

AREA 8 COMMITTEE
13 September 2017



Title of paper:	Nottingham City Homes Update and Approvals	
Director(s)/ Corporate Director(s):	Nick Murphy, Chief Executive of Nottingham City Homes	Wards affected: Clifton North, South & Bridge
Report author(s) and contact details:	Garry Nelms, Area Housing Manager, Clifton Area Housing Office, contact on 0115 8786234.	
Other colleagues who have provided input:	N/A	
Date of consultation with Portfolio Holder(s) (if relevant)	N/A	
Relevant Council Plan Key Theme:		
Strategic Regeneration and Development		<input type="checkbox"/>
Schools		<input type="checkbox"/>
Planning and Housing		<input checked="" type="checkbox"/>
Community Services		<input type="checkbox"/>
Energy, Sustainability and Customer		<input type="checkbox"/>
Jobs, Growth and Transport		<input type="checkbox"/>
Adults, Health and Community Sector		<input type="checkbox"/>
Children, Early Intervention and Early Years		<input type="checkbox"/>
Leisure and Culture		<input type="checkbox"/>
Resources and Neighbourhood Regeneration		<input type="checkbox"/>
Summary of issues (including benefits to customers/service users):		
The report provides 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:		
<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; • Good news stories and positive publicity. 		
Recommendation(s):		
1	To note and comment on the update and performance information in Appendices 1 and 2.	
2	To note the allocation of funds for 2016/17, detailed in Appendix 3.	

1. REASONS FOR RECOMMENDATIONS

- 1.1 The Nottingham City Homes Update 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 update 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 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 representatives to attend Area Committee, it was decided to provide the Nottingham City Homes Update Report to Area Committee. Appendices 1 and 2 provide the latest performance position for the committee to note and comment on.
- 2.4 Appendix 3 outlines the remaining capital budget for this area for noting and provides details of current schemes that require approval by the Committee.

3 OTHER OPTIONS CONSIDERED IN MAKING RECOMMENDATIONS

- 3.1 None

4 FINANCE COMMENTS (INCLUDING IMPLICATIONS AND VALUE FOR MONEY/VAT)

- 4.1 Budgets are allocated on a yearly basis for each ward and there is an obligation on Nottingham City Homes to ensure that funds are allocated to projects within these budget requirements

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

- 5.1 None

6 STRATEGIC ASSETS & PROPERTY COMMENTS (FOR DECISION RELATING TO ALL PROPERTY ASSETS AND ASSOCIATED INFRASTRUCTURE)

6.1 None

7 EQUALITY IMPACT ASSESSMENT

7.1 Has the equality impact of the proposals in this report been assessed?

No
An EIA is not required because: the decision does not relate to changing policies or function.

Yes

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

None

9 PUBLISHED DOCUMENTS REFERRED TO IN COMPILING THIS REPORT

None



NCH update report – Appendix 1

Date: 13 September 2017

Presented by: Mr Garry Nelms

	Item	Executive Summary / Key Points	For information or decision
1	Capital Programme & major works	<p><u>Howarth Court</u> The Grander Design works are due financial year 2017/18.</p> <p><u>Southchurch Court</u> Nationwide Windows are supplying and fitting window safety catches.</p> <p><u>Simone Gardens</u> Scooter store work is on-going.</p> <p>Maintaining decency continues around the City with new kitchens and bathrooms being renewed when required. Wood double glazed windows and slate roofs are being replaced through a planned programme of works.</p>	Information

		<p>New builds</p> <p><u>Meadows Police Station</u> NCH now own this land. Pre-site investigations start next week. Arcus are doing the designs for this flagship development of 21 high spec private rent apartments. The scheme will be owned and managed by NCH.</p> <p><u>Clifton Miners Welfare</u> Presite investigations start next week. Bailey Garner are appointed to design the development of 18 bungalows.</p> <p><u>Meadows West</u> These properties are now complete, external highway works are also nearing completion</p> <p>Market rent - there is potential to purchase flats in the area for market rent purposes</p> <p><u>Middlefell Way</u> Three new homes completed and tenanted at end of March2017.finished</p> <p><u>Meadowvale Crescent</u> Three new homes available for letting end of April 2017.finished</p> <p><u>Colesbourne Road</u> This development of 4 x 2 bed houses is progressing and due to complete in October 2017.</p>	
2	Area Regeneration and Environmental Issues	<p><u>Clifton North</u> We are working with the Housing Team, NDO and Cllrs for this ward to determine priority schemes for the use of the environmental money. The Decent Neighbourhoods Manager has plans to come walk around the ward with HPM's, Cllrs and NDO's to help highlight schemes that we can take to November 2017 Area Committee.</p> <p><u>Clifton South</u> The further funding requested for the Barbury Drive upgrade scheme has been approved at the</p>	Information

