

IMPROVING AND MAINTAINING COUNCIL HOUSING

Report of the Director of Derby Homes

SUMMARY OF REPORT

1. This report sets out details of the proposed service review of the way in which Derby Homes will improve and maintain Council housing.

RECOMMENDATIONS

2. That the Board
 - 2.1 approves the outline proposal for the conduct of the service review of improving and maintaining council housing.
 - 2.2 agrees to hold the scoping session on 20 May and the challenge event on 27 June 2002, 2.30 pm – 5.00 pm.

MATTER FOR CONSIDERATION

- 3.1 The recent Best Value Review covered housing management and estate sustainability, including the responsive repairs service. It did not cover building works carried out through improvements, nor planned, programmed and cyclical maintenance.
- 3.2 The Derby Homes contract with the City Council obliges it to carry out a service review of improving and maintaining council housing in 2002-03.
- 3.3 It is proposed to conduct this review between now and September 2002 in order to enable a housing inspection on or around October 2002 to consider the review. An outline for the review is attached at Appendix A.
- 3.4 The methodology to be used in the proposed review follows that recommended by the DTLR, Audit Commission and Derby City Council.
- 3.5 Member involvement is critical to the success of such reviews and subsequent inspections. Board members and City Councillors, together with others, will be invited to two major events held within the review to take place on 20 May and 27 June. Members are encouraged to attend these.
- 3.6 The venue for these events will be the 45 Suite, Assembly Rooms. The 27 June event will close in time for members of the Board to travel to Cardinal

Square for the following Board meeting at 6.00 pm.

CONSULTATION IMPLICATIONS

4. The review will be carried out with tenants, leaseholders, contactors, suppliers and other key partners.

FINANCIAL IMPLICATIONS

5. The service review will be carried out within existing resources.

LEGAL IMPLICATIONS

6. The service review will fulfil Derby Homes obligations under its contract with the Council and the Council's obligations under the Local Government Act 2000.

PERSONNEL IMPLICATIONS

7. The service review will be carried out by the review team, including Derby Homes' staff and with the support of the Chief Executive's Department of Derby City Council.

ENVIRONMENTAL IMPLICATIONS

8. The review will consider procurement methods that promote the use of sustainable materials and carry out energy efficiency improvements.

EQUALITIES IMPLICATIONS

9. The review will consider procurement methods that promote training and employment initiatives targeted at disadvantaged groups in the construction labour market.

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