

ESTATES PRIDE AND QUICK FIX BIDS

Report of the Director of Investment and Regeneration

1. SUMMARY

This report updates the Local Housing 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. The report also updates the Local Housing Board on the future procurement of Youth Intervention work through Estates Pride.

2. RECOMMENDATION

2.1 That the Local Housing Board approves the bid for funding for:

1. **89 Radnor Street** - Supply and fit 1m high black metal bow top fencing on cranked extensions to the wall adjacent to the house.
2. **4 Mundy Close** – Supply and fit 1m high black metal bow top fencing to perimeter of car park. Paint one bollard black.
3. **Uttoxeter Old Road** – Supply and fit 1m high black metal bow top fencing and double gates to green area adjacent to Block 26 – 36. Supply and fit 1m high black metal bow top fencing and double gates to green area adjacent to Block 10-24.
4. **Rebecca House** – Supply and fit 1m high black metal bow top fencing and two sets of double gates to two green areas. Remove two benches and make good the area.
5. **Berwick Avenue** – Remove low level brick wall and brick bin store and make good the area.
6. **Nuns Street** – Remove small brick wall and make good the ground. Supply and fit 1m high black metal bow top fencing to grassed area and one set of double gates. Paint two bollard with black paint.
7. **2-36 St Annes Close** – Supply and fit 1m high black metal bow top fencing to the perimeter of the grassed area. Supply and fit one bollard.
8. **1-35 St Annes Close** – Supply and fit 1m high black metal bow top fencing to perimeter of grassed area.
9. **18-22 Albermarle Road** – Dig out overgrown hedge and make good the ground. Supply and fit 1.8m high timber fencing to rear boundary and remove brick wall column.
10. **Cheviot Street Rec** – Supply and fit 7 lighting columns adjacent to the Skateboard Park.

2.2 That the Local Housing Board notes the update on the works outlined in paragraph 3.11.

- 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 3.1.

3. MATTER FOR CONSIDERATION

- 3.1 **89 Radnor Street (Ref:0328)** – The Housing Office has received continuous complaints about young people sitting on the wall adjacent to the side elevation of the property. The wall borders a jitty and young people congregate in this jitty and on the wall causing anti-social behaviour. In addition, Derby Homes has had the rear garden top soil removed due to a large amount of syringes found in the garden. The cost is £1,300.00. (Please see Appendix 1).
- 3.2 **4 Mundy Close (Ref:0122/0123)** – The existing fencing is regularly vandalised by cars driving over the grass, damaging footpaths and the grass area. The new robust fencing would stop this behaviour. The cost is £7,080.00. (Please see Appendix 2).
- 3.3 **Uttoxeter Old Road (Ref:0134)** – The Housing Office has received complaints about people walking across the open grass area up to the residents windows and peering into their properties. One resident even complained about a bag of dog excrement being posted through her window. The residents feel that they do not have any security or privacy. The cost is £9,366.00. (Please see Appendix 3).
- 3.4 **Rebecca House (Ref:0138)** – The Housing Office has received complaints about people walking across the open grass area up to the residents windows and peering into their properties. In addition, rubbish is being thrown on the grassed area and people are using the benches to sit on and drink alcohol. The cost is £12,600.00. (Please see Appendix 4).
- 3.5 **Berwick Avenue (Ref:0018)** – The Housing Office has received continuous complaints regarding young people congregating in the bin store and sitting on the low level wall causing anti-social behaviour. In particular, this anti-social behaviour includes drinking alcohol, smoking and verbally abusing local residents. In addition, these young people throw their rubbish on the floor, spit and urinate in the bin store. If this bin store is removed, local residents will use the locked caged bin store to dispose of their rubbish. The cost is £1,620.00. (Please see Appendix 5).
- 3.6 **Nuns Street (Ref:0126/0127)** – The Housing Office has received continuous complaints regarding young people congregating on the existing fencing causing anti-social behaviour. In particular, this anti-social behaviour includes dropping litter and playing football against residents houses. The cost is £8532.00. (Please see Appendix 6).
- 3.7 **2-36 St Annes Close (Ref:0124/0123)** – The Housing Office has received continuous complaints regarding people driving their cars over the grassed area which causes damage to the grass and puts our residents and their children at risk. The cost is £18,894.00. (Please see Appendix 7).
- 3.8 **1-35 St Annes Close (Ref:0125)**- The Housing Office has received continuous complaints regarding people driving their cars over the grassed area which

causes damage to the grass and puts our residents and their children at risk. The cost is £14,004.00. (Please see Appendix 8).

