

**WEST AREA COMMITTEE – 14<sup>th</sup> July 2010**

<b>Title of paper:</b>	NCH Environmental and Area Capital Fund Allocations 2010/11	
<b>Director(s)/ Corporate Director(s):</b>	Chris Langstaff Chief Executive Nottingham City Homes	<b>Wards affected:</b> Aspley / Bilborough
<b>Contact Officer(s) and contact details:</b>	Chris Holloway Housing Manager Nottingham City Homes Aspley Housing Office T: 9150583 E: <a href="mailto:chris.holloway@nottinghamcityhomes.org.uk">chris.holloway@nottinghamcityhomes.org.uk</a>	
<b>Other officers who have provided input:</b>	Katrina Curnow Neighbourhood Manager (West Area) T: (0115) 9157656 E-mail:- <a href="mailto:katrina.curnow@nottinghamcity.gov.uk">katrina.curnow@nottinghamcity.gov.uk</a>	
<b>Relevant Council Plan theme(s):</b>		
Choose Nottingham		
Respect for Nottingham		
Transforming Nottingham's Neighbourhoods		X
Supporting Nottingham People		
Serving Nottingham Better		X
<b>Summary of issues (including benefits to customers/service users):</b>		
This report outlines the proposals of the Nottingham City Homes Area Three Panel for the expenditure on Housing Environmental Schemes for 2010-11 – and Area Capital Programme Schemes funded via Area Committee.		
<b>Recommendation(s):</b>		
1	That Members note the contents of this report.	
2	That Members support the proposals of the Nottingham City Homes Area Three Panel – Appendix 1	
3	Approve Area Capital allocations in appendix 2.	
1	<b><u>BACKGROUND</u></b>	
1.1	A sum of £400,000.00 has been set aside for housing environmental improvements for 2009-2010 for the West Area, with £300,000.00 allocated to Aspley Ward and £100,000.00 to Bilborough	
1.2	The funding for environmental allocations has been calculated as 5% of the overall Decent Homes Investment programme giving a total investment of £17m over 4 years. The investment is based on estate need following a Stock Condition survey.	
1.3	The proposed schemes must fit at least one of the following criteria  Improve Security of Tenants & Leaseholders e.g Door Entry, Lighting, Fencing, Garage Sites	

	<p>Improve the Environment for Tenants &amp; Leaseholder e.g Dealing with Graffiti, Reducing Anti Social Behaviour, Parking issues, Drying area resurfacing</p> <p>Improve Spaces for Tenants &amp; Leaseholders e.g Installation of community facilities / areas (Housing Land only)</p>
1.4	<p>Some funds from the Area Capital programme have already been allocated at a previous Area Committee meeting – if the monies in this report are approved the remaining balances will be as follows:-</p> <p>Aspley – £163,000 Bilborough – £198,950 Leen Valley - £9,150</p>
1.5	<p>Suggestions for schemes have come from a number of sources including tenants, leaseholders, tenants and residents groups, elected Members, Local Area Group meetings, Ward walks, Housing Patch Managers and Neighbourhood Action Officers.</p>
<b>2</b>	
2.1	<p>All elected Members have been provided with details of proposed schemes and requested to submit their comments. Feedback is noted below. as received</p> <p>Councillor Chapman – Approved but concern raised over the pricing of some schemes. NCH and Neighbourhood management will meet to ensure that social enterprise initiatives are considered and a variety of providers sourced to ensure that value for money is achieved</p> <p>Councillor Long – Approved</p> <p>Councillor Unzcur – Schemes acknowledged</p> <p>Councillor Cresswell – approved</p> <p>Councillor Watson - acknowledged</p>
2.2	<p>Area Three Panel has been consulted on the proposals for housing allocations.</p>
2.3	<p>Tenants and Residents Groups and Local Area groups have been asked to submit potential schemes.</p>
2.4	<p>At the Area Three Panel meeting held on 18 June 2010 the housing environmental schemes outlined were approved.</p>
<b>3</b>	<p><b><u>OTHER OPTIONS CONSIDERED IN MAKING RECOMMENDATIONS</u></b></p>
3.1	<p>A large number of schemes were submitted; however funding did not cover all proposals. The Housing environmental schemes not proposed will be carried forward for 2011-12 for consideration.</p>
3.2	<p>There are further schemes to consider for the Area Capital programme – further consultation will be considered and proposals will be submitted to Area Committee in September for approval.</p>

