

AREA 3 COMMITTEE (BILBOROUGH / LEEN VALLEY WARD) 13th FEBRUARY 2013

Title of Paper	Environmental Submissions From Nottingham City Homes (NCH)	
Director(s)/ Corporate Director(s)	Report of Chief Executive, Nottingham City Homes	Wards Affected: Bilborough Leen Valley
Report Author(s) and contact details	Philippa Mckenna – Tenancy & Estate Manager, NCH. Tel: 0115 9150580 Philippa.mckenna@nottinghamcityhomes.org.uk	
Other colleagues who have provided input	Housing Patch Manager's: Jayne Campbell, Sophy Johnson, Mark Clarke	
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 Bilborough and Leen Valley Wards.</p> <p>This report proposes that the Area Committee approve the schemes.</p>		
Recommendations(s):		
1. That the committee consider and approve the schemes listed in the Bilborough Ward (Appendix 1) and Leen Valley (Appendix 2).		

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 (including carry fwd from 2011/12)	Budget
3	Leen Valley	616	£21,883	£30,207	
3	Bilborough	2865	£101,776	£158,659	

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 these wards were discussed at the Area 3 Panel meeting of 10 December 2012, and also at Neighbourhood Action Team (NAT) meetings.

Successful delivery of these proposals should realise a reduction in anti-social behaviour, an increase in environmental aesthetics and customer satisfaction and a reduction in repair costs to Nottingham City Homes, which will provide value for money.

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 the new door entry systems, thus preventing access. There will be a general improvement in all areas, 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, 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.

Appendix 1 – Bilborough Ward

<u>AREA 3 Bilborough</u>		2012 - 2013							
SCHEME DETAILS		Proposed Budget 2012/13 £158,659							
ADDRESS	No.	DETAILS OF PROPOSAL	ISSUES	HOUSING PATCH MANAGER	Residents Consulted?	T&R Group Consulted?	BUDGET COST		
St Martin's Road, Beechdale	8 - 14	Door entry system with fob access	The block of flats continually has youths congregating on the stairs sometimes smoking drinking littering and general ASB such as noise and when asked to move are being rude and swearing. The tenants are constantly having to clean up and scrape chewing gum off the walls.	Mark Clarke	Yes	Yes	£10,500.00		
Beechdale Road	108 - 110	To gate off this alleyway with erect a 6ft green metal gate	Youths congregating in the alleyway, smoking, drinking and general ASB. When confronted, the youths become aggressive.	Mark Clarke	Yes	Yes	£1,000.00		

Wigman Road, Beechdale	308 - 318	Door entry system with fob access	<p>Youths congregating on the stairs sometimes smoking drinking littering and general ASB such as noise and burglaries. The tenants are constantly reporting the main front door, window and frames that are getting damaged on a regular basis and are always being repaired. Since August the HPM has had this repaired 3 times. In the long run this proposal would alleviate this issue as the youths could no longer just get into the block and cause nuisance and minimise the risk of burglaries keep unwanted visitors away and make the tenants in that block feel a lot more secure.</p>	Mark Clarke	Yes	Yes	£10,500.00
Greystoke Drive, Bilborough	8 - 22	To replace existing front knee height metal fencing and also rear 6ft gate in green metal at 8 - 22 Greystoke Drive	<p>The drying area has recently been tarmaced and the residents have taken great pride in furnishing the area at their own expense with plants, pots and benching. The knee height fencing at the front has been damaged by a car driving into the fencing and the rear 6ft fencing is old and rusty. There is also a gap of waste land which belongs to NUSA where there are weeds, vegetation and fly tipping. NUSA have stated verbally that NCH's new green metal fencing can be brought up to their boundary line. This would close the gap of waste land and prevent the weeds, vegetation and fly tipping and improve the area which is already being looked after by the residents</p>	Sophy Johnson	Yes	Yes	£4,000.00

Canwick Close, Bilborough	Canwick Close Flats	Remove and replace existing communal gate with a new key pad operated entry system.	Removal of existing communal gate and replace with a new black metal gate which conforms to current health and safety regulations with a non electronic key pad at Canwick Close flats. The replacement of the metal gate will allow the new communal gate to conform to new health and safety regulations and will also allow access to contractors/ post persons without the need for a key. The communal gate can be difficult to open and close in winter and replacing with a non electronic key pad would cut down the cost for the needs for keys which would save money to NCH. This was also subject of a councillor enquiry by a family member of a tenant requesting that it could be changed as access was proving difficult for the carers to her father.	Sophy Johnson	Yes	Yes	£1,500.00
Hanslope Crescent, Bilborough	103 - 109 Hanslope Crescent	To replace existing front hedge with green metal fencing at the front of the flats with a non electronic key code for entrance the rear sides of 103 – 109 Hanslope Crescent	There has been an increase of Anti Social Behaviour in the summer where property has been damaged by unidentified youths. Replacement of the hedge with metal fencing at the front of the property and sides would prevent the anti social behaviour and would not allow youths to congregate and cause disruption to the residents.	Sophy Johnson	Yes	Yes	£5,000.00
	nb. Final costs are currently being collated.						TOTAL £32,500.00

Appendix 2 – Leen Valley Ward

NB – Proposal for Dorset Street was approved at Area Committee on 5th December 2012.

**AREA 3 Leen Valley
SCHEME DETAILS**

2012 - 2013

Proposed Budget 2012/13 (TBC) £30,207

ADDRESS	No.	DETAILS OF PROPOSAL	ISSUES	HOUSING PATCH MANAGER	Residents Consulted?	T&R Group Consulted?	BUDGET COST
	Dorset Street	To provide more comprehensive street numbering on the blocks of flats and the gable ends.	The street numbering here is inadequate and has caused problems for the emergency services when attending a 999 call	Jayne Campbell	yes	yes	£373.30
Jack's Alley	46 - 50 52 - 70	The proposal is to install staggered metal barriers (green) which would hinder motorcyclists using this alley as a short cut and hopefully bring peace to the lives of the residents.	The tenants in this area (especially of Whitemoor Avenue) have been experiencing ASB caused by youths on motorbikes using this alley as a cut through from Nuthall Road into the Estate. This alley has also been identified by the police as the escape route for perpetrators making their getaway.	Jayne Campbell	yes	yes	£1,769.92

Orchard Court	Garage within car parking area	To provide an extra external security light on the garage within the car parking area at Orchard Court. We have quoted to use 2.No Solar Lights.	This area of the car park is still in darkness due to the garage blocking the security light already on the communal building. Cars have been damaged by youths who have climbed over the fencing from the railway taking advantage of the dark corner of this car park.	Jayne Campbell	yes	yes	£679.61
Ashwell Gardens	16	Tarmac the paved area at the side of the property	Health & Safety	Jayne Campbell	Yes	Yes	3,581.28
Ashwell Gardens	16-21, 24-28, 49-54	Resurface drying areas x3	Bad condition of existing surfaces	Jayne Campbell	Yes	Yes	4,322.32
Ashwell Gardens	Between 10 & 11	Erosion mats required to the parking area at the bottom of Ashwell Gardens		Jayne Campbell	Yes	Yes	1,114.37

nb. Final costs are currently being collated.

TOTAL £11,840.80

