



DERBY CITY COUNCIL

**COMMUNITY REGENERATION COMMISSION
2 NOVEMBER 2004**

ITEM 6

Report of the Director of Policy

Derby Homes' Delivery Plan 2004/05

RECOMMENDATION

1. To note the report.

SUPPORTING INFORMATION

- 2.1 The report will be considered by Council Cabinet on 9 November 2004 and was requested by the Community Regeneration Commission, any comments will be reported to Cabinet.
- 2.2 All implications are as listed in the Council Cabinet report.

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Background papers: None
List of appendices: Appendix 1 – Derby Homes' Delivery Plan 2004/05



DERBY CITY COUNCIL

COUNCIL CABINET 9 NOVEMBER 2004

Report of the Director of Policy

Derby Homes' Delivery Plan 2004/05

RECOMMENDATION

1. To approve Derby Homes' Delivery Plan 2004/05.

REASONS FOR RECOMMENDATION

- 2.1 The Delivery Plan has been produced in close consultation between Derby Homes and the Council, and demonstrates that Derby Homes' activities are in keeping with the Council's strategic housing objectives as laid out in the Housing Strategy and the HRA Business Plan. A copy of the Plan will be posted on the website.
- 2.2 The 2004/05 Delivery Plan commits Derby Homes to tackling areas of under-performance in 2003/04, most notably the average time taken to complete non-urgent repairs and the percentage of repairs with an appointment made and kept.
- 2.3 The Management Agreement between the Council and Derby Homes states that, as a minimum, the financial, performance and resources elements of the Derby Homes Delivery Plan need to be updated annually.

SUPPORTING INFORMATION

- 3.1 The Delivery Plan covers ...
 - Performance in 2003/04 against the targets set by the Council along with planned actions for remedying any under performance.
 - PIs and targets for 2004/05.
 - How Derby Homes will work with the Council on the production of Housing Investment Programme, Best Value Reviews and other corporate strategies and priorities, for example delivery of the Community Strategy and the Neighbourhood Renewal Strategy.
 - Liaison arrangements between the Council and Derby Homes with regard to performance and financial monitoring and planning.
 - The Management fee, capital programme, procurement procedures and resources issues.
 - Maintaining quality.

- Governance arrangements.

- 3.2 As stipulated in the Contractual Agreement, Derby Homes submitted a draft delivery Plan 2004/05 to the Council. This has been drawn up with reference to the latest guidance from the Office of the Deputy Prime Minister – ODPM. Following meetings and consultation involving council tenants, members, board members of Derby Homes and officers, a final version of the Plan is now submitted for Council approval.
- 3.3 Derby Homes' Resources Committee approved the Delivery Plan on 30 September 2004 and is asking Derby Homes' Board to approve it at its meeting on 28 October 2004.

OTHER OPTIONS CONSIDERED

4. It is a requirement that the Council considers and approves the annual elements of the Derby Homes' Delivery Plan, which lays out clearly how the arms length management organisation – ALMO – will contribute to meeting the targets set in the Council's Strategy and HRA Business Plan.

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Background papers: None
List of appendices: Appendix 1 – Implications

IMPLICATIONS

Financial

- 1.1 The performance of Derby Homes contributes to the discretionary capital allocation the Council receives for the quality of its Housing Investment Programme. It is therefore in the Council's direct interests to make sure Derby Homes is delivering consistently high levels of performance in keeping with the top performing unitary authorities.
- 1.2 A prime prerequisite of the Council receiving additional ALMO resources was that adequate plans were in place to achieve the Decent Homes Standard across the entire council stock by no later than 2010. The additional funds allow the target to be met by 2006. It is important that the Council satisfies itself that Derby Homes is making adequate plans and arrangement for capital funds to be allocated such that the standards will be met.
- 1.3 Any underperformance in rent collection and arrears management has a negative impact on the Housing Revenue Account in terms of reduced income. It is vital to maximise the resources available for services to tenants. The 2003/04 Delivery Plan explicitly targeted rent collection and arrears as areas for improvement, and action was taken to address performance in these areas. A contingency fund was set up by Derby Homes, which the Council and Derby Homes will use to tackle continuing under-performance in any area apparent during the year.

Legal

2. It is a requirement of the Contractual Agreement between the Council and Derby Homes that, as a minimum, the financial, performance and resources elements of the Derby Homes' Delivery Plan are updated each year following a consultation process specified in the Agreement.

Personnel

3. None arising directly from this report.

Equalities impact

4. Additional equalities PIs were added in the 2003/04 Delivery Plan to enable the Council to monitor whether black and minority ethnic people and disabled people are equally able to benefit from Derby Homes' services.

Corporate objectives and priorities for change

5. The proposal comes under the Council's objective of **strong and positive neighbourhoods**.

