

ESTATES PRIDE QUICK FIX BIDS

Report of the Director of Investment and Regeneration

1. SUMMARY

This report updates the Board on the bids for funding from the quick fix fund within Estates Pride in response to known problems, in particular to reduce crime, nuisance and vandalism.

2. RECOMMENDATION

2.1 That the Board approves the bid for funding for:

1. **105-115 Eden Street** – Supply and fit 1m high black metal bow top fencing and double gates to the perimeter of the grassed area.
2. **Eden Street** – Supply and fit 2.4m black metal bow top fencing to boundary adjacent to 159 and 169 Eden Street.
3. **Woodlands Lane** – Remove hedge to boundary of 21 Woodlands Lane and replace with 1.8m high timber close board fencing.
4. **Balmoral House, Ellesmere Avenue** – Supply and fit 1.8m high close board timber fencing.
5. **3-13 Yates Street** – Supply and fit 1.8m high black metal bow top fencing and single gates to either end of the alleyway. Install 1.8m high black metal palisade fencing to the boundary.
6. **31- 37 Woodroffe Walk** – Additional 1.8m high black metal bow top fencing is required.

2.2 That the Local Housing Board notes the update on the works outlined in paragraph 3.7.

2.3 That the Local Housing Board notes the update on the future procurement of Youth Intervention Work through the Estates Pride programme as outlined in paragraph 3.8 onwards.

3. MATTER FOR CONSIDERATION

3.1 **105-115 Eden Street (Ref:0129)** - The Housing Office have received complaints about people walking across the open grass area up to the residents windows and peering into our residents properties. In addition, rubbish is being thrown on the grassed area and dogs are being allowed to foul on the grass. The cost is £3,024.00. (Please see appendix 1.)

3.2 **Eden Street (Ref:0103)** – The Housing Office have received continuous complaints about people climbing over the existing wooden fence to use it as a short cut to the shops. In addition, the complaints have included young people

congregating in the open space the other side of the existing wooden fence, drinking alcohol and then climbing back onto Derby Homes land and causing a nuisance. Many of the residents are elderly and this anti-social behaviour is extremely stressful for them. The cost is £14,400.00. (Please see appendix 2)

- 3.3 **Woodlands Lane (Ref:0359,0350,0137)** – The Housing Office have received complaints about the hedge adjacent to the alleyway becoming overgrown and restricting access. In addition, young people gather in the alleyway and they cannot be seen from the road. These problems are making the alleyway hard to use and often dangerous to the elderly residents. The cost is £3,060.00. (Please see appendix 3.)
- 3.4 **Balmoral House, Ellesmere Avenue (Ref:0119)** – The residents of the flats at Balmoral House are reporting problems of people using the unsecure boundary between Balmoral House and 752 London Road as a short cut to London Road. This trespassing is making Derby Homes residents feel vulnerable. The actual boundary is the responsibility of the private owner living at 752 London Road. However, as the owner will not put up a secure fence and the trespassing is affecting Derby Homes residents, Derby Homes are proposing to put up a fence on Derby Homes land. The cost is £500.00. (Please see appendix 4.)
- 3.5 **3-13 Yates Street (Ref:DH0304)** – The Housing Office have received complaints that the alleyway is suffering from anti-social behaviour. In particular, the fencing is insecure and rubbish is being dumped. The cost is £7,140.00. (Please see appendix 5.)
- 3.6 **31- 37 Woodroffe Walk (Ref:DH0107)** – The Local Housing Board approved a Quick Fix bid on 19th February 2010 for new fencing and gates. An additional amount of fencing is required on cranked extensions to secure the drying area. The cost is £1,861.00.
- 3.7 **Update**
Climbing Wall (Ref:DH0364) – The Youth Service and Derby Homes had a meeting on 7.1.10 where processes and monitoring systems were agreed. All Managers are now booking sessions for their areas.
Shakespeare Street (Ref:DH0142) – Planning permission has been approved and work has been ordered.
Sporting Futures (Ref:DH0143) – 18 months community sports delivery to the young people in Old and New Sinfen. Two sessions are held every week for the duration of 1.5 hours on Friday evening and 2 hours on Saturday lunchtime. A monitoring meeting has been arranged for 7.10.10.
Neighbourhood Bus – Funding agreed and Jo Solbé has informed Enthusiasm accordingly.
62 Underhill Avenue (Ref:DH0115) – Work ordered.
92 -98, 104-106, 114-118, 116-118, 132-134 and 150 Gerard Street (Ref:DH0116)- Work ordered.
Stockbrook Street Local Housing Office (Ref:DH0332)- Work ordered.
Drying areas around Stockbrook Street, next to 12 Edensor Square, opposite 19 Masson Walk and opposite 44 Melandra Court (Ref:DH0131)- Work ordered.
1-3 Summerbrook Court (DH0307)- Work ordered.
Customer Satisfaction Surveys – Please note that when a Quick Fix project has been completed and quality inspected, the local residents receive a

customer satisfaction survey to complete.