<b>4</b>	<b><u>FINANCIAL IMPLICATIONS (INCLUDING VALUE FOR MONEY)</u></b>
4.1	Nottingham City Homes has provided quotations for the proposed works. Once a city wide programme is agreed a competitive tendering process will take place and it is anticipated that savings may be found. In view of this both Aspley and Bilborough Ward schemes have been marginally over programmed above the budget level.
<b>5</b>	<b><u>RISK MANAGEMENT ISSUES (INCLUDING LEGAL IMPLICATIONS, CRIME AND DISORDER ACT IMPLICATIONS AND EQUALITY AND DIVERSITY IMPLICATIONS)</u></b>
5.1	To ensure local development in decision-making the Area Panel and Local Area Groups have been heavily involved in the process. Ward members and local tenant and resident groups have also been consulted.
5.2	The programme will enable a series of improvements to take place that will improve security, spaces and the environment for local people.
<b>6</b>	<b><u>LIST OF BACKGROUND PAPERS OTHER THAN PUBLISHED WORKS OR THOSE DISCLOSING CONFIDENTIAL OR EXEMPT INFORMATION</u></b>
6.1	None
<b>7</b>	<b><u>PUBLISHED DOCUMENTS REFERRED TO IN COMPILING THIS REPORT</u></b>
7.1	None

**Appendix 1**

**Aspley Ward Environmental Schemes (NCH)**

ADDRESS	No.	DETAILS OF PROPOSAL	ISSUES	BUDGET COST	Estate Star Rating
Withern Road	All	Erect fencing to front and rear of all properties (metal)	Improve look of street (held over from 09-10)	£79,000.00	2 Star
Woodfield Road	Westleigh Road to Alwyn Road	Replace fencing with to all front, side and rear boundaries with brick walls and metal top railings	Poor quality of fencing and improve look of street (held over from 09-10)	£130,000.00	2 Star
Melbourne Road	202	Supply and fit metal/timber gate provide keys to 200,202,204	prevent fly tipping and ASB	£3,000.00	3 Star
Allendale Avenue	164-166	Supply and fit metal/timber gate x 2 to shared access alleyway and provide keys to tenants and residents numbered 164, 162 and 160 Allendale Avenue. Please note there are 2 gates in the alleyway, one behind the other but unsure whether 2 gates are really necessary please decide upon inspection.	Provide security to alleyway and prevent unwanted visitors gaining access onto gardens/properties. The existing gates to alleyway were installed by a private owner at 166 Allendale Ave who has recently left the property; the gates have been padlocked shut but tenants and residents who should have access to this alley do not have access	£2,000.00	3 Star
Bankwood Close	46	Supply and fit metal/timber gate on entrance to side alley	To provide security and prevent unwanted visitors. Would also prevent fly tipping in alley.	£1,000.00	3 Star

Ambleside Road	7 & 9	Remove existing damaged fence and supply and fit metal fencing (on opposite side of properties)	To prevent people cutting through from Fulwood Crescent on to Allendale. Required request would be to install fencing on the inside boundary to the alley.	£5,000.00	3 Star
Harpenden Square	1,2,3,4	Install rear security gates and also line of palisade fencing to secure the rear access points to the gardens	thefts from rear of properties has taken place recently due to easy/open access	£5,000.00	3 Star
Tilbury Rise	125	Rear security gate to access path required to stop trespassing onto property and cut through	security and trespassing a problem from alleyway over onto Amesbury circus	£5,000.00	1 star
Welstead Avenue	46	Fit new palisade gate and section of fencing to secure rear and side access of property due to persistent break ins	Burglary and vandalism up and round rear side access and garden	£2,000.00	1 star
Munford Circus	4,5,6,7	Fit 2.No security gates to side and rear access path to stop thefts from gardens	Recent spate of garden thefts due to easy access	£2,000.00	1 star
Welstead/Wendover	wasteland	Remove existing vandalised wooden fencing and install new palisade fencing along front and side stretch to avoid further vandalism/theft	residents have complained to local ward councillors and the area is showing neglect due to vandalism	£10,000.00	1 star

Lindfield Road	178-180	Install higher metal fencing across the bottom of the alleyway, in line with some that is already in place.	Occasionally children are using the alleyway as a cut through from Broxtowe Park - although having to climb a six foot gate to get access to Lindfield Road.	£3,000.00	2 Star
Beckley Road	16-18	Install 6 ft metal fencing down alleyway to block of access to properties.	Tenants at 18 Beckley Road are being targeted from people cutting through the alleyway and dumping things on their garden and stealing things from their garden.	£3,000.00	2 Star
Keverne Close	Garage Site	Demolish Garage Site	Garages void and area untidy	£55,000.00	1 star

