

DERBY HOMES LIMITED

MINUTES OF THE RESOURCES, REMUNERATION & REGENERATION COMMITTEE MEETING

held on Thursday 21 April 2011

The meeting started at 6.00 pm

Board Members Present:

Tony Holme, Iain MacDonald (Chair), Bob Osler, Roy Webb (left the meeting at 7.50 pm)

Officers Present:

Shaun Bennett, Phil Davies, Christine Hill, Andrew McNeil, Jackie Mitchell, Tony Muldoon, Valerie Watson

11/18 Apologies

Apologies for absence were received from Mick Barker, Paul Bayliss, David Enticott and Margaret Redfern

11/19 Admission of Late Items

The Chair admitted a late item on the Allocation of Solar Panel Installations. The Chair advised this item would be tabled as Item A6B.

11/20 Declarations of Interests

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

The Leaseholder Board Member declared their interest as tenant (as defined in the Memorandum and Articles of Association) of Derby City Council.

Roy Webb declared an interest in item A5 New Business, Extra Care, Development & Regeneration Update.

11/21 Minutes of Previous Meeting

The minutes of the meeting held on the 6 January 2011 were accepted as a true and accurate record.

11/22 Actions and Matters Arising

Minute 11/10 New Business, Extra Care, Development & Regeneration Update

Bob Osler asked if there was any PFI money coming into new build. The Chief Executive said there was no PFI funding available in the HCA scheme promoted by the Government but any future scheme may need private funding, for example Extra Care schemes.

The Council has not heard anything regarding PFI at Alvaston and Spondon, the schemes are due to go through the final VFM test. A Housing Association is working with the Council on these schemes.

The Chair queried whether the problems regarding heating in the new build properties at Grampian Way had been resolved. The Director of Investment & Regeneration advised that Derby Homes is continuing to monitor fuel consumption to ensure value for money is being achieved and to compare with properties with gas central heating.

Minute 11/12 Draft Operating Budget 2011/12

Bob Osler has met with the interim Strategic Director for Children and Young People and had a good discussion, but that she had now left the Council's employment. He will be meeting with her replacement, Heather Tomlinson, although her position with the Council is also on an interim basis.

The Chief Executive and Director of Investment & Regeneration met with Enthusiasm. Although Estates Pride funding is in decline, Enthusiasm has a business plan, is expanding into other areas and therefore is no longer dependent on Derby Homes as its prime funder.

FIP funding has been transferred to Estates Pride and will be £200K in year 1 and £100K year 2.

The Chair queried what assistance was given to families suffering from anti social behavior by FIP families. The Chief Executive explained that it was inevitable that these families don't get as much attention as the families causing problems. Housing Officers and the specialist Neighbourhood Safety Officers pick up on the most serious cases and the Witness Support Officer will provide support and reassurance, particularly through the Court process. A variety of other safety and security measures are also provided.

Roy Webb highlighted an article in that day's Derby Telegraph concerning a case at Mackworth. He said that there was an online question from a Councillor asking why it had taken so long to resolve the problem. The Chief Executive stated he would be responding to the Councillors.

Tony Holme asked for an update on the proposals for the van fleet. The Director of Investment & Regeneration advised the City Council procured option was the most cost effective and the lease period was being finalised.

Minute 11/15 Consultation on Housing Revenue Account 2011/12

The Chief Executive is organizing a training session for Councillors, on the HRA, at the end of May. He extended an invite to all Board Members. He informed the Committee that Derby Homes is aiming to produce a 30 year business plan together with the Council via the Strategic Partnership Board (previously HRA Strategic Working Party). Roy Webb pointed out this would need to bear in mind political leadership changes, possibly every year.

11/23 Training for Committee Members

Agreed

The Committee did not raise any training needs.

11/24 Confidential Business

Agreed

Under Part IV of the Derby Homes Governance Arrangements, the Committee agreed that members of the public be excluded from the meeting during discussion of the following items on grounds that it involves the likely disclosure of confidential information as defined in Standing Order 20.2 (b, h, j & n).

11/25 Derby Homes Risk Register

The Committee received a report providing information on the end of year updates for the strategic and operational risks for 2010/11 and proposing a new and updated set of strategic and operational risks for 2011/12.

Agreed

The Committee

1. approved the:

- strategic risk register updates and revised risk scores for 2010/11
- strategic risk management register for 2011/12
- agreed to remove only one of the two strategic high risks proposed for removal in the 2011/12 strategic risk register.

2. noted the as follows:

- operational risk register updates and revised risk scores for 2010/11
- operational risk management register for 2011/12

3. adopted the risk scoring matrix to assess and prioritise Derby Homes' risks, and the management of those risks.

Tony Muldoon and Andrew McNeil left the meeting during discussion of the following item.

