIDERATIONS:

5 COMMUNITY STRATEGY AND PORTFOLIO PLANS (RELEVANCE TO):

- 5.1 The Estate Improvement programme is a specific priority in the Council's existing Change Plan and within the proposed revisions to the Community Strategy.

6 RESOURCE IMPLICATIONS:

- 6.1 The resource implications of this proposal are as set out in the report and are taken into account in CAB2548(HSG) elsewhere on this agenda. The capital spending approval under Finance Procedure Rule 6.4 has already been agreed (CAB2488(HSG) refers).

7 RISK MANAGEMENT ISSUES

- 7.1 The proposed works set out in this report will be subject to competitive tender. Provision has been included for contingencies to mitigate the risk of increased tender costs.
- 7.2 A key risk that needs consideration is how the new spaces can be restricted for use by local residents only. Some tenants have raised concerns about having to meet any charges that could fund an enforcement service (such as a permit system). Therefore, it is initially proposed to erect clear signage stating the parking is for residents only but not to install formal management systems (such as barriers, a permit system or employing a private enforcement agency). Usage will be monitored by Housing staff and the

option to adopt a more formal management approach will be considered after the first 3 months of operation.

8 TACT COMMENT

- 8.1 A number of TACT representatives attended the consultation event held to inform tenants and residents of the proposed scheme. It will provide more parking spaces for local residents and some parking on the road adjacent to the flats. TACT sees this as a vast improvement to help local residents providing no existing or new spaces are for use by commuters or by businesses located in Winnall Manor/Valley Road industrial estates.
- 8.2 TACT fully supports this proposal and is pleased that a detailed consultation has taken place with local residents in the four blocks of the flats, who were able to put their views and concerns after seeing detailed plans of what was being proposed.

BACKGROUND PAPERS

None

APPENDICES:

None