

The Future of Derby Homes

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Background

- Decent Homes target / Options Appraisal
- Creation of Derby Homes in 2002 ★★ ★
 - £100m investment
 - Decent Homes achieved in 2006
 - Contract renewal 2007 ★★ ★
 - What next – 2012?

Options

- Renew Derby Homes Contract – 3 years, 5 years, 10 years?
- Return to the Council
- Stock transfer

Bringing back to the Council

- Financial efficiencies - £300k+
- Strategic alignment
- Member control/responsibility
- Breaking client/contractor relationship
- Simplify branding

continued...

Bringing back to the Council

- Streamlined decision making
- Focus on housing management
- Duplication of Housing Development function
- Clear lines of communication – partners/customers
- Expiry of logic for creating Derby Homes

Retaining Derby Homes

- Timing, given challenges faced
- Timing, given uncertainty of future funding
- Derby Homes reputation
- Track record of excellent performance
- Track record of efficiency

continued...

Retaining Derby Homes

- Track record of external challenge
- Tenant involvement and tenant views
- Derby Homes as an arms length organisation can be useful to the Council
- Self-financed HRA
- Fit with Government policy

Next Steps

- Options appraisal:
 - Cost
 - Quality
 - Efficiency
 - Tenant engagement
 - Member engagement/democratic accountability

continued...

Next steps

- Cabinet to consider options – November 2010
- Formal consultation period
- Final decision – February 2011