



CABINET - 30TH SEPTEMBER 2015

SUBJECT: PROPOSED INSPECTION PROGRAMME FOR COUNCIL PROPERTIES

REPORT BY: ACTING DIRECTOR OF CORPORATE SERVICES AND SECTION 151 OFFICER

- 1.1 The report, which was considered by the Policy and Resources Scrutiny Committee on 14th July 2015 (when representatives of the Caerphilly Homes Task Group were invited to give their views), was also considered by the Caerphilly Homes Task Group (CHTG) on the 17th September 2015. It proposed the introduction of regular property and tenancy inspections for Caerphilly Homes and sought the views of the Task Group prior to its consideration by Cabinet.
- 1.2 The Caerphilly Homes Task Group highlighted concerns for the privacy of tenants and raised concerns about the inspection programme and standards. Officer's clarified that the inspections would be conducted by a variety of existing officers including Tenancy Enforcement Officers and Estate Management Officers, as part of their normal role and are intended to ensure that properties are being maintained to an acceptable standard, and identify any tenancy related issues, such as Health and Safety, Mental Health and Child Protection and signpost for support where required.
- 1.3 Having fully considered the report and the recommendations contained therein, the Caerphilly Homes Task Group recommended that Cabinet adopt the Proposed Inspection Programme for Council Properties.

By a show of hands, and in noting there was 1 against and 1 abstention, the recommendations were supported by the majority present.

RECOMMENDED to Cabinet that : -

- (i) Members note the views of the CHTG as detailed in the covering report.
 - (ii) Consideration be given to pursue the introduction of regular property inspections, for all Caerphilly Homes tenants, as per the proposed procedure outlined in section 4.4 of the Officer's report;
 - (iii) Implementation of the proposal be reviewed, and further annual reports be submitted to the Caerphilly Homes Task Group, in order to monitor progress and evaluate the success of the procedure.
- 1.4 Members are invited to consider the report and the above recommendations.

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Appendices:
Appendix 1 Caerphilly Homes Task Group Report – 17th September 2015