Winsham Neighbourhood Plan

June 9
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

Bakersfield
Davies Close
Fore Street
Western Way

Lead Officer – Emma Pippard

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.

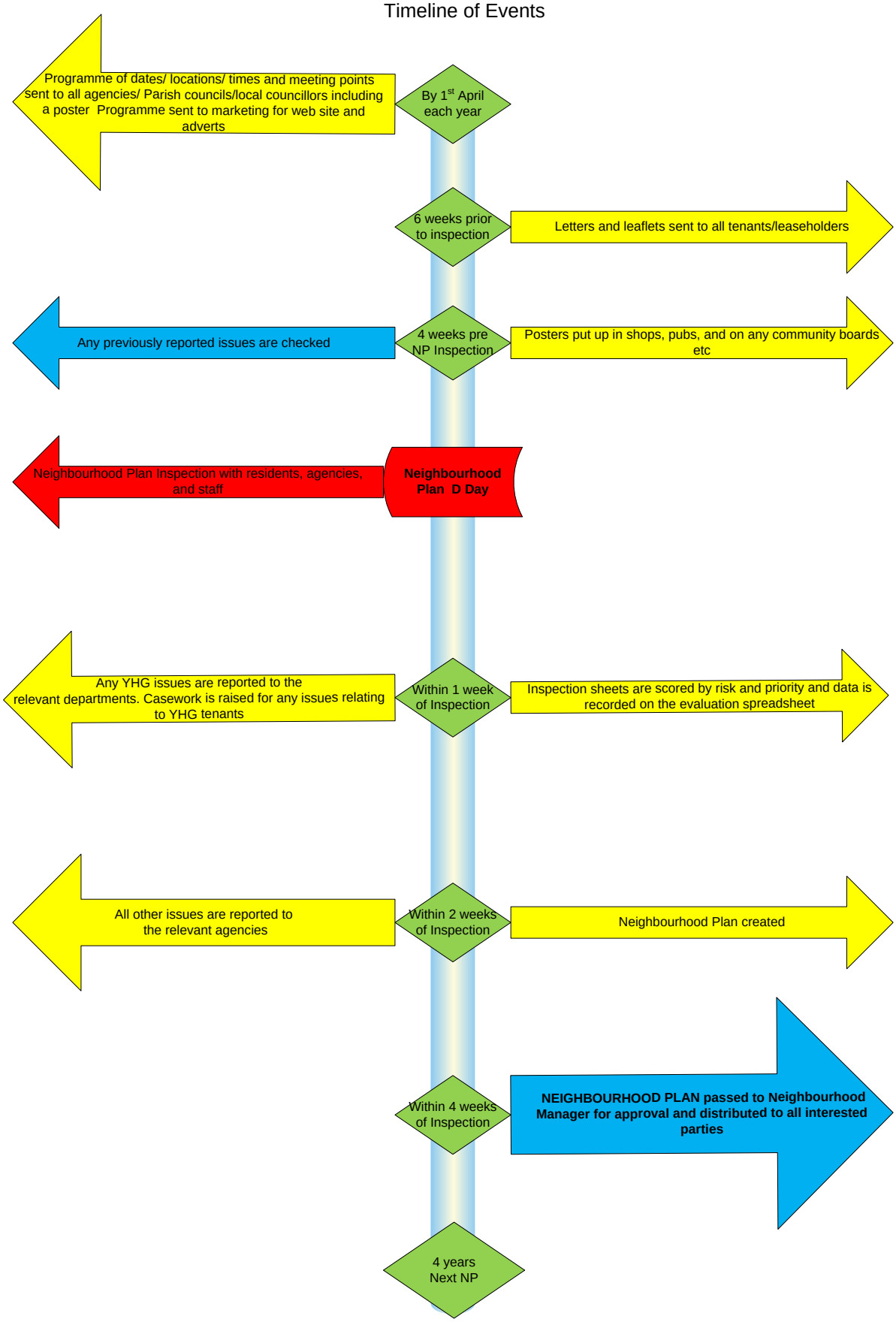
In Summary

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

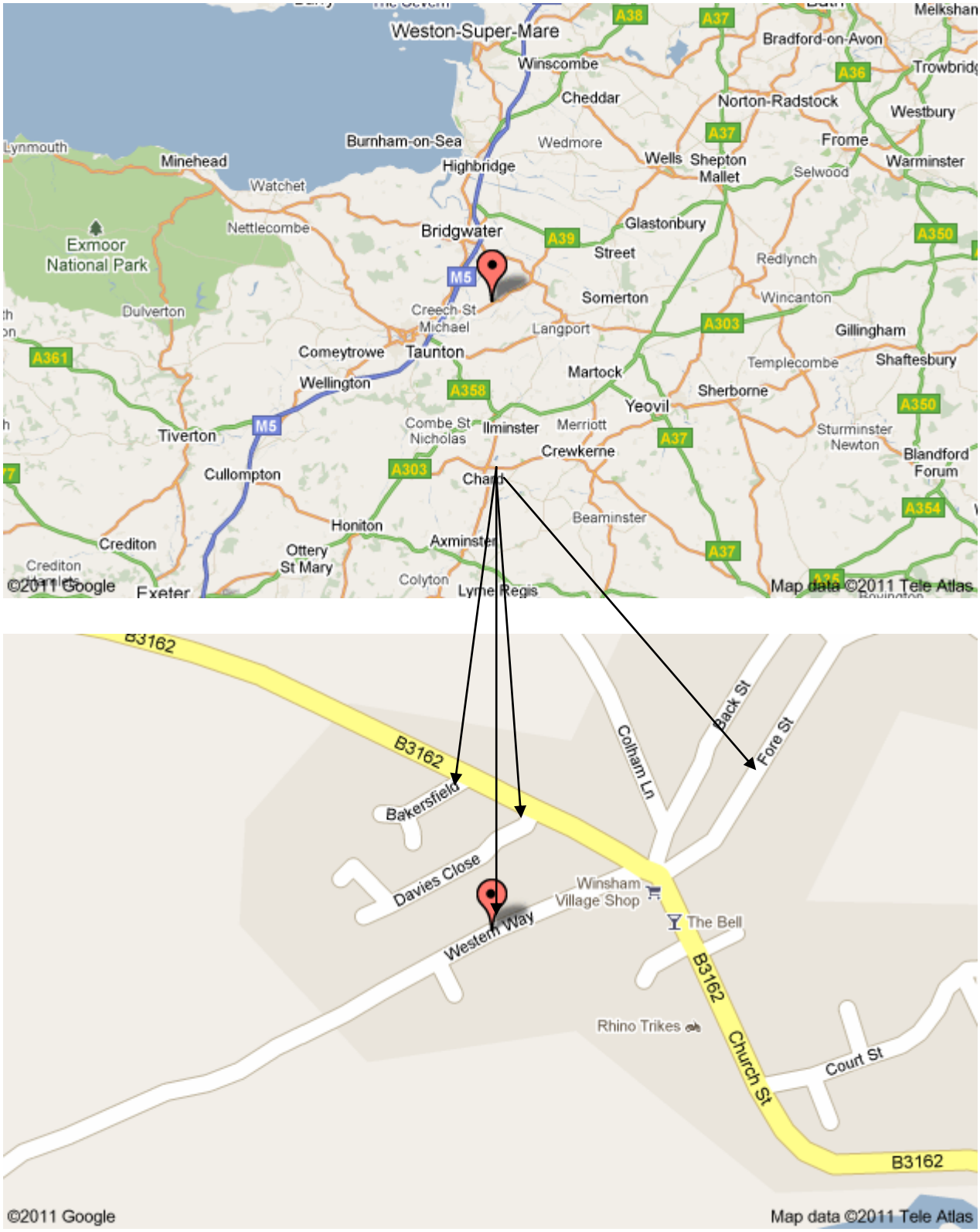
- Listening to our customers by strengthening Resident Involvement
- Ensuring a clean and green environment
- Ensuring all people are safe and secure.

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


Weston-Super-Mare
Winscombe
Cheddar
Bradford-on-Avon
Norton-Radstock
Westbury
Frome
Warminster
Burnham-on-Sea
Wedmore
Highbridge
Minehead
Watchet
Wells
Shepton Mallet
Selwood
Exmoor National Park
Nettlecombe
Bridgwater
Glastonbury
Street
Redlynch
Somerton
Wincanton
Dulverton
Creech St Michael
Langport
Gillingham
Comeytrowe
Taunton
Templecombe
Shaftesbury
Wellington
Martock
Sherborne
Yeovil
Tiverton
Combe St Nicholas
Ilminster
Merriott
Sturminster Newton
Crewkerne
Blandford Forum
Cullompton
Chard
Beaminster
Honiton
Crediton
Ottery St Mary
Axminster
Colyton
Lyme Regis
Exeter
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Map data ©2011 Tele Atlas
B3162
Back St
Fore St
Colham Ln
Bakersfield
Davies Close
Winsham Village Shop
The Bell
Western Way
Rhino Trikes
Church St
Court St
©2011 Google
Map data ©2011 Tele Atlas

Area profile

Winsham is a pretty rural village and civil parish 5 miles south-east of Chard, Somerset, in the South Somerset district of Somerset, England. The parish includes the hamlet of Whatley.

