



## **DERBY HOMES LIMITED**

### **MINUTES OF THE LOCAL HOUSING BOARD NORTH**

**Held on Thursday 14 August 2003**

The meeting started at 6.00 pm.

#### **Local Housing Board Members Present**

Chaz Bennett	Sussex Circus
Gary Featherstone	Spondon
Terry Rogerson	Morley and Mackworth
Suman Gupta	Derby Homes Board
Sylvia Hyde	Derby Homes Board
Dennis Rees	Derby Homes Board

#### **Officers Present**

Chris Robinson, Farooq Malik, Peter Matthews, Sharon Hancock, Carl Willis, Jackie Mitchell

#### **Bramall Construction**

Neil Baxter

#### **03/40 Apologies**

Apologies for absence were received from Afzal Shabir, Joy Bond and Martin Latham.

It was agreed that in the absence of the Chair, Afzal Shabir, Dennis Rees would Chair the meeting.

#### **03/41 Admission of Late Items**

The Chair admitted a late item on Hanging Baskets at Mackworth.

#### **03/42 Declarations of Interests**

The Council Board Member was noted as declaring her interest in matters relating to Derby City Council.

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

**03/43 Minutes of the meeting held on 12 June 2003**

The minutes of the meeting held on 12 June 2003 were accepted as a true and accurate record.

**03/44 Matters arising**

**Minute 03/34 Kitchen and Bathroom Progress (Bramall Construction)**

The Local Board was advised that contractors other than Bramalls who were working on the programme were sub contractors of Bramalls.

**03/45 Hanging Baskets at Mackworth**

The Local Board was advised that the hanging baskets at Mackworth had been erected by the then Leisure Services Department approximately 9 years ago, following a request by the Markeaton Community Panel. The Local Office had arranged the work and it had been understood at the time that Leisure would pay for their maintenance. It has since been discovered that Derby Homes is being charged £1,000 a year for the maintenance of the baskets.

**Agreed**

The Local Board agreed that the Mackworth and Morley Community Panel should be asked to decide whether they wish to cancel the contract, or to continue with it and to pay for it from the CHIPS funding and to refer the matter back to the Local Board.

**03/46 Homes Pride Update**

The Local Board was advised that

- At the end of August 340 kitchens and bathrooms had been completed, within 15 working days, which was within target. However, this level would slow down slightly over the following week. The number of complaints/issues had slowed down.
- The initial results of a residents' satisfaction survey had shown that

80% of tenants were satisfied or very satisfied with the contractor's performance. The 20% of tenants not satisfied were mainly in the Spondon area. Further results would be brought back to the next meeting.

- Bramalls and Derby Homes hold weekly progress meetings at which councillors and tenants attended.
- Homes Pride staff and Bramalls' representatives also attend community panel meetings.
- Onsite visits to be carried out to inspect decorating work.
- The programme plan is to be finalised in the next few days.
- Local Board members to be invited to attend site visits on a Wednesday afternoon, on a date to be agreed.
- Workmen are now wearing name badges.

#### **Agreed**

The Local Board noted the Homes Pride update.

### **03/47 Introduction of Contract Cleaning to Blocks of Flats in Mackworth**

The Local Board received a report on a consultation exercise carried out at blocks of flats in Mackworth regarding the introduction of contract cleaning in the blocks.

The Local Board was advised that of the 16 blocks consulted, 5 blocks voted against the proposal and 3 blocks contained only 2 flats in each block and therefore it was not feasible for contract cleaning to be carried out in these 3 blocks.

#### **Agreed**

The Local Board agreed that contract cleaning be implemented in those blocks that had agreed and that a one-off clean-up of all the other blocks be carried out.

### **03/48      Improvements to Shrubberies and Rosebeds on Council Estates**

The Local Board received a report outlining the options available to carry out improvements to shrubberies and rosebeds on Council estates.

The Local Board was advised that planting to shrubberies and rosebeds across the City had become difficult to maintain, therefore a survey and proposals were prepared to carry out capital improvements and reduce future maintenance costs. It was proposed that the costs of the work should be funded from the large scale CHIP improvement budget for 2003/4. Alternatively the work could be deferred until 2004/5, but the Local Board was advised that this would delay the improvement work by up to a year and costs would also need to be revised and be likely to increase.

#### **Agreed**

The Local Board approved the proposal to carry out the improvements to shrubberies and rosebeds in the North of the city during 2003/4.

### **03/49      Committee Structures – Derby Homes**

The Local Board received a report to the Derby Homes Board that proposed a new timetable of meetings for the Board, Committees and Local Housing Boards.

The report suggested that from November 2003, meetings are held four times a year and Audit and Remuneration Committees twice a year, which would allow more opportunity for Board members to participate in a training programme to enhance their awareness of Derby Homes' issues.

The report also proposed that the Homes Pride and Service Improvement Committees be combined into one Committee, and outlined proposed membership.

#### **Agreed**

The Local Board noted the report and agreed the timetable for Local Housing Board North meetings.

### **03/50      Community Panel Issues: Sussex Circus**

Chaz Bennett, on behalf of the Sussex Circus Community Panel, raised 2 complaints received about the decorating scheme. Two

tenants had complained that

- (a) they had been left for 4 days with bare walls
- (b) wallpaper had come off the walls
- (c) not much choice of wallpaper

The Local Board was advised that the Contractor had been asked to correct the work and that Officers should be advised of any other addresses where work was not of a good standard. The choice of wallpaper available was also being looked at.

### **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 the Derbyshire blocks at Spondon.

The Local Board was advised that the options offered in the questionnaires to residents were

- demolition and redevelopment of homes for rent/purchase
- improvement of the blocks
- unable to make a decision at the present time.

The majority of residents had voted for demolition

#### **Agreed**

The Local Board

- i. Noted the report and requested the Director of Derby Homes to present recommendations to the Derby Homes Board based on the outcomes of the consultation with residents.
- ii. Noted the proposal to hold vacant properties that become empty at both sites, pending a decision on the future of the blocks of flats.

### **03/52 Performance Monitoring**

The Local Board received a report summarising performance in the South of the city, against key service areas.

**Agreed**

The Local Board noted the report and in particular wished to congratulate staff on the performance on rent arrears.

**Date of next meeting**

The next meeting will be held on Thursday at 6.00 pm at 16 October 2003.

Apologies for the next meeting were received from Terry Rogerson.

The meeting ended at 7.35 pm.

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CHAIR

Signed as true and accurate record of the meeting held on 14 August 2003 .