

## **FUTURE OPTIONS FOR BLOCKS OF FLATS**

Report of the Director of Derby Homes

### **SUMMARY OF REPORT**

1. This report provides the Local Housing Board with detail of the outcomes of the initial consultation carried out with residents of the Isle of Wight blocks at Alvaston and Derbyshire flats at Spondon.

### **RECOMMENDATIONS**

- 2.1 That the Local Housing Board notes the contents of the report and requests that the Director of Derby Homes presents recommendations to the Board based on the outcomes of the consultation with residents.
- 2.2 That the Local Housing Board notes that it is proposed to hold vacant properties that become empty, at both sites, pending a decision on the future of the blocks of flats.

### **MATTER FOR CONSIDERATION**

- 3.1 On 24 April 2003, the Board of Derby Homes received a report proposing that an options appraisal be carried out for two estates of flats, the 'Isle of Wight' flats at Alvaston and the 'Derbyshire' flats at Spondon. A copy of this report is presented at Appendix 1.
- 3.2 In June 2003 public meetings were held with the residents of the above mentioned flats. The purpose of these meetings was to give outline information to residents about the options appraisal and to gather their initial views.
- 3.3 At the end of June 2003 all residents living in the flats were sent consultation documents, which included a brief questionnaire asking for their views and opinions. Overall a total of 122 questionnaires were sent out with a total of 95 being returned, this represents a response rate of 78%.
- 3.4 The questionnaires gave a choice of three initial options:
  1. in favour of the blocks being demolished and the site being redeveloped with homes for rent and/or purchase
  2. in favour of the blocks being improved and wanting to remain in their home or another block on the site
  3. unable to make a decision at the present time and wanting to discuss the options further

- 3.5 Overall the response rate from Spondon has been higher than Alvaston and further attempts are being made to contact those residents who have still not expressed their views. However at both sites the majority view is in favour of the flats being demolished and the sites redeveloped.
- 3.6 Further analysis of the consultation is detailed in Appendix 2, which shows a block by block breakdown of the feedback received.
- 3.7 The leaseholder who occupies a flat in the Isle of Wight blocks has indicated that he would be willing to enter into further discussions should a decision be taken to demolish the blocks.
- 3.8 Both the shop keeper and Chair of the Alvaston Resources Centre have been involved in the early consultation, they are aware of the options being considered and understand that further consultation will be carried out following receipt of the residents views.

### **CONSULTATION IMPLICATIONS**

- 4.1 We will continue to try and contact residents who have not yet returned a questionnaire.
- 4.2 Further consultation will now be carried out with the leaseholder, shop-keeper and the Alvaston Resources Centre.

### **FINANCIAL AND BUSINESS PLAN IMPLICATIONS**

- 5.1 Full financial implications for each option will be contained within the proposals forwarded to the City Council.
- 5.2 Rent loss will be incurred in relation to properties held empty during the period of consultation with the City Council pending a final decision on the future of these blocks.

### **LEGAL AND CONFIDENTIALITY IMPLICATIONS**

- 6. At this stage none over and above those stated in the report to Derby Homes Board 24 April 2003.

### **PERSONNEL IMPLICATIONS**

- 7. None.

### **ENVIRONMENTAL IMPLICATIONS**

- 8. None in addition to those stated in the report to Derby Homes Board on 24 April 2003.

## **EQUALITIES IMPLICATIONS**

9. No implications have arisen during the initial consultation.

### **Contact Officer**

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