



# Priority Streets

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ENERGY EFFICIENCY AND REGENERATION TEAM



## **Priority Streets**

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## Background

In March 2017 Cabinet agreed a wider prioritisation list which identified the general areas in the city in need of intervention, specifically housing regeneration works. At this time the areas for intervention were divided up into 1st through to 5th priority areas.

The indicators used to prioritise the areas included:

- % of households in fuel poverty
- % of empty home (6+ months)
- % day to day activities limited a lot by long term illness or disability
- Crimes per 1000 residents
- Burglaries per 1000 residents
- Environmental complaints (fly-tipping and untidy land per 1000 residents)
- % dissatisfied or very dissatisfied with neighbourhood
- % dissatisfied or very dissatisfied with open space
- % dissatisfied or very dissatisfied with street appearance
- Anti-social behaviour reports to police and council per 1000 residents

(available at LSOA level only)

In July 2018 (Minute 26) the 1<sup>st</sup> priority streets were revisited to assess private housing conditions, environmental factors, and vacant properties and from this several streets were identified for intervention.

Perry Street, Ruskin Street and Conway Close (including all associated court terraces) have received a programme of external wall insulation and frontage improvements. Sculcoates Lane and Folkestone Street (including all associated court terraces) have received a programme of frontage improvement works. The report to Cabinet in 2018 also identified that Rosmead Street should receive intervention, should further funding become available. This programme of frontage improvement works commenced in June 2023 and is due for completion in August 2024.

Recent and previous schemes have primarily focused on the Newington & St. Andrews Area Action Plan area, the Beverley Road Corridor area and the Holderness Road Corridor area.

This type of intervention remains of the utmost importance for many and wide-ranging reasons, including:

- Reduction in fuel poverty
- Reduction in heating bills
- Improvements to the aesthetics of an area
- Encouragement of increased private investment into an area
- Improves residents' sense of pride in an area and sense of community.
- Reduction in damp and mould hazards
- Reduction in excess cold hazards

### **Current Model**

The remaining streets in the 1<sup>st</sup> priority category have been revisited and assessed utilising a new model. Each street has been assessed firstly, on private housing conditions, based on site surveys; secondly on anti-social behaviour service requests and Humberside Police crime report statistics and lastly on service requests received in relation to both environmental (e.g., void properties/untidy land) and social (e.g., fly-tipping/noise complaints) aspects. Each street has received scores for all three elements, which have considered the number of properties on each street.

It was deemed that the three indicators chosen provided an accurate reflection of the streets in question.

The scores for the three indicators have been added together to provide an overall rank.

Opportunity has also been given to the addition of further streets throughout the consultation period. Consultation has been via presentations and workshops to Neighbourhoods and Housing staff, Tenant/Resident Group, a questionnaire which was distributed to all identified stakeholders and a report to each Area Committee. This consultation resulted in the addition of a number of streets to which the model has been applied and the streets ranked.

The current list of 1<sup>st</sup> Priority Streets is attached, including the ranked scoring results.

