

Crewkerne – Banking Court Neighbourhood Plan

May 19
2011

For many people it is the local issues, close to home, that really matter. We want to help build communities, therefore this plan has been produced in partnership with residents, Yarlington Housing Group, Avon and Somerset Police, South Somerset District Council and other agencies.

Streets

Banking Court
Rose Lane
Barn Close
Barn Crescent
Bird's Close
Tower Hill Road
Curriott Road
Henley View
Hewish

Lead Officer – Emma Pippard

IT'S YOUR
NEIGHBOURHOOD
BE PART OF IT



Join with others and
combine your power to make
a real difference to the
place where you live

Purpose of Neighbourhood Plans

To ensure that our neighbourhoods are places where people want to live, YHG carries out neighbourhood inspections (walkabouts) which are then developed into Neighbourhood Plans.

The aim is to identify and resolve a number of environmental issues including:

- Illegal parking
- Abandoned vehicles
- Fly tipping
- Gardens
- Graffiti
- Appraisal of street scenes (i.e. street lighting, condition of the road etc)

The process is designed to enable residents and interested agencies to be involved. A programme of walkabouts is advertised locally and shows where we plan to be.

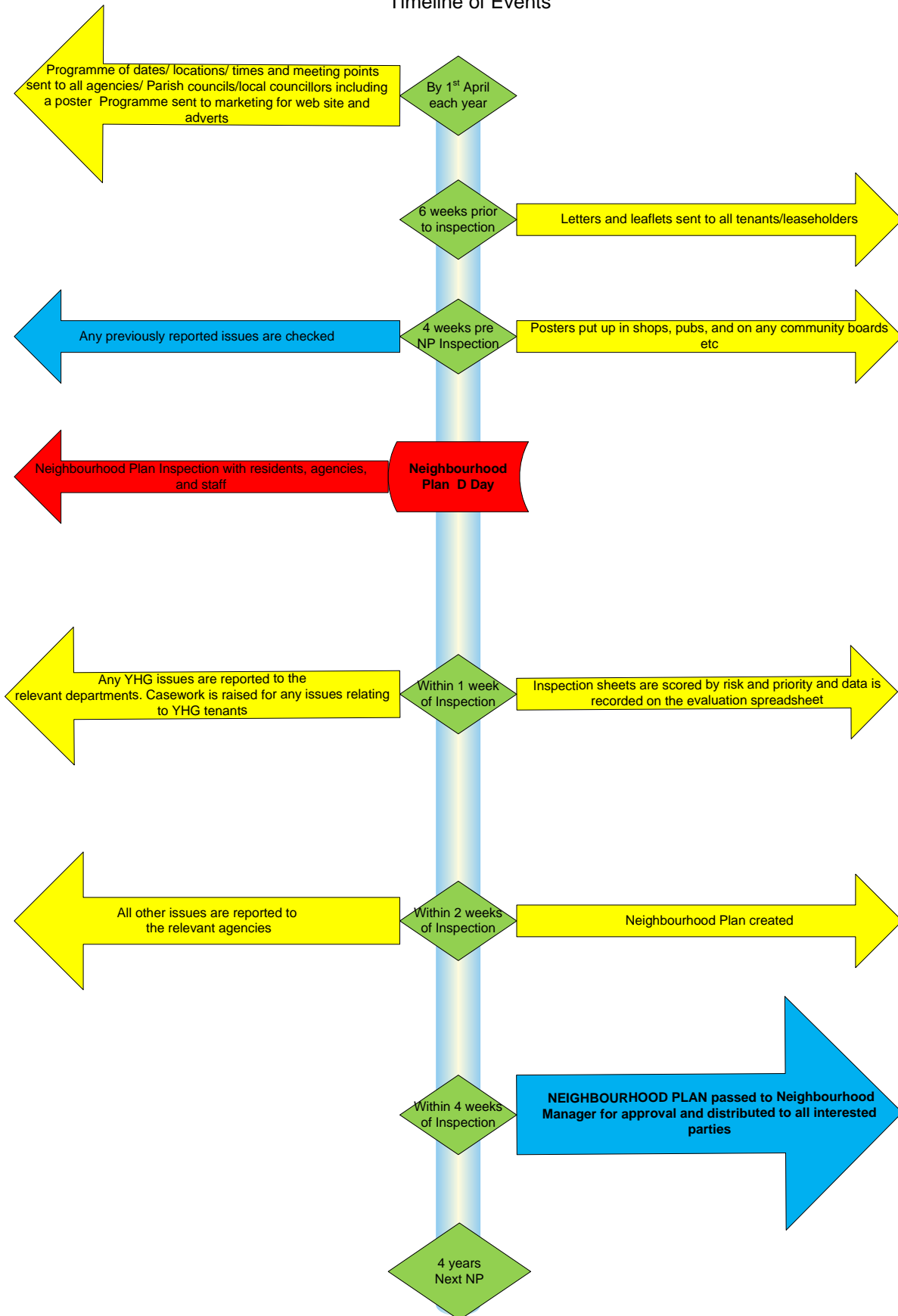
In Summary

The outcomes of a Neighbourhood Plan will identify and prioritise what needs to be done in our neighbourhoods by developing 3 key themes:

