



NCH update report

Time: 6:00pm

Date: Wednesday 13 February 2018

Presented by: Luke Walters

	Item	Executive Summary / Key Points	For information or decision
1	Capital Programme & major works	<p>Newark Crescent Final snagging works are taking place including cleaning of guttering and adding sleeves to the ventilation fans. Leaseholder payment letters to be agreed and sent. In the new financial year residents will be consulted on decent neighbourhoods understanding what improvement they would like to see in the area.</p> <p>High rise At the start of the new financial year a programme to clean bin chutes will be collated this will include replacing hoppers and smoke flaps. Dates are to be agreed.</p> <p>Engagement events for high rise residents are being arranged (dates to be agreed). Work will then commence to install a new intercom, personal address system and sprinklers to high rise across the City via a planned programme of works. Details about the communication system are attached.</p>	Information

	<p>Damp and mould Compared to last year the number of damp and mould surveys has reduced. The Reduce Mouldy campaign with leaflet and DVD is proving to have an affect with residents taking note of the advice provided. (www.reduce mouldy.co.uk)</p> <p>Maintaining decency Kitchens and bathrooms continue to be changed across the City through a planned programme of work.</p> <p>Wooden double glazed windows are being upgraded to UPVC across the City as are the old style doors through planned programmes of work.</p> <p>Planned programmes of work are created via the on-going stock condition and EPC surveys taking place around the City.</p> <p>Low rise - Morley, Haywood, Byron, Keswick (The Courts) Planning is being submitted week commencing 15 January. Constructor partner, Sustainable Building Services plan to be onsite by end February with pre-work induction meetings being held with all residents.</p> <p>William Moss properties Work is progressing; residents are regularly updated via text messages and fortnightly coffee afternoons. Some of the properties have required a full rewire. Media coverage from December can be found here.</p> <p>Victoria Centre roof garden Work will start on 5 February taking 18 weeks to complete.</p>	
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<p>2</p>	<p>Area Regeneration and Environmental Issues</p>	<p>NCH Decent Neighbourhoods Team are currently scoping up works to the ward to agree some priorities for the NCH Environmental Budget. These will then be costed up and taken to Area Committee for approval and programmed in for delivery.</p> <p><u>Mapperley</u> Works to Dooland Drive have now been delivered to assist a disabled resident to have some off street parking. We will be looking at further improvements in this area in conjunction with the NCH housing and the NCC NDO.</p> <p><u>St Ann's</u> We are exploring the options for new parking within the Sargent Gardens area and this is currently with NCC Highways for feasibility and costing.</p> <p>Victoria Centre Roof Garden – NCC are going to start the construction of this project on 5th February. The works plan to last 18 weeks. NCH and NCC have held a meeting with residents to ensure they are aware of the construction phase and have contact numbers for staff throughout the project. We will hold a planting day/days with interested residents to help with the community engagement element of this project.</p> <p>The Decent Neighbourhoods Manager will be working with colleagues from Neighbourhood Management and NCH housing to determine further schemes for the ward to improve the neighbourhoods.</p> <p><u>Lindum Grove</u> The Building a Better Nottingham Steering Group approved this site for the development of 4, new council homes social housing development in July 2017. Architects drawings are now underway and consultation with councillors will commence in the near year.</p>	<p>Information</p>
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	<p>Morley School 39 new homes in total on this site. The first six bungalows are completed and tenanted. The completion for all the remaining homes of this development was December 2017.</p> <p>Wells Road Community Centre Feasibility studies are underway to ascertain the possibility of demolishing the existing community centre and replacing it with a new one.</p>	
3	<p>My Neighbours, My Neighbourhood – GET INVOLVED!</p> <p>Passionate about where you live? Want to make a difference? Want to give something back? Can you help us improve the housing services you and your neighbours receive?</p> <p>Become a Street and Block Champion</p> <p>We already have over 70 champions helping to make their neighbourhood a better place to live by being a champion for their street or block – but we want to have many more!</p> <p>Find out more by vising the website</p> <p>http://www.nottinghamcityhomes.org.uk/get-involved/help-improve-your-neighbourhood/love-my-place/</p> <hr/> <p>Tenant and Leaseholder Awards 2018</p> <p>Nominations for our fantastic Tenant and Leaseholder awards closed on 12th January and we received well over 100 nominations.</p>	Information

Key messages from the Tenant and Leasehold Congress

		In March we will be having an Awards Ceremony at the Council House, Old Market Square to shine the light on the many unsung heroes who make our estates and neighbourhoods great places to live. The event will celebrate the tremendous work residents and community groups do across the city	
4	Tenant and Residents Associations updates	<p>St Ann's North Tenants and Residents Association (STANNRA)</p> <p>Monthly public meetings held second Monday every month 6.30pm at the Wells Road Community Centre.</p> <p>Sneinton Tenants Outreach Programme STOP TRA</p> <p>Bi monthly public meetings held at King Edwards Park Pavilion.</p> <p>The Sport England 'Doorstep Clubs' project is successful with good partnership work with Police, NCH, NCC.</p>	Information
5	Area Performance Figures	See Appendix 2	Information
6	Good news stories & positive publicity	<p>Tenant Academy</p> <p>The Tenant Academy prospectus for the period from September 2017 to February 2018 is still available online at: http://www.nottinghamcityhomes.org.uk/get-involved/tenant-academy/</p> <p>Upcoming courses include:</p> <ul style="list-style-type: none"> • Hate crime training, The role of the bystander – 29th January • Construction taster session – mixed session for men and women – 30th January • Sound as a Pound – 14th February 	Information

	<ul style="list-style-type: none">• Practical DIY Skills – 16th February• Construction taster session – mixed session for men and women from LGBT community – 27th February <p><u>The new 2018 prospectus will be available from March.</u></p> <p><u>For more information contact the Tenant and Leaseholder Involvement team on 0115 746 9100 or email involved@nottinghamcityhomes.org.uk</u></p>	
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Nottingham City Homes has set up a subsidiary 'Registered Provider' (NCH RP) as part of the Nottingham City Homes Group.

Background

A 'Registered Provider' (RP) is a term often used for housing associations and is a short hand term for an organisation that is a Registered Provider of social housing, registered with the social housing regulator, a function carried out by Homes England, which was until January 2018 called the Homes and Communities Agency (HCA). Homes England provides the necessary regulatory functions for housing associations, and is also the main body through which certain government finance streams for housing is distributed.

Once an organisation has been accepted as 'registered', the RP must comply with the regulator's standards and meet other obligations such as submitting data returns and providing other information when requested. The provider is also required to register with the Housing Ombudsman.

Local authority housing (such as the stock of council homes owned by the City Council and managed on the City's behalf by Nottingham City Homes (NCH)), is considered to be automatically registered as social housing, so it was never necessary for NCH to go through the process of registering in relation to that work, since the council remains the landlord. However, for NCH to own and develop social housing that is owned by the NCH Group, who are then the landlord, this registration is both necessary and an important achievement.

Opportunities

The main opportunity of RP status is that NCH RP can develop and own social housing in its own right, and access government funding directed through Homes England to housing associations, for which registration is a requirement before bids can be submitted for such funding streams.

Those funding streams can then be used to develop additional new social and affordable housing that would be owned by NCH RP. If these funding streams are not available to local councils, it means that Nottingham City Council cannot bid for them to use to build additional homes that would be managed by NCH.

Background Information:

For more information about the process of registration, this publication is of relevance: "Guidance for new entrants on applying for registration as a provider of social housing"

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/599282/Guidance_-_Registration_for_new_entrants.pdf