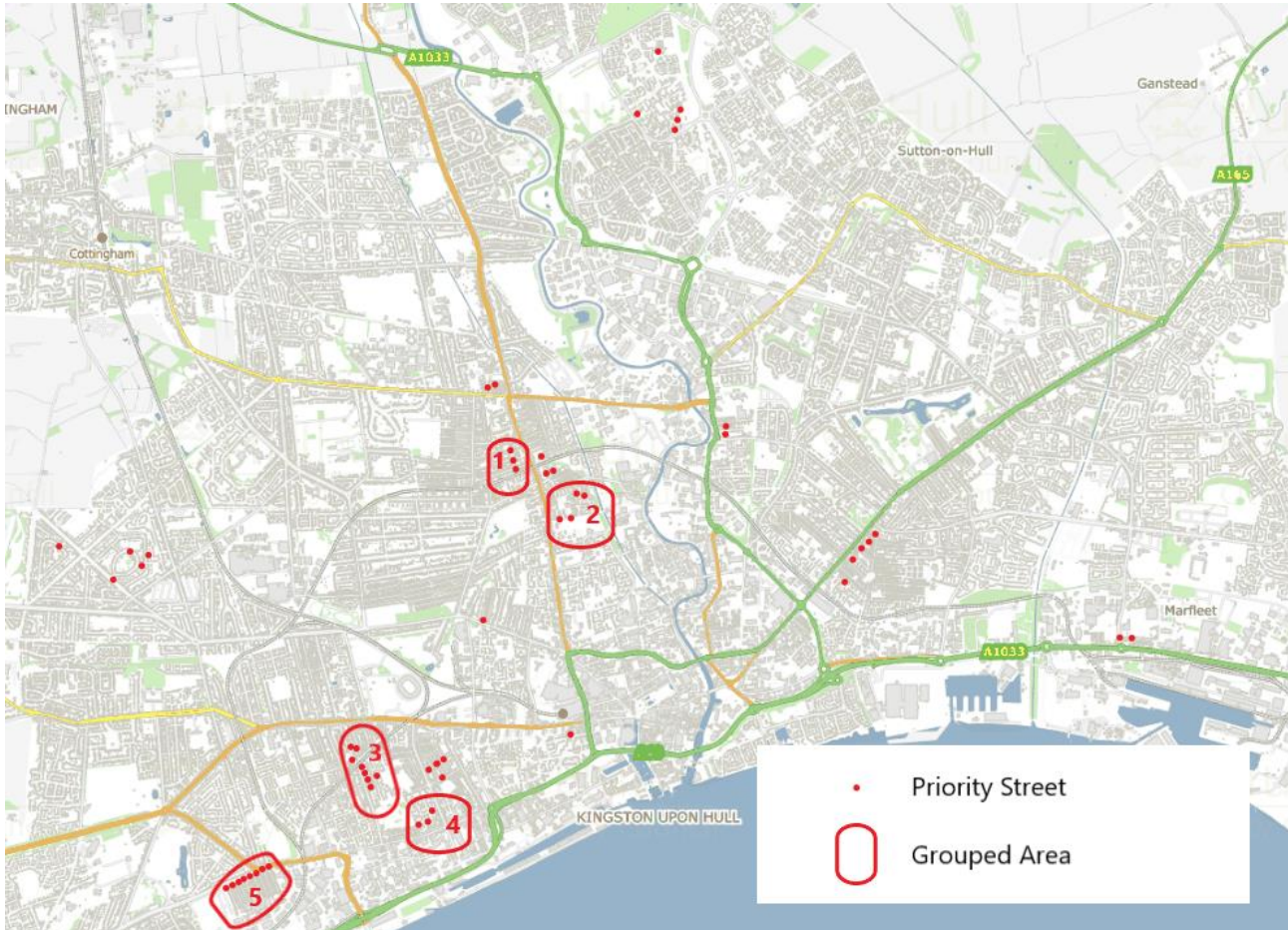
The rank alone should not be used to determine where the intervention should take place. A number of other factors need to be considered, including the number of properties on a street, the amount and type of funding available, the suitability of the properties for the proposed treatment, the area in which the street lies to take into account the impact of grouping streets and also complimenting and concluding where previous works have been carried out to an area.

In total 56 streets have now been assessed to establish the next area regeneration scheme(s) to be undertaken by the Energy Efficiency and Regeneration Team.



## Priority Streets Map

All priority streets assessed are indicated on the below map. 5 areas have been identified which group individual priority streets into potential area projects.

