

Portfolio for Housing Councillor V C Smith

Report to Council – 14 October 2026

Social Housing Regulator.

The Council continues to focus on two key areas of improvement, fire remedial actions and improving our use of tenant data.

The new Compliance team has been established, with employees moving into their new roles and amended responsibilities from 1 October 2026. Strong progress is being made to reduce the overall number of outstanding actions, with particular focus on those that are soon to become overdue. Two new contractors have recently been appointed to work on fire door repairs and store cupboard door upgrades. Our Independent Living Schemes are inspected every year, so the re-inspection process has commenced. As expected, this is resulting in some new actions being identified, but our processes are designed so that this does not lead to duplication of work. Another area where the Council continues undertaking a re-inspection process is asbestos checks in areas identified as previously containing asbestos material. This ensures that the recommendations previously made are still appropriate and that there has been no damage or change since the last inspection.

The significance majority of Council tenants have now been contacted and their details checked on our housing management system. There is under 350 tenancies still to check and action is being taken to engage with those residents. Updating our records is only one part of this important piece of work. The Council is also considering how this information is used, which will help us to tailor our services to meet the needs of our residents.

Development Pipeline Review

The Housing Delivery Team have finalised the housing development pipeline for the next 18 months and now have approval to add Phase 3 of the former Kimberley Brewery site to the roster.

The ongoing relationship with Homes England remains positive, and they have expressed their desire to continue to support the council with healthy subsidy across the entire pipeline.

HRA Capital Programme

The current 206-27 Capital Programme is progressing well and is in line to be successfully delivered within budgetary and time milestones.

Work is being undertaken to draft the 2027/28 capital programme. Consideration is given to some works being brought forward in the programme, where budget provision is available, as outlined in our Asset Management Strategy.

The council has significantly progressed the second year of the three-year Social Housing Decarbonisation match-funded work stream. In addition to this, a further £250k non-match-funded grant to increase the programme has been obtained.

Voids/Average Relet Time

Various teams have been working together to strive to improve our average relet time, the time taken between one tenant leaving a property and another one signing a tenancy. To assist the teams with this work a new team of tenant Service Inspectors have been visiting empty properties to look at the quality of the work completed to properties. They are focussing on ensuring that the work is completed promptly and fully so that properties become ready to let sooner.

The team is also creating an action plan to capture other activities that can contribute towards improvement in the average relet time.

Financial Inclusion Service

Since April 2026 the Financial Inclusion team has had over 120 referrals to offer support to tenants.

Private Sector Housing

Preparation is underway for the introduction of the Landlord Property Database. It will go live in the East Midlands in February 2027 with all landlords requiring to have registered by mid-May 2027.

Active notices include 4 prohibition notices - one of which the Council is working with the owners to revoke following completion of work and 2 improvement notices, one of which is pending review by the First Tier (Property) Tribunal.

45 allocated DFG cases (14 on the waiting list). The Council has received some excellent Officer feedback on recently completed cases.