

Time Commenced – 6:00 pm  
Time Finished – 7.55 pm

## **Regeneration and Housing Scrutiny Review Board**

**5 July 2017**

Present: Councillor Bayliss (Chair)  
Councillors Grimadell, S Khan, Stanton and West

In Attendance: David Gartside – Acting Director Strategic Partnership, Planning and Streetpride  
Maria Murphy – Director of Derby Homes  
Catherine Williams – Acting Head of Regeneration Projects

### **01/17 Apologies for Absence**

Apologies were received from Councillors Ingall, Naitta and Webb

### **02/17 Late Items**

There were no late items.

### **03/17 Declarations of Interest**

There were no declarations of interest.

### **04/17 Minutes of the meeting of the Regenerating Our City Board held on 21 February 2017**

The minutes from the meeting of the Regenerating Our City Board held on 21 February 2017 were noted.

### **05/17 Update on HS2, Metro Strategy and Midland Mainline Electrification**

The Board received a presentation from David Gartside, Acting Director Strategic Partnership, Planning and Streetpride which gave updates on HS2, Metro Strategy and Midland Mainline Electrification.

HS2 –

It was reported that an announcement was expected from Government on the preferred route during the summer. The growth strategy was almost finalised. Toton was to be the main station with a further station at Chesterfield. The strategy would look at land use and activity as well as key connectivity with both Derby and Nottingham.

Investment was needed to access the station at Toton from both the A52 and M1. Train based options and road implications needed to be addressed. Train solutions could include the route of the Derby/Sandiacre canal or the A52 corridor. Consideration was being given to a tram extension to East Midlands Airport which would service the growing economic hub around the airport. There were implications for the road based connections along the A52 corridor. Capacity would need to be increased particularly at the Spondon bend, the Wyvern and Pentagon Island.

East Midlands Councils were working on possibilities with funding from the LEP. An update on progress would be given at the next meeting.

Members asked about the improvements needed in respect of the A52, the Spondon bend, the Wyvern and the Pentagon Island. The anticipated timescale for commencing construction was early 2030's. The Birmingham route was currently under construction.

Consideration needed to be given to heavy rail links and works being undertaken to access Long Eaton. The city needed to get the best solution for Derby connectivity but there were issues around affordability.

#### Midland Mainline Electrification –

It was reported that an announcement was expected this year. The key challenge was affordability. It was hoped that the Government would deliver electrification by 2023. The Council would need to respond to the Government once the announcement had been made. Signal and track improvements were being undertaken on the Midland Mainline and there was a commitment to works at Derby Station which were due to be completed by 2019. It was noted that the Midland Mainline franchise retendering was due to be completed in 2019. The Council was working with the Government and lobbying for things to be included to help with connectivity and improvements to the rolling stock.

#### Metro Strategy –

It was reported that the Metro Strategy had been launched in May 2017. Nottingham and Derby were working on 5 main strands, metro enterprise, metro talent, connected, metro living and efficient metro. The councils were working together to save money and maximise resources.

There were joint events programmes, discounted travel tickets, joint events, joint gym and swim membership. Consideration was being given to joint IT services and a joint offer on commercial waste collection. Key partnerships were being developed with Rolls Royce, Boots and the universities.

**Resolved to note the presentation and receive an update at a future meeting.**

## 06/17      Update on Regeneration

The Board received a presentation from Catherine Williams, Acting Head of Regeneration projects on Regeneration in the City. The presentation included information on Derby's economy, regeneration, significant achievements and what next. The presentation also included challenges, creative approach to delivery, and recent regeneration drivers.

Regeneration successes included the RTC business park, Derby Enterprise Growth Fund funding for businesses, Infinity Park Derby and i-Hub Derby.

The regeneration fund had helped with retaining and attracting jobs, making speculative development happen, revitalising heritage assets and the Council's managed workspace portfolio.

Looking to the future, there was the city centre masterplan, making the city a city of choice, a business city, city living challenges and connected city.