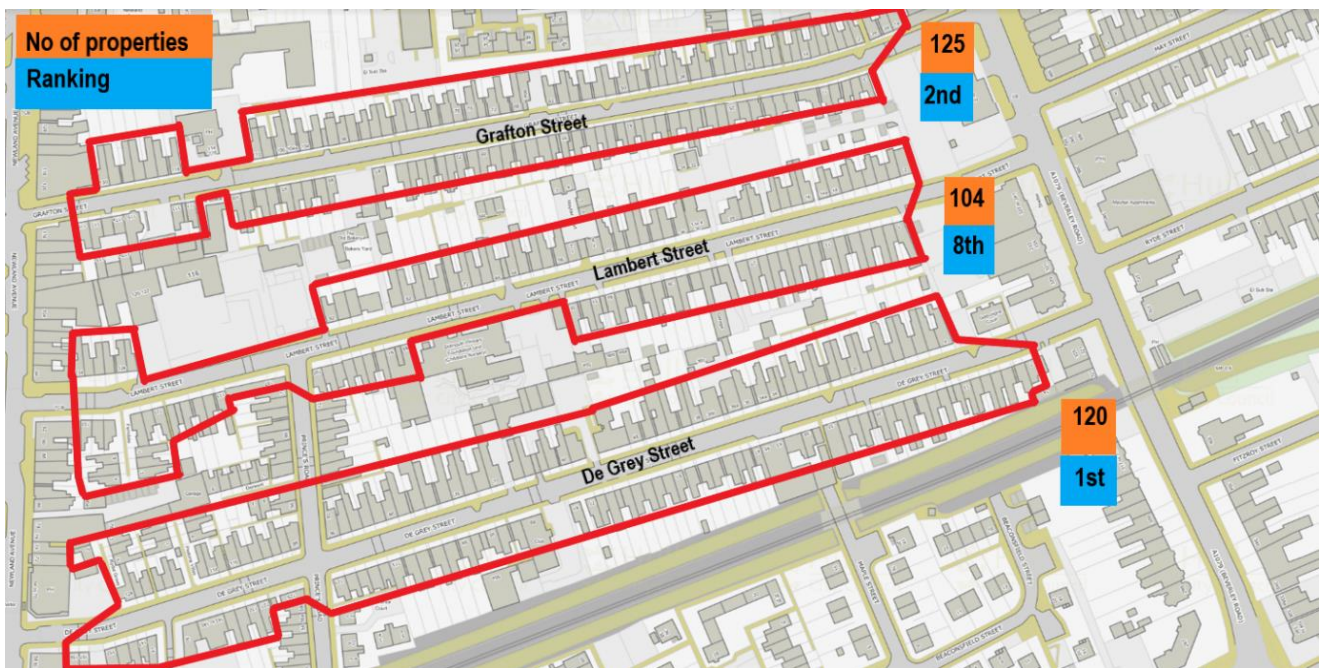


Streets highlighted in **red** in the below grouped areas are within the top ten of the priority streets ranking list.

**Group 1: Beverley and Newland**

Rank	Street	Number of properties	Include work to front boundary wall	Proximity to previous schemes
1	De Grey Street	120	100%	Sculcoates Lane Folkestone Street
2	Grafton Street	125	100%	
8	Lambert Street	104	100%	
		<b>Total 349</b>	<b>Average 100%</b>	

**Comments** – This is a new area where this type of regeneration works have not previously been carried out. Scheme would have a big impact due to percentage of boundary walls.



