

## **Motion to restore acceptable living conditions in properties managed by Stockport Homes in Lancashire Hill**

This council notes that, according to the Index of Multiple Deprivation 2019, Lancashire Hill is in the top 1% of most deprived areas nationally.

It scored worse in the 2019 IMD (58th out of 32,844) than in the 2015 IMD (153rd out of 32,844), indicating a downward trend in an already dire situation.

As well as being measurably worse off compared with most areas in the country, residents have reported to ward councillors that conditions on the estate during the past 5 years have deteriorated and are continuing to deteriorate, to the degree that they are now unacceptably poor.

This council further notes that:

- There has been a severe reduction in the number of caretakers, and the fact that they no longer live on site has led to a deterioration in cleanliness and security. The windows are very dirty because they are never cleaned.
- There is a lack of safety and security in terms of access to the buildings, individual flats, the car parks and bicycle sheds.
- There is a lack of adequate ventilation in corridors due to most windows not opening, and residents have reported broken windows in flats which are deemed to be beyond repair.
- The lifts are unreliable and prone to breakdown for prolonged periods, causing access and egress problems for residents with disabilities and those with very young children in prams or pushchairs.
- Problems with the water mains in The Bentleys led to residents being without a proper water supply for several weeks.
- The heating boiler broke down in the coldest part of last winter. The backup boilers had been decommissioned, leading to no central heating at all for several days.
- There are rodent infestations in the buildings and across the estate.
- Fly tipping is a common occurrence and the public areas are littered, dirty and neglected, with black mould on lampposts and mould/graffiti on exterior walls.
- The car parks and raised beds are neglected and overgrown with weeds.
- ~~A high proportion of new tenants require support for addictions or other reasons. This results in high levels of anti-social behaviour, which impacts heavily on other residents causing anxiety and stress.~~
- High levels of anti-social behaviour results in anxiety and stress to residents
- Residents have told ward councillors that the tone of the language in notices and other communications, and the way they are treated by Stockport Homes staff is not always courteous and inclusive.
- Residents have also told ward councillors that when they report problems to Stockport Homes or the Police, often nothing is done.
- Overcrowding is common with large families living in small flats.

~~That despite representations by local councillors and campaigners over several years to Stockport Homes, Stockport Council and Greater Manchester Police to~~

address these concerns and similar issues across multi storey properties across the borough, no satisfactory response has been forthcoming.

~~This council resolves:~~

~~(1) To request that Stockport Homes return the living conditions at the Lancashire Hill Estate, comprising Clarkethorne Terrace, The Longsons, The Bentleys, Stonemill Terrace, Pendlebury Towers, Hanover Towers and all public space in the surroundings to an acceptable level as soon as possible.~~

~~This action should not be delayed until the refurbishment due to begin in 2028.~~

~~(2) To request that the Cabinet Member for Economy, Regeneration & Housing form a taskforce comprising:-~~

- ~~• Residents of Lancashire Hill.~~
- ~~• Appropriate members of Stockport Council's Cabinet, nominated by the Leader of the Council.~~
- ~~• Reddish South ward councillors.~~
- ~~• At least one member of each Council group.~~
- ~~• Police officers.~~
- ~~• Stockport Homes and Council officers.~~

~~This group will work to bring about the necessary changes and improvements, and overcome the problems arising from divided responsibilities across the estate between Stockport Homes, their contractors and Council staff.~~

~~The chair of the taskforce should be appointed by the Leader of the Council.~~

Therefore, this council resolves to:

Request that Stockport Homes bring forward a revised and detailed timetable for the refurbishment of Lancashire Hill and all multistorey properties in their stock up to a modern decent homes standard. This work must be completed in the quickest possible time and keep residents of those properties updated regularly on progress.

Request that a partnership is established that will address the issues raised by residents in multistorey properties and estates. This will include residents from Lancashire Hill, as well as from other areas of Stockport.

The partnership will comprise of representatives from but not limited to:

- Greater Manchester Police
- Stockport Homes
- Stockport Council
- Representatives from multi-storey tenant and residents' associations
- Representatives from each council group

Moved by: Councillor David Meller

Seconded by: Councillor Karl Wardlaw