

# RIBBLE VALLEY BOROUGH COUNCIL REPORT TO HEALTH & HOUSING COMMITTEE

Agenda Item No. 14

meeting date: THURSDAY, 7 JUNE 2018  
title: JOINERS ARMS UPDATE  
submitted by: MARSHAL SCOTT – CHIEF EXECUTIVE  
principal author: RACHAEL STOTT – HOUSING STRATEGY OFFICER

## 1 PURPOSE

1.1 To provide Members with a general update on the usage and improvements made to 90 Whalley Road Clitheroe which provides temporary accommodation over the past 12 months.

1.2 Relevance to the Council's ambitions and priorities:

- Community Objectives – To meet the temporary accommodation needs of the borough.
- Corporate Priorities – To be a well managed and efficient Council.
- Other Considerations – None.

## 2 BACKGROUND

2.1 In 2017 the Council took on management of the building after 9 years of the property being managed by Ribble Valley Homes. Members requested an information report detailing usage of the property and the improvements made.

### 2.2 Occupancy

A total of 36 households have been provided with temporary accommodation in the Joiners Arms, 90 Whalley Road, over the past 12 months. The average length of stay is 18 weeks. The average age of licence holders is 36 years old. The majority of occupants are females with dependent children.

During the same time period an additional 3 households have also been placed in temporary bed and breakfast accommodation as the Council owned properties were occupied. These households have been 2 families with children and 1, 77 year old male. Currently the 77 year old male still remains in bed and breakfast and is due to be rehoused by the end of the week commencing 21 May 2018.

### 2.2 Improved Works to the Property

Over the past 12 months the following improvement works have been undertaken:

- Improved fire protection throughout the building and loft space, upgraded fire alarm, energy efficiency lights and new fire risk assessment.
- Improved extraction in all kitchen areas within each of the 7 flats.
- New heating system in flats 2, 4, 5, 6 and 7.
- Replaced door intercom system for access into all flats.
- All communal areas have been repainted including all internal doors.

- Reflagged an area in the rear garden.
- New carpet tiles have been installed throughout the communal area.
- Currently working on prevention of water ingress to the rear back wall; scaffolding is up at the rear of the property due to be complete mid-June.
- Created a pram store cupboard.
- New stud walls, plastering and suspended ceiling in basement area.
- Replaced shower in ladies shower room.

Appendix 1 is a set of photographs taken week commencing 21 May within the building and these show the front elevation, internal ground floor hallway, laundry, first floor hallway, the front door flats and the office within the building.

### **Temporary Accommodation Use Snapshot of Household Makeup**

<b>Flat No</b>	<b>Household Makeup</b>
1	2 adults, 2 children
2	1 adult, 2 children
4	1 adult, 1 child
5	1 adult, 1 child
6	Single young person
7	Single person with access to children
8	Void due to repairs
23 Wellbrow Drive, Longridge	1 adult, 1 child
16 Alma Place, Clitheroe	1 adult, 1 child

All occupants sign a Licence Condition Form as attached at Appendix 2. The licence conditions have recently been reviewed to assist in the management of the building and the move on of occupants.

On the re-let of all flats there is a flat inspection carried out by a Technical Officer and gas safety check prior to the flat being occupied.