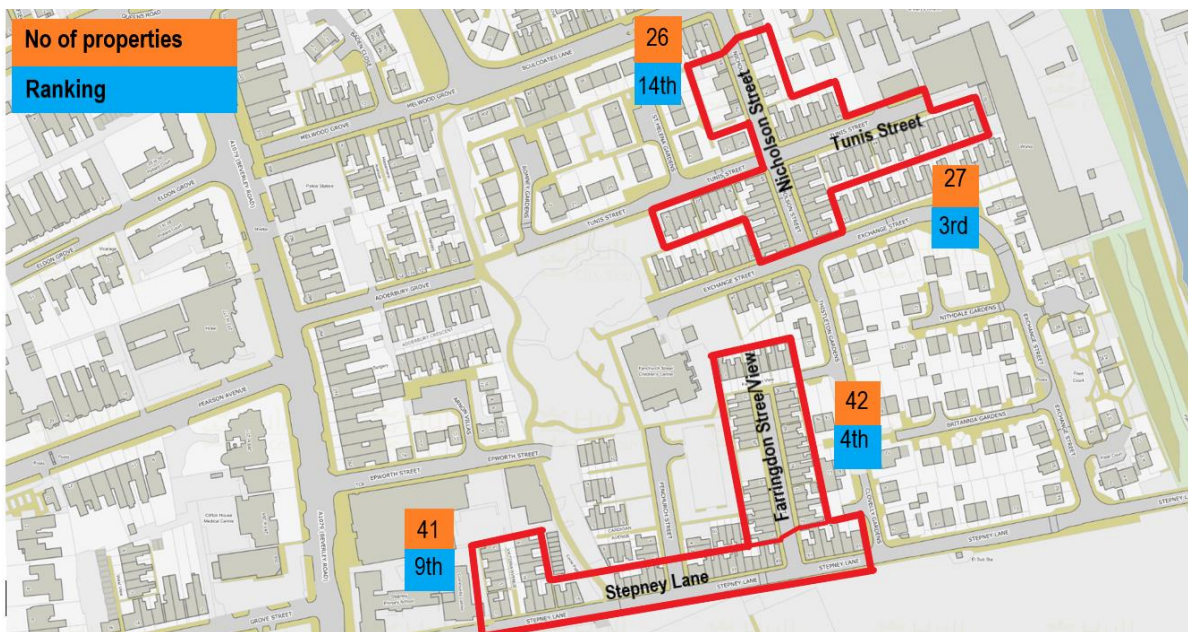


## Group 2: Central

Rank	Street	Number of properties	Include work to front boundary wall	Proximity to previous schemes
3	Tunis Street	27	81%	Sculcoates Lane Folkestone Street
14	Nicholson Street	26	0%	
4	Farringdon Street & View	42	21%	
9	Stepney Lane	41	39%	
		Total 136	Average 35%	

**Comments** – Proximity to most recent frontage improvement scheme carried out to Sculcoates/Folkestone Street.

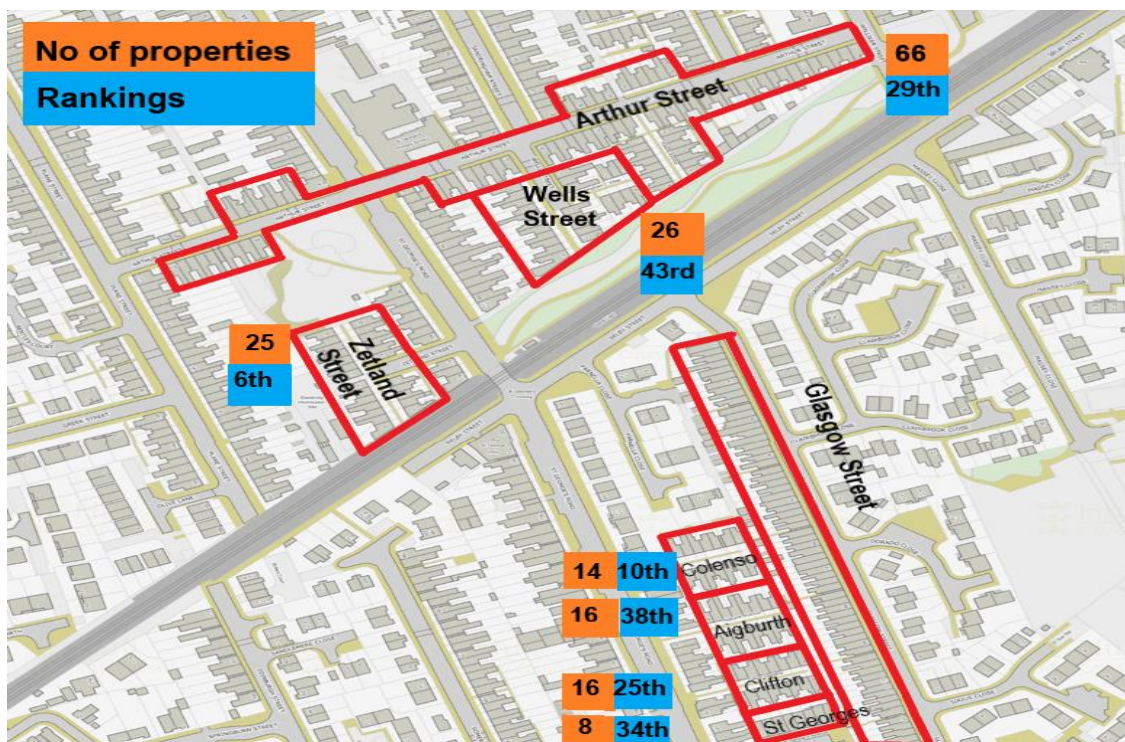
Scheme would be low-cost to deliver and would benefit 3 of the top 10 priority streets. **However, lower visual impact due to percentage of boundary walls.**



