

ESTATE AND FLAT INSPECTIONS FOR THE PERIOD 1 October 2021 – 31 March 2022

Report of the Head of Housing Management

1. SUMMARY

- 1.1 Inspections are carried out to pick up on estate management issues at an early stage and to ensure our estates including any communal areas are well kept thus helping towards creating great places for our customers to live.
- 1.2 From the 1 July 2022 we aim to publicise these inspections in the first instance on our website and in the noticeboards of our blocks of flats. We hope by doing this our customers will contact us about concerns and we will be able to work together to look at solutions.
- 1.3 This report gives detail of the number of cases by type commonly arising from flat and estate inspections for the period 1 October 2021 – 31 March 2022.

2. RECOMMENDATION

- 2.1 That Operational Board notes the content of the report and appendices.

3. REASON FOR RECOMMENDATION

- 3.1 To ensure the Operational Board is informed of the number of cases arising from the estate and flat inspections for the period. The next report we hope to be able to highlight some issues that have been raised by our customers and the solutions found to tackle the problem.

4. MATTER FOR CONSIDERATION

- 4.1 The report shows in table format the number and type of cases opened and the number of cases still in progress for the period 1 October 2021 – 31 March 2022. It also indicates the number of cases in progress that are over 3 months old. This information is shown for the city as a whole and then by each management area.

Comparable graphs showing information for this period and the previous reporting period for the City as a whole and each management area are shown in attached appendices to this report.

The table at 4.2 shows the information for the City as a whole.

Appendix 1 to this report shows the comparable graphs for the city for this period and the previous reporting period 1 April 2021 – 30 September 2021.

4.2 CITY WIDE

Category Type	No of cases		
	Opened 1 October 2021 – 31 March 2022	In progress	Over 3 months old on 31 March 2022
Fly tipping on Derby Homes managed land	189	0	0
Repairs requested	799	0	0
Gardens i.e. including overgrown gardens, litter on gardens, items of furniture strewn on garden areas	400	208	13
Streetpride issue i.e. including fly tipping on land not managed by Derby Homes, dog fouling, graffiti, household waste, litter, street lights, trees, abandoned vehicles	26	0	0
Highways Maintenance i.e. street signs, overgrown hedges which are obstructing footpaths	6	0	0
Parking i.e. inappropriate parking on grass	4	1	0
Communal areas i.e. cleaning, grounds maintenance, trees, overgrown grass, graffiti and potential improvements	227	21	8
Abandoned vehicles on Derby Homes land	9	4	3

The table at 4.3 shows the information for the Management Area covered by Stockbrook Street Housing Office.

Appendix 2 to this report shows the comparable graphs for this management area and the previous reporting period 1 April 2021 – 30 September 2021.

4.3 STOCKBROOK STREET HOUSING OFFICE MANAGEMENT AREA Stockbrook Street, City Centre, Austin, Normanton, Mickleover, Littleover, Mackworth and Morley

Category Type	No of cases		
	Opened 1 October 2021 – 31 March 2022	In progress	Over 3 months old on 31 March 2022
Fly tipping on Derby Homes managed land	70	0	0
Repairs requests	242	0	0
Gardens i.e. including overgrown gardens, litter on gardens, items of furniture strewn on garden areas	51	33	4
Streetpride issue i.e. including fly tipping on land not managed by Derby Homes, dog fouling, graffiti, household waste, litter, street lights, trees, abandoned vehicles	9	0	0

Highways Maintenance i.e. street signs, overgrown hedges which are obstructing footpaths	2	0	0
Parking i.e. inappropriate parking on grass	4	1	0
Communal areas i.e. cleaning, grounds maintenance, trees, overgrown grass, graffiti and potential improvements	104	6	9
Abandoned vehicles on Derby Homes land	9	1	1

The table at 4.4 shows the information for the Sussex Circus Housing Office Management Area.

Appendix 3 to this report shows the comparable graphs for this management area and the previous reporting period 1 April 2021 – 30 September 2021.

4.4 **Sussex Circus Housing Office Management Area** **Sussex Circus, Cowsley, Chaddesden Park, Spondon and Brook Street**

Category Type	No of cases		
	Opened 1 October 2021 – 31 March 2022	In progress	Over 3 months old on 31 March 2022
Fly tipping on Derby Homes managed land	50	0	0
Repair requests	331	0	0
Gardens i.e. including overgrown gardens, litter on gardens, items of furniture strewn on garden areas	63	52	3
Streetpride issue i.e. including fly tipping on land not managed by Derby Homes, dog fouling, graffiti, household waste, litter, street lights, trees, abandoned vehicles	0	0	0
Highways Maintenance i.e. street signs, overgrown hedges which are obstructing footpaths	0	0	0
Parking i.e. inappropriate parking on grass	1	0	0
Communal areas i.e. cleaning, grounds maintenance, trees, overgrown grass, graffiti and potential improvements	46	8	7
Abandoned vehicles on Derby Homes land	3	0	0

The table at 4.5 shows the information for the Allenton Housing Office Management Area.

