

BASFORD AND BESTWOOD AREA COMMITTEE (AREA 2)**24 June 2015**

Title of paper:	Nottingham City Homes - area performance update	
Corporate Director:	Nick Murphy Chief Executive of Nottingham City Homes	Wards affected: Basford / Bestwood
Report author(s) and contact details:	Lynn Standen Tenancy and Estate Manager lynn.standen@nottinghamcityhomes.org.uk	
Relevant Council Plan Strategic Priority:		
Cutting unemployment by a quarter		<input type="checkbox"/>
Cut crime and anti-social behaviour		<input type="checkbox"/>
Ensure more school leavers get a job, training or further education than any other City		<input type="checkbox"/>
Your neighbourhood as clean as the City Centre		<input type="checkbox"/>
Help keep your energy bills down		<input type="checkbox"/>
Good access to public transport		<input type="checkbox"/>
Nottingham has a good mix of housing		<input type="checkbox"/>
Nottingham is a good place to do business, invest and create jobs		<input type="checkbox"/>
Nottingham offers a wide range of leisure activities, parks and sporting events		<input type="checkbox"/>
Support early intervention activities		<input type="checkbox"/>
Deliver effective, value for money services to our citizens		<input checked="" type="checkbox"/>
Summary of issues (including benefits to customers/service users):		
<p>The area performance reports provide updates on key issues and themes which link back to local priorities and the strategic themes for Nottingham City Homes. The reports provide summary updates on the following key themes:</p> <ul style="list-style-type: none"> • Capital Programme and major work; • Area Regeneration and Environmental Issues; • Key messages from the Tenant and Leasehold Congress; • Tenant and Residents Associations updates; • Area Performance Figures; • Good news stories & positive publicity. 		
Recommendation:		
1	That Area Committee note and comment on the report.	

1 REASONS FOR RECOMMENDATIONS (INCLUDING OUTCOMES OF CONSULTATION)

- 1.1 The Nottingham City Homes Update Report provides a descriptive and statistical picture of what is happening at an area level and invite community representatives to comment, debate, and challenge and identify how they can add value to improve their neighbourhoods.
- 1.2 The Nottingham City Homes Update Report also monitors progress in the wards and acts as a catalyst for debate about the key performance issues impacting upon the ward on a quarterly basis.

2 BACKGROUND (INCLUDING OUTCOMES OF CONSULTATION)

- 2.1 Nottingham City Homes previously reported on performance at local Area Panels that sat below the respective Area Committees. These panels were attended by local residents, local Councillors and partner agencies.
- 2.2 Nottingham City Homes has a goal to 'create homes and places where people want to live' and to give tenants and leaseholders an input in shaping what happens in their area. The Nottingham City Homes Update and Performance Report is one of a number of initiatives that increases the transparency and accountability of the Company's performance
- 2.3 Following the decision to have a Nottingham City Homes rep attend Area Committee, it was decided to provide the Nottingham City Homes Update Report.

3 OTHER OPTIONS CONSIDERED IN MAKING RECOMMENDATIONS

- 3.1 None

4 FINANCIAL IMPLICATIONS (INCLUDING VALUE FOR MONEY/VAT)

- 4.1 None

5 RISK MANAGEMENT ISSUES (INCLUDING LEGAL IMPLICATIONS AND CRIME AND DISORDER ACT IMPLICATIONS)

- 5.1 None

6 EQUALITY IMPACT ASSESSMENT

Not needed (report does not contain proposals or financial decisions).

