

MINUTES OF THE CITY HOUSING CONSULTATION GROUP MEETING
HELD ON TUESDAY 27TH MAY, 10.00 AM, CARDINAL SQUARE

Present:	Dennis Rees	- Chair
	Arlene Rees	- DACP
	Nita Murphy	- DACP
	Ken Whitehead	- DACP
	Ray Bradbeer	- DACP
	Gwen Stubley	- DACP
	Elaine Jackson	- DACP
	Jack Wray	- DACP
	Sylvia Hyde	- DACP
	Maria Murphy	- Derby Homes
	Phil Davies	- Derby Homes
	Jonathan Geall	- Derby City Council
	Helen Cross	- Derby City Council
	Andrea Spurling	- Derby Homes

Apologies: Maureen Parker, Richard Smail

1 MINUTES OF THE PREVIOUS MEETING

Agreed as an accurate record.

2 MATTERS ARISING

a Grove House

The property has been secured and boarded up. Community Watch Patrol are patrolling the area. A voluntary group who run day centre services for the Asian community are interested in utilising the building. The Council are in the process of producing some costings. Jonathan will give an update when he has more information.

b Future options for blocks of flats - Alvaston and Spondon

A letter is in the process of being sent to all residents, living in the flats, this week. A meeting has been arranged for 3rd June to speak to the Alvaston residents. A date for Spondon has yet to be confirmed. The matter has been discussed at the Alvaston Community Panel meeting and will be discussed at the Spondon Panel on the 29th May. Maria will report back at the next CHCG meeting.

c Premises for Derby Tenants Resource Centre

Commercial Services are in the process of producing some costings for the improvement work. Dennis has informed them that the DACP wish to move into the new premises by the end of June.

d DACP open day

Bramalls and Lovells have donated £100 each towards the open day. Commercial Services have said that they did not wish to attend and have declined to sponsor the event. The DACP were disappointed with their response.

e Community Initiatives Team - Staff changes

Richard Smail's last day will be 6th June. Derek Bale will be taking over Richard's tenant participation duties. Carl Willis and Mark Crown will be relocating to Cardinal Square for 6 months, this will not impact on the amount of input they have locally. Julia Lemon's post will be advertised this week together with an additional admin support post.

3 HOUSING STRATEGY CONSULTATION UPDATE

Consultation has been carried on 4 groups, Homeless, BME, Residents and Stake Holders. The Learning Disability and Resettlement focus groups are outstanding. Once the consultation process has been completed a report will be produced outlining the key points. Helen will send copies to the DACP.

4 TO RECEIVE COMMENTS ON THE LATEST VERSION OF THE CUSTOMER SATISFACTION SURVEY

Some amendments have been made. Questions marked with an M are mandatory and the Council have no control over these.

The following comments were made by the CHCG:

Dogs - clarity needed, amend to nuisance dogs.
Nuisance from young people - amend to nuisance from groups of young people

How often do you visit or contact us? - amend us to Derby Homes

Item 20 is redundant - there are no local compacts

Item 35 - two adults both under 60 or over - needs to be reworded

The new Cabinet Member for Housing is Councillor Hickson. Jonathan will ensure that he is aware of the CHCG meetings.

5 TO RECEIVE AND COMMENT ON DERBY HOMES COMMITTEE REPORTS FOR 29TH MAY

Homes Pride Committee

There will be a report from Tina Oswin on training initiatives and employment opportunities, for the unemployed arising from the capital programme.

Two Social Services Officers and one Occupational Therapist will be working with the Homes Pride Team. They will be carrying out adaptation visits to define what needs to be done to meet the needs of disabled people.

The committee will be asked to agree to extending the day to day repairs contract until next year. A partnering approach will be adopted, work will not be based on price alone.

Councillor Burgess is standing down as Chair and a new one will be elected.

Resources Committee

There will be a report on Phil's salary proposing that it be subject to review by external consultants.

The East Midlands Government Association have been advising Derby Homes on personnel matters. They have not performed well and cancellation of membership is to be discussed.

External auditors will be giving a presentation and there will be a report on rent arrears.

Service Improvement Committee

There will be a presentation on abandoned properties and a report on Anti Social Behaviour, which will outline new legislation to help tackle the problems.

One of the key recommendations is to introduce introductory tenancies. There is money available in the budget to appoint a young persons officer to work on anti social behaviour alongside other agencies.

Money has been secured to fund a specialist Community Watch Patrol in the Derwent New Deal area. It will be in operation until 2006.

6 END OF YEAR PERFORMANCE FOR TOP TEN STANDARDS FOR 2002/2003

Dennis was rather disappointed in the levels of achievement for some of the standards. Maria felt that on the whole steady progress had been made. Standard 8 could be better and standard 9 requires a lot of improvement. Maria will be speaking to managers about this.

7 TO AGREE THE THEME FOR THE SERVICE USER REVIEW GROUP IN 2003

Suggestions included:

Choice Based Lettings System, Grounds Maintenance, Local Housing Offices, Rents, Anti Social Behaviour, Estate Walkabouts.

8 UPDATE ON DERBY HOMES ACTIONS TO IMPROVE SERVICE FOR LESBIAN AND GAY COMMUNITY

Sadja is aware of a few cases of harassment. She has spoken to the local managers and none are aware of any cases. The racial harassment policy is currently being reviewed, Derby Homes want it to be generic.

Sadja is holding a number of equalities training sessions for staff which include lesbian and gay issues. Report entitled 'Exploring the Housing Needs of Lesbian, Gay and Bisexual Citizens in Derby' is attached to minutes.

The next staff conference will focus on equality issues.

9 DATE AND TIME OF NEXT MEETING

The next meeting will take place on 24th June, 10.00 am, Cardinal Square