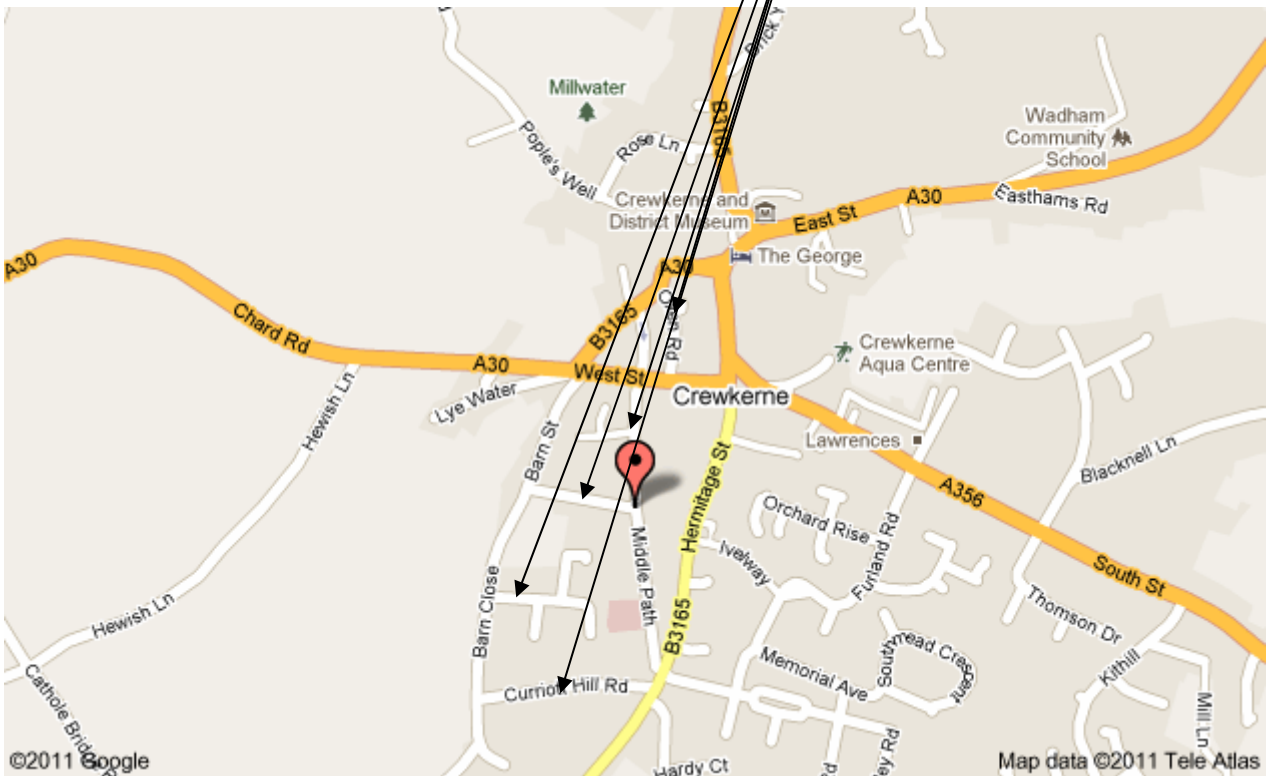
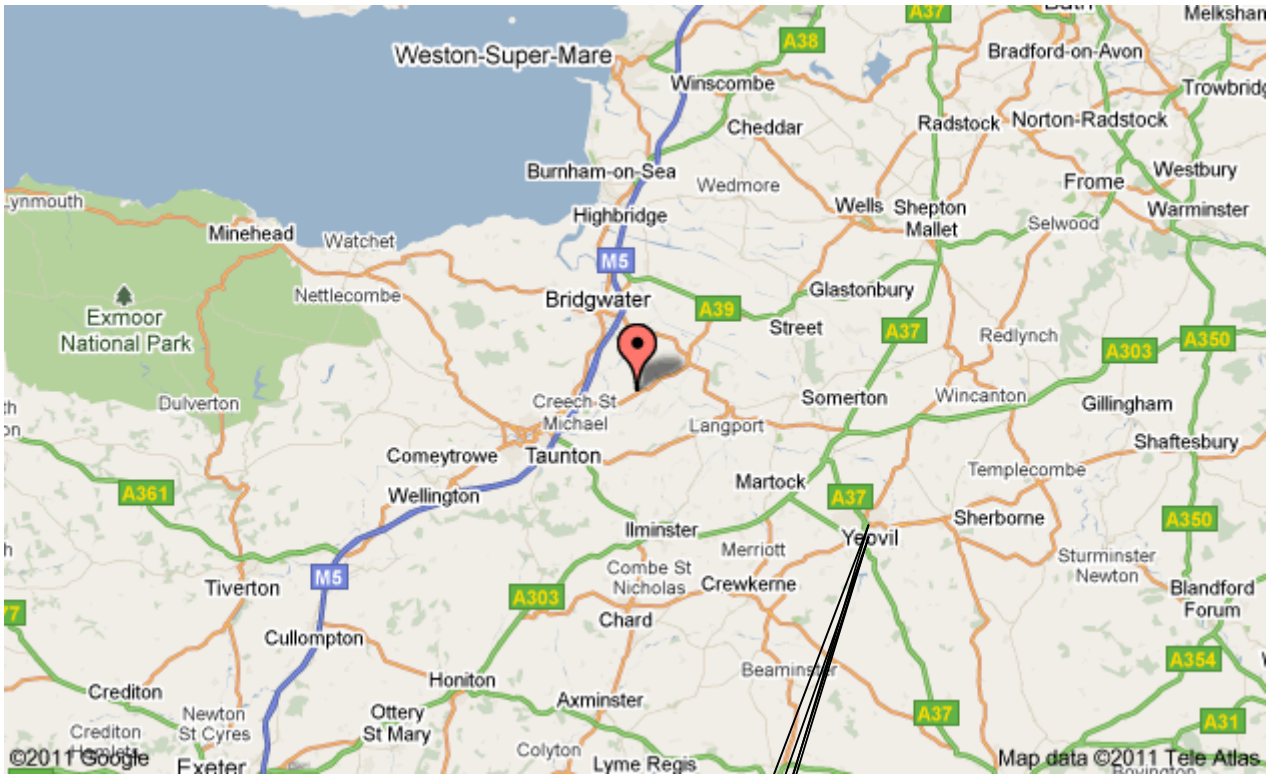
- Listening to our customers by strengthening Resident Involvement
- Ensuring a clean and green environment
- Ensuring all people are safe and secure.

