

Commenced: 3.27pm
Concluded: 3.42pm

**Housing and Advice Cabinet Member Meeting
15 March 2013**

Present: Councillor Shanker (Chair)

15/12 Apologies

There were no apologies for absence.

16/12 Late Items

The minutes of the meeting held on 15 February 2013 were admitted as a late item by the Chair.

17/12 Declarations of Interest

There were no declarations of interest.

18/12 Minutes of the Previous Meeting

The minutes of the meeting held on 15 February 2013 were agreed and signed by the Chair.

19/12 Agreement to Manage Six Properties Owned by the Lilian Prime Trust

A report from the Strategic Director for Adults, Health and Housing was considered. The report explained that the Lilian Prime Trust had approached Derby Homes in July 2010 to take on the management of six trust owned properties located in Alvaston. The request was supported by local ward councillors. The report formally requested Derby City Council's approval for Derby Homes to provide the management service on behalf of the Lilian Prime Trust.

The Strategic Director of Adults, Health and Housing together with the Head of Strategic Housing and the Director and Company Secretary for Derby Homes explained the history of the matter to the cabinet member. It was reported that there was an implied contract between the parties from 1 January 2011. The Director and Company Secretary for Derby Homes stated that should approval be given, the contract would formally run from 1 April 2013. A retail price index linked increase had been accounted for.

The Scrutiny Manager, on behalf of the Chair of the Planning, Housing and Leisure Board, questioned why the Spirita Group was no longer managing the properties and how much support Derby Homes was expected to provide under the terms of the contract. It was reported that the Lilian Prime residents disagreed with the management of the properties through the Spirita Group and relations between the

parties had become strained. Derby Homes had been approached as an alternative source of management.

It was reported that Derby Homes would only provide management services and would not provide any support services. The key points of the agreement were:

- The tenants would be assured tenants with the Lillian Prime Trust
- Allocations would be made through the Homefinder service with the approval of the trustees
- Derby Homes would collect the rents and undertake day to day repairs
- Derby Homes would process tenancy sign-ups, terminations and manage void properties
- Derby Homes would undertake annual gas safety checks and servicing of gas appliances.

The financial implications arising from a decision to manage the properties were discussed and it was confirmed that the Housing Revenue Account would remain unaffected. The cabinet member observed that the formalisation of the contract provided an opportunity to ensure that all contractual terms were acceptable and in the best interests of the council. Consequently, the cabinet member asked the Director and Company Secretary for Derby Homes to investigate the terms of the contract to ensure that they were fair and reasonable.

Resolved to:

- 1. request the Head of Strategic Housing and the Director and Company Secretary for Derby Homes to review the proposed contract to ensure that all contractual terms are both fair and reasonable, being in the best interests of the council; and**
- 2. defer agreement to formalise the management contract between Derby Homes and the Lilian Prime Trust pending the above investigations.**

MINUTES END