Appendix 4 to this report shows the comparable graphs for this management area and the previous 1 April 2021 – 30 September 2021 reporting period.

4.5 Allenton Housing Office Management Area Allenton, Alvaston, Old Sinfen, New Sinfen, Osmaston and Chellaston

Category Type	No of cases		
	Opened 1 October 2021 – 31 March 2022	In progress	Over 3 months old on 31 March 2022
Fly tipping on Derby Homes managed land	69	0	0
Repairs requests	226	0	0
Gardens i.e. including overgrown gardens, litter on gardens, items of furniture strewn on garden areas	286	123	6
Streetpride issue i.e. including fly tipping on land not managed by Derby Homes, dog fouling, graffiti, household waste, litter, street lights, trees, abandoned vehicles Streetpride issue i.e. including fly tipping on land not managed by Derby Homes, dog fouling, graffiti, household waste, litter, street lights, trees, abandoned vehicles	17	0	0
Highways Maintenance i.e. street signs, overgrown hedges which are obstructing footpaths	4	0	0
Parking i.e. inappropriate parking on grass	1	0	0
Communal areas i.e. cleaning, grounds maintenance, trees, overgrown grass, graffiti and potential improvements	77	16	6
Abandoned vehicles on Derby Homes land	9	3	2

5. OTHER OPTIONS CONSIDERED

Not applicable.

The areas listed below have no implications directly arising from this report:

Consultation
 Financial and Business Plan
 Legal and Confidentiality
 Council
 Personnel
 Environmental
 Equalities Impact Assessment
 Health & Safety
 Risk
 Policy Review

If Board Members or others would like to discuss this report ahead of the meeting please contact:

Tracy O'Connor Housing Manager / 01332 888722 / tracy.o'connor@derbyhomes.org

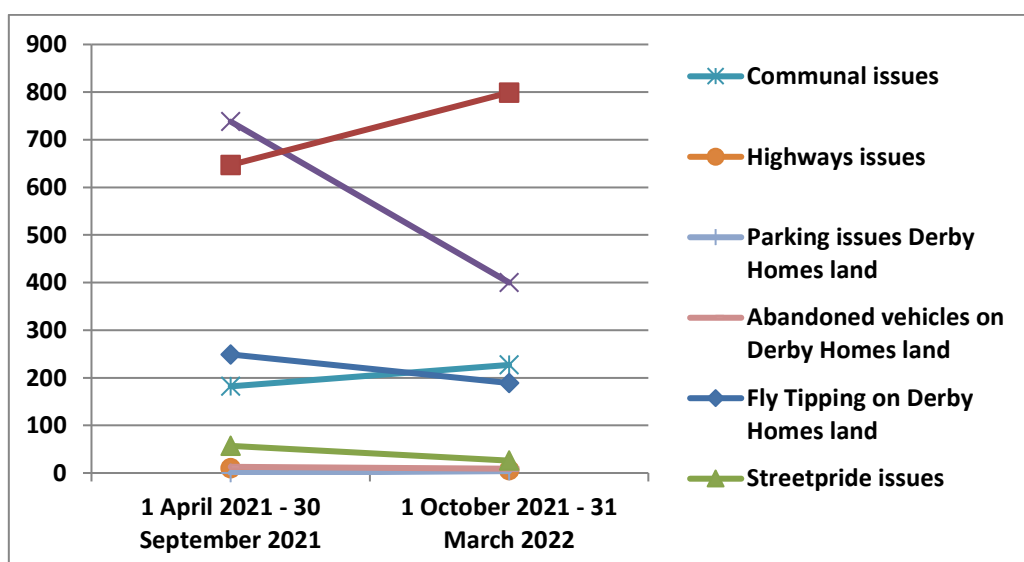
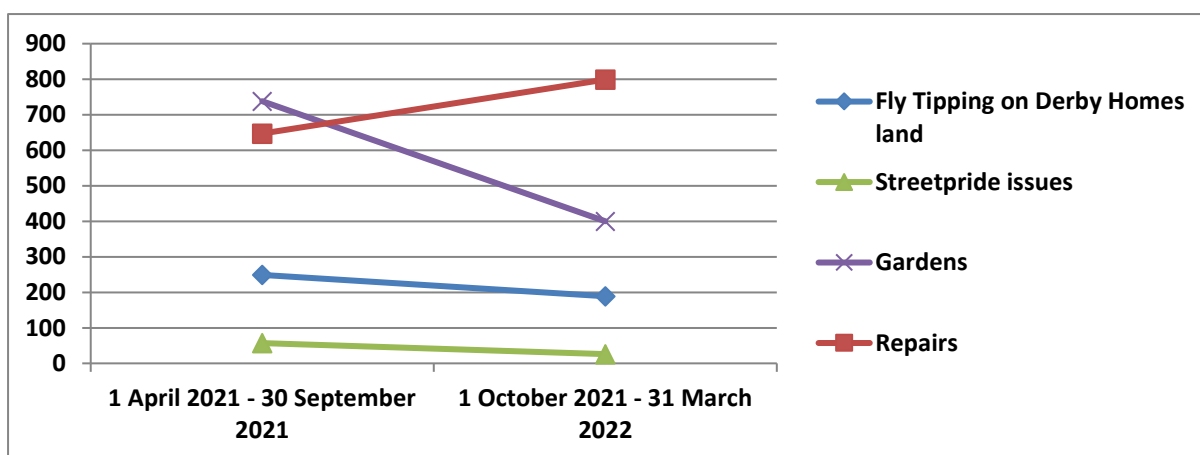
Background Information: None