11/26 Senior Staff Salary Review

The Committee considered a report reviewing the salaries of the Chief Executive and Directors.

Agreed

The Committee agreed not to undertake a review at the current time but to reconsider annually.

11/27 Terms and Conditions of Employment

The Committee received a report containing potential options to create efficiencies through changes to employee terms and conditions of employment.

Agreed

The Committee agreed to a number of proposals outlined in Appendix A, subject to consultation with trade unions.

11/28 New Business, Extra Care, Development and Regeneration Update

The Committee received a report showing the extensive ongoing progress of a range of new business activities in development and seeking support for future opportunities.

Agreed

The Committee noted the progress in New Business, Extra Care, Development and Regeneration and recommended the Board supports the principle of the joint HCA Grant Funding Bid with Derby City Council to become partners in the four year investment programme.

11/29 Solar Panel Installations to Council Houses

The Committee considered a report on progress to date on the installation of solar panels (Photo Voltaic) and proposed the route for the next phases of the scheme.

Agreed

The Committee delegated authority to the Director of Investment and Regeneration to finalise the preferred option for phase 3 of the scheme, following trials and an evaluation of the costs of using the in house Repairs Team against the option to use external supply and fit contractors.

11/30 Allocation of Solar Panel Installations

The Committee received a report setting out recommendations for allocation the properties for the installation of solar panel electricity generating systems. It recommended that outside of the Community Energy Saving Programme (CESP) areas, installations are carried out to bungalows. It also recommended that the Council makes available sufficient funds to complete installations to all qualifying bungalows.

Agreed

The Committee agreed

1. that the properties that have solar panels fitted are:
 - qualifying houses and bungalows in the CESP areas
 - qualifying bungalows city wide outside of the CESP areas
2. to recommend to the Council that it makes available further funds to complete the installation of solar panels to all qualifying bungalows.

11/31 Retirement Policy

The Committee received a report proposing adjustment to the Retirement Policy to ensure Derby Homes is compliant with new regulations following the Government's withdrawal of the default retirement age from 1 April 2011. The report proposed that Derby Homes will not have a 'normal retirement age' and it will not require employees to retire based simply on their age. Each case would be managed based on individual circumstances and need.

Agreed

The Committee approved the changes to the Retirement Policy.

End of Confidential Business

11/32 Derby Homes Management Accounts Period 11 2010/11 (Management Fee & Repairs Team)

The Committee received a report tabling the management accounts for Derby Homes. The accounts covered a trading period of 11 months to February 2011 for the continuing operations and nine months to February 2011 for the operations of the Repairs and Investment Team. It compared actual expenditure for February and for the year to date against budget and extracted a difference.

Agreed

The Committee noted the report and appendices.

11/33 Timetable For 2010/11 Year End Accounts

The Committee received a report providing details of proposed publication dates for the year end accounts.

Agreed

The Committee noted the dates when the year end accounts for 2010/11 will be available.

11/34 ICT Strategy

The Committee did not discuss this item and proposed it be deferred until the next meeting.

Agreed

The Committee agreed to defer the report on the ICT Strategy until the next meeting in July.

11/35 Review of Non-Core Activities

The Committee received a report detailing the service areas and planned dates for the completion of reports on the reviews undertaken of non-core service activities within the wider Business Transformation agenda, approved by the Board and the Committee.

Agreed

The Committee noted the report.

11/36 Feed In Tariff Registration

The Committee was informed that following the installations of Solar Panel (PV) systems at Bretton Avenue, registration needs to take place with an energy company in order to claim the available Feed In Tariff (FIT) payments. There are a range of suppliers administering the FIT and the report explored the differences between these companies' offers.

Agreed

That the Committee agreed to the appointment of E.ON as the administrator supplier of FIT payments for electricity generated by PV installations on council houses.

11/37 Code for Sustainable Homes Cost Implications for New Build

The Committee received a report setting out the cost differences when building new homes at higher standards than the minimum required by the Homes and Communities Agency (HCA). It also explored the benefits to tenants of building more energy efficient homes and the advantages gained by using the standards when bidding for funding for new build.

Agreed

The Committee agreed to use Code for Sustainable Homes Level 3 for future new build ALMO developments unless there are exceptional reasons for using a higher Code in which case a report should be brought back to the Committee.

11/38 Employee Survey Results

The Committee received a report on the outcome of the employee survey carried out in December 2010.

Agreed

The Committee noted the results of the survey and that an Action Plan has been produced by Heads of Service.

11/39 Attendance Management

The Committee received a report providing details of Derby Homes' attendance rates in 2010/11.

Agreed

The Committee noted the report.

Date of next meeting

The next meeting will be held on Thursday 7 July 2011 at 6.00 pm at Cardinal Square.

The meeting ended at 8.30 pm.

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CHAIR

Signed as true and accurate record of the meeting held on 21 April 2011