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DERBY CITY COUNCIL

**Profile
of
SPONDON**

**Incorporating
Estate Development
Proposals**

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RAISING ISSUES

The aim of this profile is to provide relevant information about the existing Derby City Council housing stock in the Spondon area, and to identify the main physical and environmental problems which exist in the area.

A number of issues are raised, and areas of potential improvement highlighted. Some of these are receiving attention already — others will need to be tackled in future years.

Spondon is an easily identifiable and physically separate community on a generally south-facing slope falling away to the Derwent Valley.

To the south the village is adjacent to a major chemical industrial complex; to the north is largely pleasant open countryside.

Spondon has a total population (according to the most recent available census) of 13,396, of which 7,438 are adults, 1,775 pensioners and 3,851 minors. There are 78 single parent families. Some 3.7% of the working population is unemployed.

The village contains 705 Council properties, of which 183 are pre-war, 372 post-war but pre-1965 and 150 post-1965.

Some 42% of the tenants have some rent arrears; 50-55% of them receive Housing Benefit; and 418 tenants have been in their Council dwelling for five years or more.

STOCK CONDITION

1. TRADITIONAL

PRE-WAR TRADITIONAL BRICK BUILT HOUSES — BUILT 1921-1930.

These are at:

Willowcroft Road	— 55 houses
Cambridge Street	— 48
Moult Avenue	— 28
Kirkleys Avenue North	— 22
Kirkleys Avenue South	— 25
Drury Avenue	— 4
Sitwell Street	— 1



● Typical dwelling, Kirkleys Avenue North

All 183 of these properties are traditionally constructed, semi-detached three bedroom houses.

Inside toilets, bathrooms and a new kitchen sink were added in a 1979 modernisation scheme.

Further improvements are now needed to bring them all up to 1990 standards.

Several houses which did not get the 1979 modernisation are now included in a scheme to provide inside toilets.

The houses appear drab, with discoloured rendering and stained brickwork giving the appearance of neglect. Most of the Rosemary Red roofs are poor, and close to the end of their useful life.

There are exceptions — most of the houses on Willowcroft Road, south of the A52, have been included in an enveloping scheme which has included roof re-tiling, new gutters, re-rendering and shotblasting of brickwork, plus repaired or renewed chimneys.

The rest of Willowcroft Road's Council houses are due for this work during 1991-92.



● Typical dwelling, Moult Avenue



● Typical dwelling, Kirkleys Avenue South

TRADITIONAL (CONT.)

POST-WAR TRADITIONAL BRICK BUILT HOUSES — BUILT 1947-51

These are at:

Arnhem Terrace	— 44 houses
Borrowfield Road	— 28
Nottingham Road	— 15
Wensley Drive	— 4
Edmund Road	— 7

These 98 homes are all traditionally-built with three bedrooms and front and rear gardens.

However, they are not without problems.

Some — about 70 — have concrete canopies over the front door which have proved troublesome, and it is recommended that they be replaced.

Some have flat roofs on outhouses which have such problems as ripped felt, and leakages, and re-roofing should be considered. Around 30 should be re-felted soon, but the remainder could be done in, say 1992/3 or 1993/4.

Repairs already instigated include double glazed UPVC windows and timber doors where required — the double glazing attracts a rent addition.

POST-WAR TRADITIONAL BRICK BUILT ELDERLY PERSONS' DWELLINGS — BUILT 1959-65

These are at:

Craddock Avenue	— 24 bungalows
Haddon Drive	— 30
Beresford Drive/Asterdale View	— 24

These represent Spondon's three sheltered housing schemes, and are all bungalows of traditional construction. **Sheltered housing is dealt with in more detail on page eight.**

2. NON-TRADITIONAL

WIMPEY "NO FINES" FIVE STOREY BLOCKS — BUILT 1966

There are eight of these buildings, known as Derbyshire Blocks because each are named after a county town.

Ashbourne House, Buxton House and Chesterfield House are in Arnhem Terrace.

Belper, Heanor, Melbourne and Matlock Houses are in Craddock Avenue and Ripley House is in Langley Road.

Each block has 11 dwellings, with two one bedroom flats and a bedsit on the ground floor; two/three bedroom maisonettes on the first/second and third/fourth floors.

