

UPDATE ON FLAT INSPECTIONS

Report of the Director of Housing and Customer Service

1. SUMMARY

This report provides the Local Housing Board with an update on flat evaluations carried out during April 2010.

2. RECOMMENDATION

That the Local Housing Board notes the report

3. MATTER FOR CONSIDERATION

3.1 The Local Housing Board received a report in April 2010 outlining flat audits carried out during March 2010 and proposed actions to be taken.

3.2 The general areas identified within the audit are as follows:

- Standard of cleanliness within the block
- Internal inspection of stores including bin stores
- Health & Safety issues
- Communal and Grounds Maintenance issues

3.3 It has been agreed that monthly evaluations will take place using an appropriate scoring criteria resulting in blocks being scored using a traffic light system i.e. green being acceptable, amber to be monitored and red which will require immediate attention.(See appendix 1 –scoring criteria).

3.4 A total of 3 blocks in the North of the city have been identified as red and require immediate attention.

The blocks identified as red are :

North West: Brook Street & Mackworth

- Arthur Hind Close 8-11
- St Annes Close 1-11

North East: Cowsley area

- Berwick Avenue 4-12

The following is a list of issues raised and actions proposed/taken

Block	Issues	Actions
Arthur Hind Close 8-11	<p>This block is currently undergoing structural repairs due to subsidence</p> <p>Grassed areas around the block require attention</p>	<p>All tenants have now been decanted out of the block Structural repairs are being carried out</p> <p>Ground maintenance issues are being addressed with Contractors</p>
St Annes Close 1-11	<p>The lobby and stairs are very dirty. Not on the cleaning contract</p> <p>Evidence of leak/hole in ceiling on upper floor</p> <p>Various items discarded within the block and bin stores.</p> <p>Drying area-rubbish and litter evident</p> <p>Litter and some rubbish within shrubbed and grassed areas.</p>	<p>This block will be put forward to be included within the cleaning contract later in the year.</p> <p>Orders raised to repair the ceiling</p> <p>Orders have been raised to remove all the rubbish.</p> <p>All residents have been written to regarding fly tipping within the block and bin store.</p> <p>Restorative Justice have helped to remove the litter and rubbish on the grassed areas</p>
Berwick Avenue 4-12	<p>This block is currently on the cleaning contract At the time of the inspection the lobby and stairs were dirty.</p> <p>Still a number of issues with youths congregating in and around the block drinking alcohol.</p>	<p>This block now receives a weekly clean which should help its overall appearance</p> <p>As stated in previous report an Estates Pride bid has been put forward and agreed to remove the bin store and wall to help reduce</p>

		the problems with young people congregating. The work should be completed within the next 2 months.
	External appearance very poor due to cans and cigarettes discarded in shrubbed and grassed areas	Orders raised for Caretakers to litter pick the area.

All the blocks designated as red have appropriate actions put in place and will be visited at least once a week to ensure the issues are being resolved.

- 3.5 The previous audit carried out in March 2010 identified the following blocks as red :
- Bath Street 2-24
 - Drayton Avenue 4-8
 - Willow House 1-6
 - Pennine House 1-6
 - Berwick Avenue 4-12
- 3.6 Due to the actions taken by Housing Officers Bath Street, Drayton Avenue, Willow and Pennine House have now become amber. Berwick Avenue has remained red as explained above.
- 3.7 All blocks will continue to be inspected and scored on a monthly basis. The Local Housing Board North will receive information bi-monthly on the outcome of these audits.

4 ENVIRONMENTAL IMPLICATIONS

Monthly audits and targeted management of flats improve the living standards and sustainability for all residents living in flats.

5 EQUALITIES IMPACT ASSESSMENT

All members of the community are consulted and their needs taken into account.

6 HEALTH & SAFETY IMPLICATIONS

Some health and safety risks are removed through regular audits.

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

- Consultation
- Financial and Business Plan
- Legal and Confidentiality
- Personnel
- 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

Author: Steve Astle Housing Manager 01332 718771 Email steve.astle@derbyhomes.org

Background Information: None

Supporting Information: None