

### **Criteria for Estate Prioritisation**

#### **Total 30 year investment**

This is the forecast investment required over the next 30 years in the estate on external and communal element replacements, according to the Keystone asset management database.

It excludes day to day repairs and excludes improvements such as alterations to the methods of refuse storage, or the addition of CCTV

0 marks under £500k

5 marks £501k to £1M

10 marks £1M to £2M

15 mark £2M to £5M

20 marks over £5M

#### **Backlog**

This is the investment which, according to the Keystone database, should have taken place and is now “late”, subject to validation surveys.

0 marks under £100k

5 marks £101k to £300k

10 marks £301k to £500k

15 marks over £500k

#### **Crime Weighting**

This utilises the overall ranking of wards provided by the Community Safety Tactical Analyst in Environmental Services.

Wards are scored from 1-18 with the highest (Central Romford) scoring 18.

These score are then divided by three to weight this criterion at 30%

Some estates straddle wards so the predominant ward has been used.

### **Deprivation Weighting**

This criterion uses the nationally published Index of Multiple Deprivation which is a Government study of deprivation based upon:

Income

Employment

Health deprivation and Disability

Education Skills and Training

Barriers to Housing and Services

Crime

Living Environment.

The index provides a score for each Lower Super Output Area, which divide the country into areas or approximately 1,500 homes.

The LSOA scores for each estate have been averaged to give an estate score, and these are then divided by two to weight the criterion at 50%

0 marks if under 10

5 marks if 11 – 20

10 marks if 21 – 30

15 marks if 31 - 40

20 marks if over 40

### **Size and Grouping Weighting**

This is a partly subjective criterion based upon the number of properties in the estate, their concentration into discrete geographical areas and the types and age of the properties.

The logic to this is that the opportunities for a meaningful and lasting impact from investment is greater where properties are concentrated into well defined and delineated estates where the benefits are shared by all residents, as opposed to a dispersed estate of houses with no clear focal point

0 marks for under 100 properties and/or widely dispersed

5 marks for estates of 100 to 150 properties and/or partially grouped

10 marks for 150 to 250 properties and/or areas of good grouping

## Appendix 1: Estate Improvements Programme – Criteria for Estate Prioritisation

15 marks for 250 to 350 properties and/or properties well grouped

20 marks for over 351 properties and/or closely grouped properties

### **Tenancy Sustainment, Estates Management and Maintenance Scores**

Having identified the top 20 estates by application of the criteria above, Tenancy Sustainment, Estates Management and Maintenance were asked to score each of those 20 estates from 1-10, where 1 is an estate which, in their opinion, requires little investment in communal areas.

Those scores have been added to the scores of the 20 estates to give an overall score and ranking – see Appendix 2

The three teams were also asked to identify any estates which required investment but which did not appear in the top 20, and they didn't identify any estates not already listed.

## Appendix 1: Estate Improvements Programme – Criteria for Estate Prioritisation

### Worked Example

This example uses the Kingsbridge Estate in Harold Hill, RM3.

The estate comprises 549 properties, of which 105 (19%) are leasehold.

Estate	Kingsbridge Estate	Score	Explanation
<b>No. of properties</b>	549		
<b>Leasehold</b>	105		
<b>L/H %</b>	19.12568306		
<b>30 Year Investment</b>	£ 4,268,150.00		
<b>30 Year Investment Score</b>	15.00	15	The asset management database indicates that investment of £4.2M is required over the next 30 years on works which fall under the definition of Estate Improvements, this therefore scores 15 marks.
<b>Backlog</b>	£ 477,250.00		
<b>Backlog Score</b>	10.00	10	There is an indicated backlog of spending of £477k which scores 10 marks.
<b>Crime Rank</b>	12.00		
<b>Crime Score</b>	4	4	The ward had the seventh most crimes out of the 18 wards in the borough and scored 12 marks, but this was weighted at 30% to give a score of 4 marks.
<b>Average Deprivation Weighting</b>	21		
<b>Deprivation Score</b>	10	10	The estate had a deprivation score of 42, which was then weighted at 50% to give a deprivation score of 21, which attracts 10 marks
<b>Size and Grouping Score</b>	20	20	The properties on the estate are quite closely grouped and the benefits of investment will be tangible for all residents, so the estate scored 20 on the Grouping criterion.
<b>Tenancy Sustainment Score</b>	7	7	Officers from Tenancy Sustainment, Estate Services and Maintenance were therefore asked to score the need for investment in the estate, from 1 (little investment required) to 10 (significant investment required) and each team scored this estate as a 7
<b>Estate Services Score</b>	7	7	As above
<b>Maintenance Score</b>	7	7	As above
<b>Overall Estate Score</b>	80	80	The total score for this estate is therefore 80 marks, which places it fourth out of twenty in the ranking (See Appendix 2).