

Milestone House:

- Partnership working on a daily basis with Derbyshire Housing Aid and SPE
- Working towards rectification of defects before the defects liability period ends in summer 2009, ongoing communication with contractors regarding this
- Working in regular partnership with the DACP, this is ongoing and Milestone Events Committee formed in December 2008 to discuss future events/fundraising issues
- Organised buffet for residents prior to Christmas – in partnership with DACP
- Organised collection of items from Derby Homes offices/Cardinal Square to make individual Christmas presents for Milestone residents on behalf of Derby Homes
- Providing a responsive repairs service
- Regular liaison with waste management, organised additional waste collections, encouraged Derbyshire Housing Aid to get residents to recycle their rubbish in the correct manner – this is ongoing and proving to be a success
- Providing refreshments and biscuits for meetings held here at Milestone, generating a small bit of income by charging for drinks and room hire and organising these room bookings
- Organised a Pizza night for residents after the official opening of Milestone House on 17th April 2009 – money used had been donated by the DACP earlier in the year and set aside.

London Road:

London Road consists of 5 independent properties – 4 which are 1 bed flats and 1 which is a 3 bed house. From the outside it looks like a Victorian house. The properties were taken over by Derby Homes from 2005. During that time we have used the properties for Temporary Accommodation housing the following homeless families:

930 London Road – 16 families
932 London Road – 12 families
932A London Rd - 13 families
934 London Road – 13 families
934A London Rd - 9 families

Total for London Road only – 63 families

The duration of their stay has varied from 4 – 8 months depending on permanent property availability and whether the tenant has kept up with payments for their Use & Occupation charge. Unfortunately we have had to evict 3 families due to non-payment of the Service Charges (Electricity (All-electric property), Water Rates) – Derby Homes pay these bills and ask for a standard charge from the tenants.

London Road is part of our holding currently of 29 properties for Temporary Accommodation for homeless families.
Families come from bed and breakfast where they are only able to stay up to a maximum of 42 days.

Green Lane Flats:

- No targets set for Green Lane flats
- Currently 4 of the 5 flats are let, the fifth has been advertised
- Block inspected weekly, when fire alarm is tested
- No ASB issues now or any time during our management of the flats.