

Time commenced - 6.00pm  
Time finished - 8.30pm

## COMMUNITY REGENERATION COMMISSION 21 OCTOBER 2003

Present: Councillor Bayliss (in the Chair)  
Councillors Baxter, Blanksby, Crosby, Gerrard, Lowe and Willitts

### 32/03 Apologies for Absence

Apologies for absence were received from Councillor Liversedge and Canon MacDonald – Co-opted Member.

### 33/03 Late Items introduced by the Chair

There were no late items.

### 34/03 Minutes of Previous Meeting

The minutes of the meeting held on 29 September 2003 were confirmed as a correct record and signed by the Chair.

### 35/03 Declarations of Interest

Councillors Bayliss and Lowe declared a personal interest in minutes number 38/03 as they were both directors of Derby Homes. Councillor Gerrard declared a personal interest in minute number 38/03 as he was an adviser to the Derbyloans Board.

### 36/03 Call-in

There were no Call-ins.

### 37/03 Responses of the Council Cabinet to any reports of the Commission

There were no items.

### 38/03 Derbyloans

The Commission received a presentation on Derbyloans from Andrew Baker and Chris Hastie.

The Commission were advised that Derbyloans, unlike most CBFIs lent to both individuals and businesses – including not for profit community enterprises. Personal loans were capped at £2,000 and business loans at £5,000 - £10,000 (£1,000 from 20 October 2003). Funding was a mixture of shareholders equity,

loans and grants. Personal and Business lending was funded and managed separately but supported by a common overhead. The top level objective was to reduce financial exclusion. The provision of affordable credit was a major part of this but was not the only part. Derbyloans is an independent business already contributing to the reduction in social and financial inclusion.

To date Derbyloans has lent a total of £65,000 to individuals and businesses in Derby. 65% of lending was to Derby Homes tenants and 55% of the lending was to replace debt to sub prime lenders – SPL.

Derbyloans had applied for SRB funding but unlike similar institutions in Salford, East Lancashire and Portsmouth, Derbyloans were not considered eligible for funding under revised criteria.

**Resolved to note the report and those individual Commission Members who wish, make individual representations to Council Cabinet Members to try to secure Derby City Partnership funding for Derbyloans.**

### 39/03 Service Area Budget Scrutiny Funding Issues relating to Crime and Disorder And Young People

The Commission received a presentation on components, complexities and issues around funding of the services with in the Community Safety Partnership. The Community Safety Partnership services comprised:

- Derby Youth Offending Service
- Derby Drug and Alcohol Action Team
- Domestic Violence Partnership
- Derby Crime and Disorder Team
- Derby Burglary Reduction Team
- Derby Anti-Social Behaviour Team

The Commission received a breakdown of the total annual funding for 2003 to 2004:

- Youth Offending Service £2,049,294
  - Crime and Disorder Reduction £1,108,144
  - Domestic Violence £41,688
  - Drug and Alcohol Action Team £2,392,388
- Total partnership income £5,591,514**

The Commission was concerned that the proportion of funding directed to domestic violence was very small considering that the largest percentage of violence was domestic. Sharon Squires advised the Commission that money was received from various sources for specific components but it had not been given for domestic violence. This may change due to national increased awareness of domestic violence.

Derby City Council provided 62.5% of the funding to the Youth Offending Service and 30% of the funding to the Crime and Disorder Partnership. Derby City Council provided 48% of the contribution to the core partnership, being the primary local funder.

## 40/03 Matters Referred by Council Cabinet 15 July and 9 September 2003

### **Derby Homes Performance Monitoring**

The Commission considered a report of the Director of Policy that detailed the performance monitoring of Derby Homes – End of Year Performance 2002/03 and First Quarter Performance 2003/04. The Commission were advised that quarterly reports were presented to Council Cabinet detailing the performance monitoring results of Derby Homes. The Performance was determined against a set number of indicators.

#### **End of Year Performance 2002/03**

**Rent Collection and Arrears** – Had improved dramatically with the rent collected at 98.7% being slightly worse than target of 98.8%. Rent arrears performance was better than the target of 2.8% at 2.43%.

**Relets and Void Management** - The Derby Homefinder Choice based letting system was having a short term negative impact on re-let times with performance of 42 days being worse than the target of 32 days.

**Bringing the Council's properties up to the decent homes standard** - The early start of the Homes Pride improvement programme had led to good performance across the capital programme indicators with 1,841 homes made decent against the target of 1,508.

**Repair** - Performance was also very positive with the percentage of urgent repairs carried out within government time limits, better than the target of 95.5% at 97.5%.

#### **First Quarter Performance 2003/04**

**Rent Collection and Arrears** - Rent collection rates would always improve over the year as the arrears brought forward from the previous year were gradually recovered. Performance in the first quarter of 2003/04 was virtually identical to that in 2001/02 and 2002/03 for both rent collected and rent arrears.

**Relets and Void Management** - The first quarter's performance of 44.15 days to relet a property was worse than the target of only 37 days.

**Bringing the Council's properties up to the decent homes standard** - The Homes Pride programme was on track to deliver its targets. The overall completion rate of the Homes Pride programme compared with the planned position was 87% in the first quarter, some 8% below the target of 95%.

**Repairs** - In the first quarter the percentage of repairs for which an appointment was both made and kept was 38.13%. Although this was better than last year's performance, it was under the 2003/04 target of 45%. Analysis of further indicators showed that while 98.3% of appointments were kept, there was still not enough appointments being made. 38.9% compared with the target of 50%. In the first quarter, the average time to complete non urgent repairs was 8.5 days, better than the target of 9.5 days. The percentage of urgent repairs carried out within government time limits was 99.3% and was better than the target of 98%.

**Equalities** - The percentage of letting to black and minority ethnic households – BME on the Joint Housing Register – JHR in the first quarter was 12.2%. Further work needed to be done to monitor this performance against the proportion of BME households on the JHR and to set a target in line with the BME strategy.

**Ensuring Choice and Access to Council Housing** - The percentage of letting to homeless households on the JHR in the first quarter was 43%. Further work now needed to be done to monitor this performance against the proportion of homeless households on the JHR and to set targets in line with the homelessness strategy. In the first quarter, Derby Homes had made the required 75% of lettings using Derby Home Finder. However the data for the month of June indicated that a higher than target percentage of lettings was being made on a discretionary basis. This issue was being addressed through the monthly performance monitoring meetings and the regular liaison meetings between Derby Homes and the Housing Options Centre.

**Resolved to note the report.**

## 41/03 Council Cabinet Forward Plan

The Commission resolved to consider the following report at the most appropriate time:

### **Community Safety Strategy**

MINUTES END