

AREA 3 COMMITTEE (ASPLEY WARD) 5th December 2012

Title of Paper	Environmental Submissions From Nottingham City Homes (NCH)	
Director(s)/ Corporate Director(s)	Report of Chief Executive, Nottingham City Homes	Wards Affected: Aspley Leen Valley
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Other colleagues who have provided input	Housing Patch Manager's: Ellie Ashworth, Toni Smithurst, Phil Davis, Tessa Myerscough	
Relevant Council Plan Strategic Priority: (you must mark X in the relevant boxes below)		
World Class Nottingham		
Work in Nottingham		
Safer Nottingham	X	
Neighbourhood Nottingham	X	
Family Nottingham		
Healthy Nottingham		
Leading Nottingham		
Summary of Issues (including benefits to citizens/service users)		
<p>This report informs the Committee of the schemes requested by residents of NCH properties and residents living within the environment of NCH properties and NCH Staff from the Housing Revenue Fund.</p> <p>To provide extra security and safety and wellbeing to the residents of the Aspley and Leen Valley Wards.</p> <p>This report proposes that the Area Committee approve the schemes.</p>		
Recommendations(s):		
<p>1. That the committee consider and approve the schemes listed in Aspley Ward (Appendix 1) and Leen Valley (Appendix 2).</p>		

1. BACKGROUND

The funds available for Area Committee are outlined in the table below:

Area	Ward	NCH Properties per Ward	Budget Allocation 2012/12	Actual Budget (including carry fwd from 2011/12)
3	Leen Valley	616	£21,883	£30,207
3	Aspley	3142	£111,616	£154,077

The proposed schemes must fit at least one of the following criteria:

- Improve the Security of Tenants & Leaseholders (e.g. door entry, lighting, fencing, garage sites)
- Improve the Environment for Tenants & Leaseholders (e.g. dealing with graffiti, reducing anti-social behaviour, parking issues, drying area resurfacing)
- Improve Spaces for Tenants & Leaseholders (e.g. installation of community facilities or areas on land under NCH management)

2. REASONS FOR RECOMMENDATIONS (INCLUDING OUTCOMES OF CONSULTATION)

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 Manager's and Neighbourhood Action Officers.

The proposed improvements for the Aspley Ward were discussed at the Aspley Ward Neighbourhood Action Team (NAT) meeting on 14th November 2012. The Police Beat Team agreed that these improvements could realise a real reduction in anti-social behaviour.

The proposed improvements for the Leen Valley Ward will enable our partners in the Emergency Services to be able to locate properties quicker in times of emergency. The current lack of numbering to the individual properties has caused problems in the past.

3. OTHER OPTIONS CONSIDERED IN MAKING RECOMMENDATIONS

The programme will enable a series of improvements to take place that will improve security, spaces and the environment for local people. It is anticipated that there will be a reduction in anti-social behaviour due to various locations being gated off, thus preventing access. There will be a general improvement to the area, which may result in future tenancy sustainability, customer satisfaction, and increased desirability for owner occupiers.

4. FINANCIAL IMPLICATIONS (INCLUDING VALUE FOR MONEY/VAT)

Nottingham City Homes has provided quotations for the proposed works via approved contractors.

5. RISK MANAGEMENT ISSUES (INCLUDING LEGAL IMPLICATIONS AND CRIME AND DISORDER ACT IMPLICATIONS)

To ensure local development in decision making, the Area Panel has been actively involved in the process. Ward Members, local tenant and resident groups, Emergency Services and Community Protection teams have also been consulted.

The funds available are limited and are targeted at the most vulnerable tenants in the area within the criteria set out at section 1 of this report.

6. EQUALITY IMPACT ASSESSMENT (EIA)

This report does not include proposals for new or changing policies or services. However, these proposals aim to improve the quality of life and wellbeing for residents.

7. LIST OF BACKGROUND PAPERS OTHER THAN PUBLISHED WORKS OR THOSE DISCLOSING CONFIDENTIAL OR EXEMPT INFORMATION

None.

8. PUBLISHED DOCUMENTS REFERRED TO IN COMPILING THIS REPORT

None.

ASPLEY WARD Location	Request	Reason for request		Works by	Comment	Cost
Weilstead Avenue Gates	Additional Gating and fencing address' Alleyway and rear fencing adjacent and to the rear of 129/131 Weilstead Avenue, Alleyway and rear fencing adjacent to rear of 143/145 Weilstead Avenue, Alleyway and rear fencing to the rear of 151/153 Weilstead Avenue	Proposal is applied for on the basis of on going issues related to ASB and damage to property of tenants and residents in the Aspley area. Because of the concentric circle design of the estate access has been historically possible by accessing alleyways running adjacent and to the rear of properties and climbing over fences. This has been especially problematic in the Weilstead Ave area and has led to issues of people feeling insecure and unsafe. It has also led to difficulties for policing the area has police have found that perpetrators use these alleyways to elude them.	High	BEST	Need to revisit site with the HPM to ascertain the exact requirements at 151/153 Weilstead Avenue. Lee Visiting with Phil 2.11.12. Visited site with BEST and now awaiting a quotation. Phil Davies confirmed locations of the gates are ok.	£3,798.30
The proposal is to gate a vehicular access/alley that is adjacent 238 Allendale Avenue, NG8 5SB.	The proposal is to gate a vehicular access alley that is adjacent to 238 Allendale Avenue Aspley NG8 5SB Metal spike fencing Green with lockable gate to provide vehicular access if necessary.	The area is frequently fly tipped with Syringes beer bottles cause to be an area of ASB. NCH are spending money continually clearing this area. the local tenants/residents are becoming increasingly frustrated with this situation.	Med	BEST	01/11/2012 - Visited site with Contractor to quote	£1,318.44
65 Tunstall Crescent	This proposal is for a 2m high green metal gate to be fitted to the entrance of the alley way adjacent 65 Tunstall Crescent, Aspley, NG8 5PS.	Children are frequently causing nuisance while in this alley way and it is un-nerving for residents having people in the alley to the rear of gardens. Recently used condoms and beer cans have been found in the alley indicating that undesirable behaviour is taking place here.		BEST	01/11/2012 - Visited site with Contractor to quote	£1,003.90