At the Local Housing Board meeting on 15th April 2010 the Quick Fix Customer Satisfaction results were presented. The Regeneration Team will feedback customer satisfaction survey results every 12 months.

Large Scale improvements – Please see appendix 6.

- 3.8 The current contract for Youth intervention schemes delivered through the Community Safety Partnership contracting with Enthusiasm is due to end in March 2010. The success of this scheme has prevented young people from our estates entering the criminal justice system. We are currently gathering information on the levels of anti social behaviour and vandalism within the areas targeted by Enthusiasm to see what impact the schemes have had.
- 3.9 Previously the Boards have agreed to extend the financing of Youth Intervention work at a reduced rate for 3 years from 2011 and we are currently exploring the options on how to commission this work. As an organisation we could procure these services directly by using the specification previously drawn up on our behalf by the Community Safety Partnership (CSP).
- 3.10 Alternatively we could continue the relationship with the CSP as they also co-ordinate the intervention services for the rest of the city. There is some growing evidence from the CSP that the interventions of Enthusiasm have been successful in reducing the demand for services in the core area of Osmaston. We have the opportunity to use the funding available to target areas outside of Osmaston for intervention such as Chaddesden.
- 3.11 At present we are exploring the potential to commission these services with the CSP but expanding the areas targeted and to procure a provider for these services. Enthusiasm will be able to bid to provide these services. It is important not to dilute the interventions too much by spreading them across the city with 1 or 2 people targeted in any one area. It is preferable that any programmes in an area such as Chaddesden should target at least 25 people at risk of offending in order to make an impact.
- 3.12 The final proposal on the procurement route for these services will be brought back to the Board in order for the services to be commissioned in late autumn to start next year.

4. CONSULTATION IMPLICATIONS

- 4.1 **105-115 Eden Street** – This application has been approved by the Housing Focus Group. Six consultation letters were sent, six residents responded all in favour of the work.
- 4.2 **Eden Street**– This application has been approved by the Housing Focus Group. 34 consultation letters sent, 28 residents responded all in favour of the work.
- 4.3 **Woodlands Lane**– This application has been approved by the Housing Focus Group. One consultation letter sent and this resident responded in favour of the work.
- 4.4 **Balmoral House, Ellesmere Avenue** – This application has been approved by the Housing Focus Group. Six consultation letters were sent five residents

responded all in favour of the work.

- 4.5 **3-13 Yates Street**– This application has been approved by the Housing Focus Group. Six consultation letters were sent, four residents responded in favour of the work.

5. FINANCIAL AND BUSINESS PLAN IMPLICATIONS

QUICK FIX BUDGET	TOTAL COMMITTED TO DATE	ESTIMATED TOTAL COST OF COMMITTED SCHEMES	ESTIMATED BUDGET LEFT TO ALLOCATE	RECOMMENDED SPEND THIS MEETING	UNALLOCATED BALANCE CARRIED FORWARD
£125,000.00	£71,100.00	£71,100.00	£53,900.00	£29,985.00	£23,915.00

The areas listed below have no implications directly arising from this report

- Legal and Confidentiality
- Personnel
- Environmental
- Equalities Impact Assessment
- Health & Safety
- Risk
- Policy Review

If Board members or others would like to discuss this report ahead of the meeting please contact the author, or the Chief Executive,
phil.davies@derbyhomes.org - Tel 01332 711010

Author: Joanna Solbé/Regeneration Officer/ 01332 711036/ Joanna.solbe@derbyhomes.org

Background Information: None

Supporting Information: None

APPENDIX 1 Estates Pride – QUICK FIX (REF:0129)

1. Local Housing Office:	Manager: Tracy O'Connor
2. Location of works	Grassed area to the rear of 105-115 Eden St
3. Description of work(s)	To erect 1m high metal bow-top fencing
4. Why is the work needed?	Derby Homes have received several complaints from residents of Eden Street that people are using this grassed area to walk their dogs & allowing them to foul on it. Many of the residents are vulnerable/elderly & complaints have included a number of incidents where people have been peering in through the properties windows. Derby Homes wishes to fence off this area in order to deter people from this type of behaviour.
5. Proof of consultation	Was by letter and verbal conversation 6 out of 6 wanted the work completing
6. Actual take up and number of properties benefiting. (Include numbers of tenants and leaseholders/owner occupiers)	6
7. Costs (quotes, SORs etc)	£3024.00
8. Map and photo of area and any other information e.g. planning	Photo available on the screen at the meeting.