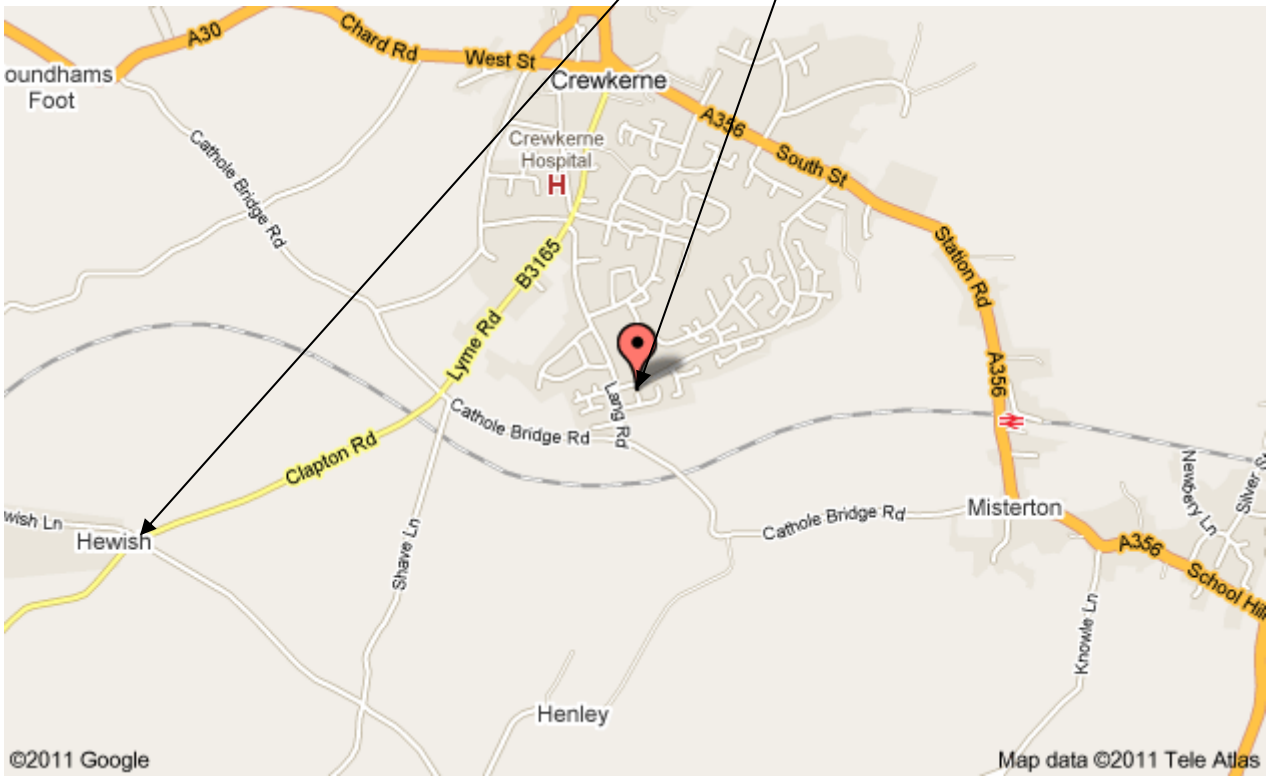
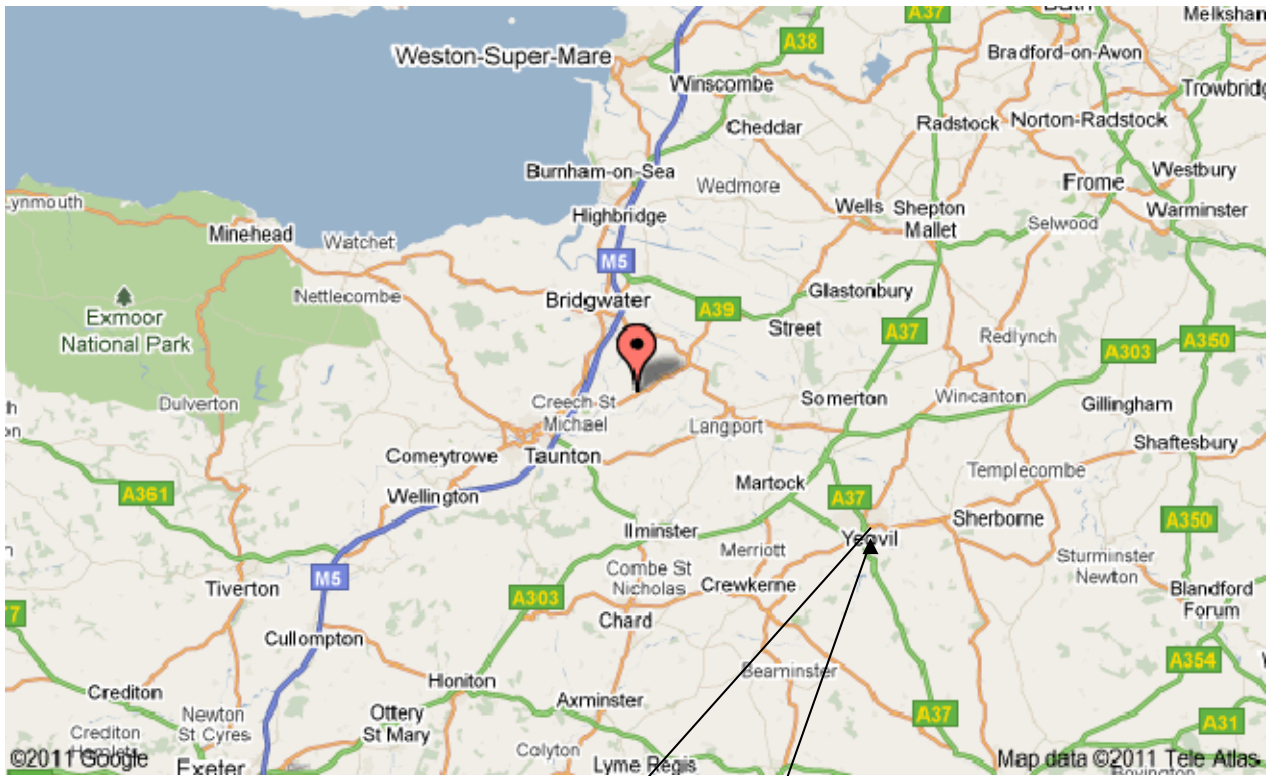
Please Note - The Neighbourhood Plan (NP) will incorporate the whole of any street where YHG has an interest.

