

## **Report to Housing Scrutiny Panel**

**Date of meeting: 28 October 2010**

**Portfolio: Housing – Councillor D. Stallan**

**Subject: Regulatory Framework Action Plan  
6-Monthly Progress Report**

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### **Recommendations/Decisions Required:**

**The Housing Scrutiny Panel is asked to consider progress made on the attached Regulatory Framework Action Plan as part of its Work Programme.**

### **Report:**

1. The Tenant Services Authority (TSA) which was introduced in April 2010 regulates Local Authority Housing and is seeking to generally raise the standard of services to tenants. This will be achieved by, amongst other requirements, setting social housing providers a range of National Standards with an emphasis being placed on tenant involvement and empowerment.
2. At its meeting on 21 January 2010, the Panel received a detailed presentation on the TSA's Regulatory Framework and Short Notice Inspections. The Panel was advised that the Housing Directorate already has a range of initiatives in place and is currently reasonably prepared for any Inspection.
3. However, it was recognised that some actions are required to meet the new Framework and to ensure the Housing Directorate is fully prepared for any Inspection. Therefore, the Panel agreed that a Regulatory Framework Action Plan be put in place. The Panel further agreed that progress on the Action Plan be monitored on a six-monthly basis and that it be added to its Work Programme.
4. On 4 August 2010, two representatives from the TSA visited the Council and met with the Director of Housing and the three Assistant Directors of Housing and the Principal Housing Officer (Information and Strategy). The meeting was very positive and they appeared to be happy with the progress made by the Housing Directorate on the Regulatory Framework.
5. They explained that, in accordance with the Framework, providers will be targeted for Short Notice Inspections if following an assessment of their Annual Report to tenants it is considered that there has been a Regulatory failure. This reduces the likelihood of the Council being targeted. A copy of the Council's Annual Report to tenants is attached to the report and was published on 1 October this year. A copy has been sent to the TSA.
6. The Panel is asked to undertake its 6-monthly review of the Regulatory Framework Action Plan. A copy of the Plan is attached and sets out the latest position on each of the actions.

**Reason for decision:**

The Regulatory Framework Action Plan sets out a list of actions required to ensure compliance with the TSA's new Regulatory Framework. The Housing Scrutiny Panel monitors progress against the Action Plan on a six-monthly basis as part of its Work Programme.

**Options considered and rejected:**

Not to have a Regulatory Framework Action Plan.

To have a Regulatory Framework Action Plan which is not monitored by the Panel

**Consultation undertaken:**

The Tenants and Leaseholders Federation have also received a detailed presentation on the TSA's Regulatory Framework and Short Notice Inspections, and will be consulted on progress made on the attached Regulatory Framework Action Plan their next meeting.

**Resource implications:**

Budget provision: N/A

Personnel: N/A

Land: N/A

Community Plan/BVPP reference: N/A

Relevant statutory powers: Housing Act 1985 & 1996

Background papers: TSA's Regulatory Framework

Environmental/Human Rights Act/Crime and Disorder Act Implications: N/A

Key Decision reference: (if required) N/A