

## **DIRECTORS' UPDATE – JUNE 2012**

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

### **New Build**

The Osmaston Community Association of Residents (OSCAR) is making good progress with the Homes and Communities Agency (HCA) to secure community led funding for the Glossop Street site and the surrounding area. Both Derby City Council and Derby Homes are providing support to the group. The larger regeneration of Osmaston is still progressing and the Council's Regeneration Team is working closely with Derby Homes and the local community to select a delivery partner for the regeneration of the Rolls-Royce sites.

We have identified a number of small sites across the City that may be suitable for new build and we are hoping to firm up plans to build about 30 bungalows. The first two sites are Max Road and the site of the old Rocket pub on Stratford Road. A total of 17 bungalows can be built on these sites and planning applications have been submitted. Local consultation has been carried out and the plans will be available for view at the meeting.

### **Asset Management/Planned Maintenance**

We are firming up our plans for the delivery of planned improvements over the coming years. We remain confident that our current business plan is able to maintain decent homes into the long term future, there are however risks to the plan in terms of Welfare Reform and Right to Buy.

Our new grounds maintenance and cleaning contractor Sodexo has been getting to grips with service delivery over the past few months. They have had to contend with recruitment processes and poor weather in the early weeks of the contract. They have now started to settle in to the work programme and have visited all HFGs to introduce themselves.

### **Energy Efficiency**

We are making good progress across pre-war estates with the Community Energy Saving Programme (CESP) and will complete all work within the next 7 months. Many homes will benefit from extra insulation and new heating systems. We are now in a position to offer external wall insulation to homes that refused the internal work, this has only been made possible as a result of an increased offer for carbon savings

We have completed our programme to install solar PV to over 900 homes. Bungalows, flats and properties in the CESP areas have benefited from this work. The tariff has now reduced substantially and this will make it difficult to fit more panels.

### **Repairs Team Update**

Year end performance across all indicators was very good and the costs of repair services came in well within budget.

### **Victory Road – House Fire**

Derby Homes is continuing to co-operate with the ongoing enquiries and investigation on the above. I am mindful of the impact recent events have had on the local community and want to advise the City Board that Derby Homes is offering support to the volunteers at OSCAR, the residents of the wider community and the immediate neighbours.

### **Family Intervention Project**

The Family Intervention Project (FIP) Team continue to work through the Children and Young People's Localities Teams. Through the Multi-Agency Task and Finish Group we have now agreed that Derby's Troubled Families agenda will be modelled on the FIP principles of working with the whole family. I am anticipating that an appointment will be made to the Troubled Families Co-ordinator position within the next month.

### **Domestic Violence – New Legislation**

The government are introducing new legislation around domestic violence and forced marriages. We are keen to support this legislation and through joint working with our partners will be reviewing our processes and conditions of tenancy in due course.

### **Welfare Reforms**

We are now actively contacting tenants who we believe will be affected by the under-occupation charges, due to come into effect from April 2013. We are working on a one-to-one basis with households to discuss individual circumstances and providing appropriate advice and assistance.

If Board members or others would like to discuss this report ahead of the meeting please contact the author, or Phil Davies, Chief Executive, [phil.davies@derbyhomes.org](mailto:phil.davies@derbyhomes.org) – Phone: 01332 888528

Authors: Maria Murphy / Director of Housing & Customer Service / 01332 888522/  
[maria.murphy@derbyhomes.org](mailto:maria.murphy@derbyhomes.org)  
Shaun Bennett/Director of Investment & Regeneration/01332  
888524/shaun.bennett@derbyhomes.org

Background Information None  
Supporting Information None