#### **4 CONCLUSION**

4.1 Note the report.

RACHAEL STOTT  
HOUSING STRATEGY OFFICER

MARSHAL SCOTT  
CHIEF EXECUTIVE

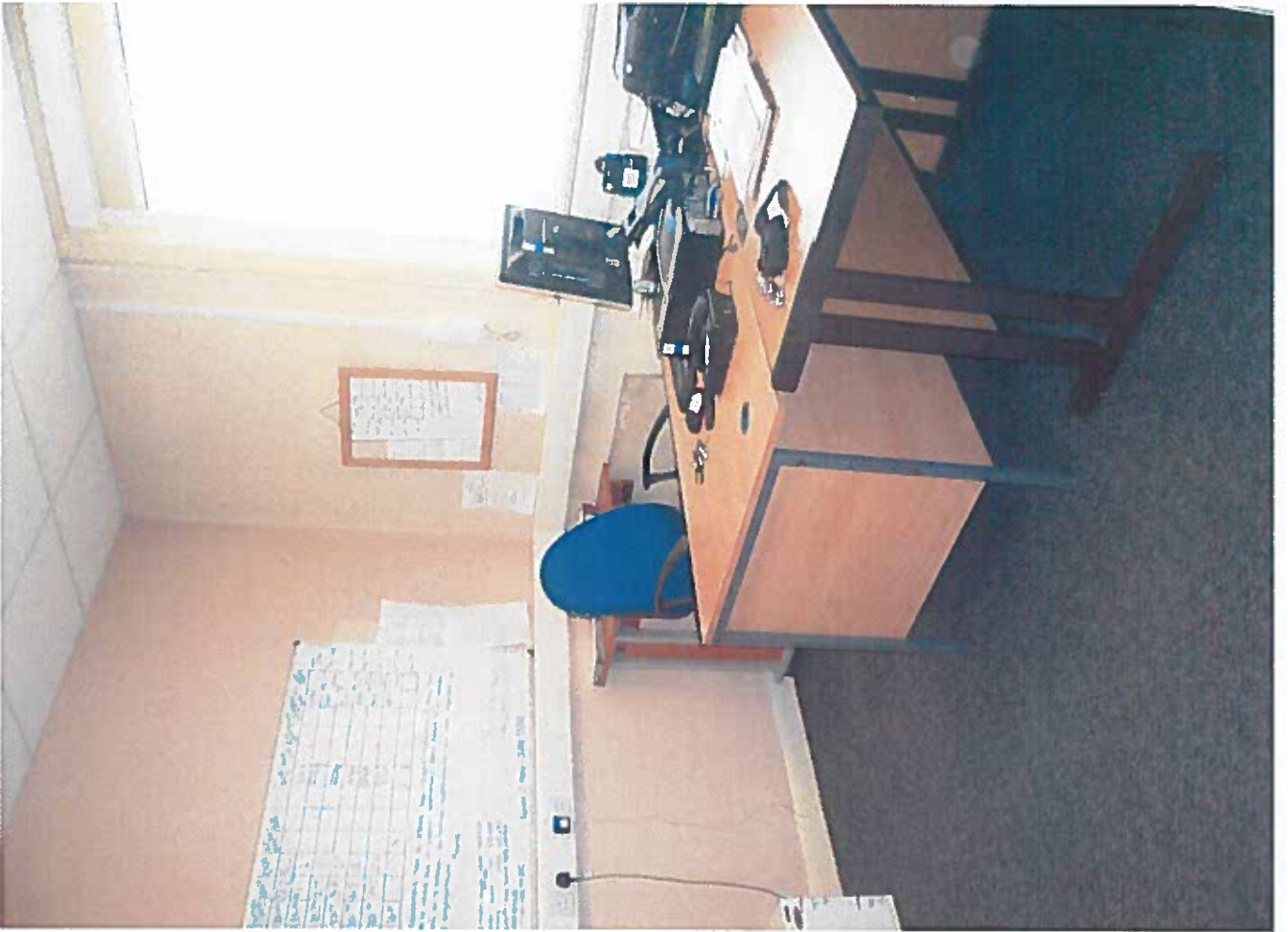
For further information please ask for Rachael Stott, extension 3235.

REF: RS/ICMS/H&H/070618











## APPENDIX 2

### CONDITIONS OF LICENCE

#### Residents

- Must engage with all support services including attending appointments and carrying out actions week to week
- Must demonstrate that they are actively looking for properties and provide evidence of this at support meetings
- Must not possess, use or supply any illicit substance (drugs) on the premises or permit their visitors to do so including in the garden area
- Must accompany visitors off the premises and secure the front door. Visitors must be signed in and out. Keys must not be given to visitors or door codes
- Must inform the Warden or the Housing Needs officer if they intend staying out overnight
- Must place their rubbish in the bins provided in the rear yard
- Must not supply information of persons within the hostel to any non-residents
- No smoking in any of the flats that you occupy or throughout the whole building
- No posts must be made on social media about the hostel or any of the residents
- Must ensure the communal areas are left tidy after use including the garden, laundry area and play room.
- Must use the emergency call out number for emergencies only. If electric cards are needed they must be bought within office hours
- Must use the washing lines to dry laundry when the weather is suitable to do so.
- The washers/dryers must only be used to do tenants laundry
- Cigarette butts must be disposed of in the cigarette bin provided

#### Visitors

- Must not be asked to call at the premises after 11.00pm
- Must not be left on any part of the premises unaccompanied and must vacate the premises by 11.00pm at the latest. On Friday and Saturday nights only, visitors may stay until midnight.
- Must be escorted from the building by the resident
- Must not enter or leave the premises by the back door
- Must not stay overnight

#### Other Conditions

- No abusive, threatening or violent behaviour towards the Warden, residents or support staff
- No pets allowed
- Excessive consumption of alcohol and related problems will not be tolerated on the premises
- Failure to occupy temporary accommodation may lead to discharge of any housing duty
- Noise must be kept to acceptable levels at all times and to a minimum after 11.00pm at night

- Ribble Valley BC reserve the right to add or vary any conditions of licence as is deemed appropriate in the circumstances
- Tenants must report any damages and repairs to the warden promptly.
- Tenants must ensure flats are left clean and tidy when they leave the property or the cost of getting them cleaned will be charged to them. Also any damages found you will also be charged
- Ribble Valley Borough Council reserve the right and may require you to move flats, without any notice, in unforeseen circumstances.

I have been provided with a copy of these conditions and agree to abide by them on the understanding that any breach of these conditions may lead to a written warning or even eviction from the Hostel.

Signed:.....

Dated:.....