

ANGUS COUNCIL
HOUSING COMMITTEE – 22 April 2004
Housing (Scotland) Act 2001 Implementation Funding – Tenant
Participation
REPORT by DIRECTOR OF HOUSING

ABSTRACT

This report updates members on the allocation of funding from Communities Scotland to assist with the implementation of the Tenant Participation Elements of the Housing (Scotland) Act 2001 and the outcomes progress report, which was one of the requirements of the 2-year funding allocation.

1. RECOMMENDATION

It is recommended that Housing Committee:-

- i. note the 2-year funding allocation for implementing the Housing Act;
- ii. agree the outcome agreement for 2003-04;
- iii. note the contribution to the Council's Theme of leading the Community Planning process in Angus.

2. BACKGROUND

On 19 December 2002 Scottish Ministers announced that funding would be made available to all Scottish landlords to assist implementation of the tenant participation elements of the Housing (Scotland) Act 2001. In May 2002 confirmation of total grant aid amounting £44,400 over 2 years to assist Angus Council develop and implement tenant participation initiatives was received.

Angus Council received an allocation of £22,200 during each of financial years 2002-2003 and 2003-2004. The allocation was based on a flat rate for each authority topped up by a formula, which takes account of the number of properties managed by the Council. The funding is managed by Communities Scotland, on approval of, a Local Outcome Agreement, see Appendix 1. The funding was allocated to support the additional work needed to fully assess tenant participation needs in the local authority area and develop tenant participation strategies.

3. OUTCOMES REPORT

Appendix 1 details Angus Council's achievements of the pre-defined Outcomes Report, which requires to be submitted to Communities Scotland by 30 April 2004 for delivery of this second round of funding. Whilst a major part of the work associated with outputs or targets have been achieved, it should be noted that a number of the outputs have been delayed or work is currently ongoing in these particular areas.

Valuable progress has been and continues to be made in terms of achieving Communities' Scotland pre-set outputs. Elected Members are requested to approve submission of the Outcomes Agreement 2003-2004, to Communities Scotland. Due to the limited tradition of active groups a number of the outputs have been delayed and require additional work. The Tenant Participation Strategy has provided a sound operational framework for further development of this work.

4. TENANT CONSULTATION

The Legislation requires that agreement should be reached between registered tenant organisations, existing tenant associations and groups, individual tenants and their landlord on the content of a Tenant Participation Strategy. So far, opportunities for consultation has been through the work of the Tenant Participation Consultation Group, the Tenant Panel, individual letters and mailings to all our tenants and the quarterly tenant newsletter. Also, the implementation action plan contained within the Corporate Consultation/Involvement Strategy (Report No. 1220/01 refers) provided a firm foundation for improved effectiveness in engaging and consulting all our tenants.

5. FINANCIAL IMPLICATIONS

There are no financial implications for Angus Council arising from this report.

6. HUMAN RIGHTS IMPLICATIONS

It is considered that in following the recommendations contained within this report, the Council would not be acting in any way that is incompatible with human rights.

7. CONSULTATION

The Chief Executive, the Director of Law and Administration and the Director of Finance have been consulted in the preparation of this Report.

8. CONCLUSION

Under the terms of the Housing (Scotland) Act 2001 Angus Council would have had difficulty in implementing the new duties placed upon them in the absence of additional resources. Therefore, Elected Members are requested to approve the Outcomes Report for 2003-2004, which was one of the requirements of the two-year funding allocation. Angus Council fully welcomed this extra money, and recognised the need for appropriate monitoring and evaluation arrangements by Communities Scotland.

Ron Ashton
Director of Housing

Note:- The following background papers, as defined by Section 50 D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information), were relied on to a material extent in preparing this report.

