



CAERPHILLY HOMES TASK GROUP – 17TH SEPTEMBER 2015

SUBJECT: PROPOSED INSPECTION PROGRAMME FOR COUNCIL PROPERTIES

REPORT BY: INTERIM CHIEF EXECUTIVE

- 1.1 The attached report, which proposed the introduction of regular property and tenancy inspections for Caerphilly Homes, was considered by the Policy and Resources Scrutiny Committee on 14th July 2015, prior to its presentation to the Caerphilly Homes Task Group and thereafter Cabinet.
- 1.2 The report outlined the existing inspection arrangements and considered the option of introducing more formal arrangements for regular property and tenancy inspections for Caerphilly Homes. The report highlighted the potential benefits of a regular inspection programme to both tenants and Caerphilly Homes, the need for a structured approach and the proposed procedure to be implemented. Full details of the proposals were appended to the report.
- 1.3 Representatives of the Caerphilly Homes Task Group were invited to the Policy and Resources Scrutiny Committee meeting to summarise their views arising from the proposed inspection arrangements. They expressed concerns that the new programme could lead to an invasion of privacy and result in added cost pressures for tenants in respect of them carrying out repairs prior to an inspection. Representatives cited the additional resources that would be needed to inspect all Caerphilly Homes and the possible duplication of work (in that they had already been inspected as part of the WHQS programme). They suggested that instead of regular inspections, tenants who did not leave their homes in acceptable condition at the end of the tenancy should be charged for remedial works.
- 1.4 Officers gave assurances that they were not proposing a brand new inspection process but were seeking to make better use of the existing arrangements in place, and provided examples of how the process would be conducted. It was explained that formal arrangements would assist in early intervention measures and allow the Council to carry out their duty of care to tenants. A concern was also raised regarding the impact of these proposals on existing staff resources and it was confirmed that Officers would provide a progress update to Members in 12 months' time.
- 1.5 Following consideration of the report, and in taking into account the views of the Caerphilly Homes Task Group representatives, the Policy and Resources Scrutiny Committee unanimously recommended to the Caerphilly Homes Task Group (and thereafter Cabinet) that for the reasons contained therein:-
 - (i) 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;
 - (ii) 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.

1.6 Members are asked to consider the recommendations.

Author: R. Barrett, Committee Services Officer, Ext. 4245

Appendices:

Appendix 1 Report to Policy and Resources Scrutiny Committee on 14th July 2015 – Agenda Item 9