

The Local Housing Board's Role

1. Where do the LHBs get their power from?

- Delegated from Derby Homes Board
- Tenants/Leaseholders
- Council
- Tenants
- Legal structure – SLA / Articles
- Power from the individuals contribution experience and abilities
- From the Housing Focus Groups
- Trust of people you represent
- SLA with DCC
- Contributions of individuals experience etc.
- Housing Focus Groups to LHBs to Main Board

2. If the LHB rejects a report or proposal, what must it do next?

- Panic
- Main Board/Officers
- Legal
- Refer for more information – the Board Members / Staff
- Explain/clarify why rejected
- Come up with an alternative
- Pet policy example – go away and reconsider and bring back
- Research/opinions/viewpoint
- Change it
- Refer to Main Board
- Role of HFG. Impasse!
- Quality of Information
- Voice opinion – too difficult at the moment

3. What training do you think that you should have had as a LHB Rep?

- Responsibility
- Understanding
- Procedures
- Informal
- Understanding Meetings/training
- Opportunities to attend prior to joining
- DACP
- Mentoring Scheme
- How Derby Homes works/functions
- Very formal/make welcome
- Glossary of terms / Dictionary
 - Staff structure
 - Briefing before the meeting

- Buddy Board Member
- Training at weekend
- Understanding how to get local issues on agendas
- Understanding power/decision making between Derby Homes and the Council
- Work with Derby Homes staff about tenant passions
- What am I supposed to do and what is my role?
- Help and tell me what I need to do
- If you can't understand a report you can speak to the author
- Training on procedures and rules
- All new South and North LHB members should have training programme
- Refresher courses for all
- Guide on legislation

4. Are you happy about the amount of time you get to discuss issues at the LHB meetings? If you are not, please tell us what you think could be done to improve matters.

- Yes/No
- Jargon Buster
- Look at start times – meetings
- Forward Planning
- Bring forward important items to allow more time
- Yes
 - Opportunity for debate
 - Report to next meeting
 - Need to read before meeting
 - Timing of paperwork
 - Size of agenda
 - Tenant led issues as well
- Acronym – what do they mean
- Staff members and writers have to remember reports are needed to be for general public
- Do have time to discuss items

5. When making a decision, what considerations do you bring into play – how do you decide.

- Tenants
- Future Impact
- Legal
- Meaningful consultation
- Cost Budgets
- Value for Money
- Impact on the local community (bigger picture - tenants)
- Have a section on Impacts at the bottom of the report – scale 1 – 10
- Has a defined criteria been met (is there enough information to make a decision).
- Vote of consensus

- Use information in the reports
- Use feedback from people we represent
- Own opinion/experience
- Compromise – voting on occasion
- Read through agenda and reports carefully
- Question issues – raise concerns
- Consider effect on neighbourhood
- The role of LHB tenant members/HFG attenders/ reps
 - issues happening locally are raised with them
 - need to be able to get information
 - need someone to help get information, explain reports

6. Is it the LHBs job to stop change or to ensure that tenants are involved in making the changes?

- Influence change
- Explain change
- Tenants
- Both – depends on what change is
- Need to ensure tenants are consulted
- Need to think what's best for all not just you alone
- If it effects others may have more impact on them, i.e. flats

7. Who is ultimately responsible for Derby Homes running its business and remaining financially viable?

- Board
 - Committee
 - Tenants
 - Officers
- The Main Board
- The Board
- The Board – Main Board
- Chief Executive
- Senior Managers – Accountants
- Council would only step in if the Board failed to take responsibility

8. What is the job of LHB?

- Accountability – hold Derby Homes
- Local issues
- More Tenant/Leaseholder involvement
- More time
- Represent the views of the tenants at Board level
- Big picture of the local area
- Unlock doors for solving tenant's issues
- Agents of change helping shape services

- Communication
 - keeping them informed
 - advertising
 - eyes and ears for local residents
 - improve what is there
 - challenge policy
- Is it a talking shop? Place to put forward views
- Bring concerns of tenants to Managers
- Majority are tenants and so have power to change things
- Bring concerns from Council and take matters up to the main Board