

Item 4: Housing Scrutiny Work Programme 2004/05 – updated October 2004

Consideration Date	Item of Business	Purpose	Background / Notes
29 July 2004	Housing Strategy	To be briefed on the context of the strategy, and to discuss key issues and priorities for the strategy.	The Council's current Housing Strategy will reach the end of its life span in March 2005. Officers therefore have a timetable for developing a new 5+ year Housing Strategy for member agreement in March 2005.
	Fire at Perronet House	To discuss concerns raised on behalf of disabled tenants about the emergency response to the fire at Perronet House in June 2004.	
14 September 2004	Tenant Managed Organisations (TMOs)	To look at best practice in TMOs, especially in relation to communication with tenants.	Scrutiny will involve: <ul style="list-style-type: none"> • Attendance at the September TMO Liaison Committee • Inviting TMO and TRA Chairs to Sept Housing meeting
	Fire at Perronet House – Part 2	To conclude the scrutiny about the emergency response to the fire at Perronet House in June 2004.	Scrutiny continued from July 2004.
	Executive Interview - Planning	To consider topics of discussion for the interview with the Housing and Community Safety Executive Member in October 2004.	
6 October 2004	Executive Interview 1	To hold the Executive Member to account about how they have been delivering outcomes and to hear about their approach to forthcoming policy and plans relating to housing: <ul style="list-style-type: none"> • Councillor Gavin O'Brien – Housing and Community Safety. 	Councillor O'Brien has agreed to attend the meeting.
	Performance Reporting	To consider the performance of the Housing Department against targets	Reports get prepared quarterly.
10 November 2004	Bellenden Renewal	To consider lessons that could be learnt from the implementation of the Bellenden Renewal Scheme.	This meeting will consider a presentation from Officers on the Bellenden Renewal Scheme.
	Tenants Halls	To receive feedback on the progress with the best value review of tenants halls.	

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	Housing Allocations Review	To consider the consultation results and final lettings policy prior to its final consideration by Executive in late 2004.	The sub-committee had on-going involvement into the policy development, the most recent was in May 2004 where it considered the consultation arrangements for the policy review. In March 2004, the sub-committee requested the opportunity to consider the consultation results and final lettings policy prior to Executive consideration. <ul style="list-style-type: none"> Beverley Bassom to attend as Chair of the Allocation Policy Review Board (invitation accepted on 02/09/04).
7 December 2004	Tenant Managed Organisations (TMOs) – Part 2	To look at best practice in TMOs, especially in relation to communication with tenants.	Continued from September 2004 <ul style="list-style-type: none"> Attendance at the September TMO Liaison Committee Site visits
	Monitoring of Major Contracts Works – Annual Reporting	To receive an annual report about major contract works, highlighting any overspend.	The sub-committee considered issues with Major Works Contracts, focusing on the experience of Canada Estate as a case study, in January 2004. The sub-committee felt it necessary to return to the issue of major contracts works.
	Bellenden Renewal – Part 2	To consider lessons that could be learnt from the implementation of the Bellenden Renewal Scheme.	Continued from November 2004 meeting. Members of the public will have the opportunity to put forward their views.
25 January 2005	Bellenden Renewal – Part 3	To consider lessons that could be learnt from the implementation of the Bellenden Renewal Scheme.	
	Housing Revenue Account and Rent Setting Budget 2005/06	To reconsider the Housing Revenue Account (HRA), particularly in respect of: <ul style="list-style-type: none"> Tenant and Resident contribution to 'democratic costs' HRA contribution to Anti-Social Behaviour Unit and Community Wardens Integrated Cleaning Contract 	Executive due to approve the HRA budget and tenant rent/service charge levels for 2005/06 in February 2005.
7 March 2005	Housing Strategy – Part 2	To consider the draft housing strategy, results of consultation and draft strategy action plan for comment/discussion.	The Council's current Housing Strategy will reach the end of its life span in March 2005. Officers therefore have a timetable for developing a new 5+ year Housing Strategy for member agreement in March 2005.

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	Executive Interview 2	To hold the Executive Members to account about how they have been delivering outcomes and to hear about their approach to forthcoming policy and plans relating to housing: Councillor Denise Capstick – Health and Adult Care	The Executive Member for Housing & Community Safety was interviewed in October 2004.
25 April 2005	Decent Homes Standards	To consider issues arising from the implementation of the Decent Homes Standards.	
Joint Scrutiny with Environment & Community Support Scrutiny Sub-Committee	Anti-Social Behaviour Strategy	To consider how the anti-social behaviour (ASB) strategy addresses housing issues.	A project brief was considered at the sub-committee meeting in December 2003. This work was delayed pending the availability of the draft ASB strategy. It has now been agreed that this will be a joint scrutiny.
To be scheduled	BVR of Housing Management – Implementation (Support for resident involvement and the tenant fund)	To maintain a watching brief on the progress of the review. To monitor the implementation and enforcement of the new agreement following its implementation.	This was agreed by the sub-committee at its meeting of September 2003. Due to go to Executive in October 2004.
To be scheduled	Review of Private Housing Renewal Policy	To review the new policy 12 months after implementation.	The sub-committee considered the draft policy in July 2003. Sub-committee to receive a for-information report.
To be scheduled	Introductory Tenancies	To monitor implementation/progress of introductory tenancies.	From 2003/04 work programme. Introductory Tenancies were implemented in October 2003, with Executive due to review in October 2004.
To be scheduled	Housing Repairs	To scrutinise the current process for housing repairs, in light of the dissatisfaction expressed by tenants about the timing/quality of repairs.	This topic was suggested at the sub-committee on 26 April 2004, but has not progressed any further.