

EMPTY READY TO LET PROPERTIES INSPECTIONS

Report of the Director and Company Secretary

1. SUMMARY

This report details the findings of inspections carried out on a random selection of empty ready to let properties by Local Housing Board Members in July 2010.

2. RECOMMENDATION

To note and comment on the findings of the inspections as detailed in Appendix 1.

3. MATTER FOR CONSIDERATION

- 3.1 There were 5 empty ready to let properties visited and inspected; these consisted of 3 from the North and 2 from the South of the City.
- 3.2 All 3 properties inspected in the North of the City were given an overall rating of very good. There were issues identified, many being minor in nature. Full details can be found in Appendix 1.
- 3.3 In the South of the City, of the 2 properties inspected 1 was given an overall rating of good and the other as satisfactory. All issues can be found in Appendix 1.
- 3.4 The cleaning of the empty properties was considered to be of a better standard in the properties in the North.
- 3.5 The overall impression of the Local Housing Board members was that the standards seemed to be higher and more consistent in the North.

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

- Consultation
- Financial and Business Plan
- Legal and Confidentiality
- 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 the author, or the Chief Executive, phil.davies@derbyhomes.org - Tel 01332 711010

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Background Information: None

Supporting Information: None

EMPTY READY TO LET PROPERTIES INSPECTIONS

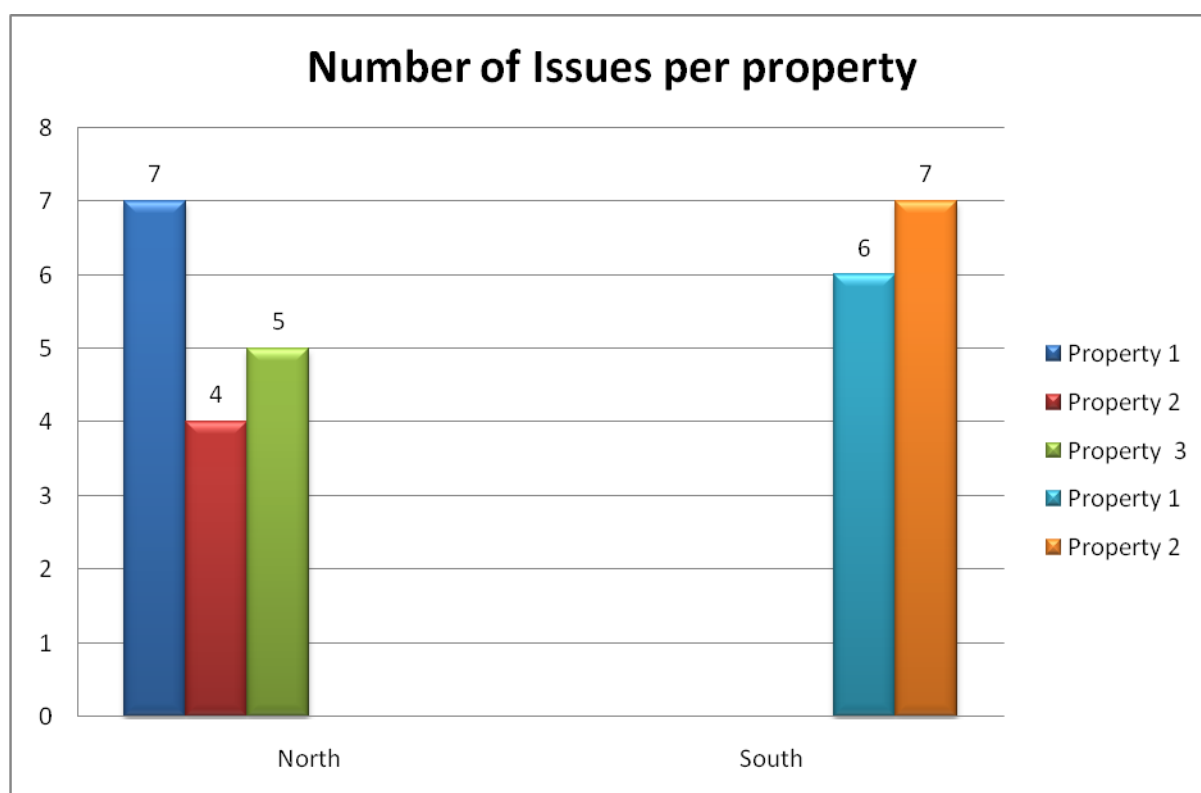
July 2010

A Mystery Shop was recently carried out by 7 members of the Local Housing Boards. They visited 5 empty ready to let properties, 3 from Sussex Circus Office and 2 from Stockbrook Street Office. A surveyor from Derby Homes accompanied them on the visits.

Empty Ready to Let Properties

Overall the Local Board members were impressed with the condition of the properties that were visited. Out of the five properties 3 were classed as very good, these were all from the North of the City. The 2 visited in the South of the City were classed as 1 being good and 1 satisfactory.

There were some issues picked up in the properties but many of them were minor. A detailed breakdown of what the LHB members felt could have been better follows:



Sussex Circus

59 Hillcrest

On a scale of 1-10 the cleaning score was given averaged out at 8.

Issues

- 3 of the group commented on rubbish left in the garden.
- 2 reported that there was no lock on the bathroom door.
- 2 commented that they thought the back double gates were not secure.
- 2 commented that they thought the beading on the front windows needed looking at.
- 2 commented on the lack of window keys.
- 1 commented that the lead flashing around the chimney had lifted.
- 1 commented that the pull cord on the fan in the kitchen wasn't long enough to reach.