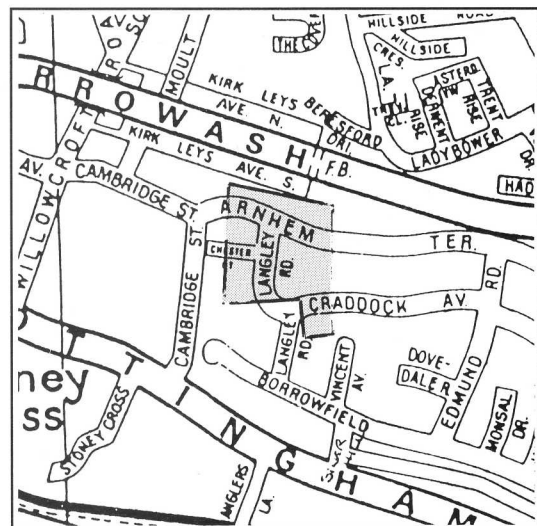
They have suffered with vandalism and graffiti in the past, but since door entry systems were introduced the problem has been cut significantly.

The tenants are happy with the door entry system, but still feel the entrances are cold and unwelcoming.

We are therefore preparing a refurbishment scheme to include a new entrance area, staircase improvements and improved lighting and paving outside.



● This picture of Chesterfield House in Arnhem Terrace shows the site of the new Spondon Local Housing Office in the foreground.



● Map shows location of Derbyshire blocks.

NON-TRADITIONAL (CONT.)

"AIREY" HOUSES — BUILT 1949.

These are at:

- Litton Drive — 13 houses
- Monsal Drive — 11
- Kirkdale Avenue — 14

Designated as defective under the 1985 Housing Act, these prefabricated reinforced concrete three bedroom houses have been a problem in several parts of the country.

However, in Derby, they were found to be structurally stable when inspected a few years ago. Arrangements are being made for a further survey.

In 1983/84 No 18 Monsal Drive was demolished after being badly damaged by fire. The site remains empty and is used as an extension to the garden of the neighbouring tenant.



● This Monsal Drive picture shows how narrow the road is.

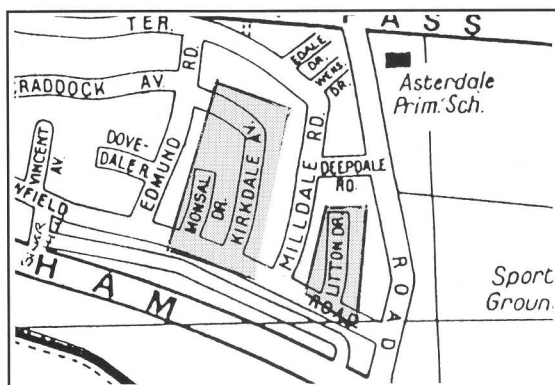


● Airey House, Monsal Drive.

A provisional programme of works for the houses is planned for 1992/93 — subject to the structural survey mentioned above.



● Grassed area at end of Monsal Drive, and site of dwelling destroyed by fire.



● Map shows location of Spondon's Airey Homes.

NON-TRADITIONAL (CONT.)

"SALUM" BUNGALOWS — BUILT 1950

These are at:

Milldale Road	— 23 bungalows
Deepdale Road	— 7
Edale Drive	— 5

These very popular non-traditional bungalows have external walls and roofs of aluminium sheeting.

As part of a three year programme, they are currently being extensively refurbished — nine have been completed, 26 have still to be finished.



● "Old and new" Salum bungalows.

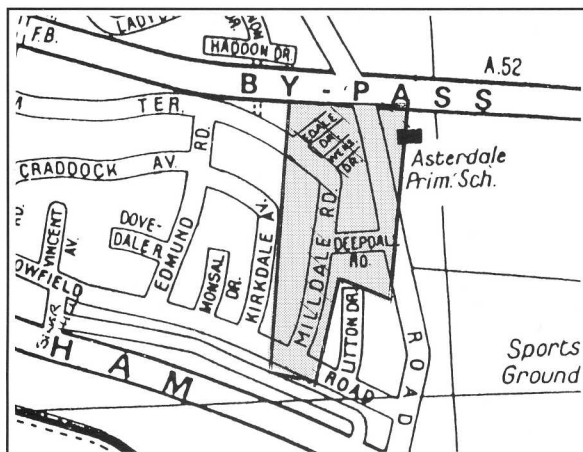


● Refurbished Salum bungalow.

The work involves a new brick skin for the walls, with insulation, re-roofing, double glazed UPVC windows and doors, and the option of electric storage heating.

We are also replacing existing sheds in the gardens.

There is a rent addition for the double glazing and central heating.



● Map shows location of Spondon's Salum bungalows.