Supporting Information: None

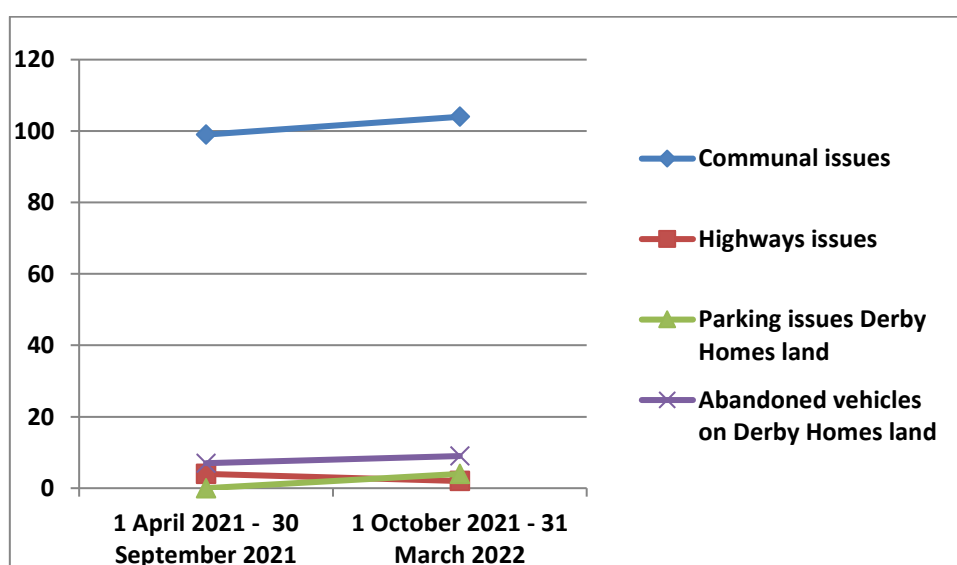
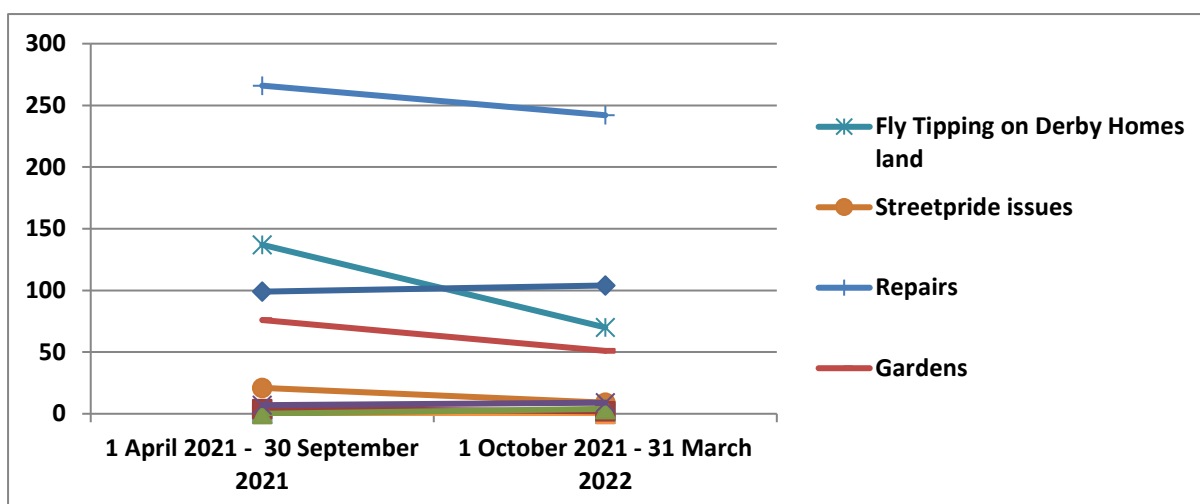
This report has been approved by the following

