

September 2025 FOI Responses

FOI-25-42:

1. *The latest audit report to understand the extent and condition of asbestos in your social housing stock in the past 10 years.*

In the spring of 2024, Derby Homes commissioned a stock condition survey to be undertaken in relation to the Housing Stock. The survey is still being carried out. At the date of the request, we have accessed 8846 properties. Asbestos is one of the elements assessed in the survey.

A redacted output of the properties surveyed is contained in the tab “Stock Condition Survey” on the attached Excel document.

In the winter of 2020, Derby commissioned a contractor to undertake Asbestos management surveys of all communal areas within blocks of flats. A redacted output of the areas surveyed is contained in the “communal 5-year checks” on the attached Excel document.

We undertake an Asbestos Management or Refurbishment surveys on the housing stock when properties become void, depending on whether or not works are required.

A redacted output of a small sample of properties surveyed is contained in the “Void sample example” on the attached Excel document.

2. *Any audits you have conducted investigating asbestos management in your social housing stock in the past 10 years.*

In addition to the audits/checks above, we audit all communal areas within all blocks (including ones which do not contain asbestos) on a six-monthly basis. For those blocks containing or presumed to be containing asbestos, the condition of the asbestos is checked. A redacted output of a 6 monthly audits of the communal areas surveyed is contained in the “6 Monthly Communal Audits” on the attached Excel document.

3. *Whether you have received any claims relating to asbestos exposure since 2010; if so, how many and what was the outcome of the claim(s)?*

Zero.

4. *Have you received any complaints relating to asbestos management between July 1st 2024 to June 30th 2025? If so, how many and what was the outcome?*

Zero.

FOI-25-43:

1. For the period **1 January 2023 – 31 July 2025**, please provide:
 - a. The number of antisocial behaviour complaints recorded by Derby Homes or Derby City Council relating specifically to **Shetland Close, Derby**.
 - b. Please categorise these complaints (e.g., noise, threats, drug use, fly-tipping, dog fouling, damage to communal property).

Response:

Since 01.01.2023 to 31.07.2025 we have logged ASB incidents - cases for Shetland Close as a locality that relates to blocks 8 - 24 - 26 - 42 & 44 – 60.

Throughout this period, we have logged 10 Anti-Social Behaviour cases as follows which relate to a variety of different dwellings at Shetland Close and from multiple residents. Please note that all ASB relating to Shetland Close is only logged by Derby Homes and not Derby City Council. Separately incidents reported to Derbyshire Police are recorded independently by them.

In addition, only anti-social behaviour is recorded here as dog fouling and fly tipping is recorded under Housing Management Tenancy breaches.

- **Noise nuisance x 4, all are closed. Damage to property was also incorporated in a noise nuisance case.**
- **Drug related issues x 2.**
- **Verbal abuse and threatening behaviour x 5**

In relation to recorded Housing Management Tenancy breaches:

- Fly-tipping: 0
- Dog fouling: 0
- Communal area issues (items left in communal lobby): 10 (inspections completed and issues identified).
- Bi-monthly Flat Inspections for: external area litter, bin stores, shrub beds/grassed areas, communal boundary fencing and gates, hazards: Internal and external, drying areas, repairs and maintenance: Internal and external, graffiti: Internal or external, cleanliness of lobby, stairwell, walls and doors, corridors, and landings. Records held for this period are November 2023, January 2024, February 2024.

2. For the same period, please provide the **current Derby Homes ASB policy and procedure** for handling and escalating cases in council-managed properties.

Response:

Attached is Derby Homes up to date **Anti-Social Behaviour Policy and Procedure** which was updated in June 2024.

FOI-25-44:

Number of applicants on the housing register for your council? For: 2023, 2024, 2025:

March 2023 - 7,883

March 2024 - 8,251

March 2025 - 8,311

Expenditure / Budget for emergency/ temporary accommodation for 2023, 2024 and 2025:

2023/24 spend – £4,324,852

2024/25 spend – £8,112,622

2025/26 spend – £2,101,005 (up to 31.08.2025)

“Figures released to the BBC via a Freedom of Information request show the council spent £7,500 on housing homeless families in temporary accommodation in the 2021-22 financial year.

The figure rose to £360,559 the following year before increasing to over £2.6m in 2023-24.”

1. *Can you verify the £360,559 expenditure figure for 2022-2023? [This is correct.](#)*
2. *Can you share the exact figure for 2023-24? [See above](#)*
3. *Can you tell me the 2024-2025 expenditure? This didn't exist at the time the above article was published, although I believe that the running total for the ~5 months of that financial year was quoted at “over £4.6m”. [See above](#)*

I am tentatively assuming that your expenditure is “Derby City Council’s” expenditure.

[This is Derby City Council’s expenditure.](#)

FOI-25-47:

I would like to ask for information about the use of hotel accommodation by the local authority for individuals you have a statutory or other duty to accommodate.

Please do not include the use of hotels for department business or staff in any capacity, for example work travel or conferences etc.

Please provide, broken down by month between January 2019 (or as far back as you can go up to that point) and the latest available month:

The number of individuals

The table below shows the number of individual placements made, broken down by month.

	2019	2020	2021	2022	2023	2024	2025
January	12	12	17	14	15	57	67
February	11	4	8	21	20	43	64
March	9	8	14	26	40	48	67
April	6	23	13	17	31	68	60
May	6	24	10	19	34	66	104
June	6	10	15	17	41	39	88
July	7	12	11	22	50	63	99
August	8	11	14	23	44	50	100
September	7	19	23	22	41	43	/
October	11	7	18	22	50	46	/
November	10	17	19	29	53	60	/
December	4	13	17	37	46	42	/

The number of hotel sites used (for example, individual hotels that are part of a chain, independent hotels, B&Bs etc)

Total amount spent:

Derby Homes does not hold this data. You may need to seek this from Derby City Council.