7 LIST OF BACKGROUND PAPERS OTHER THAN PUBLISHED WORKS OR THOSE DISCLOSING CONFIDENTIAL OR EXEMPT INFORMATION

- 7.1 None

8 PUBLISHED DOCUMENTS REFERRED TO IN COMPILING THIS REPORT

- 8.1 None

NCH update report



Item	Executive Summary / Key Points
Capital Programme & major works	<p>Decent Homes</p> <p>Background The Nottingham Decent Homes programme has been running for the past six years aimed at improving more than 18,000 homes across the city. It started in 2009 after it was revealed that more than 40 per cent of council houses in Nottingham did not meet national standards. The programme was funded 80 per cent by central government and 20 per cent by Nottingham City Council. Nottingham City Homes took the opportunity to go beyond the government's decent homes standard with the Nottingham Decent Homes Plus Standard.</p> <p>What we have achieved Citywide Bathrooms, kitchens, boilers and roofs have been replaced and upgraded at a cost of £200 million in the Secure Warm Modern programme. It means that every Nottingham council home (100%) now meets the government's minimum 'decent homes' specifications compared to just 44 per cent when the project began.</p> <p>Zero per cent non decency achieved by 31 March 2015</p> <ul style="list-style-type: none"> • 14,325 Bathrooms • 18,959 Kitchens • 37,607 Secure by Design Doors • 18,729 properties have received (80,000) Grade A Secure by Design windows • 4,478 Loft Insulations • 14,910 Electrical upgrades • 15,460 New Grade A energy efficient boilers • 14,621 Heating distribution upgrades (this is radiators, pipework and programmes) • 567 New roofs • £200 million investment • 200+ apprentices taken on and trained • Up to 600 employed on the scheme at any one time • Satisfaction with quality / condition of home up from 57% to 87%

	<p>The Future</p> <p>A planned programme of maintaining decency will continue year after year to continue a level of quality within our housing stock. £13 million has been set aside for 2015/6 to uphold this goal. The maintaining decency project will remain under the title of Secure Warm Modern which is, and always has been, based on tenant priorities.</p> <p>Stock condition data and Energy Performance information collected about our housing stock is helping to produce an additional planned programme of energy efficiency works across the City including insulation work to solid wall, BISF (British Steel Frame) and other hard to treat properties.</p>
Area Regeneration /Environmental Issues	<p>Planned fencing & guttering programme for area two through 2015-16</p> <p>Basford - April/July/October/January Bestwood – May/August/November/February</p>
Key messages from the Tenant and Leasehold Congress	<p>TLC has recently undergone review and a number of improvements have been identified and implemented following on from further consultation with tenants. The first 'new style' meeting was held on Wednesday 29th April at the New Art Exchange and involved interactive workshops to shape the future structure and direction of the group.</p> <p>The group also decided on a new name and will now be known as the 'Communities in Action' group. Membership has been widened to include representatives from each of the NCH customer panels, each of the recognised Tenants & Residents groups across the city, ensuring wider and more local representation and engagement and there is also an open invitation in place for all NCH Board members to attend.</p>
Tenant and Residents Associations updates	<p>Highbury Vale TRA</p> <p>The TRA held an open day to consult on the improvements to the play area at Brooklyn Park and to encourage more people to get involved in the work of the TRA. The group are also planning the annual fun day for the estate which will be held on Saturday 1st August.</p> <p>Rosegay TRA</p> <p>The TRA held their AGM on 11 May and successfully elected their committee. The TRA continue to work on issues around reducing ASB, fly tipping and household rubbish dumping.</p>

	<p>The Football sessions involving local young people and are going from strength to strength.</p> <p>The group have also successfully worked with local councillors to secure extra bollards outside Southwark School on Park Lane to prevent inconsiderate and dangerous parking at the start and the end of the school day. There are parking issues outside the school and in surrounding areas during drop off and pick up times.</p>
Area Performance	See attached Nottingham City Homes ward performance report
Good news stories & positive publicity	Excellent partnership working demonstrated in the Bestwood ward during the Leen Valley 'day of action' it was a very successful day with lots of local issues tackled e.g. fly tipping, repairs, cleaning & cleaning issues and vulnerable residents identified after a team of staff visited every resident in the area who were at home with information packs including recycling information. These residents will now be re-visited & signposted for additional support with their agreement.