

## **DIRECTORS' UPDATE – APRIL 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. The Osmaston Community Association of Residents (OSCAR) is making good progress with the Homes and Communities Agency (HCA) to secure community led funding for 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 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 30 bungalows. I will keep the City Board up to date as this project progresses.

### **Asset Management**

We are firming up our plans for the delivery of planned improvements over the coming years. A separate report provides more detail on this. We remain confident that our current business plan is able to maintain decent homes into the long term future.

I am pleased to report that we have now completed our programme to install double glazing to all homes. We will now press on with a replacement door programme, installing high security composite doors to homes that have not had this work done in the past.

### **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 9 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.

We have completed our programme to install solar PV to over 900 homes, bungalows, flats and properties in the CESP areas have benefited from this work. The tariff has now reduced substantially and this will make it difficult to fit more panels.

## **Repairs Team Update**

Satisfaction and performance is continuing to improve with almost all indicators expected to achieve targets this year.

## **Pay To Stay Campaign**

A high profile 'Pay to Stay' campaign is currently underway. We are strongly reinforcing the message that paying your rent is important and if a tenant does not pay then they risk losing their home.

We fully appreciate that many tenants will be affected by Welfare Reform over the coming years however it is still important that priority is given to maintaining rent payments. Further information on the welfare reforms is contained in a separate report and updates will be provided for City Board members at future meetings.

## **Family Intervention Project**

From April 2012 our Family Intervention Project Support Officers will be working alongside colleagues in the Council's 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 is kept updated on progress.

## **Supported Living Service**

Over the next two years the Council faces significant reductions in the Supporting People budget which funds the Supported Living Service. This service provides support for elderly and vulnerable tenants living in our properties. Under the new commissioning framework for Supporting People funded services it is unlikely that the service within its current structure would continue to receive funding. We are convinced that the service provided to tenants enables them to maintain their tenancy and continue living independently and therefore are looking at the possibilities of alternative funding sources. We hope to be able to remodel the service in line with Department of Works and Pensions (DWP) guidelines for service charges which are eligible for housing benefit. This would mean that our service users would be able to continue receiving the re-assurance that this service provides. More detail will be provided to the City Board at future meetings.

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](mailto:phil.davies@derbyhomes.org) – Phone: 01332 888528

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