

Housing & Regeneration Scrutiny Board

5 July 2017

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Derby Homes



DERBY HOMES PERFORMANCE 2016/17

- Rent Arrears – 1,082,740 - £50K lower than last year
- 49 evictions – 14 less than last year
- 0.8% rent loss on empty homes – same as last year and below the target of 1%
- 25.3 days to relet empty homes –23 days last year
- 100% of all emergency and very urgent repairs completed on time, 99.9% of urgent repairs on time.
- 99.9% appointments kept

DERBY HOMES PERFORMANCE 2016/17

- 100% properties with valid gas safety certificate
- 100% properties with valid electrical safety testing
- 99.3% tenants satisfied with last repair completed
- 89.9% tenants satisfied with landlord (target 89%)
- 84.2% tenants satisfied views taken into account (target 82%)
- 95% tenants satisfied with the way an ASB case was handled.
- 100% of apprentices are retained or have moved onto employment or further training

DERBY HOMES PERFORMANCE 2016/17

- Delivering New Homes – less homes started in 2016/17. 22 as opposed to 39 last year due to fewer sites coming through.
- New Homes Completed – 30 against a target figure of 50. Coronation Avenue was completed in early April which would have brought delivery close to target.

PERFORMANCE 2016/17

- Number of **Active** Applications 1,675 – last year 1,594
(Active = applicants who have bid in last twelve months)
- Number of homeless approaches 1,134 – last year 744
- Number of homeless preventions 570 – last year 903
- Number of homeless acceptances 452 – last year 377
- Average working days lost to sickness – 8.4 days –
previous year 7.2 days

MOVING FORWARD

- Affordability – welfare reform – local housing allowances
- TUPE of Derby Advice – due 1 August 2017
- Repairs – excellent service but still seeking efficiencies
- Apprentices – introduction of Apprenticeship Levy
- New Homes – availability of sites and funding priorities
- Sickness Absence – striving to reduce below average of 8 days – Time to Change Employer
- Reducing the size of the Senior Management Team

HOMELESSNESS REDUCTIONS ACT

- Significant change to way homelessness is managed
- Focus is back on prevention
- Earlier intervention (56 days prior to homeless)
- More homes needed to discharge duties
- Private Landlords Incentive Scheme
- TUPE in April – need to restructure due to legislation
- Big changes but exciting challenges.....

FIRE SAFETY

- Derby Homes manage fire safety on behalf of the Council
- Rivermead House – only high rise block (12 floors, 35M)
- Not affected by ‘cladding’ issues
- DFRS confirmed adequate fire safety management
- 300 low rise blocks in the city
- All fire safety inspections up to date
- Sprinklers – review is on a risk based approach