### Group 3: Newington and Gipsyville / St Andrews and Docklands

Rank	Street	Number of properties	Include work to front boundary wall	Proximity to previous schemes
29	Arthur Street	66	9%	St Georges Road Plane Street Melrose Street Glencoe Street Glasgow Street Tyne Street Dee Street Ribble Street Granville Street (EWI) Walliker Street (EWI) Perry Street (EWI) Ruskin Street (EWI) Conway Street (EWI) Redbourne Street (EWI)
43	Wells Street	26	100%	
6	<b>Zetland Street</b>	<b>25</b>	<b>100%</b>	
10	<b>Colenso Street</b>	<b>14</b>	<b>100%</b>	
38	Aigburth Avenue	16	100%	
25	Clifton Gardens	16	100%	
34	St Georges Avenue	8	100%	
		<b>Total 171</b>	<b>Average 65%</b>	

**Comments** – Arthur Street and Wells Street are in proximity to recent EWI schemes, however other streets in the area have received frontage works. Delivering this scheme would complete the previous NASA regeneration area. Scheme would be relatively low-cost to deliver and would benefit 7 areas.







## Group 4: St Andrews and Docklands

Rank	Street	Number of properties	Include work to front boundary wall	Proximity to previous schemes
31	Division Road	27	0%	Tyne Street Dee Street Ribble Street Conway Close (EWI) Redbourne Street (EWI)
<b>5</b>	<b>Sefton Street</b>	<b>13</b>	<b>0%</b>	
44	St Georges Terrace	8	100%	
		<b>Total 48</b>	<b>Average 17%</b>	

**Comments –**

Only one highly ranked street with only 13 properties on that street. Low-cost scheme to deliver, however, low impact due to percentage of boundary walls. A mixture of ranked properties with only 1 street ranked in the top 10.





## Group 5: Newington and Gipsyville

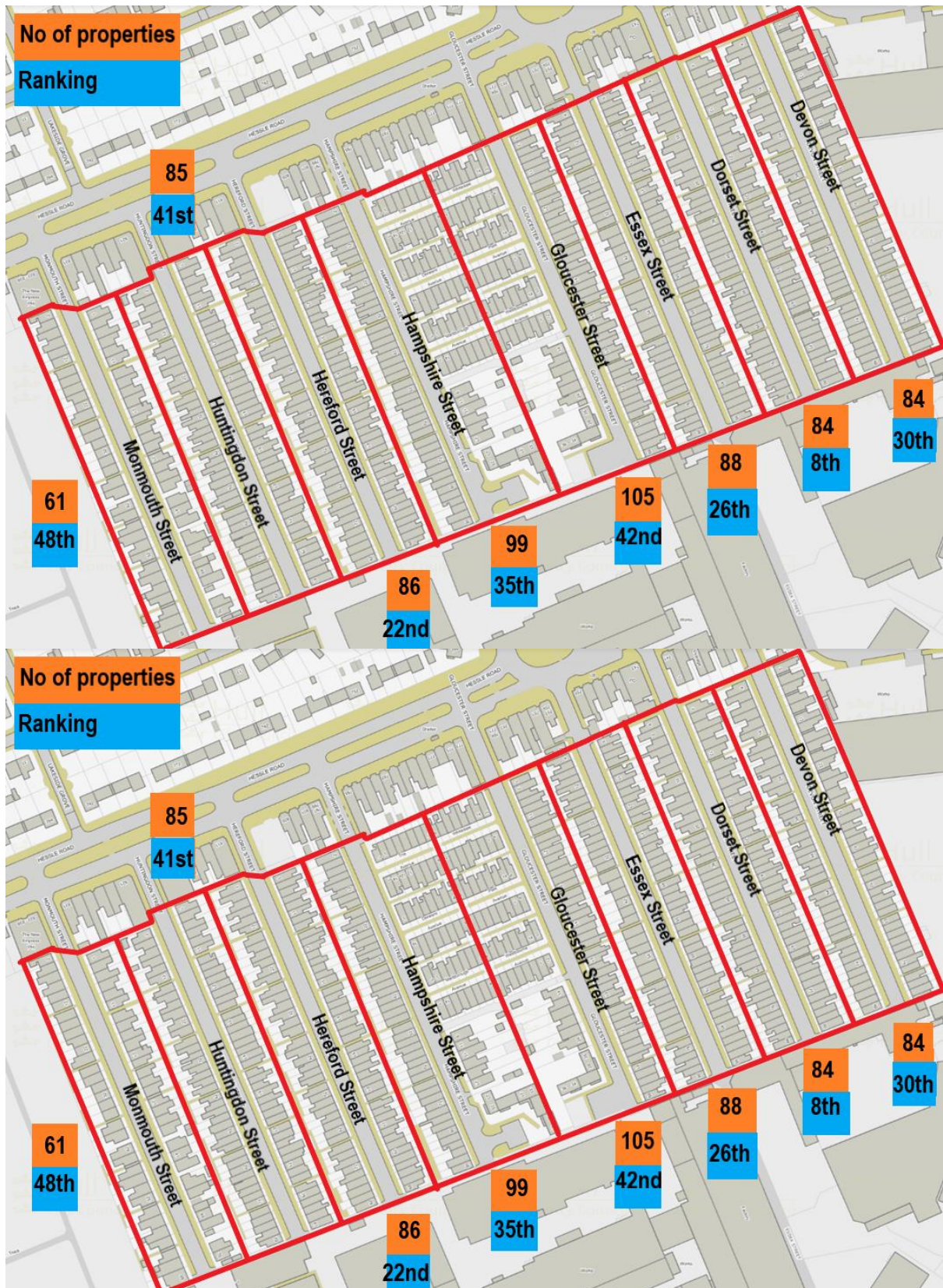
Rank	Street	Number of properties	Include work to front boundary wall	Proximity to previous schemes
30	Devon Street	84	100%	None
<b>8</b>	<b>Dorset Street</b>	<b>84</b>	<b>100%</b>	
26	Essex Street	88	100%	
42	Gloucester Street	105	100%	
35	Hampshire Street	99	100%	
22	Hereford Street	86	100%	
41	Huntingdon Street	85	100%	
48	Monmouth Street	61	100%	
		<b>Total 606</b>	<b>Average 100%</b>	

