



Report to:

Northwards Housing Board
8th May 2007

Item No:

8a

Title:	Inspection Action Plan		
Date:	30 th April 2007		
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Confidential:	No		
For: (Please tick action required)	NOTING √	DISCUSSION	APPROVAL
PURPOSE OF REPORT			
To present to the Board a summary of progress on the Inspection Action Plan as put together from the reports to Sub-Committees			
RECOMMENDATION			
The Board are asked to note progress to date.			
IMPLICATIONS			
Equality & Diversity:	Diversity is a key element in Inspection		
Financial:	There are some additional financial and resource implications to enable delivery of some of the inspection recommendations		
Staffing:	Actions should be delivered mainly within existing resources		
Decency Target:	Asset Management is a key element in Inspection		
Governance:	The Inspection Action plan will build on good governance		
Risk Assessment:	Performance against the key recommendations of the Action will be the subject of re-inspection within two to three years		

Equality & Diversity Implications (Please tick where relevant):

BME	<input checked="" type="checkbox"/>	Lesbian/Gay/Bisexual/Transgender	<input type="checkbox"/>
Gender	<input checked="" type="checkbox"/>	Single Parents	<input type="checkbox"/>
Age	<input checked="" type="checkbox"/>	Domestic Violence	<input type="checkbox"/>
Disability	<input checked="" type="checkbox"/>	Alcohol / Drug Mis-users	<input type="checkbox"/>

Consultation/Consideration:

	Yes, No or N/A:	Name:	Date:
Sub-Committee:	Yes	HR & Equality Neighbourhood & Quality Services Procurement & Property Resource & Audit	Meeting cancelled 27 th April 2007 25 th April 2007 Meeting cancelled
Area Panel:	Yes	Summary report of Inspection outcome and action plan provided.	February 2007
Task Groups	No		
Ward Councillors:	N/A		

1. The report below sets out progress to date on the Inspection Action Plan items.
2. This report is a summary of the more detailed reports that are going through Sub-Committees on a monthly basis.
3. The full report shows **7 recommendations** (split into 16 parts) **and 57 supplementary comments** where progress will be reported through to Sub-Committees.
4. A summary of progress to date is as follows:

	Total	Completed	Overdue	Not Yet Due
Inspection recommendations	16	6	5	5
Supplementary comments	57	15	12	30
		55%		

5. Of the overdue items a number (8) are linked to progression with the Civica project; the implementation of Promaster, the collation of performance information from the new system, rent profiling, repairs recharges. All these are being progressed in one way or another.
6. Other overdue items are as follows:
 - The Leaseholder Handbook has now been drafted and is with the Council and the Manchester Residents Association for comment. It is hoped to publish it during the summer.
 - The Voids Review is now underway but is not complete and therefore the linked actions remain overdue.
 - Work is progressing on aiming to achieve Equality Standard Level 3 but this has not been achieved by the original timescale.
 - Consideration of an incentive scheme for rent collection – this has not been progressed as quickly as it might have been due to staffing pressures but we should be able to report on this before the summer.

Recommendation

7. The Board are asked to note progress to date.