Members asked about proposals for the Market Hall transformation, the current position with Becketwell and Duckworth Square, move on issues for businesses out growing Friar Gate Studios, companies on Pride Park wanting to come back into the city centre and proposal for the Rolls Royce Nightingale Road site.

**Resolved to note the presentation and receive and update at a future meeting.**

## 07/17      Update on Housing Issues

The Board received a presentation from Maria Murphy, Director of Derby Homes on Derby Homes performance 2016/17.

The current housing stock amounted to 12,500 Council houses. Derby Homes employed 550 employees and the income stream was healthy. Gas servicing and alarm servicing were undertaken in house. Tenants satisfied that their views had been taken into account had increased.

Derby Homes currently employed 32 apprentices with 8 more being employed in September 2017. The apprenticeship levy was not linked to the City Council Levy so Derby Homes were working with the Council to maximise the benefits for the city.

Housing demand and homelessness was a huge challenge. At the next meeting David Enticott and Mandy Fletcher would give a presentation on the pressures on the Housing Revenue Account. This would include the effects of the 1% reduction in rent over 3 years.

Local Housing Allowance caps would be challenging particularly for people under the age of 35. A report would be prepared for Council Cabinet in due course. Derby Advice was moving into Derby Homes.

The senior management team was being restructured reducing from 11 employees to 8.

Homelessness changes – the eligibility had changed and the focus was on prevention. Housing Options needed to access more homes in the city and needed to open resources in the private sector. A private letting agency from Sheffield would be working with Derby Homes to build relationships with private landlords.

The presentation also included information on fire safety particularly in relation to Rivermead House. Derby was in a much better situation than most areas in that there was not any of the effected cladding or insulation used in the flats.

The relationship with Derbyshire Fire and Rescue Service was very good with fire safety being included in the tenancy agreements. Sprinklers were included in all new build and refurbished properties. It was noted that the lifts in Rivermead house were being replaced and the new ones were fire lifts that could still be used in the event of a fire. Some of the more vulnerable tenants were being decanted whilst the works were being undertaken. All low rise blocks of flats were being reviewed.

Members were particularly pleased with the employee sickness rates. Maria Murphy reported that the use of a third party sickness system had been a huge benefit.

Members asked about how Derby Homes supported tenants to pay their rent. This included budgeting advice, promoting income maximisation by making sure they claim everything they are entitled to. Derby Homes provided staff particularly for to help vulnerable tenants with budgeting. When tenants phoned in there was a telephone triage system to sign post them to dedicated officers who could help.

Rent arrears historically had not been written off where there was no chance of recovery but this was being reviewed.

It was reported that Derby Homes and the Council continued to purchase properties when they became available. There was often a gap in how much the seller expected to sell the properties for and what they were actually worth. Recently there had been some purchases of smaller blocks of flats.

It was noted that having a housing officer available at Councillors of Patrol sessions helped to resolve housing issues at an early stage.

**Resolved to note the presentation and receive an update at a future meeting.**

## **08/17      Remit, Work Programme and Topic Reviews**

The Board considered a report which allowed the Board to study its Terms of Reference and Remit for the forthcoming Municipal Year. The report also allowed officers to inform the Board of any key work areas, issues or potential topic review subjects within the service areas for discussion or inclusion in the work programme. Members received the above presentations.

Members considered a number of items for inclusion in the future work programme. The Board agreed a number of items for the work programme and a draft set out timescales for these. Members did not identify a specific item for a topic review at this time.

**Resolved to include the following items in the work programme for 2017/18**

- **HS2**
- **Contract of purchase of Debenhams site from INTU**
- **University Quarter**
- **Generation of housing unit needs in the city and on the boundary**
- **Private sector high end apartments above shops**
- **Redevelopment of the DRI site**
- **Potential arms length regeneration company**
- **Assembly Rooms**
- **Arena commerciality**
- **Midland mainline electrification**
- **Metro Strategy**
- **Commerciality income generation for the City and City Council**
- **Markets / Market Place**

MINUTES END