

DERBY HOMES LIMITED

MINUTES OF THE CITY BOARD MEETING

Held on Thursday 13 December 2012

The meeting started at 6.00 pm

City Board Members Present:

Mike Ainsley, Susan Boon, Win Buchan, Jim Elks, Tony Holme, Wendy Jessop, Harry Margett, Brian Perry, Janice Platt, Margaret Redfern, Dennis Rees (Chair), Peter Simpson Ian Veitch, Fiona Walker, Michael Waplington

Officers Present:

Shaun Bennett, Director of Investment & Regeneration
Paul Cole, Communication & Marketing Officer
Maureen Davis, Housing Operations Manager
Jackie Mitchell, Governance Services Manager
Richard Platt, Resident Involvement
Margaret Wardle, Performance Officer

Observers:

Bob MacDonald, Gill Young – Tenant Review Panel

Introductions

Introductions were made for the benefit of new City Board Members Susan Boon, Peter Simpson and Mick Waplington.

12/131 Apologies

Apologies for absence were received from John Keith, Maria Murphy, Bob Osler, Jolanta Szatkowska and Linda Winter

12/132 Election of City Board Chair and Vice Chair

Dennis Rees was re-elected Chair of the City Board for the year 2012-2013.

Margaret Redfern was re-elected Vice Chair of the City Board for the year 2012-2013.

12/133 Admission of Late Items

There were no late items.

12/134 Declarations of any other business

The Chair agreed a late item on the DACP's Helping Hand Scheme.

12/135 Declarations of Interests

The Council Board Members were noted as declaring their interest in matters relating to Derby City Council.

The Tenant and Leaseholder Board Members declared their interests as tenants (as defined in the Memorandum and Articles of Association) of Derby City Council.

12/136 Presentation – Capital Programme Update

Shaun Bennett gave a presentation to update the City Board on the Capital Programme for 2013/14.

12/137 Update on Derby Homes Review

Shaun Bennett provided a verbal update on the Council's review of Housing Management and Maintenance of Council housing in Derby.

A 2 day workshop was held as part of the Council's evaluation process and has recommended four options. The first is that Derby Homes could stay as it is, the second would give the Council the option to build new homes through Derby Homes but with an amended governance structure for the organisation. The third option would see Derby Homes going back into the Council and the fourth option would return the management of council housing to the Council but the maintenance arm retained within the ALMO.

A report will be sent to Cath Roff, Strategic Director for Adults, Health and Housing and a report is to be taken to the Council's Cabinet on 14 February.

The Chair advised he had met with Councillor Baggy Shanker the previous evening. He informed Councillor Shanker the DACP would take no action until the decision is known, but they will fight the decision if they are not happy with it. The Council will meet with the DACP when the decision has been made.

The Leader of the Council, Councillor Paul Bayliss, has already confirmed the Council will honour the ballot decision.

12/138 Minutes of Previous Meeting

The minutes of the meeting held on the 18 October were accepted as a true and accurate record.

12/139 Matters Arising

Minute 12/116 – Housing & Leaseholder Focus Group Items – Maria Murphy has followed up the query regarding the issue of trees causing TV interference. She advised the case should not have been closed and Derby Homes is working with the contractor, Chubb, to repoint aerials towards the Sutton Coldfield transmitter.

Harry Margett reported that only one tree on the street had been cut down. Maureen Davis will arrange for staff to follow this up.

Minute 12/121 Directors' Update – energy efficiency work will be included to flats at Field Land and Knightsbridge.

Minute 12/123 – Complaints and Satisfaction Quarter 2 – the breakdown by ward of councilor and MP enquiries will be available for Quarter 3's statistics.

12/140 Questions from members of the public

There were no questions from members of the public.

12/141 Items from Part B to be discussed

Agreed

The City Board agreed to discuss Part B Items 1, 2, 3, 4, and 9.

12/142 Items for representatives from Contractor Partners

There were no representatives present.

12/143 Housing and Leaseholder Focus Groups' and Equality Groups Items and Feedback from HFG Facilitators

The City Board received a report with details of cases/issues raised at recent Housing and Leaseholder Focus Groups.

