

DERBY HOMES LIMITED

MINUTES OF THE LOCAL HOUSING BOARD SOUTH

**Held on Thursday 21 August 2003 at 6.00 pm
Communal Lounge, Glengarry Sheltered Scheme, Glengarry Way, Sinfyn,
Derby**

The meeting started at 6.00 pm.

Local Housing Board Members Present:

Win Buchan	Allenton and Boulton
Bevan Bullock	Littleover
Elaine Jackson	Sinfyn Village
Ken Whitehead	Osmaston
Paul Bayliss	Derby Homes Board
Jenny Bradley	Derby Homes Board
Ron Liversedge	Derby Homes Board
Nita Murphy	Derby Homes Board
Bob Troup	Derby Homes Board

Officers Present:

Faye Brown, Mark Crown, Maureen Davis, Phil Davies, John Downs,
Susan Hill, Wendy Jessop

Apologies

Apologies for absence were received from Bryan Lowe, Maurice Burgess and Guy Copeland.

An apology was also received from James Manifold of Lovell Partnership Ltd.

03/44 Admission of Late Items

The Local Board was informed that there had been a mistake in the south west boundaries of the City election to fill a vacancy for a tenant nomination. The Director of Derby Homes apologised to the Local Board on behalf of Derby Homes Ltd and that the agency, Electoral Reform Society, would rectify the problem. The deadline for the nominations would be extended for another two weeks.

03/45 Declarations of Interests

The Council Board Members were noted as declaring their interest in matters relating to Derby City Council.

The Tenant and Leaseholder Board Members declared their interests as tenants/leaseholder (as defined in the Memorandum and Articles of Association) of Derby City Council.

03/46 Minutes of the meeting held on 19 June 2003

The minutes of the meeting held on 19 June 2003 were accepted as a true and accurate record with the amendments that Minute Number 03/39 refers, Community Panel Issues, the heading should be 'Allenton and Boulton' as well as on the current agenda. In addition, within Minute Number 03/39, the heading should be Osmaston not Osmaston Triangle.

**03/47 Matters arising
Minute Number 03/40 - Future Options for Blocks of Flats**

The Director of Derby Homes stated that the proposals for the blocks of flats at the Isle of Wight blocks, Alvaston and Derbyshire blocks, Spondon, were being developed and the results should be presented at the next Local Board.

03/48 Homes Pride Update

John Downs updated the Board that Lovell Partnership Ltd will be starting work in Alvaston in September. Commercial Services will be continuing work in Austin in September before moving to Spondon in the North of the City.

The problems that had been experienced by Bramall Construction and Lovell Partnerships Ltd have reduced. At present, there had been a success on the outstanding work and the programme of work was back on track. Derby Homes' Contract Liaison Officers' team were visiting people's homes that were being worked on, on a weekly basis, to ensure the works were being done in a satisfactory manner. People had commented that they were content with the finished work.

Agreed

The Chair stated that the programme of work should continuously be monitored.

03/49 Smoke Alarms at Donington Close

The Local Board received a report outlining the issues surrounding the problems experienced with the smoke alarms at Donington Close

during mains power failure. The report was presented to Derby Homes Board on 26 June 2003 and the smoke alarms had been replaced at Donington Close from the start date of 14 July 2003.

Bevan Bullock commented that the system was still at fault and if there was a problem it would trigger the burglar alarm. He also stated that no one had tested the new system and the residents were incurring extra costs due to the faults.

Agreed

That Shaun Bennett, Assistant Director (Investment and Regeneration), should organise a meeting with the contractor at Donington Close and report back at the next Local Board.

03/50 Community Panel Issues

a) Allenton and Boulton Panel – Rescheduling of Repairs Prior to Painting Programme

The Local Board received a report from the Allenton and Boulton Community Panel requesting that the Local Board was made aware of their concerns for the Repairs Prior to Painting Programme scheduled for 2003/04 in the area. The programme had been delayed without consultation and the Panel was unhappy with the lack of information and explanation.

The Director of Derby Homes stated that this budget tended to suffer more than others when urgent issues arose. It was advised that a new programme was being produced and the Local Board will be given details of this at the next meeting.

