

Neighbourhood Walkabout – Resident Update

Block 141 Warwick Road, Solihull, B92 7HW

22nd September 2026

Background:

The walkabout began at 10am in the rear car park.
Present were Neighbourhood Officer Lee Anne Bairstow, 2x Locality Managers from Platform Property Care and representatives of Solihull Community Housing. Several tenants attended and spoke with the neighbourhood officer and property care. Tenants from block 137 also spoke with the SCH representative.

What Was Found

During the walkabout, we noted the following items raised by residents and observed on site. These included:

- Continued frequent fly tipping in and around the bin store area
- Tenants of other blocks using designated bin store for Platform residents block 141
- Ongoing concerns of drug use and drug dealing in the car park by non-residents
- Car cannibalism reoccurring (raised particularly by one resident who had been victim 4 times in a short time scale)
- Reports of homeless people entering the block for shelter and to charge mobile phones using communal plugs.
- Entrance doors being damaged/pulled open. Insufficient locking mechanism on side door.
- Locks also noted to have been left on catch by residents stopping the door from locking.
- Reports of parcels being stolen within the block if not given direct to tenants
- Windows on first floor damaged/insufficient locking mechanism. Allowing windows to be fully opened and causing concern for tenant safety
- Items in communal areas (also previously noted during NO visits)
- Rodent activity
- Abandoned car- identified to be within SCH owned area of the car park
- Cleaning frequency of communal areas. Due to number of properties communal areas become unclean very quickly. Some residents maintain the areas outside their doors by vacuuming/cleaning.

Issues and actions raised

What we have done – description of actions from the issues reported/seen.

- Resident advised items had been removed from outside door (school shoes) but NO advised it would have been compliance inspectors. Letters have been sent within the last two weeks advising items cannot be in communal areas, and the shoes had been raised by NO on previous occasions.
- PPC attendees have logged repairs for doors and windows. NO to check next scheduled update for window and door upgrades.
- NO to liaise with complex works team to explore options relating to car park entrance barrier/security measures to deter unwanted drug activity
- SCH representative to action concerns raised around bin stores for block 137.
- SCH to action abandoned vehicle
- NO to explore solutions for bin storage with complex works to try and resolve the issue with large capacity bins in the car park
- Exploration of increased bin allowance from Solihull council if current bin capacity meets the requirements of the 27 flats.
- NO to explore possible increase of cleaning frequency with estates team

Update details:

Our next update will be shared on:

Friday 30 October 2026