- 3.9 **18-22 Albermarle Road (Ref:0330/0327)** – The elderly residents are having problems with young people entering their rear gardens by walking through the hedge and causing anti-social behaviour. The proposed work would secure the boundary and make the residents feel safe. The cost is £2,250.00 (Please see Appendix 9).
- 3.10 **Cheviot Street Rec (Ref:0367)** – The young people on the Morley Estate have had a skateboard park built. This was funded through the Estates Pride Large Scale budget and secured funding from Waste Recycling Environmental (WREN). It has become apparent that the young people cannot use the skatepark during the winter months as it is too dark. Subsequently, the young people cause problems on our estates creating ramps on pavements. The total cost of this work is £14,800.00. The Quick Fix programme to fund £9,000.00 with the remaining £5,800.00 to be funded by the Neighbourhood Fund, the Housing Focus Group Fund and by the Police. (Please see Appendix 10).

3.11 **Update**

Climbing Wall (ref: DH0364)– The Youth Service and Derby Homes had a meeting on 7 January 2010 where processes and monitoring systems were agreed. All Managers are now booking sessions for their areas.

KICKZ project (ref: DH0366) – The three evening sessions are running well, engaging approximately 130 young people a week. The KICKZ team are running alternative sessions for the young people including funding bid writing and refereeing training.

Adjacent to St Anne's Church (ref: DH0021) – Work ordered.

1 Parker Close (ref: DH0112) – Work ordered.

Highgate Green (ref: DH0121) - Work ordered.

60-78 and 117-135 Cobden Street (ref: DH0120) - Work ordered.

Adjacent to 37-47 William Street (ref:DH0128) - 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 8 April 2010 the Quick Fix Customer Satisfaction results were presented. The Regeneration Team will feedback customer satisfaction survey results every 12 months.

2 -20 Kinross Avenue (ref:DH0326) – At the last Local Housing Board meeting on 10 June 2010, members deferred this item pending further information.

I can confirm the following information:

- Derby Homes owns the rear car park and is therefore responsible for any improvements and the future maintenance of the area.

- The Police have confirmed that the rear car park is a very vulnerable area. On 20 June 2010 the Police received a report of criminal damage to the rear gate at 16 Kinross Avenue.
- The Local Housing Office has sent additional letters to all ten households and the residents have confirmed that they are still suffering from anti-social behaviour.
- The total cost of this additional work is £12,000.00.

3.12 **Large scale improvements** – please see Appendix 11.

The current contract for youth intervention schemes delivered through the Community Safety Partnership contracting with Enthusiasm is due to end in March 2011. 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.

Previously the Local 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).

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.

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 one 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.

The final proposal on the procurement route for these services will be brought back to the Local Housing Board in late Autumn in order for the services to be commissioned to start next year.

4. **CONSULTATION IMPLICATIONS**

- 4.1 **89 Radnor Street** - This application has been approved by the Housing Focus Group. One consultation letter has been sent and the resident is in favour of the work.
- 4.2 **4 Mundy Close** - This application has been approved by the Housing Focus Group. Twenty consultation letters have been sent, 7 residents replied all in favour of the work.

- 4.3 **Uttoxeter Old Road** - This application has been approved by the Housing Focus Group. Fourteen consultation letters have been sent, 9 residents replied all in favour of the work.
- 4.4 **Rebecca House** - This application has been approved by the Housing Focus Group. Ten consultation letters were sent out regarding the fencing, 7 residents replied all in favour of the work. Twenty four consultation letters were sent out regarding the benches, 13 residents are in favour of the proposed work and 3 residents were against.
- 4.5 **Berwick Avenue** - This application has been approved by the Housing Focus Group. Five consultation letters have been sent, 4 residents responded all in favour of the work.
- 4.6 **Nuns Street** - This application has been approved by the Housing Focus Group. Four consultation letters have been sent, 2 residents responded all in favour of the work.
- 4.7 **2-36 St Annes Close** - This application has been approved by the Housing Focus Group. Eighteen consultation letters sent, 3 residents responded all in favour of the work.
- 4.8 **1-35 St Annes Close** - This application has been approved by the Housing Focus Group. Eighteen consultation letters sent, 10 residents responded all in favour of the work.
- 4.9 **18-22 Albermarle Road**- This application has been approved by the Housing Focus Group. Seven consultation letters were sent, 5 residents responded all in favour of the work.
- 4.10 **Cheviot Street Rec** - This application has been approved by the Housing Focus Group. The new lighting will not directly affect any homes as the new lighting columns are to be fitted on the Rec.

