

ANGUS COUNCIL

Housing Committee – 3 June 2004
Strategic Policy Committee – 26 June 2004

REGULATION AND INSPECTION: PATHFINDER INSPECTION REPORT

REPORT BY DIRECTOR OF HOUSING

ABSTRACT

This report gives details of the results of the Pathfinder Regulatory Inspection of the Council's landlord, factoring and homelessness services by Communities Scotland

1. RECOMMENDATION


It is recommended that members note the contents of this report

2. BACKGROUND

Report no. 872/03 – Regulation and Inspection: Preparation for Pathfinder Inspection gave details of how the Council was preparing for the Pathfinder Regulatory Inspection of the Council's landlord, factoring and homelessness services by Communities Scotland. The Inspection took place between September 2003 and May 2004 and Communities Scotland published the final Inspection Report on 25 May 2004.


3. THE INSPECTION REPORT

The full report is available on Communities Scotland's website:

<http://www.communitiesscotland.gov> 

and a copy has been placed in the Members Lounge. A copy of the [Executive Summary](#) is attached to this Report.


Communities Scotland awarded the following grades to Angus Council:

Housing Management	B 
Property Management	B
Homelessness	C

The following table, which is extracted from Communities Scotland's "Guide to Inspection", explains what each grade means:

Grade A	Excellent	Major strengths
Grade B	Good	Many strengths and some areas where improvement is needed
Grade C	Fair	Some strengths, but with significant areas where improvement required
Grade D	Poor	Major areas where improvement is needed

In comparison, East Lothian Council received the following grades in their inspection which was completed in January 2004:

Housing Management	C 
Property Management	C
Homelessness	D

The Inspection Report contains a number of recommendations, many of which are relatively minor, for the Council to consider to improve housing services in Angus.

Tony Cain, the Inspection Manager from Communities Scotland has agreed to give a presentation of the report to Registered Tenants Organisations at a Conference that has been arranged for 12 June 2004.

4. FUTURE ACTION

Communities Scotland require an Improvement Plan, approved by the Council, to be produced which broadly outlines how the Council intends to address the issues identified in the Inspection Report. Under the Guidance on Post-Inspection Improvement Plans, the Plan is required within eight weeks of the publication of the final report. However, Communities Scotland will consider agreeing a longer timescale if the cycle of Council meetings does not allow the eight-week timescale to be achieved. Communities Scotland has therefore been informed that the Improvement Plan will be submitted to the Housing Committee meeting on 26 August 2004 for approval and submitted to Communities Scotland thereafter. Once agreed between the Council and Communities Scotland, the Plan will be the subject of detailed consultation with tenants and other stakeholders to agree how it will be implemented.

5. FINANCIAL IMPLICATIONS

No financial implications have been identified as a result of the recommendations in this report. However, it is likely that significant resource implications will arise as a consequence of the agreed Improvement Plan.

6. HUMAN RIGHTS IMPLICATIONS

It is considered that in following the recommendations in this report, the Council would not be acting in any way which is incompatible with Human Rights.

7. CONSULTATION

In preparing this report there has been consultation with the Chief Executive, Directors of Finance and Law and Administration.

8. CONCLUSION

The Inspection Report will play an important part in steering and improving the way the Council delivers housing services in the coming years.

Ron Ashton
Director of Housing

Note:- The following background papers, as defined by Section 5D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information), were relied upon in preparing this report.

- Housing Committee Report No 872/03 - Regulation and Inspection: Preparation for Pathfinder Inspection