Neighbourhood Plan(NP) Timeline of Events



Plan of Area





Area profile

Crewkerne is a town in South Somerset situated 9 miles south west of Yeovil and 7 miles east of Chard close to the border with Dorset and is twinned with Igny, Essonne and Bures-sur-Yvette in France.

Crewkerne is a small market town with many cafes, shops and supermarkets and a wide selection of public houses. Several schools meet the education needs of the children of the area and there are several churches meeting the religious requirements of the community.

There are several large industrial estate and several factories including Solocrest Limited which is one of the UK's smallest automobile companies, with just 7 employees, producing fewer than 100 cars per year.

Recreational facilities include The Crewkerne Aqua Centre which also has a fitness and other fitness facilities are located at Wadham School campus. Crewkerne Cricket Club and Crewkerne Rugby Club play on Henhayes recreational field which is situated behind the Aqua Centre and the town's main car park.

Crewkerne railway station is served by South West Trains on the main south western railway line. Trains operate to London Waterloo via Salisbury and in the opposite direction to Exeter St Davids. There are also bus services available offered by Stagecoach South West and First Bus. In 2008 the area South Somerset 021E had an estimated 765 dwellings and 1529 residents of which

- 32.7% of residents are of retirement age and 16.3% are under 15
- 86.4% residents are in good or fairly good health. This is lower than the rest of South Somerset (92.1%) and for England as a whole (91%)
- 32% are claiming benefits. This is higher than the rest of South Somerset (19%) and higher than the average for England as a whole (26%)

Yarlington Housing Group Tenant Profile

Yarlington Housing Group (YHG) owns 107 properties including 3 retirement living schemes of 69 bungalows with communal rooms which are used for functions within the greater community.

Street	No of Props	Of which YHG	No of Tnts	Average Age	% with a Disability	% BME
Banking Court	32	9	10	45	30	0
Rose Lane	33	3	3	36	0	0
Barn Close	46	7	11	53	9	9
Barn Crescent	33	33	35	76	51	0
Bird's Close	27	7	9	79	0	0
Chubbs Lawn	32	31	32	75	34	0
Tower Hill Road	16	2	2	67	*	*
Curriott Hill Road	28	4	5	21	0	0
Henley View	42	9	11	70	18	0
Hewish	18	2	3	63	33	0

Property Profile

Banking Court is a purpose built development situated to the rear of Market Street comprising of 8 one bedroom flats built in 1985 of traditional build construction and 2 one bedroom bungalows. One flat has been bought under the Right to Buy scheme.

Rose Lane is a small development situated close to the town centre consisting of two bedroom detached/mid terraced houses, built in 1960 of traditional construction. A number of properties have been purchased under the RTB scheme. Parking in the vicinity is limited, there is a local authority car park opposite the properties which is used by shoppers and workers in the town.

Barn Close is a purpose built block of two bedroom flats built in 1968 of traditional construction, each having their own garden, one flat has been purchased under the Right to Buy Scheme. There is also a block of garages for general needs rent. The properties are situated to the West of the town with excellent views overlooking the countryside and St. Bartholomew's Church.

Barn Crescent is a Retirement Living Scheme situated behind Crewkerne Health Centre consisting of one and two bedroom flats built in 1974 of traditional construction, one of which is the former Scheme Managers accommodation which is now a General Needs property. There are also one and two bedroom terraced bungalows on the scheme which were built between 1974 and 1982 also of traditional build construction.

Chubbs Lawn is a Retirement Living Scheme situated in Middle Path close to the town centre and the Health Centre and consists of one bedroom terraced bungalows built between 1959 and 1969 of traditional construction. There are two purpose built blocks of flats at each end of the scheme consisting of one bedroom flats built between 1959 and 1964 built of traditional construction. The former Scheme Manager's house is now a General Needs property.

Birds Close is a Retirement Living Scheme situated in Middle Path, opposite Chubbs Lawn consisting of one bedroom terraced bungalows built in 1971 and 1982 of traditional construction. Numbers 2, 3, 6, 7 and 8 Bird's Close were formerly the property of Robert Bird's Cottage Homes. An almshouses charity founded in 1876 for the accommodation of elderly weavers of Crewkerne. The original cottages were situated in South Street, and were demolished in 1971. There are also some privately owned houses at the top of Birds Close that were developed on part of the land which was formerly St Bartholomew's School.

Tower Hill Road is a quiet road situated off of Middle Path. YHG has only ever owned 2 semi-detached bungalows in this area which were built in 1950 of traditional construction.