**Comments –**

Large scheme which would have to be carried out in stages. However, scheme would have a big impact due to percentage of boundary walls. A mixture of ranked properties with only 1 street out of 8 ranked in the top 10.







**Cost estimates**

**Frontage**

Frontage works include the replacement of rainwater goods, minor repairs, decoration, and new boundary walls to property fronts and side gardens. Works also include front garden treatments such as the installation of new concrete footpaths and installation of turf or aggregate.

£10,000 / property with boundary wall

£8,000 / street fronted property

(costs are approximate only)

**External Wall Insulation (EWI)**

Any EWI scheme would also include the replacement of rainwater goods and new boundary walls to property fronts, as well as the installation of External Wall Insulation

£30,000 / property

(cost is approximate only)

**Funding available for homeowners only**

Home Appreciation Loan

Home cheque

Household support fund – Gas Central Heating, including first time installs, replacements and repairs.

Loft and cavity wall insulation where required.

**Funding available for homeowners and Private rented**

ECO4 – EWI or IWI, cavity wall insulation – funding is yet to be agreed (currently estimated to be between £3000 to £4000)

<b>Frontages only</b> <b>Red representative of cons.</b>	<b>EWI</b> <b>Red representative of cons.</b>
Cost per property is much lower than EWI allowing approximately 3 times more properties to be delivered.	Cost per property is much higher than just delivering frontage works.
Less disruption for residents than EWI	More disruption for residents than frontage only schemes.
Minimal management requirements for funding	Significant management requirements for funding
Low risk of structural defects impacting the scheme.	High risk of structural defects impacting the scheme
No significant impact to household environments	Significant benefit to household environments
No savings to heating costs for residents	Significant savings to heating costs for residents
No benefit for net zero targets	Best value benefits toward net zero targets for residential properties.

### **Issues and risks installing EWI systems to private properties.**

Potentially substantial enabling works must be funded by property owners, enabling works often will not be identified until surveys or works commence.

Property owners might not be able to fund enabling works.

Property owners might not be able to secure the appropriate contractors to undertake identified works within the timescales required by the scheme.

Enabling works carried out by property owners might not be acceptable to the EWI system installers.

Example 1 – While undertaking EWI works to a property it is identified that a ground floor window is missing a lintel, the brickwork above having now become loose.

Example 2 – While undertaking ventilation surveys to a property it is identified that the property lacks adequate mechanical ventilation.

