



BERRIDGE AND SHERWOOD AREA COMMITTEE
19 NOVEMBER 2015

Title of paper:	Nottingham City Homes Update	
Director(s)/ Corporate Director(s):	Nick Murphy, Chief Executive of Nottingham City Homes	Wards affected: Berridge and Sherwood
Report author(s) and contact details:	Leanne Hoban, Decent Neighbourhoods Manager, Nottingham City Homes Leanne.hoban@nottinghamcityhomes.org.uk 0115 876 2073 Paul Howard, Tenancy and Estate Manager, Nottingham City Homes 0115 8838232 paul.howard@nottinghamcityhomes.org.uk	
Other colleagues who have provided input:	Angela Gould Housing Patch Manager Ella Richmond Housing Patch Manager Diane Stone Housing Patch Manager	
Date of consultation with Portfolio Holder(s) (if relevant)	N/A	
Relevant Council Plan Strategic Priority:		
Cutting unemployment by a quarter		<input type="checkbox"/>
Cut crime and anti-social behaviour		<input checked="" 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 checked="" 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):		
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 3.	
2	To note the allocation of funds for 2015/16, detailed in Appendix 2.	

1 REASONS FOR RECOMMENDATIONS (INCLUDING OUTCOMES OF CONSULTATION)

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 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 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 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**

8.1 |None

NCH update

	Item	Executive Summary / Key Points	For information or decision
1	Capital Programme and major works	<p>Stock condition survey A five year planned programme of stock condition surveys has commenced across the City. It is a comprehensive survey and 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>Solar Photo Voltaic Panels Homes eligible for panels have been written to. Suitability was based on specific criteria like the roof size and the direction houses face. The installation programme is being escalated due to a possible reduction in the feed in tariff in early 2016. Where customers who have expressed an interest, and where the roof is suitable, the aim is for panels will be installed by the end of the year.</p> <p>Secure Warm Modern (Maintaining decency) 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 construction 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</p>	Information

		<p>planning our Secure Warm Modern Improvement works. These determine whether or not a home is considered decent:</p> <ol style="list-style-type: none"> 1. Is the property in a reasonable state of repair? 2. Does it have reasonably modern facilities or services? 3. Is there efficient heating and insulation? 4. Does the property meet the statutory minimum standard set out by the Housing Health and Safety Rating System (HHSRS)? 	
2	<p>Area Regeneration and Environmental Issues</p>	<p>Berridge Area Committee approved a scheme to carry out fencing improvement works to Springfield Street within this ward at June's Area Committee. The Decent Neighbourhood's team is currently working with their construction partners regarding a programme for fencing projects, and determining when work on Springfield Street can commence. It is envisaged that this will be in the New Year.</p> <p>Sherwood Area Committee has approved the installation of trees along the perimeters of HMP Sherwood and the upgrade of the gates to the alleyways along Gunthorpe Drive. These schemes have been devised to prevent illegal activity around the prison, and to safeguard tenants and residents in this area.</p> <p>NCH Decent Neighbourhoods Manager has been working closely with Ward Councillors to determine some improvements to the Edwards Lane Estate. It has been agreed that we will deliver a major boundary upgrade to Northwood Crescent and funding for this project will be approved at Area Committee. It is envisaged that this scheme will have a major impact in transforming this part of the estate and could be rolled out to the rest of the estate where eligible.</p> <p>Peggy's Park – consultation for the upgrade of the park is now drawing to a conclusion. NCH have already funded works to improve the access to the</p>	<p>Information</p>

		park in preparation for the wider plans to upgrade the park. The Council's Parks team are leading on this and NCH have a remaining £38k to contribute towards this project.	
3	Key messages from the Communities in Action Group (CIA)	Due to recent poor attendance at CIA meetings and further consultation with group members and staff, it has been decided to close the CIA Group, and to explore possible new opportunities as part of the forthcoming NCH Tenant & Leaseholder Involvement Strategy review. NCH Area Committee representatives will continue to be identified and supported by Tenant & Leaseholder Involvement team at NCH.	X
4	Tenant and Residents Associations (TRA) updates	<p>Berridge</p> <ul style="list-style-type: none"> The first street inspection with the young inspectors from Djanogly Northgate Academy took place on 8 July. The school invited NCH staff to their assembly on 20 July and the inspectors were presented with certificates. During assembly the scheme was positively acknowledged by the school Head, and it was noted that there had been a noticeable improvement since issues were reported. The next inspection is due before the end of October and we are in the process of confirming the date. <p>Sherwood</p> <ul style="list-style-type: none"> Friends of Woodthorpe and Winchester Court have been successful in applying for Ten Year Anniversary funding and have delivered a trip and a meal out for tenants living in Woodthorpe and Winchester Courts. Approximately 50 tenants enjoyed the day out. The TRA continue to deliver well attended coffee mornings every week and are looking to raise further funding for a Christmas party for tenants. NCH are also supporting the TRA with a funding application to Comic Relief. NCH are also working with tenants from Sherwood who have expressed an interest in getting involved and to develop a recognised group. Edwards Lane Estate Tenants and Residents Association fun day and Peggy's Park consultation event – 31 August. Funding for park improvements/outdoor gym equipment has been provided by the Ten Year 	X

		Anniversary Fund as part of a wider park improvements project which includes WREN funding.	
5	Area Performance Figures	See Appendix 3	X
6	Good news stories and positive publicity	Nothing additional reported in this quarter	X

APPENDIX 2

Area	Ward	Actual Budget (including carry over from 2014/15)	Schemes Approved	Schemes Committed	Schemes De-committed	Remaining Budget
5	Sherwood	£165,569	£29,856	£29,856	£0	£135,713
5	Berridge	£20,931	£20,931	£20,931	£0	£0

Address	Request	Reason	Nottingham City Homes Officer	Cost	Approval
Northwood Crescent Sherwood Ward	Carry out a major fencing and boundary upgrade to this street within the Edwards Lane Estate to the NCH properties	The current fencing is tired and dilapidated and affects the appearance of this estate. It is envisaged that a major fencing improvement project will significantly enhance this street and contribute to the wider regeneration in this area.	Leanne Hoban	£130,000	Commit funding