Curriott Hill Road is situated to the West of the town. The properties consist of a purpose built block of flats of two bedroom flats built in 1968 of traditional construction each having their own garden. Two flats have been purchased under the Right to Buy scheme.

Henley View is a purpose built development situated on the outskirts and the south west side of the town. The properties consist of two and three bedroom semi-detached and terraced houses built in 1975 of standard construction. A number of properties have been purchased under the Right to Buy scheme. There are 2 garage blocks of 26 garages, currently only one garage is available for let. Henley View enjoys views across open countryside towards Henley Manor.

Hewish is a quiet hamlet situated to the West of Crewkerne. The properties are set back from the small lane with long gardens to the front and were built between 1933 and 1951 of traditional construction. Two properties remain within YHG ownership, the remaining have been purchased by other Housing Associations and by residents under the Right to Buy Scheme.

Yarlington Housing Group Stock Profile

Street	Town	No. of Props in Street	Decent Homes				Average SAP (Per Street)	Sound Insulation Issues	Main Type of Heating					
			No of properties not surveyed	No. of Decent Properties	No. of Potentially Non Decent Properties	No. Of Non Decent properties			Gas Boiler	Electric (NSH)	Air Source Heat Pump	Solid Fuel Boiler	Oil Boiler	No Heating
Banking Court	Crewkerne	9	0	0	9	0	64	7	0	9	0	0	0	0
Barn Close	Crewkerne	7	0	0	7	0	68	7	0	7	0	0	0	0
Barn Crescent (Non Sheltered)	Crewkerne	1	0	1	0	0	57	0	0	1	0	0	0	0
Barn Crescent (Sheltered)	Crewkerne	32	0	12	20	0	59	12	0	32	0	0	0	0
Birds Close (Sheltered)	Crewkerne	7	0	3	4	0	53	0	0	7	0	0	0	0
Chubbs Lawn (Non Sheltered)	Crewkerne	1	0	1	0	0	60	0	0	1	0	0	0	0
Chubbs Lawn (Sheltered)	Crewkerne	30	0	10	20	0	54	6	0	30	0	0	0	0
Curriott Hill Road	Crewkerne	4	0	1	3	0	64	4	0	4	0	0	0	0
Henley View	Crewkerne	9	0	5	4	0	60	0	1	8	0	0	0	0
Hewish	Crewkerne	2	0	0	2	0	50	0	0	2	0	0	0	0
Rose Lane	Crewkerne	3	0	0	3	0	67	0	2	1	0	0	0	0
Tower Hill Road	Crewkerne	2	0	0	2	0	69	0	2	0	0	0	0	0

Key to Headings

Decent Homes - The Four Columns show:

- 1) Number of Properties which have not had a Condition Survey
- 2) Number of Decent Properties - This shows how many properties COMPLY with the Governments Decent Homes requirements. A Decent Homes is one which is wind and weather tight, warm and has modern facilities. It must meet 4 specific criteria.
- 3) Number of Potentially Non Decent Properties - This shows how many properties will become Non decent during the next 10 years.
- 4) Number of Non Decent Properties - This shows the number of properties that DO NOT meet the Government Standard for Decent Homes - YHG are planning to improve these properties by the end of 2010

Average SAP (Per Street)

SAP (Standard Assessment Procedure) is the recognised method of establishing the energy Efficiency of a property. It rates a property with a score of between 1 to 100 with 1 being poor and 100 being excellent. This column shows the average SAP rating for the properties in the street.

Sound Insulation Issues

This column will show if any properties in the street have recognised sound insulation problems which will be addressed by YHG as part of its ongoing improvement works

Main Type of Heating - The six columns show

- 1) Gas Boiler - The number of properties in the street with gas as their main fuel for Central Heating
- 2) Electric NSH - The number of properties with Night Storage Heating (NSH) as their main Central Heating Type
- 3) Air Source Heat Pump - The number of properties in the street with Air Source Heat Pumps
- 4) Solid Fuel Boiler - The number of properties with Coal or Wood Fired boilers which is the main fuel source for their Central Heating
- 5) Oil Boiler - The number of properties in the street with Oil as their main fuel for Central Heating
- 6) No Heating - The number of properties in the street which have NO central heating