Example 3 – While undertaking damp surveys to a property it is identified that the properties Damp Proof Course is no longer functioning, replacement and appropriate drying times are required.

Example 4 – Enabling works which have halted an ingress of water will not dry out brickwork prior to the installation of an EWI system causing damp to internal walls as the brickwork dries out.



## Appendices

### Streets Assessed by ranking:

Ranking	Street	TOTAL	Area
1	De Grey Street	18.72	Beverley and Newland
2	Grafton Street	17.96	Beverley and Newland
3	Tunis Street	16.80	Central
4	Farringdon Street / View	16.75	Central
5	Sefton Street	16.40	St Andrews & Docklands
6	Zetland Street	16.18	Newington & Gipsyville
7	Dorset Street	15.78	Newington & Gipsyville
8	Lambert Street	15.68	Beverley and Newland
9	Stepney Lane	15.54	Central
10	Colenso Street	15.35	St Andrews & Docklands
11	Cromer Street	15.28	Central
12	Mayfield Street	15.25	Central
13	Nicholson Street	15.20	Central
14	Cholmley Street	15.13	St Andrews & Docklands
15	Ryde Street	14.74	Beverley and Newland
16	Blaydes Street	14.33	University
17	St Leonards Road	14.06	Central
18	St Matthew Street	13.90	St Andrews & Docklands
19	Sherburn Street	13.86	Drypool
20	Morrill Street	13.56	Drypool
21	Jesmond Gardens	13.49	Drypool
22	Hereford Street	13.20	Newington & Gipsyville
23	Victor Street	13.17	Drypool
24	Bachelor Street	13.13	St Andrews & Docklands
25	Clifton Gardens	13	St Andrews & Docklands
26	Essex Street	12.98	Newington & Gipsyville
27	Stockleigh Close	12.87	West Carr
28	Westleigh Close	12.8	West Carr
29	Arthur Street	12.43	Newington & Gipsyville
30	Devon Street	11.68	Newington & Gipsyville
31	Division Road	11.38	St Andrews & Docklands
32	Haworth Street	11.25	University
33	Padstow Close	11.16	West Carr
34	St Georges Avenue	11	St Andrews & Docklands
35	Hampshire Street	10.93	Newington & Gipsyville
36	Cadleigh Close	10.9	West Carr
37	Lorraine Street	10.44	Holderness
38	Aigburth Avenue	10.25	St Andrews & Docklands
39	Hartland Close	10.21	West Carr

<b>40</b>	Cottingham Avenue/Osbourne Street	<b>10.12</b>	St Andrews & Docklands
<b>41</b>	Huntingdon Street	<b>10.02</b>	Newington & Gipsyville
<b>42</b>	Gloucester Street	<b>9.67</b>	Newington & Gipsyville
<b>43</b>	Wells Street	<b>9.50</b>	Newington & Gipsyville
<b>44</b>	St Georges Terrace	<b>9</b>	St Andrews & Docklands
<b>45</b>	Mayville Avenue	<b>8.89</b>	Holderness
<b>46</b>	Kings Bench Street	<b>8.89</b>	St Andrews & Docklands
<b>47</b>	Glasgow Street	<b>8.73</b>	St Andrews & Docklands
<b>48</b>	Monmouth Street	<b>8.70</b>	Newington & Gipsyville
<b>49</b>	Dene Street	<b>8.45</b>	Drypool
<b>50</b>	Ceylon Street	<b>7.35</b>	Marfleet
<b>51</b>	Marfleet Avenue (1 to 19)	<b>7.33</b>	Marfleet
<b>52</b>	Bristol Road	<b>7.31</b>	Derringham
<b>53</b>	Worcester Road	<b>7.27</b>	Derringham
<b>54</b>	Moorhouse Road	<b>7.27</b>	Derringham
<b>55</b>	Danube Road	<b>6.39</b>	Derringham
<b>56</b>	Wold Road	<b>6.21</b>	Derringham

## Data collected



Priority areas  
ranking.xlsx

## Sample Street Survey



De Grey Street -  
Condition.docx

## Hull Housing Strategy - page 25



Hull Housing  
Strategy 2017 2020 :

## Priority Streets – Area Committees Report



AC report.docx