

<b>SUBJECT:</b>	<b>ESTATE REGENERATION INVESTMENT PROGRAMME</b>
<b>DIRECTORATE:</b>	<b>HOUSING AND INVESTMENT</b>
<b>REPORT AUTHORS:</b>	<b>MARIANNE UPTON, TENANCY SERVICES MANAGER, KEVIN BOWRING, INVESTMENT MANAGER</b>

## **1. Purpose of Report**

- 1.1 To give information on how we are going to work together to deliver the Estate Regeneration Investment Programme.

## **2. Lincoln Tenants Panel Consultation**

- 2.1 LTP have not been formally consulted about this report, but have the opportunity to comment on the contents of this report at this meeting.
- 2.2 The LTP working group looking at the outcomes of the estate inspections will be feeding directly into this programme.

## **3. Background**

- 3.1 This report relates to the HRA business plan strand of estate regeneration. It also relates to the new Neighbourhood Management Policy and looks at our vision for Clean, Green and Safe estates and what we aim for the estates to be like in the next 10 years.

## **4. What is Clean, Green and Safe?**

- 4.1 In the context of housing management, "Clean, Green, and Safe" is a guiding principle or framework used to ensure that residential environments are well-maintained, environmentally friendly, and secure. Here is what each term generally includes:

### **1. Clean:**

- Maintenance and upkeep: Regular cleaning and maintenance of communal areas, such as hallways, lobbies, elevators, and outdoor spaces.
- Waste management: Efficient waste disposal systems, including recycling initiatives and regular rubbish collection to prevent littering and pollution.
- Pest control: Measures to prevent and control infestations, ensuring a hygienic living environment.
- Aesthetic standards: Keeping the property visually appealing through regular upkeep, such as painting, repairing damaged structures, and maintaining cleanliness.

## 2. Green:

- Sustainability practices: Implementing energy-efficient systems (e.g., LED lighting, solar panels) and water-saving measures (e.g., low-flow fixtures).
- Landscaping and green spaces: Preserving or enhancing green areas, such as gardens, grass areas, and trees, to promote biodiversity and provide tenants with natural environments.
- Environmental responsibility: Encouraging the use of eco-friendly materials in construction, renovation, and maintenance, as well as promoting sustainable living practices among residents.
- Climate resilience: Incorporating features that help the property adapt to climate change.

## 3. Safe:

- Security measures: Installation and maintenance of security systems, including CCTV, secure entry points, and lighting in public areas.
- Emergency preparedness: Clear protocols and systems for emergency situations, such as fire alarms, evacuation plans, and accessibility to first aid.
- Safety standards: Ensuring that all facilities, including electrical systems, lifts, and communal spaces, meet safety regulations and standards.
- Tenant well-being: Fostering a safe community atmosphere by addressing concerns such as noise control, neighbourhood watch programs and promoting respectful interactions among tenants.

Overall, the "Clean, Green, and Safe" approach aims to create a living environment that is not only physically well-maintained but also sustainable and secure, contributing to the overall quality of life for tenants.

## 5. What We Are Going to Do

- 5.1 Themes for estate regeneration will be taken from this year's estate inspections, Officer requests for improvements and consultation with tenants. The themes from the estate inspections include bins, parking, general maintenance, enhancements to areas, removing redundant fixtures and the overall appearance of green spaces and gardens at flat blocks.
- 5.2 The list of what was raised during the estate inspections that will be referred to the Investment Team is shown in Appendix 1.
- 5.3 It should be noted that this report focuses on work that will be an investment through the business plan, not the work that is business as usual for the Investment Team, such as planned maintenance, including improvements to blocks and communal spaces.

- 5.4 The business plan work will be over a longer time frame than normal planned maintenance and there is a new process being agreed for referring work to be carried out under the business plan.
- 5.5 Officers will complete forms to refer enhancements/improvement/regeneration work for consideration. This will then be submitted to the Tenancy Services Management team for assessment and to group pieces of work together. There will then be a decision about whether this is business as usual Investment work, or whether it is business plan work. There will be regular meetings between Tenancy Services and Investment to look at the scope of the works and for a feasibility assessment to be completed for each proposal and then when the work can be scheduled in. This will all be done in consultation with local tenants who will be affected by the work. It is proposed that feedback on progress should be provided to Housing Scrutiny Sub-Committee at six month intervals, to take into account the time scales for completing some of these works.
- 5.6 One of the things that will take place is a prioritisation of works and trying to effectively combine them with other planned works due in the area, such as communal block redecoration, work to make flat gardens communal. Officers and tenants will be asked what their priorities would be based on the themes that we have picked up on.
- 5.7 We could formalise the process of recording what is being done in each area through introducing Neighbourhood Management Plans. These could take into account all the work that falls outside the business plan such as the planned maintenance to internal communal areas, external communal areas and how it links to the work of other teams, such as the Caretaking Team and work that is under contract to Continental currently. A Neighbourhood Management Plan would essentially provide a holistic view of what is needed in an area. They maybe on a smaller scale than the estate inspections and we would focus on areas that are most in need of the extra work to begin.
- 5.8 There may be projects that we would like to do within the lifetime of the business plan that tenants and residents may want to see done quickly but we will need to categorise works in terms of whether they are short-, medium- or long-term plans. There may also be plans and requests that have come in or been found during the estate inspection that we are unable to do due to feasibility assessments, either because the resources aren't available, land isn't available, or the cost is prohibitive for the return (i.e. would have limited benefit to the wider tenant group). Where there are new areas of work that need undertaking, it may also be necessary to procure new contracts which will take time and will need to be factored into the target timescales for completion.

## **6. Strategic Priorities**

### **6.1 Let's deliver quality housing**

The appearance and maintenance of our estates has an impact on whether tenants feel they live in a quality home in a well-cared for environment.

## **6.2 Let's enhance our remarkable place**

Our estates cover large areas throughout the city and when they are well kept and maintained the enhance the experience of living in, working in and visiting Lincoln.

## **7. Organisational Impacts**

### **7.1 Finance (including whole life costs where applicable)**

This report is for information only and has no financial impacts at this time.

### **7.2 Legal Implications including Procurement Rules**

This report is for information only and has no legal impacts at this time.

### **7.3 Equality, Diversity and Human Rights**

The Public Sector Equality Duty means that the Council must consider all individuals when carrying out their day-to-day work, in shaping policy, delivering services and in relation to their own employees.

It requires that public bodies have due regard to the need to:

- Eliminate discrimination
- Advance equality of opportunity
- Foster good relations between different people when carrying out their activities

This report is for information only and has no equality, diversity or human rights impacts.

## **8. Risk Implications**

### **8.1 (i) Options Explored**

This report has no risk implications.

### **8.2 (ii) Key Risks Associated with the Preferred Approach**

N/A.

## **9. Recommendations**

9.1 That the content of the report is noted.

9.2 That Housing Scrutiny Sub Committee receives 6-monthly updates on progress with any projects.

**Is this a key decision?** No

**Do the exempt information categories apply?** No

**Does Rule 15 of the Scrutiny Procedure Rules (call-in and urgency) apply?** No

**How many appendices does the report contain?** 1

**List of Background Papers:** None

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