3. PROVIDING FOR THE ELDERLY AND DISABLED

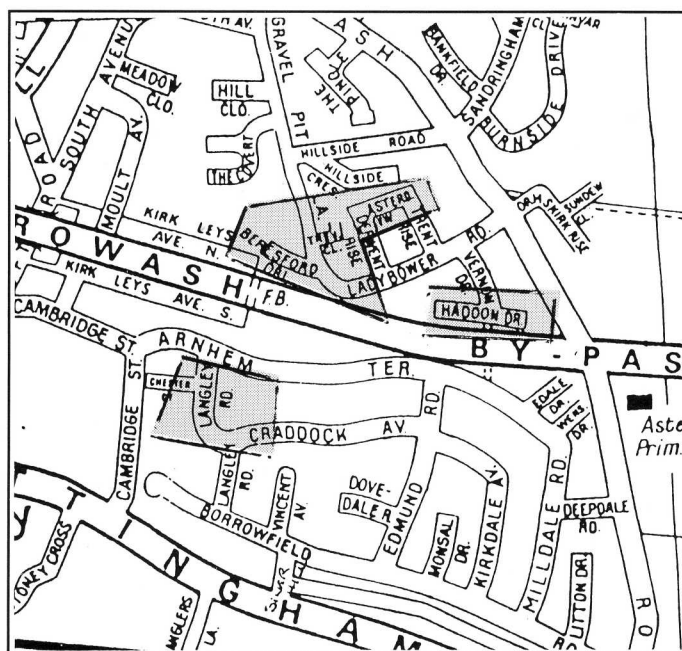
A common room at Craddock Avenue serves the three sheltered housing schemes at Craddock Avenue, Haddon Drive and Beresford Drive.

It is proving very popular with the elderly residents, but only a few from Haddon Drive and Beresford Drive can regularly take advantage of their standing invitation to attend.

It would be ideal if a second common room could be built on Ladybower Road which could be used by the two sheltered housing schemes not currently full catered for.

Further, there is no accommodation in Spondon specifically designed for use by tenants with wheelchairs.

It would be appropriate for us to identify ground floor flats and bungalows which could be adapted specifically for such tenants.



● Map shows location of Spondon's three sheltered housing schemes.

THE ENVIRONMENT

1. GENERAL

There is a good deal of work which could be done to improve the Spondon area, and on following pages officers have detailed specific potential projects in specific streets with estimated costings where known or applicable.

Generally, the streets covered by the "core area" of Spondon highlighted on the map below suffer greatly from the effects of the nearby A52.

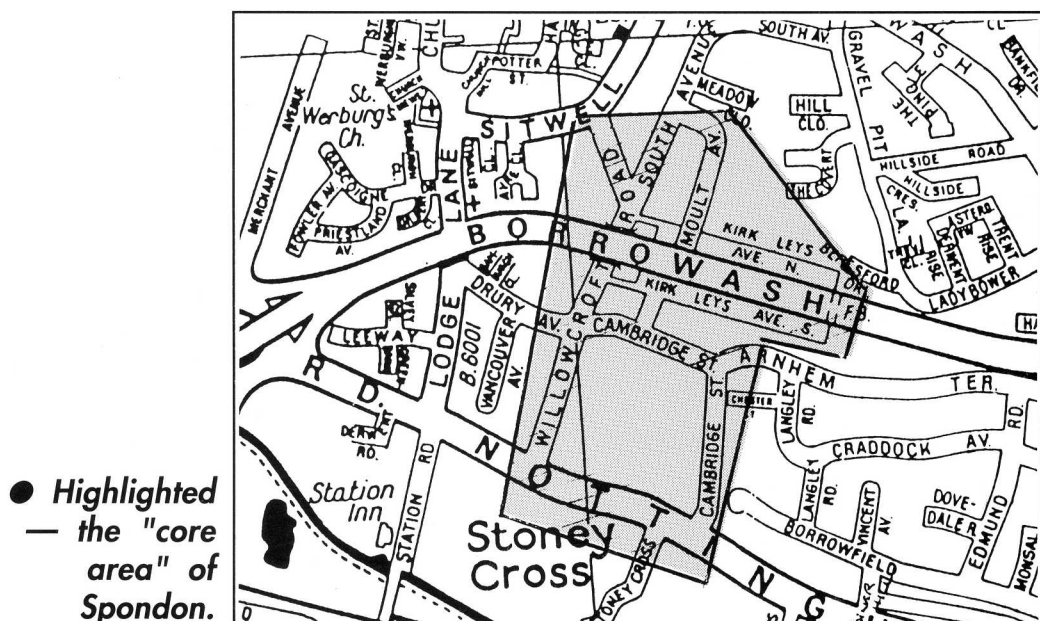
Kirkleys Avenue is bisected by the busy dual-carriageway and many residents look out on to a drab supporting wall as well as having to put up with noise, dirt and obvious safety problems.