At the centre of the village is the Jubilee Hall, situated in Church Street. The hall is used by the village community for meetings, including the Parish Council, youth groups, drama productions, ballroom dancing and the Winsham WI.

The Village Shop & Post Office is situated in Church Street. The shop was saved from closure in 2002 by the active and imaginative effort of a large number of people living in the parish and is now run by existing staff and volunteers which enabled the shop to be open seven days a week. There is also a public house in Church Street called "The Bell".

Winsham Sports & Social Club – There is a recreation ground situated adjacent to the allotment gardens. The village has an active sport programme and there are regular activities held at the Sports & Social Club at Davies Close.

There are two Churches in the village. The Parish Church of St Stephen in Church Street originates from the 13th century, though mostly 15th Century with 19th Century restoration and is designated by English Heritage as a Grade II listed building. The Winsham United Reformed Church was built in 1811 and is situated in Fore Street.

Education facilities are provided in Winsham Community Primary School which is situated in Church Street. Winsham Community Primary school is a very small rural primary school of two classes. The pre-school meets in the School and there is also a Parent & Toddlers group that meets during term time.

Winsham Parish Council maintains the Children's Play Area which is at the entrance to Western Way next to the War Memorial.

There is an active Neighbourhood Watch Scheme in the village supported by Police Community Support Officer Andrew Searle.

South Somerset District Council is responsible for the allotments situated to the rear of Bakersfield.

In 2008 the area South Somerset 024D had an estimated 1026 dwellings and 2349 residents of which:-

- 30% of residents are of retirement age and 15.5% are under 15
- 92.9% of residents are in good or fairly good health. This is slightly higher than the average with the rest of South Somerset (92.1%) and the average for England as a whole (91%)
- 13% are claiming benefits which is below the average with the rest of South Somerset (16%) and for England as a whole (23%).

Yarlington Housing Group Tenant Profile

Yarlington Housing Group (YHG) owns 50 properties in the village including two retirement living schemes of 32 bungalows with a communal room which is used for functions within the greater community.

Street	No of Props	Of which YHG	No of Tnts	Average Age	% with a Disability	% BME
Bakersfield	22	5	7	73	43	0
Davies Close	57	37	45	65	42	0
Fore Street	26	1	*	*	*	*
Western Way	35	7	10	67	10	0

*Information withheld.

Bakersfield – is a mixed estate of retirement living bungalows and General Needs houses. The one bedroom retirement living bungalows were built in 1978 of traditional construction and the General Needs properties are 3 bedroom semi-detached houses that were built in 1949 and 1978 of traditional construction. A number of houses and flats have been purchased under the Right to Buy to scheme.

Davies Close is a mixed estate of retirement living bungalows and General Needs houses. The retirement living bungalows were built between 1969 and 1978 and consist of one and two bedroom terraced bungalows built of traditional construction. The General Needs houses were built between 1969 and 1978 and consist of two and three bedroom semi-detached detached and terraced houses built of traditional construction. A number of houses have been purchased under the Right to Buy scheme.

Fore Street – YHG only owns one 3 bedroom semi detached house in the street which was built in 1933. A number of properties have been purchased under the Right to Buy Scheme.

Western Way – YHG own a small number of 2 and 3 bedroom semi detached houses in the street that were built between 1951 and1955 and 2 bedroom semi detached bungalows built in 1955, all the properties were built of traditional construction.. A number of properties have been purchased under 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
Bakersfield **(General Needs)**	Winsham	3	0	0	3	0	52	0	0	3	0	0	0	0
Bakersfield **(Sheltered)**	Winsham	2	0	0	2	0	47	0	0	2	0	0	0	0
Davies Close **(General Needs)**	Winsham	7	0	4	3	0	53	0	0	7	0	0	0	0
Davies Close **(Sheltered)**	Winsham	30	0	12	18	0	51	0	0	30	0	0	0	0
Fore Street	Winsham	1	0	0	1	0	49	0	0	1	0	0	0	0
Western Way	Winsham	7	0	0	4	3	50	0	0	5	0	1	0	1

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 it's 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	
Bakersfield **(General Needs)**	Winsham	1	2025	2025	2022	2027	2016	£8,613
Bakersfield **(Sheltered)**	Winsham	0	2024	2013	2022	2028	2018	£6,798
Davies Close **(General Needs)**	Winsham	0	2024	2026	2022	2025	2017	£4,750
Davies Close **(Sheltered)**	Winsham	3	2023	2027	2023	2025	2018	£9,073
Fore Street	Winsham	0	2020	2028	2023	2014	2020	£5,996
Western Way	Winsham	2	2021	2022	2023	2024	2018	£25,498

