

ESTATE INSPECTION UPDATE

Report of the Director of Housing & Customer Service

1. SUMMARY OF REPORT

Local Housing Board North received a report in February 2009 reviewing two estate management processes. One process is Estate Walkabouts which is the subject of another report; the second is Estate Inspections. This report outlines progress in Estate Inspections since they commenced in April 2009.

2. RECOMMENDATION

The Local Housing Board notes the content of this report and actions taken.

3. MATTER FOR CONSIDERATION

- 3.1 Since April 2009 Estate Inspections by local housing office staff have been approached in a more systematic way. A Process Improvement Team had reviewed the whole process and recommended that evaluation of estates should be based on the following criteria:

- overgrown gardens
- vandalism and graffiti
- litter and fly tipping
- tenancy breaches
- condition of hard and soft landscaping
- condition of void properties
- abandoned vehicles and illegal parking
- health and safety issues

- 3.2. Each street is evaluated using appropriate scoring against these criteria, resulting in the streets being highlighted using a traffic light system. The first quarter's evaluation for the north of the city is as follows:

Green: 201 streets
Amber: 148 streets
Red: 104 streets

- 3.3 Of red streets, the ones in the highest category were in:
1. Sussex Circus areas of: Buxton Road, Matlock Road, Wood Lane, Youlgreave Close - because of: condition of gardens, graffiti and litter
 2. Mackworth areas of Brackensdale Avenue, Greenwich Drive South through to Wembley Gardens - because of condition of gardens, vandalism and graffiti

3. Cowsley areas of Beaufort Street, Cardigan Street through to Westmorland Close because of - vandalism, litter and graffiti
 4. Brook Street including: Colville Street, Nuns Street, William Street and the shopping parade area off Parker Street, the main reasons being litter, graffiti, broken paving slabs and overgrown planted areas.
- 3.4 Managers will use this information to take specific actions and target resources towards the red streets. Actions will include:
- weekly visits by Housing Officers
 - working with partners to address street litter and fly tipping and vandalism
 - removing graffiti
 - Work with Vale, the grounds maintenance contractors to address any issues.
 - take actions against tenancy breaches
 - apply for Estate Pride and Neighbourhood funding to address environmental and health and safety issues.
- 3.5 The evaluations will be carried out on a quarterly basis in order to continually improve the management of our estates. Comparative data will be available at future meetings.

4 ENVIRONMENTAL IMPLICATIONS

The systematic inspection and evaluation of estates is a key area of our work in delivering sustainable communities.

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

- Consultation
- Financial and Business Plan
- Legal and Confidentiality
- Personnel
- Equalities Impact Assessment
- Health & Safety
- Risk

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