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
£125,00.00	£31,613.00	£31,613.00	£93,387.00	£84,646.00	£8,741.00

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

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Background Information: None

Supporting Information: None

APPENDIX 1 Estates Pride Quick Fix		Reference No: 0328
1. Local Housing Office	Manager: Graeme Walton	
2. Location of works	89 Radnor Street, Derby	
3. Description of work(s)	Metal railings to side elevation wall bordering jitty from Radnor Street to Beaufort Street	
4. Why is the work needed?	Unknown youths have been sitting on side elevation wall as they cannot be seen from road. They have mainly been drinking but may have been using drugs. They have made the female tenant afraid to confront them and she feels very vulnerable on her own with a young child. Derby Homes have had the rear garden top soil removed due to a large amount of syringes found in the garden.	
5. External proof of the ASB issues eg Police reports		
6. Proof of consultation	Letter sent 27 May 2010 giving until 10 June 2010 to respond. Tenant is in favour of the work	
7. Actual take up and number of properties benefiting. (Include numbers of tenants and leaseholders/owner occupiers)	1 Derby Homes tenant	
8. Costs (quotes, SORs etc)	£1,300.00	
9. Map and photo of area and any other information e.g. planning	Available on screen at the Local Housing Board meeting.	

APPENDIX 2 Estates Pride Quick Fix

Reference No: 0122

1. Local Housing Office	Manager: Pete Matthews Brook Street
2. Location of works	Mundy Close – Carpark Area
3. Description of work(s)	To replace exsisting vanderlised wooden knee rail fencing with low black metal bow top fencing.
4. Why is the work needed?	Due to the exsisting fencing being vanderlised regularly cars are driving over the grass, damaging footpaths and grass area.
5. External proof of the ASB issues eg Police reports	Please see attached photograph.
6. Proof of consultation	20 consultation letters sent. 7 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)	Residents from Mundy Close, Leaper Street and St Anne's Close all use this carpark area. St Anne's – 18 Residents 4 Leaseholders
8. Costs (quotes, SORs etc)	£7,080.00
9. Map and photo of area and any other information e.g. planning	Available on screen at the Local Housing Board meeting.

APPENDIX 3 Estates Pride Quick Fix

Reference No: 0134

1. Local Housing Office	Manager: Pete Matthews
2. Location of works	Uttoxeter Old Road block 10-24 and block 26-36
3. Description of work(s)	Install 1m high black metal bow top fencing to the block of flats
4. Why is the work needed?	Residents currently do not have any privacy or security as the area around where they live is used as a cut through and people are able to walk right up to their windows and look through one resident has even had a bag of dog excrement put through her window
5. External proof of the ASB issues eg Police reports	Residents have contact the local office about the anti social behaviour of people using the area as a cut through
6. Proof of consultation	14 letters have been sent out 9 replies have been received back all in favour
7. Actual take up and number of properties benefiting. (Include numbers of tenants and leaseholders/owner occupiers)	14 flats will benefit from this
8. Costs (quotes, SORs etc)	£9,366.00
9. Map and photo of area and any other information e.g. planning	Available on screen at the Local Housing Board meeting.

APPENDIX 4 Estates Pride Quick Fix		Reference No: 0138
1. Local Housing Office	Manager: Pete Matthews	
2. Location of works	Rebecca House	
3. Description of work(s)	Install a meter high black metal bow top fencing to the front of the building and to remove two benches to the side of the building	
4. Why is the work needed?	The area around Rebecca House is used as a cut through because of this people come up to residents windows, throwing rubbish on to the grass and sitting on the grass and benches drinking.	
5. External proof of the ASB issues eg Police reports	It has been reported to the local office regarding the people sitting and drinking around Rebecca House	
6. Proof of consultation	10 letters were sent out regarding the fencing 7 letters were received back all in favour of installing the fence 24 letters were sent out regarding the benches 16 replies were also recd back regarding the benches 13 for 3 against	
7. Actual take up and number of properties benefiting. (Include numbers of tenants and leaseholders/owner occupiers)	10 properties will benefit in the short term but once the alterations to Rebecca House have been completed 19 properties will benefit along with the 10 flats on Utttoxeter Old Road that face the benches	
8. Costs (quotes, SORs etc)	£12,600.00	
9. Map and photo of area and any other information e.g. planning	Available on screen at the Local Housing Board meeting.	

