

DACP READY TO LET VOID INSPECTIONS

Report of the Derby Association of Community Partners

1. SUMMARY

This report summarises the findings of the Ready to Let void inspections.

2. RECOMMENDATION

The City Board is asked to note the report.

3. MATTER FOR CONSIDERATION

- 3.1 In May 2011 it was agreed that tenant volunteers from the DACP would carry out Customer Journeys and Ready to Let void inspections and report their findings separate to Derby Homes internal performance reporting.
- 3.2 This report is intended to give an overall picture of customers' experience of viewing a ready to let property and the standard expected as outlined in the Derby Homes lettable standard. The report is attached at Appendix 1 – Ready To Let Voids.
- 3.3 The DACP's assessment of where the lettable standard has not been met are listed within appendix 1 and will be fed back to Derby Homes' Managers for further action.

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:

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Background Information:

Supporting Information: See attached appendix

Derby Association of Community Partners



Ready To Let Void Inspection Report 2012/13

**2012/13
Quarter 2**

Void Inspection Report

Carried out week commencing Monday 22 October 2012

Derby Association of Community Partners (DACP) Harry Margett, Jim Elks and Dennis Rees carried out a random inspection of twelve ready to let properties using the lettable standard. This report outlines our findings.

The lettable standard features 18 sections containing 87 specifications of repair work that all void properties must meet prior to re-letting.

The following table summarises where the inspections took place and the management area responsible for the property, including the results of the inspection. For various reasons certain specifications were not applicable due to the property type. The most useful indicator of performance in this table is where properties fail to meet specifications.

Address	Property Type	Management Area	Fail on specification
122 Parliament Street	1 Bed Flat	Stockbrook Street	0
20 Grey Street	1 Bed Flat	Stockbrook Street	0
35 Filbert Walk	3 Bed Flat	Chellaston	0
33 Filbert Walk	1 Bed Flat	Chellaston	0
217 Marlborough Road	3 Bed House Semi detached	Osmaston	0
69 Morningside Close	1 Bed Flat	Chellaston	0
92 Hillcrest Road	1 Bed Bungalow	Cowsley	0
19 Ringwood Close	1 Bed Flat	Sussex Circus	1
99 Cardigan Street	1 Bed Bungalow	Sussex Circus	1
32 Shannon Square	2 Bed Flat	Chaddesden	1
7 Drayton Avenue	2 Bed Flat	Mackworth	2
1 Whitecross House	3 Bed House	Brook Street	2

The following table breaks down the comments made where a property failed to meet a specification within the 18 lettable standards. Only specifications that have failed are highlighted and state the address and reason for the failure. The number of properties that failed to meet each specification is listed at the right of the table.

Lettable Standard	Pass/Fail
1.0 External Walls	PASS
2.0 Roof	PASS
3.0 Windows	PASS
4.0 External Doors	PASS
5.0 Clearance	PASS
Lettable Standard	Pass/Fail

6.0 Internal Doors/Joinery items	PASS
7.0 Wall Finishes	FAIL
<p>7.3 Remove any drawing pins, sellotape, blue tack, picture hooks and nails from all walls</p> <p>32 Shannon Square – A few nails in the bedroom just bent over in the wall</p>	1/12
<p>7.5 Any hanging wallpaper will be glued back where possible or neatly trimmed (not left Hanging)</p> <p>1 Whitecross House – Wallpaper loose in one bedroom</p> <p>7 Drayton Avenue – Wallpaper loose</p>	2/12
8.0 Ceiling Finishes	PASS
9.0 Floor Finishes	FAIL
<p>9.1 Floor screed, floor boards and existing floor finishes to be retained must be in safe and sound condition</p> <p>19 Ringwood Close – Some floor tiles missing could be a trip hazard</p>	1/12
10.0 Fixtures and Fittings	FAIL
<p>10.1 All fixtures and fittings to be retained including cupboards, built in wardrobes and kitchen units must be in good working order.</p> <p>7 Drayton Avenue – Small cupboard in kitchen has a handle missing</p>	1/12
11.0 Services	PASS
12.0 Sanitary Fittings	FAIL
<p>12.1 All toilet and cisterns, and wash hand basins should be secure and fully functional.</p> <p>1 Whitecross House – Toilet Seat Loose</p>	1/12
13.0 Decorations	PASS
14.0 Smoke Alarms	PASS
15.0 Asbestos	PASS
16.0 Cleaning	PASS
Lettable Standard	Pass/Fail
17.0 Gardens	FAIL
<p>17.8 All dustbins to be emptied</p> <p>99 Cardigan Street – Black Bin Full</p>	1/12

17.0 Gardens Cont...	PASS
18.0 General	PASS

Comment

122 Parliament Street – Flat in very good condition
19 Ringwood Close – No key for the main door lock was present only one for the Yale lock on the same door.