

DIRECTORS' UPDATE – OCTOBER 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. The bid has been approved by the HCA but is subject to Council approval. 80 homes will be built with half of these being for rent and owned by OSCAR. Derby Homes have been appointed development agent and will also manage the homes on OSCAR's behalf through a management contract.

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. Derby Homes are forming partnerships with remaining bidders to enable us to manage, maintain and possibly own any affordable homes.

We have planning approval for 6 bungalows on the Max Road complex in Chaddesden and work will start in November 2012. We are also awaiting approval to build a further 11 bungalows on Stratford Road also in Chaddesden.

Asset Management/Planned Maintenance

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. We are seeing improvements and are planning some significant replanting of shrubs during the winter period.

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 few months. Many homes will benefit from extra insulation and new heating systems. Grant funding for this work may top £4m by the end of the current programme. This will then be superseded by further grants through the Energy Company Obligation (ECO) this will enable us to complete insulation to all solid walled homes in areas not currently benefiting from CESP.

Repairs Team Update

The Repair Team have taken delivery of a second batch of new vehicles. This will enable more operatives to benefit from well stocked vehicles reducing the need to visit merchants to complete repairs. Improving productivity and the quality of the service.

Performance across all areas of repair work remains good, in addition we are starting to see our costs for work to empty homes reduce this year.

Priority Families/Family Intervention Project

The City Board will recall that from April 2012 our Family Intervention Project Officers have been integrated into the Children & Young Peoples Department (CYP) Localities Teams. We have recently undertaken a stakeholder survey amongst our employees, management and employees of CYP to evaluate the initial period of integrated working. The feedback has been very positive in terms of the benefits our Officers have brought to the multi-disciplined teams.

Most pleasing is the progress that we are making to forge strong working links with our colleagues within CYP as this has been an area where we have long felt our partnership has needed to be strengthened.

I will continue to keep the City Board updated in terms of the development of the Priority Family programme and the role of the Family Intervention Officers within this programme.

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.

Community Initiatives

Derby Homes recently received a request from local resident champions and ward members for Sinfen to provide support to implement a community led initiative in the Sinfen area following the success of the neighbouring group OSCAR. There is a desire to create improved cohesion between the different neighbourhoods within the Sinfen area.

There is already a number of voluntary groups operating within the areas of Old and New Sinfen, the focus of this objective is to better co-ordinate the existing resources and use these resources to the best possible outcomes for the area.

Working with the Community Initiatives Officer and Derby Homes Neighbourhood Community & Engagement Officer we aim to build links with

OSCAR to learn from their experience and successes and link the initiative with the Sinfon Neighbourhood Board.

Big Chat 2

All City Board members are reminded that the Big Chat Stakeholder Event will be held at The Quad on 1 November 2012. The event will be showcasing Derby Homes achievements and contributions to communities within the City and looking forward to how we can continue our partnership with tenants and leaseholders in the City.

All City Board members are invited to this event.

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

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