



## **Recommendations from the Adults Health and Housing Commission**

### **SUMMARY**

- 1.1 At its October meeting, the Adults Health and Housing Commission reviewed options for the future management and maintenance of Council's housing stock, which is currently managed by Derby Homes. As part of the review the Commission received evidence from a range of people including officers and Board members of Derby Homes, groups of tenants and Housing and Advice Services division.
- 1.2 Members also considered the November 2010 Forward Plan which is a standing item on the Commission agenda.

### **RECOMMENDATION**

- 2.1 The Commission recommends that;
  - The results of the "Local Conversation" exercise carried out by Derby Homes tenants should be included as part of the appraisal process for determining future management and maintenance arrangements of the council housing stock.
  - The Council Cabinet should undertake detailed consultation with tenants if a decision is taken to bring management and maintenance responsibilities back in-house.
  - Regeneration of housing estates should be considered as part of the appraisal process for determining the future management and maintenance of the housing stock.
  - Officers provide detailed information on VAT issues related with Derby Homes to Commission members.
- 2.1 Members were unhappy and wanted an explanation as to why insufficient notice was given to them on items 37/10 and 39/10 listed in the November Forward Plan for consideration by the Council Cabinet at its December meeting, as the AHH Commission is not scheduled to meet again until 24 January 2011 and will not have opportunity to consider the issues prior to the decision being taken.

### **REASONS FOR RECOMMENDATIONS**

- 3.1 The Commission was informed that a group of tenants have started a consultation process with other tenants called 'local conversations' and includes asking their views

on the future arrangements for management of the housing stock. The Commission feels it is important to receive input from tenants on the options as they will be directly affected by whatever decision is taken by the Council Cabinet. The Commission asks that any comments received through local conversations should be fed into the decision making process when appraising future management arrangements.

- 3.2 Listening to the groups of tenants giving evidence the Commission felt that there was a strong feeling to keep the current management arrangements and extend the agreement with Derby Homes for another term. The Commission therefore recommends that the Council Cabinet undertake detailed consultation with tenants if a decision is taken to bring management and maintenance responsibilities back in-house.
- 3.3 There are some housing estates such as the pre-1920 properties, which require substantial investment to bring them up to modern housing standards. The Commission therefore feels that regeneration of housing estates should also be included in the appraisal process in order to consider the most effective measures to address these problem properties..
- 3.4 The Commission was also informed that maintaining the current structure and contractual arrangements with Derby Homes allows the Council to reclaim VAT. The Commission feels this needs further investigation and requested further details.
- 3.5 The Forward Plan is standing item on Commissions' agenda's in order to allow scrutiny members an opportunity to identify issues they wish to scrutinise and thereby hold the Cabinet to account. There are two items on November Forward Plan, items 37/10 and 39/10 which are scheduled for decision in November. Since the AHH Commission is not scheduled to meet again until 24 January 2011, the Commission will not have an opportunity to consider this item well after the decision has been implemented.

## **SUPPORTING INFORMATION**

- 4.1 The current agreement with Derby Homes for the management and maintenance of the council's housing stock expires on 31 March 2012. The Council Cabinet has indicated that it wishes to take an early decision on effectively two options, whether to extend the current arrangements with Derby Homes or to bring the service in-house.
- 4.2 Although the options were considered by the AHH Commission at their September meeting through a question and answer session led by Phil Davies and Mark Menzies, members agreed to take another more detailed look and give their recommendations to the Council Cabinet. This was carried out on 18 October where the Commission received a comprehensive presentation from the Director of Housing and Advice Services. The presentation focused on the key questions under the headings of Costs, Quality, Efficiency, Tenant engagement and Democratic accountability.
- 4.3 The Commission also considered views from a group of tenants representing Derby Association of Community Partner (DACP), Supported Housing Offering Unity and Trust (SHOUT), Housing Focus and Tenant Board who attended the meeting. All the tenants giving evidence to the Commission were keen for the Council to extend the contract with Derby Homes..

<b>OTHER OPTIONS CONSIDERED</b>
---------------------------------

- 5.1 The Commission looked at two options for the management and maintenance of the council housing stock either to extend the contract with Derby Homes or to bring the service back in-house.

**This report has been approved by the following officers:**

<b>Legal officer</b> <b>Financial officer</b> <b>Human Resources officer</b> <b>Service Director(s)</b> <b>Other(s)</b>	
---	--

<b>For more information contact:</b> <b>Background papers:</b> <b>List of appendices:</b>	Name 01332 255597 e-mail mahroof.hussain@derby.gov.uk None Appendix 1 – Implications
---	--

<b>IMPLICATIONS</b>
---------------------

**Financial**

- 1.1 None arising from this report. However, the final decision on whether to retain management arrangements with Derby Homes or bring the service in-house may have some financial implication.

**Legal**

- 2.1 None arising from this report.

**Personnel**

- 3.1 None directly arising from this report.

**Equalities Impact**

- 4.1 None arising from this report.

**Health and Safety**

- 5.1 None arising from this report.

**Carbon commitment**

- 6.1 None arising from this report

**Value for money**

- 7.1 None arising from this report.

**Corporate objectives and priorities for change**

- 8.1 We are committed to ongoing Council Organisational Development to enable us to be at the heart of a successful city.