

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 Only one block in the south of the City has been identified as red. This is 11-25 Crayford Road in Alvaston

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

| Block | Issues | Actions |
|---------------------|---|---|
| Crayford Road 11-25 | This block is not on the cleaning contract – Stairwell very dirty and a number of items including bicycles are left around the stairwell. | The block will be included on the Cleaning contract in 2011. All tenants have lockable stores. Letter to all residents insisting they remove all items |

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| | | and use their stores. If not removed after 28 days we will remove and dispose them. |
| | Evidence of a water leak to the ceiling in the stairwell | An order has been raised to repair the ceiling. This should be completed by 21.06.10 |
| | The front entrance door requires repair | Orders raised to have this repaired |
| | Car Park-various items of rubbish discarded and overgrown with weeds. | Orders raised for Caretakers to remove fly tipping. Probation Service contacted to help clean up and weed the area. |
| | Grassed area to the side elevation of the flats is in poor condition-has not been cut this year. | Contractors contacted to ensure this area is within the Contract & when it will be cut |
| | Evidence of people using the green areas, drinking alcohol. Residents state that drinkers use this area as a toilet. | Meeting arranged with regeneration team to look at what deterrents can be used to reduce the anti social behaviour |

3.6 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.

3.7 The previous audit carried out in March 2010 identified the following blocks as red:

- Field Lane 158-172
- Spencer House 1-9
- Oriel Court 56-84
- Sterndale House 1-6
- Sterndale House 7-12
- Swinscoe House 1-9

3.8 Due to actions taken by Housing officers all of these blocks have now become amber. Unfortunately Crayford Road did not get inspected during March so was not identified in the previous audit.

- 3.9 All blocks will continue to be inspected and scored on a monthly basis. The Local Housing Board South 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

- 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

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Background Information: None

Supporting Information: None