

DIRECTORS' UPDATE – FEBRUARY 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

We are continuing in our attempts to build new homes. We are currently in discussion with the local community, Homes and Communities Agency (HCA) and Derby City Council to agree a way forward for the Glossop Street site. The larger regeneration of Osmaston is still progressing and the Council's Regeneration Team is working closely with Derby Homes and OSCAR on various options.

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 20 bungalows. I will keep the City Board up to date as this project progresses.

Asset Management

We are working on a new Asset Management Strategy as part of the Business Plan supporting the review of the HRA. Shaping our investment priorities from feedback from tenants we hope to be able to maintain all homes to a good standard into the future. The settlement figure has now been confirmed and is slightly better than we expected, we are feeling confident that we can deliver the improved improvement standards in the future.

Community Energy Saving Programme (CESP)

We are making good progress across pre-war estates and will complete all work within the next 12 months. Many homes will benefit from extra insulation and new heating systems. This work is disruptive and we have increased liaison support to this project to help tenants through the work.

Repairs Team Update

New vans have started to arrive; we are looking forward to operating them with plenty of commonly used materials on board. This will help us to provide a reliable, efficient service to tenants.

Satisfaction and performance is continuing to improve with almost all indicators expected to achieve targets this year. We are confident that the service will be kept within the budget for this year.

Under-Occupation

We are starting to prepare for the impact of the Government's proposals for welfare benefit reform. One area that will affect our tenants is under-occupation. The current proposals are to reduce Housing Benefit in certain cases where tenants (of working age) are under-occupying by one or more bedrooms.

Although the final details are not yet fully known, and there is speculation that the proposals are to be reviewed, we are starting to make contact with tenants that are under occupying by more than two bedrooms and explaining the implications of the proposed changes to them.

We will offer support and advice and, where tenants are interested in moving to smaller accommodation, we will try to meet their needs.

Family Intervention Project

From April 2012 our Family Intervention Project Support Officers will be working alongside colleagues in the Children & Young People's Localities Teams. We are piloting this new way of working to bring about a better co-ordination of family centred support. This is in line with the Government's Troubled Families Agenda and will enable us to evidence better outcomes for families and greater efficiencies through combined and co-ordinated working. The Council has established a 'task and finish' group to look at Derby's approach to dealing with troubled families, the Director of Housing and Customer Service is involved in this group and will ensure that the City Board are kept updated on progress.

Relocation of the DACP/Resident Involvement Team

The DACP are in the process of moving from St. Peter's House to their new premises at London Road. More information will follow on how the service will develop.

If Board members or others would like to discuss this report ahead of the meeting please contact the author, or Phil Davies, Chief Executive, phil.davies@derbyhomes.org – Phone: 01332 888528

Authors: Maria Murphy / Director of Housing & Customer Service / 01332 888522/
maria.murphy@derbyhomes.org
Shaun Bennett/Director of Investment & Regeneration/01332
888524/shaun.bennett@derbyhomes.org

Background Information None
Supporting Information None