



## Review of the Options for Derby Homes

### SUMMARY

- 1.1 The current agreement with Derby Homes to manage and maintain Council housing stock expires in 2012. The Council Cabinet wishes to make an early decision on whether to continue with existing arrangements or to bring the service in-house. This was briefly looked at by the AHH Commission through a question and answer session at the last meeting. Members resolved to take a more detailed and objective review of the current arrangements and give recommendation to the Council Cabinet on their findings.

### RECOMMENDATION

- 2.1 To consider the evidence including views from tenant and other stakeholders and make recommendations to the Council Cabinet on the preferred future arrangements for the management and maintenance of Council housing stock.

### REASONS FOR RECOMMENDATION

- 3.1 The Council Cabinet wishes to take an early decision, well ahead of the expiry of the current agreement with Derby Homes in 2012, on future management and maintenance arrangements of the Council housing stock. An independent review conducted by the Commission that includes views of tenants and other stakeholders should lead to a more considered decision.

### SUPPORTING INFORMATION

- 4.1 The agreement between Derby City Council and Derby Homes for managing the council's housing stock expires in 2012. The Cabinet wishes to review the current arrangements with Derby Homes and make an early decision on whether to continue with the existing agreement or establish alternative arrangements such as bringing the management responsibilities in-house. An early and informed decision would provide the Council Cabinet and Derby Homes with sufficient time to make appropriate arrangements.

- 4.2 At the last meeting of this Commission members received presentations from Phil Davies and Mark Menzies on the advantages and disadvantages of retaining the current Arms Length Management Organisation (ALMO) arrangements. Members felt it was important to consider the options in more detail and seek views from tenants and other key stakeholders in the decision making process.
- 4.3 This meeting will consider further details from Derby Homes and Housing and Advice Services as well as receive views from tenants so that a more informed response can be submitted to the Council Cabinet. Options appraisal could include:
- Cost/ saving for bringing the service in-house against retaining ALMO
  - Quality of service
  - Efficiency
  - Long term sustainability of the service
  - Tenant engagement
  - Democratic accountability

<b>OTHER OPTIONS CONSIDERED</b>
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- 5.1 Whether to retain the current arrangements for management of Council housing stock through ALMO or to bring the service in- house.

**This report has been approved by the following officers:**

<b>Legal officer</b> <b>Financial officer</b> <b>Human Resources officer</b> <b>Service Director(s)</b> <b>Other(s)</b>	
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<b>For more information contact:</b> <b>Background papers:</b> <b>List of appendices:</b>	Name 01332 255597 e-mail mahroof.hussain@derby.gov.uk None Appendix 1 – Implications
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<b>IMPLICATIONS</b>
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**Financial**

- 1.1 None arising from this report. However, the final decision on whether to retain management arrangements or bring service in-house may have some financial implication.

**Legal**

- 2.1 None arising from this report.

**Personnel**

- 3.1 None directly arising from this report.

**Equalities Impact**

- 4.1 None arising from this report.

**Health and Safety**

- 5.1 None arising from this report.

**Carbon commitment**

- 6.1 None arising from this report

**Value for money**

- 7.1 None arising from this report.

**Corporate objectives and priorities for change**

- 8.1 We are committed to ongoing Council Organisational Development to enable us to be at the heart of a successful city