



EDMONTON POLICE SERVICE

REPORT TO THE EDMONTON POLICE COMMISSION

DATE: 2019 January 04

SUBJECT: Residential Review and Compliance Unit (July – December 2018)

RECOMMENDATION(S):

That this report be received for information.

INTRODUCTION:

This report will summarize and update the current status of the Residential Review and Compliance Unit (R2CU).

R2CU existed in part under its previous name of Project Watch Task Force. The area was rebranded and renamed to better align itself both, internally within the Edmonton Police Service (EPS), and within the Residential Living Governance Committee (RLGC) outlined in the previous report. R2CU operates as an important two way liaison between the EPS membership and the external partners of the RLGC. The scope and pace of the work being done now, under this new model, is at a significantly higher volume.

The goals and focus of R2CU have not changed from those of the former Project Watch; but the structure has. Problematic addresses are prioritized based on a Risk Assessment Model and inspections are conducted as a team at a rate of three to five per week on average.

BACKGROUND:

During the second half of 2018, partners within the RLGC have signed a Memorandum of Understanding (MOU), developed Terms of Reference for all three levels of the committee, and renamed and rebranded the "boots on the ground" inspection team.

Formalized inspections began in the spring of 2018, when the formalized Risk Assessment Model began in May 2018. The signed off MOU was in place by the August 1st, 2018 with all seven participating agencies and departments represented.

This multi-agency committee includes leadership and frontline staff from Alberta Health Services (AHS), Edmonton Police Service, the Government of Alberta (both OH&S and the Sheriffs), and from the City of Edmonton: Fire Rescue Services, Safety Codes

Compliance, Development Compliance, Community Standards, and Housing and Homelessness. The structure follows the Hub Model for Community Safety with formalized roles and responsibilities at the steering, centre of responsibility, and situation table levels.

As of July 2018, the members of the above agencies that conduct the inspection became known as the Residential Inspection Safety Compliance Team (RISC Team). Under this name, a joint notification letter was approved. Recently, an additional explanation and information portion of who and what the RISC Team is has been added. This information is sent out with the advance notification to the property owners notifying them of an upcoming inspection.

YEAR TO DATE INSPECTIONS:

This model has facilitated the team to be able to conduct inspections and subsequent follow-up inspections at a greatly increased rate. There have been the following actions taken year to date:

- Addresses reviewed and accessed: 85
- Inspections completed (as of December 21): 122
- Properties that will require future review: 14
- Scheduled for follow-up: 14
- Closed: 19

In addition to the above numbers, there are 11 properties that during the initial pilot period did not meet the risk criteria for the minimum number of agencies (three or more) to attend. Those 11 addresses were returned to the originating agencies for continued work outside the scope of the RLGC. The 122 inspections for 2018 have been distributed throughout all six Divisions of the EPS. Outside this model, the R2CU Sergeant is responsible for coordinating with all the Divisions by both collecting potential problematic addresses and arranging any additional resources needed to facilitate the inspections carried out within it.

INSPECTION EXAMPLES JULY – DECEMBER 2018:

Considering the volume of inspections currently being conducted, providing a breakdown of each Division and / or a summary of all inspections, would be extremely cumbersome to contain within one document. Below are three examples from the last period that are representative to the RISC Team's continued focus of problematic rental, multi-family, and commercial accommodations.

1) Southeast Division Motel

- This location had been part of the previous Project Watch portfolio.
- First inspection occurred July 10th, 2018.

- Numerous non-compliant issues were noted by AHS, including mold, water damage, deficient smoke detectors and some mention by tenants of pest problems (cockroaches and bed bugs).
- Both OH&S and AHS had outstanding orders.
- The motel was operating as a lodging house without permit.
- The owner let occupancy drop to only a few tenants; one occupant was provided housing connections and others relocated themselves.
- Garbage and unrepaired fire damage was also noted by Community Standards.
 - As a result, three additional follow-up inspections occurred in cooperation with the property owner. Many of the outstanding issues were addressed and at the conclusion of the final inspection on October 9th, 2018, the facility was boarded up and the property contained by temporary construction fencing.
 - The owner plans to work with OH&S and the City on a new development in the spring of 2019.
 - The property was closed by the RISC Team with continued monitoring by Development Compliance and OH&S to ensure development occurs within guidelines.

2) West Division Single Family Home with Renters

- The residence in question was of concern to the divisional Community Crime Management Team.
- Extensive history with Community Standards and history with AHS.
- Upon first inspection in September 2018, the residence was found to be in such a state that one member of the RISC Team donned a complete Tyvek protective suit.
- Back-up and broken sewer lines contaminating the basement.
- Garbage and debris strewn throughout the home.
- No hot water and no functioning central heat.
- Extensive pest issues including mice, cockroaches, and bed bugs.
- Elderly tenant recently placed on title.
- Members of the team returned three additional times and continued to work with the tenant / owner.
- Yard cleaned and AHS is currently working to have an order put in place to close the property to tenant accommodation.
- The owner / tenant is a complex client and presents his own set of problems.
- Resources including housing options and outreach are being provided.
- Upon last visit in early December, the owner / tenant was contemplating selling as he was unable to maintain or conduct repairs amid his ailing health.
- RISC Team to continue work – address is ongoing.

3) Downtown Division Apartment

- This is a large apartment complex with approximately 36 suites on three floors.
- Initial inspection occurred in September 2018 and has had approximately five inspections and follow-up inspections to date.
- The building had numerous AHS and OH&S issues of note; cockroach infestation on all three floors and basement, possible asbestos concerns and workplace safety violations throughout the building, broken suite doors, water damage, mold, missing smoke detectors, etc.
- Over the course of several months and the issuance of at least two orders from AHS and OH&S, the building has progressed to a position where it will be suspended for a period of a several months then re-inspected to ensure minimum housing standards are met.

UPCOMING:

EPS plans to continue participation in the RISC Team as part of the RLGC. All of the partner agencies have committed to a continued working partnership and what had started as a pilot project is now a functioning partnership with plans to grow. Within the EPS R2CU has begun securing partnerships within each of the six Divisions and the commitment from each Division to have a member take on an internal liaison role between the Division and R2CU. Currently, all six Divisions have agreed in principle and, in most cases, identified a member to participate.

In the first quarter of 2019, the RISC Team should have some branded materials and plans to do a public information campaign.


ADDITIONAL INFORMATION ATTACHED:

Attachment 1 - RISC Performance to Date

Written By: Sergeant Sean JENKINSON, Collaborative Policing Section *SS*

Reviewed By: Staff Sergeant Brenda DALZIEL, Collaborative Policing Section *BD*
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Approved By: Superintendent David VEITCH, Coordinated Policing Division *David Veitch*
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Chief of Police:  Kevin Brezinski
Chief of Police *KB*

Date: 2019 Jan 08

RISC PERFORMANCE TO DATE