APPENDIX 5 Estates Pride Quick Fix

Reference No: 0018

1. Local Housing Office	Manager: Graeme Walton
2. Location of works	Rear of 4-12 Berwick Avenue, St Marks, DERBY, DE21 6BL
3. Description of work(s)	Removal of low level wall and bin store, bins will be put in the cage adjacent to the existing bin store
4. Why is the work needed?	Youths gather around the wall and bin store area drinking, smoking and being intimidating to the local residents. They throw their empty cans on the floor leaving the area looking a mess. They also spit and urinate in the area leaving it looking a complete mess and making any empty flats in this block very difficult to let as no-one wants to live near them. Also with Derby Homes residents also using the cage, this would be maintained by the Contract Cleaners to keep this cleaner and tidier so would make the area look better in the long run.
5. External proof of the ASB issues eg Police reports	This issue is discussed at fortnightly tasking meetings, I have phoned the police a couple of times and we regularly have CCTV footage of them using the wall and surrounding areas as their play ground, some of the perpetrators have been referred through to Community Safety Partnership, although historically, the same youths have been known to drink in this area.
6. Proof of consultation	Letters sent to 5 residents in who live in the block of flats
7. Actual take up and number of properties benefiting. (Include numbers of tenants and leaseholders/owner occupiers)	4 returned all in favour of the work
8. Costs (quotes, SORs etc)	£1,620.00
9. Map and photo of area and any other information e.g. planning	Available on screen at the Local Housing Board meeting.

APPENDIX 6 Estates Pride Quick Fix

Reference No: 0126/0127

1. Local Housing Office	Manager: Pete Matthews Brook Street Local Housing Office
2. Location of works	Nuns Street/ Brook Gardens adjacent to No. Nuns Street 58.
3. Description of work(s)	To replace exsisting knee rail fencing, remove knee rail and posts from around shrub beds and renew litter bin. All fencing to be renewed by black metal bow top fencing.
4. Why is the work needed?	Work required due to regular Anti Social Behaviour, youths gathering sitting on exsisting fencing, dropping litter playing football up against residents houses.
5. External proof of the ASB issues eg Police reports	
6. Proof of consultation	4 letters sent. 2 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)	Communal walk way for the general public. Derby Homes land.
8. Costs (quotes, SORs etc)	£8,532.00
9. Map and photo of area and any other information e.g. planning	Available on screen at the Local Housing Board meeting.

APPENDIX 7 Estates Pride Quick Fix

Reference No: 0124/0123

1. Local Housing Office	Manager: Pete Matthews Brook Street Local Housing Office
2. Location of works	2-36 St Annes Close
3. Description of work(s)	To replace and add additional black metal bow top fencing to the boundary of the flats.
4. Why is the work needed?	To provide extra security to residents and to prevent cars from driving onto the grassed area causing unnecessary damage to the grass and safety to residents. Please see photographs below.
5. External proof of the ASB issues eg Police reports	
6. Proof of consultation	18 consultation letters sent. 3 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)	18 Residents No Lease holders
8. Costs (quotes, SORs etc)	£18,894.00
9. Map and photo of area and any other information e.g. planning	Available on screen at the Local Housing Board meeting.

1. Local Housing Office	Manager: Pete Matthews Brook Street Local Housing Office
2. Location of works	1-35 St Anne's Close
3. Description of work(s)	To replace and add additional black metal bow top fencing to the boundary of the flats
4. Why is the work needed?	To provide extra security to residents and to prevent cars from driving onto the grassed area causing unnecessary damage to the grass and safety to residents. Please see pictures below
5. External proof of the ASB issues eg Police reports	Please see picture 2 tyre marks in grass.
6. Proof of consultation	18 consultation letters sent. 10 residents responded in favour of the work.
7. Actual take up and number of properties benefiting. (Include numbers of tenants and leaseholders/owner occupiers)	18 Residents 3 Leaseholders
8. Costs (quotes, SORs etc)	£14,004.00
9. Map and photo of area and any other information e.g. planning	Available on screen at the Local Housing Board meeting.

