

## Report of the Portfolio Holder for Housing

### Management of Communal Areas Policy

#### 1. Purpose of Report

To seek approval for an updated Management of Communal Areas Policy.

#### 2. Recommendation

**The Committee is asked to RECOMMEND to Cabinet to RESOLVE that the updated Management of Communal Areas Policy be approved.**

#### 3. Detail

The Policy, at **Appendix 1**, outlines the approach that the Council takes to manage enclosed communal areas and the areas that immediately surround blocks of flats. It applies to tenants and leaseholders, in both General Housing in Independent Living. A clear Policy is necessary, so that all areas are managed in a consistent way and so residents can be clear on what is allowed, and the approach that the Council will take to monitor areas and address any issues.

The management of communal areas can often be a contentious issue. Many residents see communal areas as an extension of their own home. As a landlord, the Council has a responsibility to ensure all communal areas are kept clear and accessible so that residents can exit the building as quickly and as safely as possible in the event of an emergency. This may include asking residents to remove items that they have placed in the communal area, either for convenience or with the aim of improving the appearance of the area.

An updated Policy was approved by Cabinet in July 2023. Officers were asked to review the Policy after six months of use and obtain feedback from tenants. No significant issues have been identified since the introduction of the updated Policy in July 2023. Consultation has been completed with tenants, with 100 tenants reviewing the Policy and providing feedback via Tenant Involvement Network meetings. A Change Table is included in **Appendix 2**.

#### 4. Key Decision

This report a key decision as defined under Regulation 8 of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 as it is significant in terms of its effects on communities living or working in an area comprising two or more Wards or electoral divisions in the Council's area

5. Updates from Scrutiny

This applies where a policy has been through pre-scrutiny or Policy Overview Working Group.

6. Financial Implications

The comments from the Head of Finance Services were as follows:

There are no additional financial implications for the Council with any costs being contained within existing budgets.

7. Legal Implications

The comments from the Monitoring Officer / Head of Legal Services were as follows:

There are no direct legal implications arising from this report as the legal implications were considered in the report considered by Cabinet in July 2023.

8. Human Resources Implications

The comments from the Human Resources Manager were as follows:

Not applicable

9. Union Comments

The Union comments were as follows:

Not applicable

10. Climate Change Implications

The climate change implications are contained within the report.

11. Data Protection Compliance Implications

This report does not contain any OFFICIAL(SENSITIVE) information and there are no Data Protection issues in relation to this report.

12. Equality Impact Assessment

As this is a change to policy an equality impact assessment is included in the **Appendix 3** to this report.

13. Background Papers

Nil.