

DIRECTORS' UPDATE – AUGUST 2013

This is a joint report prepared by the Director of Investment & Regeneration and the Acting Chief Executive. The report provides City Board Members with a general overview and update on current issues.

New Build

Osmaston Community Association of Residents (OSCAR) are firming up partnership arrangements with Derby Homes to enable them to start building 95 new homes in Osmaston. Our Registered Provider (RP) status with the Homes & Communities Agency (HCA) will enable this option to work and OSCAR will continue to work on achieving RP status with the HCA in the future. Derby Homes will own the new homes for rent and they will be funded by a combination of grant from the HCA and a loan from the City Council.

The Council has selected Keepmoat as delivery partner for the Rolls Royce site. We have met with representatives from Keepmoat and we will be working as their partner in managing the affordable homes built as part of the regeneration of this site.

Work is progressing well with the 17 bungalows in the Derwent area. The homes will be completed in Autumn this year.

Asset Management/Planned Maintenance

Oakvale House refurbishment is progressing very well. We will have completed the show flat and a date will be announced shortly to view the progress made so far. The project is due for completion in October 2013.

Energy Efficiency

We are negotiating with the main energy suppliers to agree grant funding through the Energy Company Obligation (ECO). This will enable us to complete insulation to all solid walled homes in areas that have no wall insulation.

We have been given permission by the Council to set up an in house team to replace central heating systems, this team will work closely with the gas servicing and repair teams.

Repairs Team Update

Performance across all areas of repair work remains good.

National Federation of ALMO's Award – Best Partnership

The partnership between OSCAR, Derby Homes and the Council was formally recognised by the National Federation of ALMOs at its AGM and annual awards ceremony in Manchester on 9 July 2013. The judging panel praised the partnership for its achievements which have included the reinvigoration of resident involvement on the Osmaston estate, the creation of the country's largest Neighbourhood Watch scheme and the success in securing HCA funding for the building of 95 new homes.

Welfare Reform

The preparations that Derby Homes has put in place for the introduction of welfare reform changes is helping minimise the increase in rent arrears.

We are still concentrating on providing help and assistance to tenants who are affected by the under occupation charge and encouraging households to consider moving to appropriately sized accommodation to avoid incurring the additional charges. On 6 July 2013, working with other partner organisations, we held a Mutual Exchange event at the Council House and invited tenants who were in this position. This was extremely well attended and shows the level of concern that our tenants have. We intend to continue to proactively promote mutual exchanges and will be arranging further events over the coming months.

Availability of New Homes

We are starting to market the new two bedroom bungalows being built at Max Road and Coniston Crescent. Marketing material has been sent out to all older tenants who are currently under occupying in the Chaddesden area and we will be looking to use a proportion of these new properties as move-on accommodation which will free up family homes in the area.

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

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Background Information: None

Supporting Information: None