The safety barrier between the A52 and Kirkleys Avenue, for instance, consists of inadequate metal railings.

The area near the turning circle at the end of Kirkleys Avenue North is very overgrown and untidy. Apart from tidying this up it is felt that the "core area" would benefit from replanting hedges where necessary, the construction of hardstandings and dropped kerbs, and a tree planting programme.

Similar work would enhance other areas, such as Edale Drive, Monsal Drive and Milldale Road. There's also scope for landscaping the poorly-maintained grass area at the end of Monsal Drive.

The Derbyshire Blocks have a particular problem with refuse disposal — as things stand rubbish gets dumped around the bin chamber, and there isn't enough capacity for 11 flats.



2. SPECIFICS

The specific proposals which follow would of course be subject to detailed consultation with both tenants and ward members. We have detailed suggested improvements road by road, with an estimated cost on the right where appropriate.

KIRKLEYS AVENUE NORTH/SOUTH

At the turning circle, the area between the road and the hedge is overrun with weeds. Laying Paviour sets would improve this immensely.

£5,000

The iron railing fence cutting off the A52 is inadequate both as a visual and sound barrier and heavy planting would improve this. Small conifer trees could also be considered to improve the appearance.

There is no escape from having to look out on to the A52's supporting wall for some tenants, but this situation could be improved by heavy planting to help mask it.

£15,000

Grass verges around this area should be retained — but small trees should also be added to enhance the view.

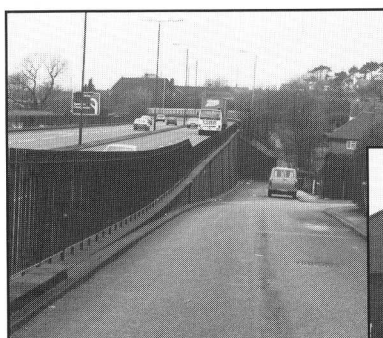
Hedging along the footpath to the playing fields and Beresford Drive needs to be cut back and reinstated where necessary.

Existing privet hedges could be tidier, and should be replanted where the privet is in a bad state — which is in around 17 cases. Each property should now have a new gate.

£10,000

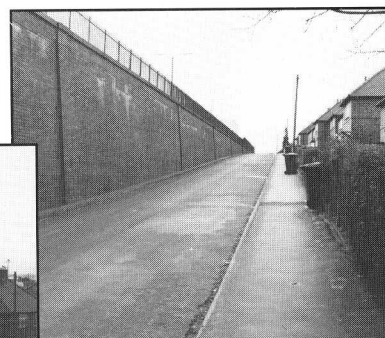
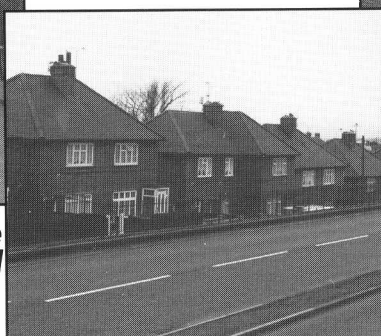
Access on the road would be greatly improved by offering tenants dropped kerbs and hardstandings.

£30,000



● Above: Kirkleys Avenue North; the railings and wall.

● Below: Kirkleys Avenue South from across the A52.



● Above: Kirkleys Avenue South showing outlook on to wall.

SPECIFICS (CONT.)

CAMBRIDGE STREET

Tidy the existing privet hedges, replacing with new hedging in about six cases where the privet is in bad state. New gates for each property.

£8,000

Offer dropped kerbs and hardstandings to tenants.

£26,000



● *Cambridge Street, showing on-road parking problems and front gardens.*

MOULT AVENUE

Tidy the existing privet hedges, replant hedge where the privet is in bad state. New gates for each property.



● *Pictured right: Moulton Avenue.*

£6,000

MONSAL DRIVE/EDMUND ROAD

Cut back and restore hedges and supply new gates.

£3,000

Offer dropped kerbs and hardstandings to tenants in odd-number houses.

£4,500

Make a feature of the grassed area at the end of the drive — perhaps with mounds, seats and plants.

The footpath between the two roads needs fencing off, and the privet hedge cut back and maintained in the future to make the footpath safer.