Street	Town	Tenant Refusals	Average Renewal Year (Per Street)					Decent Homes Min. Cost over 10 years
			Kitchen	Bathroom	Windows	Front Door	Heating	
Banking Court	Crewkerne	1	2015	2018	2029	2023	2014	£18,338
Barn Close	Crewkerne	2	2022	2023	2029	2012	2014	£5,986
Barn Crescent (Non Sheltered)	Crewkerne	0	2022	2010	2029	2040	2015	£0
Barn Crescent (Sheltered)	Crewkerne	5	2022	2019	2029	2026	2017	£34,294
Birds Close (Sheltered)	Crewkerne	0	2025	2024	2029	2024	2014	£9,564
Chubbs Lawn (Non Sheltered)	Crewkerne	0	2025	2035	2022	2040	2010	£1,149
Chubbs Lawn (Sheltered)	Crewkerne	3	2020	2022	2022	2033	2015	£15,540
Curriott Hill Road	Crewkerne	0	2023	2026	2029	2017	2019	£1,380
Henley View	Crewkerne	0	2025	2025	2024	2024	2020	£2,512
Hewish	Crewkerne	0	2024	2022	2028	2012	2024	£31,802
Rose Lane	Crewkerne	0	2022	2031	2029	2031	2018	£3,766
Tower Hill Road	Crewkerne	0	2025	2025	2026	2029	2017	£4,810

Tenant Refusals

This lists the number of properties in each street where tenants have refused major improvement works to meet the Government Decent Homes standard. Tenants are entitled to refuse these works under the terms of the government guidance for Decent Homes

Average Renewal Year (Per Street) The 5 Columns show:-

- 1) Kitchen - This column lists the year when the kitchens in the street are planned to be replaced. This is the "average year" which takes all the kitchen replacement dates in the street and averages them out to show the year when it is expected that the kitchens will be replaced. Kitchens are expected to have a 20 year life before renewal.
- 2) Bathroom - As above this shows the expected year when the Bathrooms in the properties in the street are expected to be replaced. Bathrooms have a 30 year life before renewal.
- 3) Windows - As above this shows the expected year when the Windows to the properties in the street will be replaced. UPVC Windows have a 35 year life before renewal

- 4) Front Door - As above this shows the expected year when the Front door to the properties in the street will be replaced. This is based on all the different door types (Timber, UPVC, & Composite Doors).
- 5) Heating - This shows the average date when the Central Heating to the properties in the street needs to be replaced.

Decent Homes Minimum Cost over 10 years

This column shows the minimum cost that YHG needs to spend to ensure the properties in the street meet the Government Decent Homes standard

Summary:

Inspection Results				
Total Number of Invitations sent		109		
Total Number of Attendees (for all or part)		Owner/Occupiers/Private Rent	0	
		Tenants	0	
Total Number of Agencies Represented		South Somerset District Council	1	
		SCC Highways	0	
		Avon & Somerset Fire Service	0	
		Somerset County Council	0	
		Parish Council	0	
		Local Action Group/Resident Association	0	
		Avon & Somerset Police	0	
Issues				
Type		Weighting (Points based seriousness)	Total Points	No. Of Incidents
Animals	Health & Safety	5	0	0
	Noise	6	0	0
Anti Social Behaviour	Alcohol Misuse	8	0	0
	Dog Mess	9	0	0
	Flytipping	8	0	0
	Graffiti	6	0	0
	Music	8	0	0
	Needles	9	0	0
	Shouting	7	0	0
	Urine/excrement	9	0	0
Cars	Repairs/Serviceing on property	8	0	0
	Hard-standing-No dropped kerbs	4	0	0
	Untaxed	7	0	0
	Parked in gardens, No hardstanding	6	0	0
Gardens and Fencing	Fencing (Broken, damaged, removed)	4	0	0
	Garden/Hedge overgrown	3	33	11
	Hedge overgrown-public pathways	6	0	0
	Outbuildings-Disrepair	5	5	1
General	Property-Disrepair	10	0	0
	Pathways-Disrepair	4	4	1
	Rubbish-Communal	4	4	1
	Roads-Disrepair	6	18	3
	Street Lights	5	0	0
	Broken/Missing Signs	6	0	0
Any Health & Safety Issues		10	10	1
Total			85	18
Summary:				
There were no unexpected issues raised on the walkabout.				
Concerns regarding availability of parking in Middle Path affecting residents in the vicinity were raised by the attending District Councillor.				

Identified Risks to the Company

Where (Street- Location)	What	Level of Risk (Low Medium or High)
Rose Lane	Wall	To be confirmed

Summary of Issues

The main issues identified on the neighbourhood inspection were very limited parking in some areas, some overgrown gardens and couple issues of disrepair and horticultural maintenance.