APPENDIX 9 Estates Pride Quick Fix

Reference No: 0330/0327

1. Local Housing Office	Manager: Lorraine Howe – Sussex Circus LHO
2. Location of works	18 – 20 – 22 Albemarle Road Bungalow Chaddesden
3. Description of work(s)	To remove both rows of hedge, removing brick pair and gate and closing boundary with 1.8m high close boarded timber fence with concrete posts and gravel boards. Laying topsoil and grass seeding to cleaned area of jitty
4. Why is the work needed?	The elderly residents from the above bungalows are having problems with youths coming through the hedge at the rear which abuts a footpath and one of the residents had abuse from a irate parent
5. External proof of the ASB issues eg Police reports	No reports to the police
6. Proof of consultation	Letters were sent to 18. 20 and 22 Albermalre Road and also 59, 61, 63 and 65 Washington Avenue
7. Actual take up and number of properties benefiting. (Include numbers of tenants and leaseholders/owner occupiers)	All properties will benefit from this work to be carried out All in that want the project to be carried out in the area are 18, 20, and 22 Albermarle and 61 and 63 Washington Avenue have responded
8. Costs (quotes, SORs etc)	£2,250.00
9. Map and photo of area and any other information e.g. planning	Available on screen at the Local Housing Board meeting.

APPENDIX 10 Estates Pride Quick Fix

Reference No: 0367

1. Local Housing Office	Manager: Pete Matthews
2. Location of works	Cheviot Street Rec
3. Description of work(s)	Supply and fit 7 new lighting columns.
4. Why is the work needed?	The children on the Morley Estate only have the Rec as a place to play but the area does not have any lighting. The children can not use the rec during the winter month as it is too dark this then creates problems on the estate as they are not able to use the skateboard park on the recd and create ramp on the pavements
5. External proof of the ASB issues eg Police reports	Problems have been reported to the local office and the police enthusiasm have also worked with children from the estate who have said that they will not use the Rec when it is dark
6. Proof of consultation	No houses will directly be effected by this new lighting as the lighting columns are going to be fitted on the Rec. The Police and the young people have requested this work.
7. Actual take up and number of properties benefiting. (Include numbers of tenants and leaseholders/owner occupiers)	All residents from the estate will benefit as the Rec can be used all year round
8. Costs (quotes, SORs etc)	The total cost of this work is £14,800.00. The Quick Fix fund to pay £9,000.00 towards the total cost. The remaining £5,800.00 will be funded by the Neighbourhood Fund, The Housing Focus Group and the Police.
9. Map and photo of area and any other information e.g. planning	Cheviot Street Rec is owned by Parks and Parks approve this work. The future maintenance will be under contract with Balfour Beatty.

Radnor Street Fencing/tarmac to pathways/landscaping/bin storage – **Work started 150310, Tarmacing paths in progress. ECD w/c 260710**

Fenchurch Walk/Enfield Rd Creation of gardens for defensible space/fencing/green screen/tarmac to pathways/ drying area improvements – **Awaiting planning permission for patio areas, due back in 3 weeks – Contractor selected for work – Expected Start Date – 16 August 2010 completion date end of November 2010**

Berwick Avenue Demolition of bin store/resiting of rear entrance door/fencing - plans ongoing for design of work - now passed to **Quick Fix Budget**

Shannon Square Fencing/landscaping/tarmac to pathways (part of Waterford Drive project) **Work completed**

Mayfield Road Fencing to properties - **Work completed.**

Huntingdon Green Fencing/landscaping/ tarmac to pathways – **Contractor selected for groundwork. Painting of front metal fencing in progress.**

Denbigh Street Pathways to nos 13 – 23 - rear of bungalows for mobility scooter access – **Work completed.**

Craddock Avenue Fencing/landscaping/ tarmac to pathways - Consultation carried out- surveyor preparing final specification, prior to tender for work being advertised. Drainage survey returned. **Tender to be submitted.**

City Road area Fencing/improvements to drying areas/landscaping/mobility scooter storage - **Final adjustments to specification before tender put out.**

Whitecross House - Landscaping/tarmac to pathways - **Work tendered out, successful contractor selected. Pre Contract meeting to be arranged.**

Woods Road - Landscaping and patios to rear of bungalows, upgrade drying lines and gate access between bungalows. **Architect required for landscaping work. Highways agreed for footways to be widened to front of properties.**

Parker Street/Leaper Street – Removal of existing slabs and tarmac whole of area outside shops, incorporating block paving designs, upgrade planters and plant new small trees. **Site visit carried out and Highways in agreement for us to include small amount of their land in work. Plans to be drawn up and consultation to be carried out.**