October 2026 FOI Responses

FOI-26-31

Your request and our response:
For the last three years, and for this year to date, please tell me:

1. How many properties Derby City Council or Derby Homes have bought – Derby homes have purchased 77 properties across the period queried.
2. How many of those were former Right to Buy properties. 0 – Derby Homes can only buy back Right to Acquire properties.
3. How many were ground-floor or 2-bedroom flats. - 1 of the properties Derby Homes purchased was, however this was not a Right to Buy property.
4. How many buy-back or purchase requests were refused, and why. 0 – Derby Homes can only buy back Right to Acquire properties.
5. How much was spent on buying properties. - £9m
6. What criteria you use when deciding whether to buy a property. - Right to Buy is not applicable to Derby Homes.

Please note that Derby Homes can only provide figures relating to Derby Homes properties. For properties held under Derby City Council's housing strategy, you will need to contact them directly via https://www.derby.gov.uk/council-and-democracy/open-data-freedom-of-information/freedom-of-information-environmental-information-regulations/#page-3

FOI-26-32

Your request and our response:

1. How many social housing properties do the association currently own or managed? 12,525

2. How many of those social housing properties have mechanical ventilation systems installed? 134 with positive ventilation systems. To note, where possible all properties have mechanical ventilation in kitchens and bathrooms.

3. Does the association have a policy, specification or design standard that requires or recommends the use of mechanical ventilation in new social housing developments?
   Please answer Yes/No/Don't know. Yes

4. How many social housing properties has the association identified where ventilation has been assessed as inadequate or requiring improvement? None.

5. In the last three years, how many cases of damp and/or mould has the association recorded in its social housing properties where ventilation was identified as a contributing factor? None.

FOI-26-34

Your request and our response:

Question 1
Do all Council and Derby Homes affordable housing properties that become available go on the available property list for all families in the city of Derby?
No.
Most Derby City Council housing properties managed by Derby Homes are advertised through the Derby Homefinder choice-based lettings scheme in accordance with Derby City Council's Housing Allocations Policy.
However, the policy allows Derby City Council to withhold certain properties from general advertising where this is necessary to meet specific housing needs, urgent rehousing requirements, operational needs, or other identified priorities.
In addition, properties advertised through Derby Homefinder are not available to all applicants. Eligibility is determined by factors such as household size, housing need, and the suitability of the property for the applicant's circumstances.

Question 2
Do the Council and Derby Homes allocate Council properties to families without the properties appearing on the available property list?
Yes.
The Housing Allocations Policy allows Derby City Council to allocate properties outside the standard Derby Homefinder advertising and bidding process in specific circumstances. This enables Derby City Council and its housing partners to respond effectively to urgent housing needs, provide suitable accommodation for particular households, and deliver wider housing and corporate objectives.
All such allocations are made in accordance with Derby City Council's Housing Allocations Policy.