£500

● *Monsal Drive, showing the side of the road where hardstandings are proposed.*



SPECIFICS (CONT.)

DERBYSHIRE BLOCKS

The existing refuse chambers need demolishing, along with the underused adjacent store cupboards. They should be replaced with a bin store for wheelie bins.

The blocks themselves are showing their age. At the time of the Door Entry Flat Refurbishment scheme we should colour-wash each block in a different pastel shade, to give a degree of individuality.

Windows in the flats should be replaced with UPVC double glazed units, again with a number of designs to give individuality to the blocks. This is planned as part of the Door Entry Flat Refurbishment scheme.

The drying equipment and fencing around the drying areas needs replacing.

£56,000

WILLOWCROFT ROAD

As the main road into and out of Spondon village, and being on the main bus route, Willowcroft Road gets very congested. To alleviate the parking problems some residents have had dropped kerbs and hardstandings put in, but about 25 more could benefit from this work, which we recommend.

Due to the layout of the road, with its crash barriers on the bend, this work would have to be limited to the road south of the A52.

£12,000

Tidy existing privet hedges, replacing with new hedging in about 20 cases where the privet is in bad state. New gates for each property.

£10,000

MILLDALE ROAD

Behind Milldale Road is an area of wasteland with electricity pylons standing on it. This is let to a farmer who grazes cattle on it.

We should consider fencing off this land as a safety measure. It backs on to Milldale Avenue, Edale Road, Wensley Drive and Kirkdale Avenue.

£21,000

SPECIFICS (CONT.)

CRADDOCK AVENUE

The Craddock Avenue Sheltered Housing Scheme is open plan to allow easy access to the rear of the bungalows; but this is a cause of concern to the elderly tenants.

The proposed solution is Bulkhead lighting fixed to the 24 bungalows and wired to the tenants' own supply so they can decide when to switch it on.

If this is done, some lighting should be installed at the same time covering the drive to the new Common Room, which is also an access to bungalows Nos. 4-6. Suitable lighting here would be bollard type spaced out over the full length of the drive, costing £65 per dwelling.

£2,000

ARNHEM TERRACE/CRADDOCK AVENUE

Behind the Matlock House/Melbourne House Derbyshire Blocks is a play area provided by Leisure Services.

There are a lot of children in the area and, subject to the agreement of tenants and the Director of Leisure Services, certain items could be added:

- a) Climbing frame adventure equipment with wood bark on the ground.
- b) Swings and slide.
- c) Skateboard ramp.

LOOKING AHEAD

1. MODERNISING PRE-WAR HOUSING STOCK

Many of the 183 pre-war properties in the core area of Spondon need further improvements to bring them up to modern standards, despite the limited modernisation programme carried out in the 1970s.

Internal modernisation could include:

Fitted kitchens, Central heating and insulation, New bathroom suites.

External improvements could include:

Repair/redecoration of rendering, waterproofing brickwork, replacing metal window frames, replacing concrete canopies.

This work could cost around £3.25 million.

In Kirkleys Avenue a much more ambitious scheme could be considered — to "turn round" the first 14 houses (Nos. 1-27), shortening the back garden to allow a driveway/service road to be built for these houses and those of Cambridge Street.

The big advantage would be to greatly enhance the environment for the tenants concerned, as their front windows would no longer look out on to the A52 wall.

2. PLANNED MAINTENANCE & CAPITALISED REPAIRS

Normal cyclical maintenance will account for some of the problems highlighted earlier, such as:

Window and door replacements to be carried out within the five year Repairs Prior and Painting Programmes.

Associated enveloping improvements to walls, roofs, paths, fences and gates now carried out in tandem with window and door replacements.

Some repairs can also be met by Capitalised Repair Programmes in 1991-92, such as:

Concrete canopy replacements and reroofing of some properties in the Arnhem Terrace area.

3. LAND DISPOSAL — OPTIONS

There are a number of sites which could be sold to provide social housing.

EDMUND ROAD — a block of 11 lock-up garages in this residential area could be sold for redevelopment for social housing.

Also, at the rear of No. 2, is a large parcel of land fronting on to Borrowfield Road, which is ideal for residential development.

There are also a number of sites of public open space which have a neglected appearance. It would be worthwhile exploring with residents the possibility of developing on these sites for social housing purposes.

It is suggested that capital receipts from such disposals could help finance improvements featured earlier in this report.

**THIS REPORT HAS BEEN COMPILED BY LOCAL HOUSING MANAGER
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