**Total £305,000.00**

**Bilborough Ward Environmental Schemes (NCH)**

ADDRESS	No.	DETAILS OF PROPOSAL	ISSUES	BUDGET COST	Star rating
Cranwell Road	All	To paint all existing metal railings	Paint is peeling and railings are looking shabby	£7,500.00	3 Star

woolsington Close	12	To install knee hing railings around the grenn areas at the rear of 12 Woolsington Close	Mottorbikes and oush bikes cutting over the greens and churning them up	£5,500.00	3 Star
Greaves Close	19-25	fon access enrt system to remaing blocks of flats	Security Improvements	£8,000.00	3 Star
Cuxton Close	All	Fob access entry system to remaing blocks of flats	Security Improvements	£8,000.00	3 Star
St Martins Road	25	Supply and fit door entry systems with intercom	Security Improvements	£8,000.00	3 Star
Moor Road	All	Supply and fit door entry systems with intercom	Security Improvements	£30,000.00	3 Star
Staverton, Graylands and Bramerton Road		Supply sign to indicate house number of bungalows that are set off road down paths	Difficulty for all agencies and health service to locate proeprty, when majority of tenants are considered vunerable/elderly. Approx £90 per sign and 26 sites	£3,000.00	3 Star
Staverton Road Flats		erect metal fencing around perimiter and gate to allow for tenants to maintain and upkeep outside area, inc plants and beenches. Previous attempts have resulted in items being stolen.	tenants want to make outside area nice but, items have been damaged and stolen in the past.	£10,000.00	3 Star

Greaves Close/CUXTON Close/Helston Drive/Moor Road/Cotswold Road/St Martins/ St Michar	All Blocks	To provide new signage with logo to identify the different block of flats	No signs to identify the different blocks very confusing for visitors and services	£20,000.00	3 Star
Greaves Close	Garage Site	install knee high railings around the two areas of grass to prevent cars parking	unauthorised car parking	3,000.00	3 Star

**Total £95,000.00**

**Leen Valley Environmental Schemes (NCH)**

ADDRESS	No.	DETAILS OF PROPOSAL	ISSUES	BUDGET COST	Estate Star Rating
Southfield rd	Garage Site	demolish approx 6 garages and resurface to provide parking apsces which will be utilised by the robert shaw school	Garages are void and area untidy	£15,000.00	3 Star

**Total** £15,000.00



**Appendix 2**

**Aspley Ward Environmental Schemes (Area Capital Projects)**

<b>Location</b>	<b>Estimate</b>	<b>Treatment</b>
Allendale Avenue	£90,000.00	Parking
Welstead Avenue	£104,766.39	Parking
Kickboard scheme	£20,000.00	kickboards
Future Greens	£190,000.00	parking
Future Snicket	£90,000.00	parking
Amesbury Circus	£1,049.00	gate
Allendale Avenue	£2,796.25	gate
<b>SUB TOTAL</b>	<b>£498,611.64</b>	

**Bilborough Ward Environmental schemes (Area Capital projects)**

<b>Location</b>	<b>Estimate</b>	<b>Treatment</b>
Frampton Road	£59,000	Reconstruct Highway
Birchover Road	£230,000	Reconstruct Highway
Fairley Road	£69,600	Reconstruct Highway
Caincross Road	£85,800	Reconstruct Highway
Hornchurch Drive	£35,900	Reconstruct Highway
Wooton Close	£25,400	Reconstruct Highway
Calveley Road	£44,000	Reconstruct Highway
Moor Road	£29,000	Reconstruct Highway
Wollaton Vale CC, path/lighting	£6,000	Reconstruct Highway
Flamstead Road island	£9,600	Landscaping
lancaster Way Park	£90,000	Carriageway
<b>TRAFFIC MANAGEMENT</b>		
Glaisdale Drive	£14,000	Alterations to Residents Parking Scheme
<b>TOTAL</b>	<b>£698,300</b>	

**Leen Valley Ward Environmental Schemes (Area Capital Projects)**

Location	Estimate	Treatment
Aberford Avenue	£39,600	Surface Treatment
Whitemoor Avenue	£18,000	Surface Treatment
Garforth Close	£5,400	Surface Treatment
Wistow Close	£12,900	Surface Treatment
Heslington Avenue	£12,600	Surface Treatment
		Surface Treatment
<b>Total</b>	<b>£87,500</b>	Surface Treatment