

DIRECTORS' UPDATE – APRIL 2011

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

All ALMO and Derby City Council (DCC) new build (Phase 1) have been handed over. The only site that is live is the St David's Close development; four flats and one house will be built on this garage site over the coming months.

We are hoping to move forward plans to agree more new build in Osmaston with the Glossop Street site. Further discussion with DCC and the local community will be required.

Capital Projects

We continue to make good progress across pre-war estates with the new kitchen and bathroom programme. Over 700 kitchens will be renewed again this year and we continue to work through Derwent, Alvaston and Osmaston.

We are also making good progress on the replacement window programme and hope to have replaced all timber windows by Autumn 2012.

Community Energy Saving Programme (CESP)

Work is currently under way to improve the energy efficiency of pre-war homes. We have four teams working across the City. Millwards are the builder carrying out this work. They are a Derbyshire based firm and are recruiting locally for this project.

Repairs Team Update

We have set up our gas servicing team and have now finished our review of the structure within the Repairs Team.

Our Public Buildings Works Team face some uncertainty over the next few months as the Council considers the way this service is delivered into the future. We are working hard to improve the efficiency of this area of work and hope to be given a chance to continue.

Derby Homes Website

We are now working with our web developer to launch a simplified log-on system. This will mean that after registering tenants, it will only need to complete one step to access all of their tenancy details on the website. This new facility will be available from early May 2011.

Tenancy Fraud Initiative

We have now completed the first stage of intensive visits to occupants of flats within the City. We have achieved about a 50% success rate and are now starting to collect the remainder of the information. This will involve out of hour and week-end visits by staff. We are also putting in place a rolling programme which will systematically verify photographic identification of tenants in our remaining homes over the next year.

United Credit Union

The Official opening of the Credit Union stall in Derby Eagle Centre Market took place earlier this month. This has now provided a focal point out of which the volunteers can promote the Credit Union to the citizens of Derby. Sam Cholerton will be remaining in her seconded role until the end May 2011 and will then return to her position within the Income Management Team at Derby Homes but will continue to support the Credit Union within her role.

Royal Society for the Prevention of Accidents (RoSPA)

Derby Homes has been awarded a gold medal for achieving the Gold standard for the fifth consecutive year. This year the award covers the new organisation including the Repairs Team and is a proud achievement for us all.

This achievement demonstrates Derby Homes' ongoing commitment to Health and Safety in the workplace and in our tenants' homes.