68 Oakleigh Avenue

On a scale of 1-10 the cleaning score was given averaged out at 9.

Issues

- 2 commented that paving slab by dustbin uneven and may be a trip hazard.
- 1 commented that the bathroom window catch didn't lock.
- 1 commented that the bins were full.
- 1 commented that there were remains of a BBQ left behind the dustbin.

95 Borrowfield Road

On a scale of 1-10 the cleaning score was given averaged out at 8

Issues

- 5 commented that the back door frame needs painting.
- 4 commented that the stair lift doesn't appear to work.
- 1 commented that the door should be removed from the outside store as not safe.
- 1 questioned why the fire had been replaced in the back room but not in the front.
- 1 commented that the cupboard door in the front bedroom sticks and that there was a hole in the floorboards near the door.

Stockbrook Street

69 Churchside Walk

On a scale of 1-10 the cleaning score was given averaged out at 8.

Issues

- 2 commented that there were tiles missing from the landing and hallway and felt they should be either be replaced or all removed.
- 3 commented that the shower needs regrouting and that the mastic seal needs replacing.
- 1 noted that the skirting boards are loose in lounge.
- 1 noted broken front door stop.
- 1 commented that the cabling from the water meter at the front door needs securing.
- 2 commented that the window cills need painting.

46 Burton Road

On a scale of 1-10 the cleaning score was given averaged out at 6.

Issues

4 commented on the condition the ceilings had been left in after removal of polystyrene tiles.

2 commented that the windows needed replacing and had no draughtproofing.

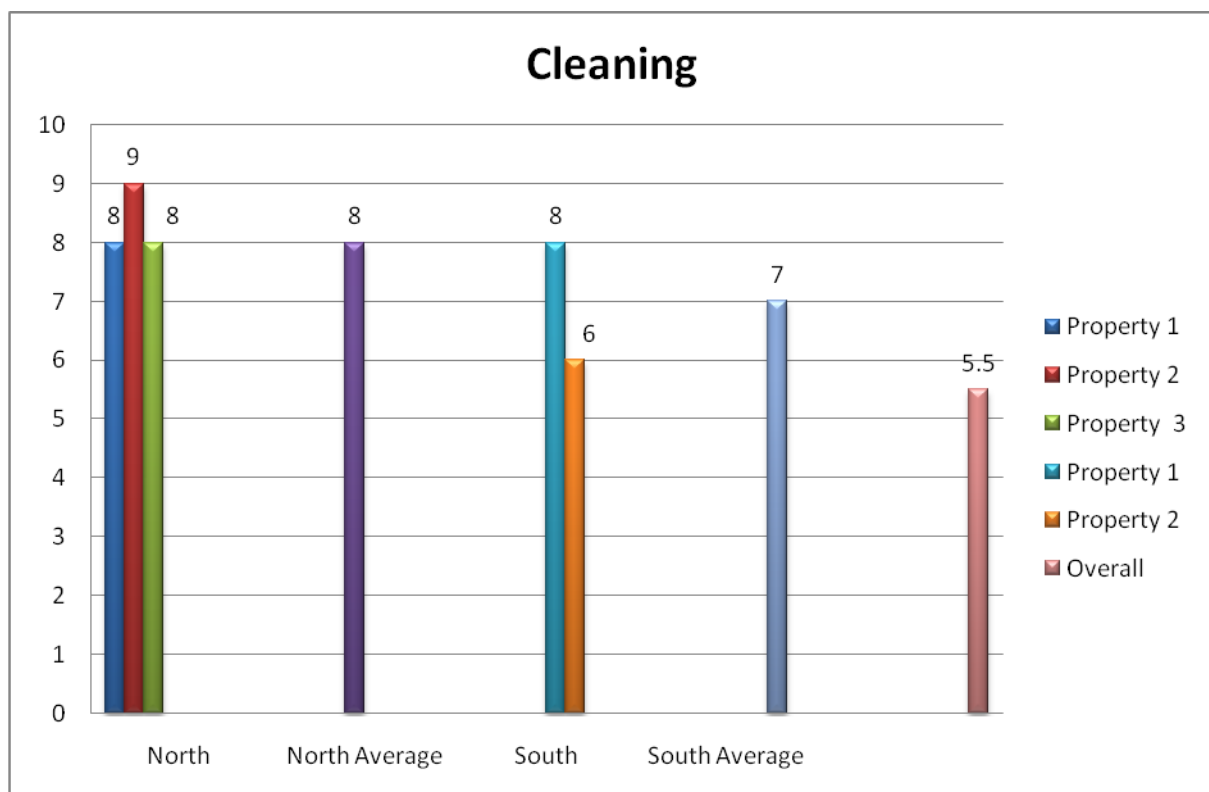
1 commented that major redecoration was required.

1 commented that flue from fire could need checking as there were fume marks on wall.

1 commented that there were no window keys.

2 commented that they felt the slabs outside the flats entrance were uneven and could pose a risk.

1 commented on the proximity of open radiator pipes to the light switch in kitchen.



The LHB members asked if decorating vouchers had been issued. The following were:

46 Burton Road £125.00

69 Churchside Walk £60.00

95 Borrowfield Road £75.00