Managing Director	Maria Murphy	27/05/2022
Finance Director/ Company Secretary	Helen Samuel	12/05/2022
Company Solicitor	Taran Lalria	24/05/2022
Head of Service	Lorraine Testro	04/05/2022

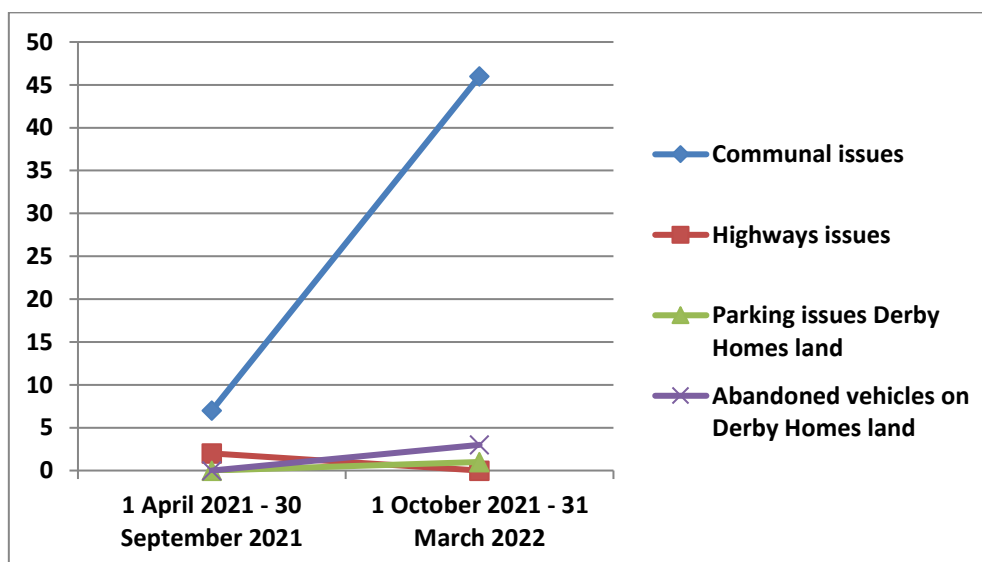
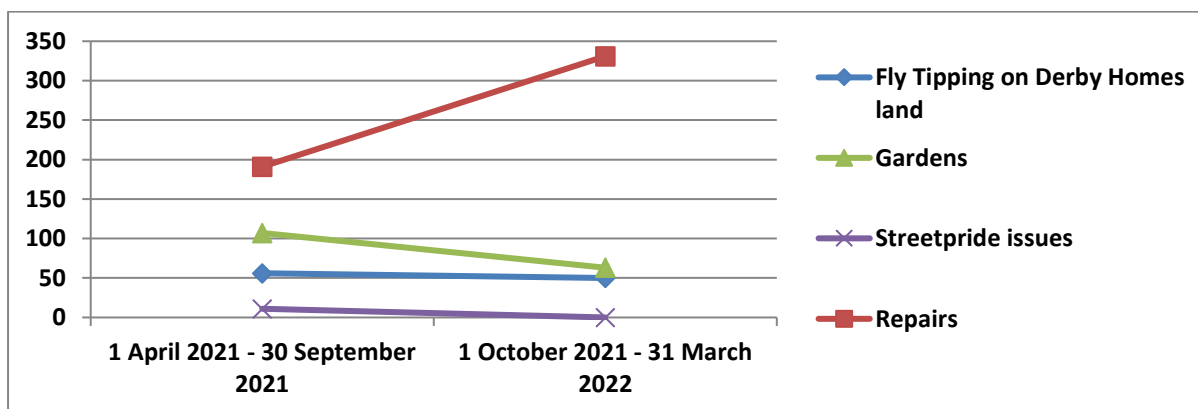
**Comparable graphs for the City for the period 1 October 2021 – 31 March 2022
and the previous reporting 1 April 2021 – 30 September 2021**



Comparable graphs for Stockbrook St for the period 1 October 2021 – 31 March 2022 and the previous reporting 1 April 2021 – 30 September 2021



Comparable graphs for the Sussex Circus for the period 1 October 2021 – 31 March 2022 and the previous reporting 1 April 2021 – 30 September 2021



Comparable graphs for Allenton for the for the period 1 October 2021 – 31 March 2022 and the previous reporting 1 April 2021 – 30 September 2021

