

OSMASTON PARTNERSHIP SPACE, 152-154 ADDISON ROAD

Report of the Head of Operations (Housing Management and Housing Options)

1. SUMMARY

- 1.1 This report provides proposals for the future use of 152-154 Addison Road following, a building which has previously been used as a base for the Osmaston Community Resident Association (OSCAR).

2. RECOMMENDATION

- 2.1 To note the change of use of 152-154 Addison Road from a single use building to a multi-use community space.

3. REASON(S) FOR RECOMMENDATION

- 3.1 To ensure the Operational Board is informed of the changes.

4. MATTER FOR CONSIDERATION

- 4.1 The well-known Derby residents association, Osmaston Community Resident Association (OSCAR) chose to disband at the end of July 2018. Derby Homes worked closely with OSCAR over many years and OSCAR achieved many things for the Osmaston area which have long lasting benefits. However, OSCAR disbanding left the office building without permanent occupation.
- 4.2 During the time of OSCAR's occupation, the building was turned into a reception and large computer room downstairs and open office space upstairs. It was agreed during their occupation that the Local Area Coordinators for Sinfen and Osmaston could work in the top floor office space as this was underused.
- 4.3 To change the use of the building back into housing stock would not be feasible at this time and we felt that the building could be used as a short term community space.
- 4.4 It was felt that ideally we would need one organisation to 'own' responsibility for the building and Enthusiasm came forward to discuss the possibility of relocating to Addison Road to free up Hawthorne Street 'Base Camp' which could then be returned to social housing stock.

- 4.5 The size of the building will still allow for other teams to co-locate in the building such as the Local Area Coordinators and also Councillors who have asked to set up local surgeries. These bookings can be managed and coordinated by Enthusiasm to ensure that the building is managed appropriately.
- 4.6 Hot desking arrangements are available for Local Area Coordinators at this site as well as others, such as The Hub and some Housing Offices.
- 4.7 The alteration will incur minor internal alterations but no major structural changes will be made. The building will be known as the 'Osmaston Partnership Space' to reflect the new working arrangements.
- 4.8 Overall, the Addison Road building is proposed to be a flexible working space that provides different services for the community and allows the reconfiguration of other assets to benefit the housing stock.

5. OTHER OPTIONS CONSIDERED

- 5.1 As mentioned above, it is considered that a similar occupancy situation would be the best value for money and cause the least disruption.

IMPLICATIONS

6. RISK

- 6.1 The risk would be that the building is not used as a co-location and for partnership working and would stand empty being a target for vandalism and other anti-social behaviour. Conversations have been had with all parties involved and all are in agreement to work in partnership in this building.

7. FINANCIAL IMPLICATIONS

- 7.1 There will be minor alterations to the building's change of use, these will be contained within existing budgets.

8. COUNCIL

- 8.1 The Council have been notified of the change of use of the building as this is an asset that is legally noted as a Local Housing Office assigned to the Council that Derby Homes maintains and manages.

The areas listed below have no implications directly arising from this report:

Legal and Confidentiality
Personnel
Environmental
Health & Safety

If Board Members or others would like to discuss this report ahead of the meeting please contact:

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Background Information: None

Supporting Information: Appendix one - Derby Homes Volunteering Strategy 2018-2021

This report has been approved by the following officers:

Managing Director	Maria Murphy	8/10/18
Head of Service (Operational Board reports)	Clare Mehrbani	19/9/18