

### **PROPERTY UPDATE**

Report of the Director of Property

#### **1. SUMMARY**

This report provides an update on current issues within the Property Directorate.

#### **2. RECOMMENDATION**

That the Board discusses and notes the content of this report.

#### **3. REASON FOR RECOMMENDATION**

To ensure that Board Members are fully briefed and updated on new and ongoing matters.

#### **4. MATTERS FOR CONSIDERATION**

##### **4.1 New Build Update**

Please see Appendix 1 (on CMIS) for an updated schedule of sites that we are currently working on for current and future new build.

The large, adapted bungalow at Berwick close is now completed.

We continue to make good progress on four homes at Cummings Street, a very confined site, the superstructure is now complete, and the internal fitout is almost complete.

The 8 homes at Chesapeake are also progressing well, superstructures are almost complete to all homes, we have had issues with site security and have decided to employ a site security guard to help to keep people out of the site.

Following a few delays on drainage design details we are now working on the piled foundations for the two large homes on Whittaker Street.

Two buildings have also been demolished in preparation for new homes: The old Falcon News building at Kestrel way Sinfen and the former council building at Cricklewood road, Mackworth.

The attached appendix provides further detail on all other sites.

##### **4.2 Social Housing Decarbonisation Fund**

Work continues to progress very well on wave one of this project. Over 80 homes are scheduled for new windows, doors, and external wall insulation in the Allenton area of the city, the work is focusing on the Cast Iron homes in this area, they have limited levels of insulation and from feedback this work is making a big difference on the daily running costs

for heating. The overall impact of this work has changed the look and feel of this part of the city, we are receiving very positive feedback from the local community. I am pleased to report that we have been successful in our bid under wave 2 for further grant support to enable to complete the work to the remaining 150 homes in this area, we are busy making arrangements for this new phase taking any learning from wave one into account, this will complete work to all homes of this type over the next two years.

#### 4.3 ENVIRONMENTAL IMPLICATONS

The work we are carrying out to the Cast Iron homes will reduce fuel consumption for the remaining life of the buildings, there will also be significant carbon savings as a result of this work that will help the city in its challenge to de-carbonise.

#### 5. HEALTH AND SAFETY IMPLICATIONS

There are matters within this report that have a direct impact on the health and safety of the buildings that we manage.

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

- Consultation
- Financial & Business Plan
- Legal & Confidentiality
- Council
- Personnel
- Equalities Impact Assessment
- Risk
- Policy Review

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

Shaun Bennett / Director of Property / 01332 888524 / Email [shaun.bennett@derbyhomes.org](mailto:shaun.bennett@derbyhomes.org)

Background Information: None

Supporting Information: Appendix 1 – New Builds Progress Update (CMIS only)

Company Solicitor	Taranjit Lalria	09/05/2023
Managing Director	Maria Murphy	09/05/2023
Finance Director	Michael Kirk	09/05/2023
Governance (checked)	Chloe Gaskell	09/05/2023