

# NCH update report



## AREA 7 COMMITTEE (Wollaton West, Wollaton East & Lenton Abbey) – November 2015

<b>Title of paper:</b>	<b>Nottingham City Homes Update Report</b>	
<b>Director(s)/ Corporate Director(s):</b>	Nick Murphy Chief Executive of Nottingham City Homes	<b>Wards affected: Wollaton West, Wollaton East &amp; Lenton Abbey</b>
<b>Report author(s) and contact details:</b>	Leanne Hoban Decent Neighbourhoods Manager <a href="mailto:Leanne.hoban@nottinghamcityhomes.org.uk">Leanne.hoban@nottinghamcityhomes.org.uk</a>  Paul Howard Tenancy and Estate Manager	

	<u>Paul.howard@nottinghamcityhomes.org.uk</u>	
<b>Other colleagues who have provided input:</b>	Lisa Dawkins, Tenant and Community Involvement Manager	
<b>Date of consultation with Portfolio Holder(s) (if relevant)</b>		
<b>Relevant Council Plan Strategic Priority:</b>		
Cutting unemployment by a quarter		<input type="checkbox"/>
Cut crime and anti-social behaviour	x	<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	x	<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	x	<input type="checkbox"/>
<b>Summary of issues (including benefits to customers/service users):</b>		
<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.</p> <p>The reports provide summary updates on the following key themes:</p> <ul style="list-style-type: none"> <li>• Capital Programme and major work</li> <li>• Area Regeneration and Environmental Issues</li> <li>• Key messages from the Tenant and Leasehold Congress</li> </ul>		

<ul style="list-style-type: none"> <li>• Tenant and Residents Associations updates</li> <li>• Area Performance Figures</li> </ul> <p>Good news stories &amp; positive publicity</p>		
<p><b>Recommendation(s):</b></p>		
<table border="1"> <tr> <td data-bbox="304 491 380 785"></td> <td data-bbox="380 491 1729 785"> <p>Area Committee note the allocation of funds for 2015/16 appendix 1</p> <p>Area Committee note and comment on paragraphs 1-6 listed below.</p> <p>That Area Committee approve the Area Capital Programme Funding for Wollaton West, Wollaton East &amp; Lenton Abbey Wards as set out in appendix 2</p> </td> </tr> </table>		<p>Area Committee note the allocation of funds for 2015/16 appendix 1</p> <p>Area Committee note and comment on paragraphs 1-6 listed below.</p> <p>That Area Committee approve the Area Capital Programme Funding for Wollaton West, Wollaton East &amp; Lenton Abbey Wards as set out in appendix 2</p>
	<p>Area Committee note the allocation of funds for 2015/16 appendix 1</p> <p>Area Committee note and comment on paragraphs 1-6 listed below.</p> <p>That Area Committee approve the Area Capital Programme Funding for Wollaton West, Wollaton East &amp; Lenton Abbey Wards as set out in appendix 2</p>	

**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
- 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 for Nottingham City Homes reps to attend Area Committee, it was decided to provide the Nottingham City Homes Update Report to Area Committee.

**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**

Has the equality impact been assessed?

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

No

Yes— Equality impact Assessment attached

**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**



## NCH update report

**Time: 5.00pm**

**Date: 16<sup>th</sup> November 2015**

**Presented by: Paul Howard**

	Item	Executive Summary / Key Points	For information or decision
1	Capital Programme & major works	<p><b>Stock condition survey</b> A five year planned programme of stock condition surveys has commenced across the City. A comprehensive survey, it will gather information to help ensure our properties are maintained through planned programmes of refurbishment as well as informing the current and future active Asset Management strategy.</p> <p><b>Solar PV</b> Homes eligible for panels have been written to. Suitability was based on specific criteria like the roof size and the direction houses face. The</p>	Information

		<p>installation programme is being escalated due to possible reduction in the feed in tariff in early 2016. It is aimed that where customers who have expressed an interest and where the roof is suitable panels will be installed by the end of the year.</p> <p><b>Secure Warm Modern (Maintaining decency)</b>          After successfully bringing our homes up to the Nottingham Decent Homes Plus Standard in March 2015, we are now focussed on maintaining this standard with ongoing planned works programmes.</p> <p>A four year property improvement framework tender has been awarded to a constructor partner who will embark on this planned programme of property refurbishment during Autumn 2015.</p> <p>The Decent Homes Standard is set by government to ensure that homes meet certain minimum criteria. There are four criteria that we consider when planning our Secure Warm Modern Improvement works. These determine whether or not a home is considered decent.</p> <ol style="list-style-type: none"> <li>1. Is the property in a reasonable state of repair?</li> <li>2. Does it have reasonably modern facilities or services?</li> <li>3. Is there efficient heating and insulation?</li> <li>4. Does the property meet the statutory minimum standard set out by the Housing Health and Safety Rating System (HHSRS)?</li> </ol> <p><b>External wall insulation</b>          Properties in Lenton Abbey are to benefit from external wall insulation under the Nottingham Greener Housing scheme. Work will be starting in mid to late October.</p>	
2	Area Regeneration and Environmental Issues	<p><b>Wollaton West</b>          Works have been completed at Capitol Court to improve the block paving</p>	Information

		<p>and this has improved the entrance to this complex.</p> <p><b>Wollaton East &amp; Lenton Abbey</b>                  We are currently working on the delivery of the hardstanding installation project to Woodside Road and this will reduce the amount of cars parking and crossing the grass verges. This will in turn also improve the appearance on this street if cars are parked appropriately within each property boundary.</p>	
3	Key messages from the Communities in Action Group	<p>Due to recent poor attendance at CIA meetings and further consultation with group members and staff, it has been decided to close the Communities in Action Group and to explore possible new opportunities as part of the forthcoming NCH Tenant &amp; Leaseholder Involvement Strategy review. NCH Area Committee representatives will continue to be identified and supported by Tenant &amp; Leaseholder Involvement team at NCH.</p>	X
4	Tenant and Residents Associations updates	<p><b>Lenton Abbey</b></p> <ul style="list-style-type: none"> <li>• Currently working with LARA to submit an application for Ten Year Anniversary ‘Making a Difference’ Funding. LARA have consulted with local Tenant and Residents at the LAFFDA event on 4<sup>th</sup> July and carried out on-street consultation and a number of people have suggested that they would like a skate park/BMX park and improved facilities to play football. Also to go swimming.</li> <li>• Hope Nottingham who work closely with LARA have been successful in receiving Ten Year Anniversary Funding and project works commenced on 7<sup>th</sup> October on the community allotment on Wensor Avenue. Grow and cook sessions will be delivered for local tenants by the centre.</li> </ul> <p><b>Wollaton East</b></p> <ul style="list-style-type: none"> <li>• Sutton Passeys Crescent park consultation event took place on 4<sup>th</sup> August to engage with local tenants.</li> <li>• Farndon Green fun day also took place on 14<sup>th</sup> August to engage with local tenants.</li> </ul>	X



5	Area Performance Figures	See Appendix 1	X
6	Good news stories & positive publicity	Consultation meeting on 26 October regarding external wall insulation project in Lenton Abbey.	X

**APPENDIX 2**

Area	Ward	Actual Budget (including carry over from 2014/15)	Schemes Approved	Schemes Committed	Schemes De Committed	Remaining Budget
7	Wollaton West	£7,234	£7,234	£7,234	£0	£0
7	Wollaton East & Lenton Abbey	£54,195	£36,191	£36,191	£0	£18,004

Address	Request	Reason	Nottingham City Homes Officer	Cost	Approval
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No Requests