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	50	
Total Number of Attendees (for all or part)	Owner/Occupiers/Private Rent	8
	Tenants	6
Total Number of Agencies Represented	South Somerset District Council	
	SCC Highways	
	Avon & Somerset Fire Service	
	Somerset County Council	
	Parish Council	1
	Local Action Group/Resident Association	
	Avon & Somerset Police	

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
	Graffitti	6	0	0
	Music	8	0	0
	Needles	9	0	0
	Shouting	7	0	0
	Urine/excrement	9	0	0
Cars	Repairs/Servicing on property	8	8	1
	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	18	6
	Hedge overgrown-public pathways	6	0	0
	Outbuildings-Disrepair	5	25	5
General	Property-Disrepair	10	10	1
	Pathways-Disrepair	4	4	1
	Rubbish-Communal	4	0	0
	Roads-Disrepair	6	18	3
	Street Lights	5	0	0
	Broken/Missing Signs	6	6	1
Any Health & Safety Issues		**10**	**30**	**3**
Total			**119**	**21**

Summary:

The main issue that was raised by residents at Western Way related to the maintenance and availability of parking at the parking area.
Concerns were also raised by raised by residents at Western Way and Davies Close about speeding in these areas. The condition of the roads and footpaths in Davies Close is an issue.

Identified Risks to the Company

Where (Street- Location)	What	Level of Risk (Low Medium or High)
NO RISKS IDENTIFIED		

Summary of Issues

Specific issues identified on the inspection relating to social, physical and management matters

Social issues	**Management issues**
• *There is currently no Residents Association and little interest in setting one up.* • *Good open space and play park already in existence.* • *A small number of people create a small number of problems in the village.* • *Young people's facilities are needed.*	• *Many complaints involve vehicles (parking / speeding)* • *Mix of general needs and retirement living properties* • *High proportion of YHG properties have been bought under the Right to Buy scheme*
Physical Issues	**Physical issues continued**
• *Existing views into the countryside are good.* • *Unable to improve parking – encourage where possible, residents to create off road parking*	• *Poor garden condition – individuals to be contacted to raise issues* • *Parking issues– no scope to improve due to lack of space.*

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
Disused and Vandalised Band hut	Investigate and encourage those involved to apply for funding towards improvement	YHG/ Parish Council/ Residents	August 2011	Dependant on interest/ownership and whether application for funding is granted	£0

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	Letters sent and all gardens addressed - completed	£0
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	Immediately	Reported to YPM - completed	£0

Pavements and kerbs at Davies Close	SSDC to clear under contract	SSDC	August 2011	Reported to SSDC - completed	£0
Bench seat at Davies Close	Remove existing bench	YHG/ YPM	Immediat ely	Reported YPM - completed	£0

Ensuring all people are Safe & Secure

ISSUE	ACTION	WHO	WHEN	OUTCOME	EST COSTS £
Speeding – Davies Close	Request for speed bumps in Davies Close	SCC Highways	June 2011	Reported to Highways - completed	N/A
Speeding – Davies Close and Western Way	Provide residents with 30mph stickers to put on wheelie bins	YHG/Avon & Somerset Police	August 2011	Reported to Avon & Somerset Police to monitor. 30mph stickers have been issued - completed	£20
Potholes in roads and condition of pavements – Davies Close	Report to Highways	SCC Highways	Immedia tely	Reported to Highways - completed	N/A
Car Park area at Western Way	Parking area to be whitelined	YHG/YPM	Sept 2011	Completed	£490
Car Park area at Western Way	In and Out signs to be erected at entrance/exit	YHG/YPM	Sept 2011	Completed	£200
Lay-by 31-34 Western Way needs maintenance	Investigate ownership of lay-by	YHG/SCC	Oct 2011	Reported to Highways to investigate ownership of lay by - completed	N/A

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 Yarlington 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 on 01935 404048

Distribution List

YHG Peter Sparks

- ***Julian Scott***
- ***Lee Hart***
- ***Pete Marshallsay***
- ***Rose Riglar***

Parish Council

- **John Gapper**

Avon and Somerset Police

- **PSCO Andrew Searle**
- **Beat Manager Andy Stuart**

South Somerset District Council

-

Somerset County Council Highways Dept

-

Attending Councillors

-

Attending Residents

- **1 Davies Close**
- **2 Davies Close**
- **18 Davies Close**
- **24 Davies Close**
- **30 Davies Close**
- **7 Balsam Close**
- **Jessamine Cottage**
- **5 Western Way**
- **11 Western Way**
- **12 Western Way**
- **14 Western Way**
- **30 Western Way**
- **31 Western Way**
- **33 Western Way**