

CITY BOARD
28 APRIL 2011

ITEM B6

FLAT INSPECTION UPDATE AND PROGRESS REPORT ON THE STERILE AREA INITIATIVE

Report of the Director of Housing & Customer Service

1. SUMMARY

- 1.1 This report provides the City Board with an update on flat evaluations carried since July 2010 and presented in September 2010.
- 1.2 The City Board may recall that in October 2010 Derby Homes launched its sterile areas initiative aimed at removing items from communal areas to improve the health and safety of flat residents. It was agreed that normal reporting of the flat inspections would be suspended until the sterile area initiative was rolled out.
- 1.3 This report will also report back on the progress on the sterile area initiative.

2. RECOMMENDATION

That the City Board notes the report.

3. MATTER FOR CONSIDERATION

- 3.1 Flat inspections/audits commenced after a report to the Local Housing Boards in June 2010. The audits and their reports give the City Board details of:
 - employing a ranking system of green (acceptable), amber (being monitored) and red (needing immediate attention) to denote the standard of the block
 - what issues there are in our flats
 - what actions are being taken
 - when the flats stop being red.
- 3.2 It was agreed that only flats qualifying as red or those improving from red would be reported to the City Board.
- 3.3 **Flat Audits/Inspections**

Only **one** block in the City is currently identified as red and that is **8 – 11 Arthur Hind Close** (as reported in September 2010). That is still undergoing structural repairs and is empty of tenants. There have been delays in some of the contract work on the block.

3.4 Sterile Area Update

North	Progress Report
Mackworth	No majors issues but mats are creeping back in some blocks so the staff are reinforcing the initiative where this is the case.
Brook Street	No majors issues but mats are creeping back in some blocks so the staff are reinforcing the initiative where this is the case.
Sussex Circus	Storage of one mobility scooter at Morningside Close unresolved; applying to Housing Focus Group (HFG) for funding of appropriate storage on 17 March 2011. Otherwise all other properties clear elsewhere.
South	Progress Report
Allenton	All blocks clear including Alwards Court.
Stockbrook Street	<ul style="list-style-type: none">• Bloomfield Close – removal of unwanted scooter• St Clare's Close – clearing of meter room• Swinscoe House – removal of mats and shelving• Sterndale House – removal of mats, shoes and hanging basket• Burton Road – removal of mats• Southcroft – removal of mats. <p>All items to be clear by 14 April 2011.</p>
Sinfin	<ul style="list-style-type: none">• A minority of blocks have been given an extra 7 days to clear their items (by 18 April 2011)• Two mobility scooters at Moray Walk need storage. The tenants have agreed to meet half the cost and the HFG and British Legion have been approached for the funding of the remainder of the cost of a double scooter stall outside the block.

4. CONSULTATION IMPLICATIONS

In the case of the sterile area initiatives, all affected residents were written to and informed and given the chance to comment on the proposal. We used the feedback to guide local housing managers in the sensitive implementation of the sterile area framework in their area.

8. ENVIRONMENTAL IMPLICATIONS

Monthly audits enhance the standard of living environment in flats and help to manage health and safety issues like the sterile areas initiative.

9. EQUALITIES IMPACT ASSESSMENT

We invited feedback from residents about any special needs they might have in relation to the sterile areas. This enabled us to deal with issues sensitively and create local solutions for residents (for example the funding for storage for mobility scooters).

10. HEALTH & SAFETY IMPLICATIONS

The flat inspection scheme and sterile areas initiative will improve health and safety in blocks of flats by ensuring that communal areas are clear of items that may impede escape by residents during a fire or prevent the effective fighting of a fire by the Fire Service.

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

- Financial and Business Plan
- Legal and Confidentiality
- Personnel
- Environmental
- Risk
- Policy Review

If Board members or others would like to discuss this report ahead of the meeting please contact the author, or Phil Davies, Chief Executive, phil.davies@derbyhomes.org – Phone: 01332 888528

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Background Information: None

Supporting Information: LHBN 10 June & LHBS 17 June 2010 Item B3
LHBN 9 September & LHBS 16 September 2010 Item B4