APPENDIX 2 Estates Pride – QUICK FIX (REF:DH0103)

1. Local Housing Office:	Manager: Tracy O'Connor
2. Location of works	Full width of Eden Street (bottom where it backs onto open land)
3. Description of work(s)	To erect 2.4m high metal bow-top fencing
4. Why is the work needed?	Derby Homes have received several complaints from residents of Eden Street that people are climbing over the wooden fence at the bottom (which backs onto open land) & using Eden Street as a cut through to the Alvaston shops. Many of the residents are vulnerable/elderly & complaints have included a number of incidents where youths have congregated on the open land drinking & then climbed over the wooden fence into Eden Street making the residents feel vulnerable. Derby Homes wishes to replace the existing wooden fence with metal fencing which is higher in order to prevent people from this type of behaviour.
5. Proof of consultation	By letter drop and door knocking 28 wanted the work doing and there were 6 no responses.
6. Actual take up and number of properties benefiting. (Include numbers of tenants and leaseholders/owner occupiers)	34
7. Costs (quotes, SORs etc)	£14,400.00
8. Map and photo of area and any other information e.g. planning	Photos available on the screen at the meeting.

APPENDIX 3 Estates Pride Quick Fix Reference No: DH0359,0137

1. Local Housing Office:	Manager: Steve Astle
2. Location of works	Alleyway leading from Woodlands Lane to Priory Close, Chellaston, Derby.
3. Description of work(s)	Remove hedge on border of 21 Woodlands Lane to make access to the alleyway easier and safer. Erect close board wooden fencing in its place and also to provide additional lighting.
4. Why is the work needed?	The alleyway is well used by the local residents as a short cut. In the summer the hedge becomes overgrown and restricts access. The hedge makes the alleyway hard to use and often dangerous to the elderly residents. The hedge also allows youths to gather without being seen from the road. By removing the hedge it will provide more light to the alleyway and allow it to be more open and safer to walk down. The additional lighting will also deter youths from gathering there.
5. External proof of the ASB issues eg Police reports	Complaints from local residents regarding the condition of the footpath.
6. Proof of consultation	The work will only affect the occupants residing at number 21 Woodlands Lane as the hedge is on their boundary. We have a signed letter to suggest that they would like the work to go ahead. The tenant of 21 Woodlands Lane has asked that the access gate at the bottom of her garden is kept as she uses this on a regular basis.
7. Actual take up and number of properties benefiting. (Include numbers of tenants and leaseholders/owner occupiers)	This will benefit all residents on Woodlands Lane, Ridgeway and Aston Close that use the alley on a regular basis.
8. Costs (quotes, SORs etc)	£2,240.00
9. Map and photo of area and any other information e.g. planning	Photos available on screen at the meeting

APPENDIX 4 Estates Pride Quick Fix		Reference No: DH0119
1. Local Housing Office:	Manager: Tracy O'Connor	
2. Location of works	Balmoral House, Ellesmere Avenue, Allenton, DE24 8XS.	
3. Description of work(s)	Erect 6 metres length, 1.8 metre high close board timber fencing in front of the boundary between the communal garden in Balmoral House and the privately owned property at 752 London Road. As the boundary belongs to the private tenant and we have had complaints from our residents we can erect the fencing on our side of the boundary, although private resident is happy for us to put it on the boundary.	
4. Why is the work needed?	The owner at 752 and members of the flats at Balmoral House have been reporting problems of people using the gardens of both as a throughway onto London Road. There is currently only metre high wire fencing up which people can easily jump over. This has led to damage of property at the private owners address, and some of the tenants at Balmoral House fearing for their safety with people trespassing on the property. The problem has increased since the building of the new YMCA centre opposite the flats as people from here are visiting friends in the flats. We have had damage to other fencing elsewhere on Ellesmere Avenue since the centre was built.	
5. External proof of the ASB issues eg Police reports	All problems have been reported to me, although Police have been called to the area by resident at 752 London Road last year.	
6. Proof of consultation	6 consultation letters sent. 5 residents responded all in favour of the work.	
7. Actual take up and number of properties benefiting. (Include numbers of tenants and leaseholders/owner occupiers)	6 Flats in Balmoral House, plus owner occupier at 752 London Road.	
8. Costs (quotes, SORs etc)	£500.00	
9. Map and photo of area and any other information e.g. planning	Photo available on the screen at the meeting	