Please also provide a broad description of the different groups of people accommodated in hotels and the reasons for using hotels:

The individuals who have been placed in temporary accommodation have been accommodated under the following sections of the Homeless Reduction Act 2017: Section 188, Section 193, Section 189 or Section 138.

FOI-25-49:

How many people are currently in each of your council's priority Bands for council and housing association allocation (eg. Number of people in Band A, B, C, D, etc)?

[See Table Below](#)

For each of your council's priority bands, how many people were allocated housing in the following financial years (1 April-31 March): 2018-19, 2019-20, 2020-21, 2021-22, 2022-23, 2023-24, 2024-25?*

[See Table Below](#)

How many people were in each of your council's priority Bands at the end of the financial year in: 2018-2019, 2019-2020, 2020-2021, 2021-2022, 2022-2023, 2023-2024, and 2024-25?

[See Table Below. No information is available for 2018-2019 for questions 2 and 3 , or 2019-2020 for question 2 due to an IT system change.](#)

Do you have a quota/policy for housing allocations from each priority Band and, if so, please could you provide it?

The Derby City Council Allocations Policy 2020- 2025 states:

[How the council Allocates Properties – in more detail](#)

Due to the limited supply of social housing we will allocate available properties to the Corporate Needs Band, Priority Needs Band & General Needs Band on a percentage basis. This will be reviewed every 6 months but may be sooner if there is a need to respond to emerging issues.

The Council, in consultation with the Derby Homefinder Landlords, reserves the right to change the percentage of properties allocated to the Corporate Needs Band, Priority Needs Band & General Needs Band to meet housing demand within the city.

The current percentage aimed for is 60% to Corporate Needs band, 39% to Priority Needs band and 1% to General needs band.

	Urgent/ highest priority housing need (eg Band A or 1)	High priority housing need (eg Band B or 2)	Medium priority/ identified housing need (eg Band C or 3)	Low priority/ no housing need (eg Band D or 4)	Extra column if needed
Name of Band (eg 1, 2, A, B)	Emergency Band	Housing Need Band			N/A
2018-19 Total number of allocations	Information not available	Information not available			
2018-19 Number in band at end of financial year	Information not available	Information not available			
2019-20 Total number of allocations	Information not available	Information not available			
2019-20 Number in band at end of financial year	133	4236			
Change in Allocations Policy 2020	Urgent/ highest priority housing need (eg Band A or 1)	High priority housing need (eg Band B or 2)	Medium priority/ identified housing need (eg Band C or 3)	Low priority/ no housing need (eg Band D or 4)	Extra column if needed
Name of Band (eg 1, 2, A, B)	Corporate Need band	Priority need band	General need band		N/A
2020-21 Number in band at end of financial year	865	3033	148		
2021-22	381	541	11		

Total number of allocations					
2021-22 Number in band at end of financial year	951	3712	103		
2022-23 Total number of allocations	382	402	4		
2022-23 Number in band at end of financial year	1153	4285	98		
2023-24 Total number of allocations	413	320	7		
2023-24 Number in band at end of financial year	1815	6353	82		
2024-25 Total number of allocations	363	327	5		
2024-25 Number in band at end of financial year	1887	6276	207		
2025 Total number of allocations so far - as of 31 August 2025	134	126	0		
2025 Current number in band – as of 31 August 2025	1954	6016	149		

FOI-25-50:

For the following calendar years (separately): 2021, 2022, 2023, 2024, as well as the half-year Jan 1 - June 30 2025 (Please include those housed both temporarily and permanently):

Q1. On refugee resettlement: The number of a) households and b) individuals your authority has secured accommodation for outside of the local authority under refugee resettlement schemes, broken down by local authority area they were placed into. Please only include those who accepted the accommodation placement. Please include any refugee resettlement schemes you have taken part in.

Derby Homes / Derby City Council does not hold the information in the format requested. We do not routinely capture or report data on refugee resettlement placements that are made outside of the local authority area, and therefore we are unable to provide the breakdown requested by local authority area.

For clarity, where the Council has participated in refugee resettlement schemes (such as Afghan Resettlement Scheme, Homes for Ukraine), placements have been arranged directly within Derby or via regional/national coordination. Any information on placements made by the Home Office or other central government departments outside of Derby would not be held by Derby Homes / Derby City Council.

If you require detailed national or regional information, this may be available from the Home Office who oversee refugee resettlement schemes nationally.

Q2. On homelessness: The number of a) households and b) individuals your authority has secured accommodation for outside of the local authority under duties to prevent/relieve homelessness, broken down by local authority area they were placed into. Please only include those who accepted the accommodation placement. Please exclude any people already included in question 1.

Under Section 1(1)(a) of the Freedom of Information Act 2000, I can confirm that Derby Homes / Derby City Council does not hold the information requested. We do not record or report on the number of households or individuals who have been accommodated outside of the local authority under the prevention or relief duties, nor do we hold data broken down by local authority area.

For clarity, where households are placed into accommodation outside of Derby as part of homelessness duties, this information is not collected in a way that can be reported in the format requested.

Q3. On homelessness: Of those listed in Q2, the number of a) households and b) individuals who had refugee status, broken down by local authority they were placed into.

Under Section 1(1)(a) of the Freedom of Information Act 2000, I can confirm that Derby Homes / Derby City Council does not hold the information requested. We do not record or report on whether households or individuals placed under the prevention or relief duties have refugee status, nor do we hold data broken down by local authority area.

As such, we are unable to provide the figures you have requested.