Response

The Local Board noted the report and that Shaun Bennett, Assistant Director (Investment and Regeneration), would attend the September meeting of the Community Panel.

b) Osmaston Panel – Redevelopment of Glossop Street

The Local Board received a report on the ongoing consultation for the redevelopment of Glossop Street / Elton Road. The residents wished for a mix of housing redevelopment, in particular, larger family homes, accommodation for elderly residents and open space. Groundwork Trust were currently updating the consultation and holding some open days and seeking residents' views. Some

of the replies from residents in the adjacent part of Glossop Street were against open space for fear of misuse.

Ken Whitehead requested a copy of the results from Groundwork Trust's previous consultation. He expressed his concerns also on how the open space could attract fear of misuse. He would favour some land to be used as a wildlife reserve.

Response

- i. To ensure ongoing consultation and sustainable outcomes for land usage in line with residents' opinions.
- ii. That Ken Whitehead should receive a copy of the results from Groundwork Trust's previous consultation and take the information to the Panel.

c) Other Panels - Littleover

Bevan Bullock raised his concerns that Littleover only had one caretaker in the area who visited the premises once a week on Wednesdays. He commented that council estates in Littleover had their maintenance problems and it would be beneficial to have their own caretaker.

Nita Murphy commented that she was preparing a report for the CHCG Sub Group meeting on caretakers' issues and that Bevan should meet with her to include his comments on the shortage of caretakers in this report.

Response

That this issue should be presented to the CHCG Sub Group.

03/51 Future Options for Blocks of Flats

The Local Board received a report, which provided details of the outcomes of the initial consultation carried out with residents of the Isle of Wight blocks at Alvaston, and Derbyshire flats at Spondon. In June 2003 public meetings were held with the residents from both of these flats. At the end of June 2003, all residents living in the flats were sent consultation documents, which included a brief questionnaire asking for their views and opinions. There was a 78% response rate with a particularly high response from Spondon. At both sites the majority view was in favour of the flats being demolished and the sites redeveloped. Letters had been sent out on the current

update.

Agreed

The Local Board:

1. noted the contents of the report and requested that the Director of Derby Homes present recommendations to the October Board, after consultation with the Policy Director, based on the outcomes of the consultation with residents.
2. was anxious about the future of these blocks of flats and recommended to rebuild council houses on these two areas of land if the flats were demolished.

03/52 Improvements to Shrubberies and Rose Beds on Council Estates

The Local Board received a report, which set out the options available to Derby Homes to carry out improvements to shrubberies and rose beds on Council estates across the City. The contractor, Commercial Services, had carried out a detailed survey of all shrubberies and rose beds across the City and put forward proposals to carry out capital improvements to reduce future maintenance costs and provide features that would enhance the appearance of the estates. It included the complete removal and grassing over or paving of certain beds, where the existing planting appeared to be causing social problems. In other areas, re-planting with more appropriate, usually low, growing shrubs was proposed.

Agreed

The Local Board approved the proposal to carry out the improvements to shrubberies and rose beds in the south of the City during 2003/04.

03/53 Committee Structures – Derby Homes

The Local Board received a report, which proposed a new timetable of meetings based on four meetings a year for the Board, Committees and Local Housing Boards. The external auditors had proposed that Derby Homes had two further Committees: a Remuneration Committee and an Audit Committee. It was also proposed that the Homes Pride and Service Improvement Committees be combined into one Committee.

Agreed

The Local Board:

- i. Noted the report
- ii. Agreed that the next Local Board meeting should be on 27 November 2003.

03/54 Housing Management Performance Information

The Local Board received a report summarising performance in the south of the City on key service areas, in particular, rent arrears, voids properties, average relet time and anti social behaviour cases.

Agreed

The Local Board noted the report.

03/55 Minutes of the Board Meeting Held on 26 June 2003

The minutes of the Board meeting held on 26 June 2003 were noted.

03/56 Date of Next Meeting

The next meeting will be held on **Thursday 27 November 2003 at 6.00 pm** at First Steps – Sure Start, Harvey Road, Derby, and not on Thursday 23 October 2003.

The meeting ended at 7.30 pm.

.....

CHAIR

Signed as true and accurate record of the meeting held on 19 June 2003.