

COMMITTEE: CENTRAL LUTON AREA BOARD

DATE: 23rd OCTOBER 2014

SUBJECT: PETITION - MOULTON RISE – INSTALLATION OF SECURE DOOR ENTRY TO COMMUNAL AREAS

REPORT BY: HEAD OF HOUSING

CONTACT OFFICER: MO HARKIN Tel. 01582 546202

IMPLICATIONS:

LEGAL	✓	COMMUNITY SAFETY
EQUALITIES		ENVIRONMENT
FINANCIAL	✓	CONSULTATIONS
STAFFING		OTHER ✓

WARDS AFFECTED: HIGHTOWN

PURPOSE

1. The purpose of this report is for Members to consider a petition from residents living in the Moulton Rise area requesting that the Council do not install secure door entry to communal area main doors dated 6th May 2014.

RECOMMENDATION

2. **Central Luton Area Committee is recommended to instruct officers to:**
(i) carry out work to install a secure door entry system to communal main entry doors, with an entry panel at the main entrance and a panel in each property to enable residents to identify visitors

BACKGROUND

3. A copy of a petition has been received from the lead petitioner dated 6th May 2014 from 18 residents of 11 properties out of 27 properties in total, who live in Moulton Rise area of town and request LBC do not install a secure door entry to communal main doors.

REPORT

4. Following the Borough's tenancy audit project, SAP (service area panels) and general feedback surveys, it was highlighted that resident's main top areas of

- concern with regard to their housing were their fuel bills and anti-social behaviour /security.
5. As part of the Asset Management Strategy, Planned Improvement programmes are delivered to ensure the Councils stock is maintained to a high level to ensure protection of the Councils assets. Communal main entry doors - to the Councils blocks of flats is one of the planned programme streams. The benefit of the programme to residents is that they will be able to identify persons wishing to enter the block before allowing access. This will prevent any unauthorised persons gaining entry into the building. Currently anyone can have free entry into the communal areas.
 6. Moulton Rise falls within the 2014-2015 improvement programme. There are 13 leaseholder properties and 14 tenant properties in Moulton Rise. 5 leasehold properties and 6 tenanted properties signed the petition. These works are due to be completed February 2015. The consultation process was started 25th April 2014 in line with Section 20 for leaseholders and 19th May for tenants. The benefit of the
 7. A copy of the request for consultation to be carried out and letters sent by our Leaseholder team is attached at Appendix A.
 8. A copy of letters and petition from Mrs Thorpe send to Gavin Shuker MP, Head of Building/Planning and information officer/Chief Executive LBC dated 6th May 2014 is attached at Appendix B.
 9. A copy of response from Mo Harkin, Head of Housing to Gavin Shuker MP dated 12th May 2014 is attached at Appendix C.
 10. A copy of response from Mrs Thorpe following letter from Mo Harkin dated 14th May 2014 is attached at Appendix D.
 11. A copy of letter to Mrs Thorpe from Ben Burley, Technical Engineer dated 16th May 2014 is attached at Appendix E.
 12. A copy of letter to all residents of Moulton Rise from Ben Burley dated 19th May 2014 is attached at Appendix F.
 13. A copy of letter from Mrs Thorpe to Gavin Shuker MP dated 21 May 2014 is attached at Appendix G.
 14. A copy of letter to Gavin Shuker MP from Mo Harkin dated 28 July 2104 is attached at Appendix H.
 15. A copy of memorandum from Amara Khatoon to Mo Harkin following letter from Mrs Thorpe with attachments dated 17th September 2014 is attached at Appendix I.

Considerations

16. The communal main entrance doors to Moulton Rise currently are not secure entry meaning that all persons have free access into the building.

17. Following the hand delivered letter from Ben Burley to all residents in Moulton Rise dated 19th May, Appendix F, fully explaining the extent of the works for clarification purposes and inviting residents to register if they do not wish the works to be carried out, there was 1 negative response from a leasehold resident who did not sign the petition.
18. The remaining housing stock in the Borough with communal doors already have secure entry or are programmed in to have secure entry fitted. We have received no negative feedback regarding secure entry other than reports of routine repair works required as necessary.

Further Information for Noting Only

19. The individual flat front doors are planned to be replaced February 2015 at the same time as the communal main doors to reduce the inconvenience of disturbance to residents.

FINANCIAL IMPLICATIONS

20. Due to manufacturing lead in timescales of works of this nature orders will need to be placed by November 2014 at the very latest to ensure the works are completed this financial year. Due to the budget allocation this financial year, if these works do not proceed an underspend will be realised.

LEGAL IMPLICATIONS

21. Save that there is a potential risk for vandalism and or damages claims against the Council in the event of anti- social behaviour there are no direct legal implications to this report.

APPENDICES

- Appendix A: Request for consultation and letters;
- Appendix B: Letters and petition from Mrs Thorpe;
- Appendix C: Response from Head of Housing to Gavin Shuker MP;
- Appendix D: Response from Mrs Thorpe;
- Appendix E: Letter to Mrs Thorpe from the Technical Engineer;
- Appendix F: Letter to all residents of Moulton Rise;
- Appendix G: Letter from Mrs Thorpe to Gavin Shuker MP;
- Appendix H: Letter to Gavin Shuker MP from Head of Housing;
- Appendix I: Memo from Business & Member Services to Head of Housing.

LIST OF BACKGROUND PAPERS LOCAL GOVERNMENT ACT 1972, SECTION 100D

There are no background papers.