

**CITY BOARD  
30 AUGUST 2012**

# **ITEM B1**

## **DIRECTORS' UPDATE – AUGUST 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 to build new homes on 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 viewing 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.

We have commenced a planned repair programme in the north east of the City and this will work its way around all homes over a five year period.

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. We are working hard to ensure the service meets our expectations and will be working closely with tenants and leaseholders to achieve this.

## **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

## **Repairs Team Update**

The Repair Team have been asked by the Council to continue to deliver the Public Buildings maintenance work for a further four years. This is great news for the team!

Performance across all areas of repair work remains good.

## **Priority Families**

The Family Intervention Project (FIP) Team continue to work through the Children and Young People's Localities Teams. The development of the Priority Families Unit is still being agreed through the Multi-Agency Task and Finish Group. An appointment has been made to the Co-ordinators post and work is currently being done to identify the families within the City that meet the criteria for support. I am hopeful that at the next meeting a more detailed update will be available.

## **Supported Living Service**

A proposal to remodel the Supported Living Service has now been presented to the Council's Housing Benefits Team. Our intention is to remodel the service around the Tenancy Sustainability model whereby elderly vulnerable tenants will receive an intensive Housing Management service to enable them to continue living in their homes and sustaining their tenancy. This proposal will change the funding from Supporting People to a Housing Benefit eligible service charge. The proposal is currently under consideration by the Council who is in discussion with the Department of Work and Pensions. An update will be provided to Derby Homes Board in September 2012.

## **Community Activities**

There have been some extremely successful community initiatives taking place over the last couple of months.

During July 2012 Derby Homes and the Derby Association of Community Partners (DACP) attended three Olympic events at Chaddesden, Alvaston and Mickleover. Working in partnership with the Council's Leisure Services Team we showcased our services and opportunities for volunteering within the community and provided fun activities for young people to get involved.

Other community activities have included taking 46 children on a day-trip to Skegness on 8 August 2012. There is a residential week planned for week commencing 13 August 2012 when over 50 local children will benefit from the

experiences of personal challenge and opportunities to widen their social understanding and responsibilities.

### **Volunteering Opportunities**

We have also made good progress over the last two months engaging with members of the communities who are interested in learning more about being a volunteer with Derby Homes. The current opportunities we offer are in customer service, tenant review, mediation, victim and witness support and mystery shopping. We are in the process of meeting with all of the interested parties over the next few weeks and will be discussing opportunities with them, skills matching and commencing training packages with those who wish to take up this opportunity.

If Board Members or others would like to discuss this report ahead of the meeting please contact the author.

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