Brian Perry facilitated the recent North West HFG and reported a good turnout. The main issues discussed were regarding recycling and anti-social behavior by students living in the vicinity. Dennis Rees was unable to attend the North East HFG due to a clash with a Committee meeting. Fiona Walker attended the South West HFG as an observer and will take up her facilitating role at the next meeting.

Agreed

The City Board noted the report.

12/144 Training for City Board Members

The City Board received a report of forthcoming training sessions provided by Derby Homes.

Agreed

The City Board noted the report.

12/145 Tenant Review Panel

The City Board received a report from the Tenant Review Panel showing the findings of their review of Local Offer 11, Provide new tenants with help and support to allow them to maintain their tenancy, and Local Offer 16, provide vulnerable or elderly tenants with access to a range of services to help them live independently.

Agreed

The City Board requested Derby Homes implement those recommendations that can be achieved, subject to funding available.

12/146 Anti-Social Behaviour Policy Review

The City Board received a report of a review of the Anti-Social Behavior policy.

Tony Holme said leaseholders have a responsibility for communal areas and this should be covered in the procedure. However, Maureen Davis advised that the powers Derby Homes has to deal with leaseholders, are different.

It was pointed out that there were still references to 'hate crime' (eg page 7) which should be deleted and the word 'works' changed to 'work' on page 9 'Prevention'.

Agreed

The City Board approved the amended Anti Social Behaviour Policy, subject to the corrections mentioned above.

12/147 Directors' Update

The City Board received an update report providing a general overview and update on current issues. The update included

New Build
Asset Management/Planned Maintenance
Energy Efficiency
Repairs Team
Services funded by Supporting People
Move to the Council House.

Agreed

The City Board noted the report.

12/148 Performance Monitoring – Local Offers – Qtr 2

The City Board received details of Quarter 2 performance against the Local Officers set by Derby Homes Tenants and Leaseholders.

With regard to the offer 'We will keep you informed if you report a communal repair' Win Buchan reported that a communal repair in her block of flats was not written up on the notice board. Maureen Davis advised the repair in question was an ongoing issue but she would arrange for details to be placed on the notice board.

Agreed

The City Board noted the report.

12/149 Repairs Service Update

The City Board received an update report on progress and developments the Repairs Team are continuing to make.

The City Board was advised that the Gas IT project involved the use of hand held devices by gas engineers.

It was agreed that Job Satisfaction statistics from customers would be included in future reports.

Agreed

The City Board noted the report.

12/150 Estates Pride Quick Fix Bids

The City Board received an update on Quick Fix bids approved by Housing Focus Groups.

Agreed

The City Board noted the report.

12/151 Welfare Reform Proposals – Update

The City Board received a report on progress made to prepare for the provisions contained within the Welfare Reform Act 2012.

Agreed

The City Board noted the progress being made.

12/152 City Board Casual Vacancies

The City Board received a report advising of current vacancies on the City Board and proposals to recruit to them on a casual basis until the AGM in 2013.

Agreed

The City Board noted the report.

12/153 Development of Volunteering Schemes

The City Board received an update on volunteering schemes in operation and a strategy produced to manage and formalize volunteering within Derby Homes.

Agreed

The City Board noted the report.

12/154 Peer Review Report

The City Board received a report on the Estates Services Peer review

exercise conducted earlier this year and the outcomes.

Agreed

The City Board noted the report.

12/155 DACP Ready to Let Void Inspections

The City Board received a report on the findings of the Derby Association of Community Partners' ready to let void inspections.

Agreed

The City Board noted the report.

12/156 DACP Helping Hands Scheme

The Chair informed the City Board of the DACP's Helping Hands Scheme which provides financial assistance or bursaries for young people from our estates who may need some help with some form of recreational activity. The Chair asked City Board Members to refer any young people who may be interested to the DACP.

Date of next meeting

The next meeting will be held on Thursday 28 February 2013 at 6.00 pm at London Road.

The meeting ended at 19.40 pm.

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CHAIR

Signed as true and accurate record of the meeting held on 13 December 2012.

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