APPENDIX 5 Quick Fix Bid		Reference No: DH0304
1. Local Housing Office:	Manager: Paula Solowij	
2. Location of works	To the rear of numbers 3 to 13 Yates Street Derby DE23 8RA	
3. Description of work(s)	Renew fence in metal bow top fencing to the rear of alley way adjoining the properties on Richmond Road.	
4. Why is the work needed?	Due to the fence along the wall falling apart as the children from the properties on Richmond Road are climbing through and leaving toys etc. in the alley way and making it not useable for walking through	
5. External proof of the ASB issues eg Police reports	Children climbing through the fence on Richmond Road breaking down the existing fence and leaving rubbish.	
6. Proof of consultation	6 Consultation letters sent to the relevant properties	
7. Actual take up and number of properties benefiting. (Include numbers of tenants and leaseholders/owner occupiers)	4 were in favour 2 did not reply	
8. Costs (quotes, SORs etc)	£7,140.00	
9. Map and photo of area and any other information e.g. planning	Photos available on the screen at the meeting.	

APPENDIX 6

Maple Drive, Chellaston- Improvement of paths, resurfacing of drying areas, install new benches. **Work completed.**

Littleover- Hartshorne Rd - Resurfacing drying areas, widening existing paths, replacing wooden fencing with metal. **Work started 150310 delay in finish due to drying areas being re tarmaced – finish unsatisfactory – remedial work to be carried out w/c 260710**

Filbert Walk, Chellaston- Metal fencing to drying areas and front car park, extra lighting

Work started 21st June, ECD w/c 190710

Carlyle St/Thackeray St/Sinfin Lane, Replacing front existing fencing to properties with black metal.

Work completed.

Ellesmere Avenue – Redesign bin stores to reduce flytipping problems. **Residents did not respond to consultation so work not being carried out.**

Victory Road - Replace existing front fencing with black metal.

Work completed.

Shakespeare Street/Barrie Drive/Osmaston Park Rd- Replace existing front fencing with black metal.

Work completed.

Allenton/Alvaston- Harvey Road Project- Masterplan options presented to Local Housing Board South on Thursday 15th April 2010, by Landscape Architect, Groundwork.. Discussed at both Boulton and Alvaston Neighbourhood Boards in June. Final decision to be made at meeting with Paul Bayliss and Shaun Bennett, Andrew McNeil on 19th July.

Keldholme Lane Estate- Fencing replacement to drying areas, knee rail fencing replacement, tarmac paths, and landscaping. **Consolidating list of works prior to tender.**

New Sinfin – Planters outside flats- Block pave and pressure wash.

Work completed

Merrill Way – Metal fencing to drying areas and front of flats, tarmac paths to entrances. **Work started 1st June, fencing work nearing completion.**

Oaktree, Ashtree & Elmtree Avenue – Replace existing front fencing with black metal, **Work tendered out, successful contractor selected, Pre Contract Meeting to be arranged.**

Austin – Rear boundarys to Coleridge Street & Browning Street – Removal of central rear garden hedge, and reinstate with close board timber panels set in concrete posts with gravel boards.

Contractor to be selected this week, work to start in August.

St Claires Close – Tarmac paths outside blocks. **In conjunction with Repairs and Maintenance team who will be carrying out other exterior work, so no decision on start date as yet.**

Arthur Court/Tintagel Close/Alexandra Gardens – Retarmac drying areas, replace existing fencing with metal, renew line posts. Landscaping works to all three schemes and tarmac entrance paths to 1 -7 Arthur Court. Clear overgrown area to side of 18 Tintagel Close. **Consultation for drying areas sent out, poor response so second letter sent out last week.**

Barley Croft – Resurface drying areas where necessary, and replace existing wooden fencing with metal. Landscaping work and tarmac various paths. Grub out various shrubbed areas. **Site visit carried out, specification and consultation to be done.**