

## **DIRECTORS' UPDATE – APRIL 2009**

This is a joint report prepared by the Director of Investment & Regeneration and the Director of Housing & Customer Service. The report provides Local Housing Board Members with a general overview and update on current issues.

### **New Build**

We continue to get closer to building new homes. There are a number of documents and agreements that are nearing completion. We have also encountered some planning problems and have needed to refer the decision to refuse planning for Martin Drive to appeal, our fourth and final site goes to planning in April. We hope to sign up by the end of April.

Our development contract with Strata is close to completion and we have agreed start and finish dates with them and are finalising the development costs, against the backdrop of anticipated reduced levels of sales income.

The CLG (Department for Communities & Local Government) have agreed the transfer of land to Derby Homes.

### **Future Bids**

We are continuing to work with the regional Office of the Homes & Communities Agency (HCA) for more grant funding for new build. The Council has however made it clear that they will only support future schemes if the HCA produce a less onerous agreement, I have made this clear to the HCA.

We are evaluating a number of sites to assess their viability. We hope to submit further bids to the Housing Corporation during this year. We are also discussing possible ways to acquire ex-council homes that are on the market.

### **Estates Pride Large Scale Project Update**

We are fulfilling our commitment to attend Housing Focus Groups (HFGs) to communicate effectively with them on progress of agreed projects; a number of these have now been completed.

The Council have approved this year's large scale environmental improvement work. They also approved funding to extend the Youth Inclusion work.

## **Repairs Service**

Environmental Services Department has appointed two consultants to tackle some of the issues on performance;

- action plans have been agreed following the operative away days
- a backlog of orders is being worked through
- dates have been agreed for the introduction of handhelds for operatives and the migration to a consolidated pay structure.

Performance is showing signs of improvement. We have made it clear that the service must show strong improvement over the course of the next six months.

## **Stock Condition Survey**

We have now appointed a firm to carry out a stock condition survey. The survey will help provide information on future investment need. This will be required for a future option appraisal that is planned to be carried out over the next 18 months. Both Derby Homes and the City Council agree that we need to consider options that lever in enough resources to maintain the stock to a modern standard into the future.

We are writing to all tenants that may be affected by the survey, the Enquiry Centre has been briefed on the process and will be able field any calls on the survey. The survey is now underway, it will be completed by the end of April 09.

## **Compensation payments for missed appointments**

The Local Housing Board asked that I kept them updated on the number of compensation payments made through the repairs service. From 25 September 2008 to 26 November 2008, 28 payments were made. From the 26 November to the 26 January 2009 only 10 payments were made. From 26 January to 16 March 2009 only 9 payments had been made, performance in this area is improving as shown in the figures.

## **National Federation of ALMO's – Annual Awards**

We are extremely pleased that one of our entries into the NFA Annual Awards has been shortlisted through to the finals. We nominated Chris Doyle who works for Enthusiasm under the Outstanding Young Person category. Chris has worked hard to turn his life around and now works with vulnerable young people on the Osmaston estate encouraging them to do the same. The awards are due to be presented on 1 April 2009 and we will provide feedback at the meeting.

## **Junior Wardens**

Our Junior Warden scheme which operates within the Derwent Ward is all set to expand into new areas of the City. We are arranging a launch of the scheme to take place on 17 April 2009 at the Quad in the city centre.

The young people involved in the pilot scheme will be giving a presentation on their work and achievements – the next phase of the Junior Wardens will be within the Mackworth area.

### **RoSPA**

We are extremely pleased to announce that Derby Homes has achieved the RoSPA Gold Award for the third successive year. This award is only awarded to organisations that can demonstrate the highest commitment to occupational health and safety.