<p><u>Social issues</u></p> <ul style="list-style-type: none"> • <i>Mix of general needs and supported housing</i> • <i>A number of properties have been bought</i> • <i>There is currently no Residents Association and little interest in setting one up</i> • <i>Reliance on residents to report anti-social behaviour and issues of community safety</i> 	<p><u>Management issues</u></p> <ul style="list-style-type: none"> • <i>Limited parking available in several roads due to a high density and age of some properties and small narrow roads</i> • <i>Boundaries need to be established and defined to arrange maintenance and encourage tenants to take responsibility</i> • <i>High proportion of properties have been bought under the Right to Buy scheme</i>
<p><u>Physical Issues</u></p> <ul style="list-style-type: none"> • <i>Estate design and layout is poor in some areas</i> • <i>Little scope to improve parking facilities</i> • <i>Existing views into the countryside are good.</i> 	<p><u>Physical issues continued</u></p> <ul style="list-style-type: none"> • <i>Garden boundaries and fencing need to be improved</i> • <i>Little green space in some areas</i>

Action Plan:

Strengthening Resident Involvement

ISSUE	ACTION	WHO	WHEN	OUTCOME	EST COSTS £
Residents Association	We will actively promote and assist with creation of Residents Associations where required	YHG/SSDC	Ongoing	Dependant on demand	N/A

Ensuring a Clean & Green Environment

ISSUE	ACTION	WHO	WHEN	OUTCOME	EST COSTS £
Overgrown and untidy gardens and hedges	Contact all concerned and monitor – take further action for non compliance with YHG tenants	YHG	Immediately	Completed June 2011	Nil
Maintenance and repairs	YHG to write to all residents where property disrepair is their responsibility. All other repairs will be reported to Yarlington Property Maintenance	YHG /YPM	Immediately	Completed June 2011	Nil
Communal area at Banking Court	Weed kill site and set up regular maintenance	YHG/YPM/SSDC	August 2011	Legal team investigating areas of responsibility for Horticultural Maintenance	£250
Boundary at Banking Court to rear of parking no 11 & visitors	Establish/ investigate ownership of boundary wall and establish responsibility for removal of ivy overgrowing on the wall	YHG	Sept 2011	Passed to legal team to investigate	£250
Gardens at Curriott Hill Road	To establish boundaries and define with fencing	YHG	Nov 2011		£1500
Leylandi/fir tree at rear of Barn Close flats	To investigate ownership of tree/ cut back	YHG/YPM	Sept 2011	Passed to Horticultural Maintenance for investigation	£0

Ensuring all people are Safe & Secure

ISSUE	ACTION	WHO	WHEN	OUTCOME	EST COSTS £
Boundary at Banking Court	Establishment ownership/responsibility of boundary	YHG	Sept 2011	Passed to legal team to investigate	£250
Wall adjacent to footpath at Chubb's Lawn	Report to YPM	YHG/YPM	Immediately	Reported to YPM – Completed June 2011	£0

Potholes and condition of roads – Tower Hill Road	Report to Highways	SCC	Immediately	Reported to County Highways	N/A
Communal Footpath at Rose Lane	Report to Highways	SCC	Immediately	Reported to County Highways	N/A
Hit & miss railings at the entrance to Barn Crescent off Middle Path	Report to Highways	SCC	Immediately	Reported to County Highways	N/A
Wall adjacent to communal footpath at Rose Lane	Establish ownership/responsibility of wall	YHG	October 2011	Passed to legal team to investigate	£2000

MAKING IT HAPPEN

The Neighbourhood Officer for this area will put into action the above points, working with other agencies where required.
Costs for works required by Yarlinton Housing Group will be requested and orders raised where appropriate.
Where individual issues were raised the Neighbourhood Officer will keep the relevant residents informed.

Profiling of the client group in the NP area will be undertaken and considered against:

- The stock condition – including assessing issues of financial inclusion and fuel poverty
- Our future development plans for the area – including opportunities for development, delivery of future programmes
- Works – the delivery of future planned maintenance in the area.
- Details of vulnerable residents will be passed (with their permission) to Devon & Somerset Fire & Rescue Service and will be invited to have a Homes Fire Safety Inspection.

When will it be reviewed?

The Senior Neighbourhood Officer will review progress quarterly with Neighbourhood Officer.
Neighbourhood Plans will be renewed every four years
Regular estate inspections will take place and should you wish to attend please contact the Neighbourhood Officer – Emma Pippard 01935 404048.

Distribution List

**YHG Peter Sparks
Julian Scott
Lee Hart**

Parish Council

- Mrs J Warner

Avon and Somerset Police

South Somerset District Council

- Zoe Harris
- Steve Brewer
- Sue Osborne

Somerset County Council Highways Dept

Devon and Somerset Fire and Rescue Service

Attending Councillors

- Angie Singleton