

QUESTIONS FROM MEMBERS OF THE PUBLIC

Question 1

Why don't Derby Homes, budget, plan and spend your finances on the property's that your supposed to be maintaining on behalf of Derby City Council. You're failing in maintaining these property's and you're spending the limited finances you have on non-residential matters. Why do Derby Homes recognise there are areas of Derby that have trouble with anti-social issues, discrimination and violence but won't challenge or work with Derbyshire Cons tabulary in solving these issues, acknowledging there are issues and turning a blind eye is very poor management and care of the residents your supposed to represent.

Response Derby Homes works closely with the Police and wider Community Safety Partnership partners to help tackle issues of crime and ASB across the city. We have appropriate information sharing protocols in place, hold and attend multi agency meetings to discuss complex issues and agree joint risk management plans. Representatives from our Anti-Social Behaviour Team also attend fortnightly Police tasking meetings where actions are allocated and completed by appropriate agencies.

Information received by Derby Homes regarding alleged criminality is shared with the Police for investigation as the lead agency for criminality. We continue to play a supportive role in such cases, for example, conviction of a criminal offence can be a breach of tenancy condition and can be pursued through to eviction where there is a realistic likelihood of successful possession proceedings.

Question 2

Why are council tenants paying the same rent, when those with solar panels are getting a heavy reduction in their electricity bills opposed to those without! I think this must be addressed as it is a serious matter! Thank you for reading.

Response The Council has a policy not to charge individual tenants (via rents or service charges) for energy efficiency improvements to their homes. Such improvements could be solar panels, but also include other works such as external wall insulation, new heating systems, new windows & doors etc.

There is an obligation on the Council for all tenants' properties to meet certain energy efficiency levels (EPC C by 2030). The timing of works to tenants' properties will vary, with some properties having certain energy efficiency works at different times. All of these works will help reduce the amount of gas/ electricity used by all tenants.

Additionally, all Council tenants indirectly are benefitting from the installation of solar panels on tenants' homes. The Housing Revenue Account is in receipt of a Feed in Tariff income of circa £1m a year for 25 years (from 2010). This contributes towards funding services to all tenants and their homes, alongside the income from rents and service charges.

Question 3

I would like to know what is being done to address the housing crisis? Derby homes seem to be falling behind where as other housing associations are investing in new properties to meet the demand. Also, personally I have noticed that there is an ample amount of "Corporate needs" banded housing available but not so much for any other bands, is there a reason behind why most of the properties over the past few weeks have been for this one particular band of needs? Is it just a coincidence? Or is it simply having to make up the numbers?

I personally am on the list to be rehoused due to having a child with additional needs and weeks would go by between appropriate housing being available in the area of his school but now this current hurdle of simply not being able to "bid" on anything is really frustrating.

Response Properties advertised through the Homefinder Choice Based Lettings scheme are allocated in line with the Council's published Allocations Policy. Turnover of social housing is currently at very low levels in Derby meaning that we are having to allocate more properties to those in the highest needs category to make best use of the available housing stock. As such, at present, a greater percentage of available properties are being advertised to the corporate needs band, which reflects the highest priority band for rehousing. Our Housing Options team will be happy to conduct a review of your current circumstances to ensure that your needs are adequately reflected in your banding and needs awards. Please contact 01332 888777 (option 5) to arrange this.

We have tried our best to deliver new homes that are in addition to those delivered by Housing associations, Housing associations often team up with large developers and take the affordable homes on much larger developments.

Derby Homes and Derby City Council have been providing additional homes by developing much smaller parcels of council owned land. We have however been able to provide over 600 new homes over the past six or seven years.

However we face the challenge of affordability and the supply of council properties is reducing each year. Around 170 properties annually are sold via Right to Buy and the number of new homes is significantly lower than this. Obviously new homes have to meet financial viability thresholds as well as being suitable homes for tenants. In 2021/22 we delivered 59 new homes and have delivered 649 since 2008. This year we have a number of schemes on going and are forecasting to deliver another 40 this year.

For more information please contact:

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