

**Details on those recommendations outstanding
Status – all Amber (Ongoing with deadline missed)**

Social Care, Health and Housing

Housing Tenancy Management

Recommendation R1:

The Director of Social Care, Health and Housing and the Director of Regeneration and Business should clarify how housing responsibilities are allocated across their directorates. This should include the responsibility for and ownership of the Tenancy Strategy.

Rationale for Recommendation:

The Housing Tenancy Strategy was drafted by the Assistant Director - Housing Services with an Executive Foreword jointly signed by the Executive member with responsibility for Social Care, Health and Housing and the Director of Social Care Health and Housing (SCHH). It was approved by the Executive in March 2013 however during the course of this review it became apparent that responsibility for and ownership of the strategy is unclear. Discussions between the Director of Social Care, Health and Housing and the Director of Regeneration and Business confirmed that housing responsibilities lie across 2 Directorates, SCHH and Regeneration and Business, and that both Directors will clarify how this will be addressed.

Target Dates:

November 2015, March 2016 (revised), August 2016, October 2017, December 2018

Current Position and Explanation for Slippage:

It was previously reported that Regeneration and Business restructure was out to consultation and that the recommendation would be addressed once this was finalised. The restructure was finalised, and positions were advertised. These included the position of Housing Strategy & Implementation Manager which has now been filled. The immediate task for the incumbent is to develop a Housing Strategy which will set the strategic direction for all other procedures that may sit underneath it. It is important to set this strategic context at a high-level before developing more detailed guidance. The development of the Housing Tenancy Strategy will be planned into Housing Strategy & Implementation Manager's workload but it is not an immediate priority at this stage and an estimated target date for completion is now December 2018 (subject to other priorities).

Recommendation R2:

A Monitoring Group should be established, with clear terms of reference, to monitor and review the effectiveness of the Tenancy Strategy.

Rationale for Recommendation:

Each Provider is responsible for its own individual tenancy policies, as well as arrangements for review and appeals. However, the Tenancy Strategy proposed that the Council establish a monitoring group consisting of representatives of registered providers and other key stakeholders. This group is meant to support the Council in its role of monitoring and reviewing the effectiveness of this Strategy but the group is yet to be set up.

Target Dates:

As above.

Current Position and Explanation for Slippage:

This will be addressed as part of the action plan being developed in response to the earlier recommendation.

Community Services

Assets - Compliance with the statutory, regulatory and legal requirements for the Council's buildings

Recommendation R3:

A Corporate Landlord approach should be adopted by consolidating compliance assurance responsibilities. This will unify professional and technical resources and avoid duplication of resources.

Rationale for Recommendation:

At the time of the audit, there was no mechanism in place to monitor the compliance level of all corporate properties. The Facilities Management Team monitor 61 properties, however a further 80 properties are managed at directorate level. The Facilities Management Team is therefore unable to vouch for their compliance.

Target Dates:

June 2017, see below.

Current Position and Explanation for Slippage:

CMT have agreed the Corporate Landlord model will be adopted. Currently, the Assets team are working on a dual approach to Corporate Landlord; the two work streams are: -

1. Implementation of the Corporate Landlord function.

A draft implementation plan for the corporate Landlord function will be presented to the Council's Asset Management Group in April / May 2018. This follows a recent restructuring that has concluded within the Assets team. It is anticipated that the implementation of the Corporate Landlord model will follow the appointment of the new officers in mid-March 2018 and this will take 9 -12 months. Recently all service areas were asked to forecast their building needs over the next 5 years and this data has been collated but not yet analysed and validated.

2. Ensuring the Council's non-housing estate is compliant for building Health and Safety.

Whilst the above is underway there has been a second work stream set up to review compliance in all non-housing properties. We have been developing a single tracker for all buildings in scope to ensure that the Council can show compliance at all times.

A task force has been created to review compliance which includes visiting all buildings and reviewing their documentation. This was to start in January 2018 but due to resourcing issues the project has been delayed. Once resourced this project is expected to last six months. Below is the phasing of the project:

Phase	Type of Building
One	Corporate buildings, community schools, voluntary-controlled schools, maintained nursery schools, pupil referral units, pre-schools and children's centres
Two	Single academy, foundation and voluntary-aided schools
Three	Academies, free schools, community technical colleges and other independent schools
Four	Other buildings not managed by Assets e.g. leisure centres