

## **DERBY HOMES LIMITED**

### **MINUTES OF THE SERVICE IMPROVEMENT COMMITTEE**

**Held on 25 September 2003**

The meeting started at 6.05pm

#### **Board Members Present:**

Martin Latham, Sylvia Hyde

#### **Officers Present:**

Phil Davies, Chris Robinson, Susan Hill

#### **SI03/63 Apologies**

Paul Bayliss, Jenny Bradley

#### **SI03/64 Quorum**

In accordance with Standing Orders the meeting was deemed to be inquorate. It was agreed to proceed and put any recommendations forward to the Board.

It was agreed to appoint Martin Latham as the Chair for this meeting.

#### **SI03/65 Admission of Late Items**

There were no late items.

#### **SI03/66 Declarations of Interest**

The Tenant Board Member declared her interest as a tenant (as defined in the Memorandum and Articles of Association) of Derby City Council.

#### **SI03/67 Minutes of the Meeting held on 31 July 2003**

The minutes of the meeting held on 31 July 2003 were noted and will be agreed at the next meeting.

#### **SI03/68 Matters Arising**

The Committee was advised that the Derby Evening Telegraph had not corrected the article concerning rent additions for off-street parking.

It was reported that the Board had agreed to recommend to the Council the proposals for the neighbourhood office for the Cowsley area.

**SI03/69 Consultation on Introductory Tenancies**

The Committee received a report which detailed the results of the consultation with tenants, leaseholders and community panels about the proposal to implement Introductory Tenancies.

The purpose of Introductory Tenancies was to make repossession much easier in cases of new tenancies where anti-social behaviour occurs. The law provides for an appeal process and this will need further development if Derby City Council agrees to the proposal.

**Agreed**

- i. that the Board recommend to the Council the proposal to implement Introductory Tenancies across the housing stock
- ii. that the Chief Executive prepares proposals for an appeal procedure.

**SI03/70 Progress of Sheltered Housing Review**

The Committee received a report which outlined the progress of the Sheltered Housing Review to date and Derby Homes' commitment to achieving the Code of Practice Standards for Sheltered Housing by December 2004. Scheme reviews had taken place at 29 sheltered housing schemes.

**Agreed**

The Committee:

- i. noted the progress of the Sheltered Housing Review and agreed to receive further progress reports
- ii. supported the commitment to achieving the Code of Practice Standards for Sheltered Housing and agreed to receive further progress reports.

**SI03/71 Shakespeare Street and Booth Streetscene Play Areas**

The Committee received a report, which detailed the projects for Shakespeare Street, Sinfen, and Booth Street, Alvaston, play area redevelopment areas on housing land. Both schemes will

help to regenerate the areas and provide a safe place for local children to play.

**Agreed**

The Committee:

- i. congratulated the Local Housing Offices' staff for their hard work
- ii. noted the approval of Transforming Your Space Neighbourhood Opportunities Fund (NOF) funding for the Shakespeare Street, and Booth Street, play area redevelopment areas
- iii. acknowledged that Derby Homes will act as the lead agency for these projects, which will both take place on housing land.

**S103/72 Performance Monitoring**

The Committee received a report, relevant to the Service Improvement Committee, on up-to-date performance information against key performance indicators.

**Agreed**

The Committee noted the report.

**Date and time of next meeting**

The next meeting will be held on Thursday 18 December 2003 at 6.00pm at Cardinal Square.

The meeting ended at 7.25pm.

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CHAIR

Signed as a true and accurate record of the meeting held on 25 September 2003.