22 Harpenden Square	a board needs to cover the gaps in the side garden gate. Also a lock needs placing on this gate so the tenant can lock the gate and enter from the outside. The lock needs putting on the gate so the gate is always locked.	Tenant is experiencing Anti Social Behaviour from youths in the area using the square as a cut through to get onto Duverton Vale. Tenant has experienced this at different times of the day especially at night and has also had the police in her garden chasing youths.	BEST	01/11/2012 - Visited site with Contractor to quote	£847.50
23 Broxtowe Hall Close	shared alleyway behind property. A green metal lockable gate to be placed at the end of the shared alleyway	residents are experiencing Anti Social Behaviour	BEST	01/11/2012 - Visited site with Contractor to quote	£850.50
24 Munford Circus/109 Bells Lane.	A green metal 6ft gate is required to stop the alleyway being used by undesirables	alleyway is being used as a cut through to Bells Lane. Youths are using this to also hang around in. Cans of larger have been found in the alleyway. Tenant at 24 Munford Circus is vulnerable and says when people are using the alleyway they are looking through into her window. Also tenant at 109 Bells Lane has found people in her garden late at night and has found this upsetting.	BEST	01/11/2012 - Visited site with Contractor to quote	£815.50
53 Ainsdale Crescent	6ft green metal fence/gate is required to stop the alleyway being used by undesirables	the shared alleyway between 53 & 55 is used by youths in the areas to hang around and congregate and smoke cannabis. Tenant at 53 has had her child's bike stolen and says she finds it intimidating when there are people in the alleyway resulting in ASB .	BEST	01/11/2012 - Visited site with Contractor to quote	£850.00
The following alleyway's on Lindfield Road require the above mentioned	Each alleyway would benefit from 6ft secure gates, to stop people being able to cut through the alleyways from one street to another.	There have been problems with youths cutting through the alleyways between the properties, either trying to run from the Police or running from trouble – such as burglary.	BEST	01/11/2012 - Visited site with Contractor to quote	£17,065.70

<p>gate and fence to either one side or both sides of the gate: 124-126 140-142 148-150 154-156 170-172 186-188 163-165 157-155 147-149 133-135 125-127</p>			High	BEST	01/11/2012 - Visited site with Contractor to quote	£5,299
<p>Photos for all the above are attached. The following alleyway's on Beckley Road require the above mentioned gate and fence to either one side or both sides of the gate: 105-107</p>	<p>Each alleyway would benefit from 6ft secure gates, to stop people being able to cut through the alleyways from one street to another.</p>	<p>There have been problems with youths cutting through the alleyways between the properties, either trying to run from the Police or running from trouble – such as burglary.</p>				

<p>99-101 140-138 130-132 122-124</p> <p>100-102 – this just requires the gate.</p> <p>Photos for all the above are attached.</p> <p>Ward</p>					
	<p>Consultants to provide specialist design work for the Aspley estate which will ultimately deliver a draft Aspley Design Guide.</p>	<p>This is to better utilise environmental monies available which will achieve greater benefits for residents, and improved value for money. Once the works are completed the draft design guide will be used as consultation material for the wider community, working in partnership with the Neighbourhood Management Team. Upon completion of the consultation, works agreed with residents will form a planned programme of delivery over the next 2 - 3 years.</p>			<p>£5,000</p>

£36,848.84

Appendix 2 – Leen Valley Ward

Location	Request	Reason for request	Works by	Comment	Cost
Dorset Street Radford	<p>To provide more comprehensive street numbering for Dorset Street, Southwold, NG8 1PU Signage is required on each block of 4 flats and the gable end of 2 blocks.</p> <p>A street sign is required on St Paul's Street, stating access to 15 to 29 Dorset Street. To Supply and fit 12.No Standard Size Street signs and 1.No Vehicle Access Sign</p>	<p>The street numbering here is inadequate and has caused problems for the emergency services when attending a 999 call.</p>	High	<p>Visiting site with the HPM on Monday 5/11/12 to ascertain the exact requirement s. 06/11/12 Requested a quote from Sign It. 07/11/2012 Quote received from Sign It</p>	£373.30