		<p>previous committee. NCC is currently drawing up plans to be approved by the Cllrs.</p> <p>The Decent Neighbourhoods Manager will be spending some time in the ward looking at schemes with the HPM, Cllrs and NDO and these will then be taken to Novembers Area Committee for approval.</p> <p>Bridge Ward <u>New Build/Exiting Stock collaboration</u> The Decent Neighbourhoods Team, New Build Team and Tenancy and Estate Management have formed a working group to ensure that investment work is considered to the stock surrounding the new build areas to ensure maximum regeneration benefits are delivered in the ward. We have now identified some key areas across the ward to start delivering these external improvements around the new build sites. These are currently being costed up with our contractors and we will ask the next area committee for some environmental funding towards this major project of ours.</p> <p>We are now in discussions with Cllrs to agree which areas we will upgrade first and we hope to have some schemes approved and programmed in very soon.</p>	
3	Key messages from the Tenant and Leasehold Involvement	<p><u>My Neighbours, My Neighbourhood – Get Involved at NCH</u> We're always looking for resident volunteers to work with us to help us improve services. Experience and qualifications are not necessary as we can help residents with everything they need to be successful by offering free training through the Tenant Academy as well as one to one support from the Tenant Involvement Team and local Housing Patch Managers.</p> <p>It's a great way for residents to give back to their communities and be there for other people who need extra support. There are a variety of opportunities available:</p> <p><u>Communications Panel Volunteer</u> Help us make sure our newsletters, our website, events and publications are covering the issues that matter most to our customers.</p>	X

	<p><u>Equalities Panel Volunteers</u> Help us to offer services that meet everyone’s different needs – and help us build strong communities based on mutual respect.</p> <p><u>Customer Excellence Panel Volunteers</u> Help us to review our services and work with us to identify ways we can improve.</p> <p><u>Complaints Panel Volunteers</u> help us to understand how were doing and where we need to improve by making sure we’re dealing with complaints correctly and that our services are fair.</p> <p><u>ACE Inspectors</u> Our tenants and leaseholders can help us to review our services and make recommendations to improve quality of our neighbourhoods. ACE inspectors support the Customer Excellence Panel, by carrying out 'reality checks' on front-line services, such as the Customer Service Centre (CSC) and our housing officers and reception areas. Their work ranges from conducting mystery shopping to judging 'best garden' competition.</p> <p><u>Street or Block Champions</u> This is a new initiative for our tenants and leaseholders to be an important voice in their area, providing a valuable link between us and their neighbourhoods. To launch this new initiative we hosted a launch event at the Council House recently where we invited our tenants and leaseholders who expressed an interest to be involved. Over 40 of our tenants attended the event and we are hoping to recruit many more.</p> <p><u>NCH annual Fun Day</u> We've held our Fun Day for a number of years - it's the biggest event we organise for our residents with more than 600 people attending last year. There's going to be lots happening on the day to keep the whole family entertained. From have-a-go activities, demonstrations, entertainment, workshops, arts and crafts and food and refreshments. We've even got some of the animals from White Post Farm coming along. Our Fun Day will take place at Bulwell Academy on Saturday 16 September from 12 noon until 4pm.</p>	
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		<p><u>Best Garden Competition</u> The annual best garden competition has been held in Nottingham for more than 80 years. It recognises the genuine pride taken by our tenants and leaseholders in looking after their gardens. Our Ace Inspectors have recently been judging this year’s competition. The winners will be invited to an awards ceremony at the council house in November.</p>	
4	Tenant and Residents Associations updates	<p><u>New Meadows Tenants and Residents Association (NEMTRA)</u> The NEMTRA annual BBQ is on Tuesday 22nd August, 4.00pm – 6.00pm at Queen’s Walk Park, Meadows NEMTRA is having an outing to Mablethorpe on Saturday 9th September. Meadows memories book called Meadow Musing which was funded by NCH grant is almost ready for printing. Bowls on Tuesday, Thursday afternoons, 2-4 pm at Queens Walk Park Pavilion and Saturday morning, 11 am till 1 pm, £2 for Meadows residents, £2:50 for non-residents <u>Friends of Nobel Road Tenants and Residents Association</u> Christmas Fun Day is being planned for December. The date is TBC. <u>Southchurch Court Flats Tenants and Residents Association</u> Bi monthly public meetings are being held with attendance from Woodlands Surveillance team and NCH Housing Patch Manager.</p>	X
5	Area Performance Figures	Please see attached report – Appendix 2	
6	Good news stories & positive publicity	<p><u>Community Cohesion Events</u> Nottingham City Homes sponsored and had a presence to promote services at the Nottingham Carnival on Sunday 20th August and Victoria Embankment (Meadows). Lots of engagement with young people with the Fit in the Community Archery equipment.</p>	X

	<p><u>Families Fund Application Bid to Sport England working in Partnership with Notts County Fit In The Community.</u></p> <p>If the NCH bid is successful we hope to encouraging families to exercise together in their local neighbourhoods. Green Spaces have been selected from our most deprived communities. Consultation has recently taken place within the locality of these areas to see what activities local residents would take part in on the green space near to their home. It is hoped that organisers can provide free or very low cost activities for local residents to take part in together as a family.</p> <p><u>Click Silver for 60's</u></p> <p>It and internet safety training for people aged 60 and over. This six week course will allow participants to learn at their own pace with a personal mentor. Due to start in September, start date to be confirmed.</p> <p>For a full list of courses and booking details contact the Involvement Team on 0115 746 9100 or the website below.</p> <p>http://www.nottinghamcityhomes.org.uk/get-involved/tenant-academy/</p>	
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