

PETITION FROM RESIDENTS OF ORIEL COURT & KEBLE CLOSE

Report of the Head of Housing Operations (Housing Management & Housing Options)

1. SUMMARY

- 1.1 A petition signed by 41 residents of Oriel Court and Keble Close Derby, was received at the Stockbrook Street Local Housing Office on 12 October 2018. The petitioners complained about drug use and drug dealing as well as general anti social behaviour within the locality of Oriel Court and Keble Close. The same petition was also sent to Derbyshire Police.

2. RECOMMENDATION

- 2.1 Operational Board to note the report and approve the actions taken.

3. MATTER FOR CONSIDERATION

- 3.1 Oriel Court and Keble Close consists of flats of mixed tenure, general needs accommodation.
- 3.2 A petition signed by 41 residents of Oriel Court and Keble Close Derby was received on 12 October 2018. The petitioners complained about people loitering, drug dealing, drug taking and noticeable signs of drugs paraphernalia in the area.
- 3.3 At the time the petition was received we were already dealing with two complaints regarding Oriel Court, one, of which was about a specific address where we believe drug related offences are being committed. The Police are taking action at that address and Derby Homes is also taking action against the tenant. We believe that the general drug related issues at Oriel Court are connected to the situation at that address and will improve greatly when we get possession of the property either through a possession order or a Police led Closure Order.
- 3.4 There are, however, other problems at Oriel Court and other areas on the periphery of the city centre that appear to have been heightened by people moving out of the City Centre. The Proactive Engagement and Enforcement Programme (PEEP) works with people in the city centre involved in unwanted on-street activities such as rough sleeping, begging, intoxication and anti-social behaviour and contains elements of both support and enforcement. It is possible that there could be a level of displacement of these individuals to the periphery of the city centre. However, individuals who do move to places like Oriel Court can still receive support from the REST team which provides outreach work with those individuals. Referrals will be made for any individuals identified as causing a problem at Oriel Court.

- 3.5 We have discussed the problems that have been reported at Oriel Court at Police tasking meetings. There is a dispersal order in place that covers the city centre and has been extended to cover the flats at Burton Road, for example, to help deal with drug related problems that were reported there. We have raised the suggestion that the order could be extended to cover Oriel Court with the Police and been told by the Inspector that this is under consideration.
- 3.6 Prior to receiving the petition, we wrote to 50 residents at Oriel Court where drug use was reportedly happening. On the petition there were 41 names, 34 of which had previously received a letter. We then sent a copy of the letter to those signatories who had not previously received a letter.
- 3.7 We are continuing to work with the Police to resolve this. In our letter to residents in the area we said we will:
- Continue to engage with any residents who respond to our letter drop and report issues subsequently and treat information received in confidence.
 - Approach and deal with any identified alleged perpetrators, feedback any new intelligence to Police at tasking meetings and ask Police to consider increased patrols in the area.
 - Carry out a follow up joint door knock in the area with the Police Safer Neighbourhood Team.
- 3.8 In our letter we also said that
- If residents identify any sharps such as used syringes in communal areas contact Derby Homes on 01332 888777 to report the matter so we can arrange for them to be safely removed and disposed of.
 - If residents suspect or witness any drug use or dealing behaviour then they can report this to Derbyshire Police on 101 for non-emergency situations. They can also report this anonymously to Crime Stoppers on 0800 555 111.
 - We asked all residents to keep the bins stores locked at all times along with the communal doors and hallways, preventing non-residents entering the block.
- 3.9 There needs to be a co-ordinated approach to resolving this problem. In addition to working with the Police and other agencies, we have increased the visible presence of Derby Homes staff in the area so that all blocks are inspected on a weekly basis as a minimum. We will be inspecting the communal areas and ensuring that the door entry systems are working properly.
- 3.10 Derby Homes Anti-Social Behaviour Manager has written to the lead petitioner to explain the actions that are being taken

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:

Nick Bale / Anti Social Behaviour Manager / 01332 888485 [/nicholas.bale@derbyhomes.org](mailto:nicholas.bale@derbyhomes.org)

Background Information:	None
Supporting Information:	None

This report has been approved by the following officers:

Head of Service Managing Director	Clare Mehrbani Maria Murphy	19/11/2018
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