- Report 1220/01 - Arrangements for the Implementation of the Council's Consultation/Involvement Strategy
- Report 874/02 - Housing (Scotland) Act 2001 – Establishment of a Mechanism for Development and Maintenance of a Register of Tenant Organisations in Angus
- Report 1299/02 - Housing (Scotland) Act 2001 – Consultation with both Individual Tenants and Registered Tenant Organisations in Angus
- Report 396/03 - Housing (Scotland) Act 2001 Implementation Funding Tenant Participation

Appendix 1

FUNDING TO ASSIST IMPLEMENTATION OF THE TENANT PARTICIPATION ELEMENTS OF THE HOUSING (SCOTLAND) ACT 2001

ANGUS COUNCIL - SPECIFIC OUTCOMES 2003-2004

INTRODUCTION

Angus Council has been allocated £44,400 over two years to assist implementation of the tenant participation elements of the Housing (Scotland) Act 2001. As part of this Year 2 allocation, this Outcomes Report, requires to be submitted by 30 April 2004, providing information on progress made by Angus Council against the pre-defined tenant participation outputs.

OUTCOMES REPORT

To assist with the implementation of the Tenant Participation Elements of the Housing (Scotland) Act 2001 the following outputs have been achieved during 2003-2004:

Output	Target Implementation Date	Actual Implementation Date	Comment
Consultation has taken place with tenants and RTO's on the content of the tenant participation strategy.	31 March 2003	31 March 2003	<ul style="list-style-type: none"> ▪ Draft Tenant participation framework only ▪ Draft assessment of resources approved by Housing Committee in January 2003
That tenants have been advised of their rights and landlords' obligations in relation to tenant participation under the Act, prior to the development of the Strategy	31 December 2002*	Ongoing	<ul style="list-style-type: none"> ▪ Regular articles in regard to tenant participation under the Act have been featured in the tenant newsletter since Autumn 2001 ▪ The SST information pack contains detail on tenants entitlements and our obligations under the Act ▪ A specific information & consultation flyer advising tenants of their entitlements under the Act will be distributed with the Rent Cards in March 2003
Consultation has taken place with, and assessment has been made of specific needs of persons from ethnic minorities, persons with disabilities, older people and other minority groups with regard to tenant participation	31 March 2003	31 August 2004	<ul style="list-style-type: none"> ▪ Account will be taken of the Corporate Equal Opportunities Policy, Race Equality Scheme and guidance issued on the Housing (Scotland) Act 2001 to progress work in this area ▪ The Corporate Race Equality Scheme Action Plan requires that we look at tenant participation in Year 1 ▪ Attempt to ascertain the information and advice needs of this group in terms of consultation and involvement ▪ Policy service reviews will be undertaken in due course and particular attempts to target

			<ul style="list-style-type: none"> ▪ younger people ▪ Research has been commissioned into housing needs of ethnic minorities and every opportunity will be explored to consult and involve persons from under-represented groups ▪ We plan to collectively engage with persons from under represented groups as we develop the Angus Local Housing Strategy
Publication of the tenant participation strategy, including resources required and statement of resources proposed	31 March 2003	January 2004	<ul style="list-style-type: none"> ▪ Housing Committee in August 2003 approved the tenant participation strategy and the tenant participation budget was increased by some £55,000 during 2003-2004 ▪ The tenant participation Action Plan was developed in Autumn 2003. The final document along with a summary document and housefacts leaflet M5 were produced in January 2004 ▪ The Strategy was launched before Housing Committee on 26 February 2004
Internal review of progress in registering RTO's and registration processes	31 March 2004	31 August 2004	<ul style="list-style-type: none"> ▪ This task will be undertaken as part of the work undertaken reviewing the tenant participation strategy 2003-2006
Review of resources assessment in consultation with RTO's	31 March 2004	31 August 2004	<ul style="list-style-type: none"> ▪ This task will be undertaken as part of the work undertaken reviewing the tenant participation strategy 2003-2006
Review of tenant participation strategy and participation arrangements in consultation with tenants and RTO's	31 March 2004	Ongoing	<ul style="list-style-type: none"> ▪ Building on existing good practice to date a copy of the tenant participation strategy summary was sent to all our tenants in early March. Work has just commenced reviewing the tenant participation strategy in consultation with tenants and housing service staff.

Please sign below to verify the information provided in the above outcomes report

.....
(Authorised Signatory)

.....
(Witness)

.....
(Name in Capitals)

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(Name in capitals)

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(Position held)

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(Full name and address of witness)