

FLAT INSPECTION UPDATE

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 July 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 June 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 North of the city has been identified as red.

North West: Brook Street

- Arthur Hind Close 8-11

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

Block	Issues	Actions
Arthur Hind Close 8-11	This block is currently undergoing structural repairs due to subsidence.	All tenants have now been decanted out of the block. Structural repairs are being carried out.

	Grassed areas around the block require attention.	Ground maintenance issues are being addressed with Contractors (Safety fencing has been erected around the block so grassed areas cannot be maintained at present).
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- 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. However, Arthur Hind Close will remain a red block until the structural repairs have been completed.
- 3.7 The previous audit carried out in April 2010 identified the following blocks as red:
- Arthur Hind Close 8-11
 - St Annes Close 1-11
 - Berwick Avenue 4-12.
- 3.8 All action arising from previous inspections which resulted in the blocks being rated as red, have now been completed. The blocks are now amber and will be monitored closely.
- 3.9 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

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Background Information: None

Supporting Information: Item B3, LHBN 10 June 2010

Flat Inspection Sheet

Appendix 1

Category	Low 1 (green)	Medium 2 (Amber)	High 3 (Red)
First Impression External Inspection of front of building	All clear of litter No cobwebs lights clean No marks on windows	Some litter evident Marks on entrance door or windows	Litter/rubbish evident Cobwebs around lights Door & windows require cleaning
Lobby Foyer Stairwell Walls Doors Corridors & landings	Clean walls / ceilings No evidence of litter No scuff marks No dirt / swept Mopped and clean To a good standard	Minor scuffs on floors / doors/walls Dust on stairs or corridors Small amount of rubbish	Dirty stairs / Corridors Litter Drugs / alcohol Paraphernalia Rubbish or large items evident
Internal Trip hazards	Clear of all trip hazards Apart from mats outside front doors	Minor trip hazards i.e mats in corridors & some plants	Lots of trip hazards i.e mats, plant containers, chairs & carpets
Bin stores or Chute As applicable	Clean bin store No evidence of fly tipping No litter No leaves Well maintained Chute unblocked in good state of repair	Small amounts of litter Area in need TLC Chute minor blockage Some rubbish in surrounding area	Chute blocked Bin area dirty Evidence of rubbish discarded i.e settees or fridges
Drying area	Clear of weeds and moss Rotary or lines in good condition	Minor weeds / moss Small amount of leaves/litter Some strings broken to rotary lines	Weeds / moss quite evident rotary and line Missing Rubbish evident
Communal grounds boundary fence and gates	No damage to gates or fences	Minor damage to fence / gates i.e pales missing broken gate catches	Fencing damaged Gates/posts broken or rotten
External & Internal Repair & Maintenance issues	To include all doors, windows, gutters down pipes and paths etc Minor issues	To include all doors, windows, gutters down pipes and paths etc Some larger issues i.e downpipes or gutters loose or broken, smaller cracks to paths, window boarded	To include all doors, windows, gutters down pipes and paths etc i.e internal walls poor, doors damaged, downpipes guttering missing, paths very bad/damaged/rotten windows
Shrub beds	Shrub/flower beds well maintained	Shrub/flower beds need attention/some weeds evident but likely to be restored with routine maintenance	Shrubs/flower beds/grassed areas overgrown/weeds evident
Grassed areas	Grassed areas well maintained	Grassed areas need attention likely to be restored with routine maintenance	Grass overgrown requires cutting
Litter	Area around the block clear No sign of litter/rubbish	Area around the block Some evidence of litter/rubbish	Area around the block - High build up of litter/fly tipping
Graffiti	No graffiti inside or outside of the block	1-2 lots of Graffiti evident either inside or outside of the block	More than 2 lots of graffiti evident either inside or outside of the block