



Report to:

Northwards Housing Board
15th January 2008

Item No:

9a

Title:	Inspection Action Plan (2006)		
Date:	7 th January 2008		
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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	27 th November 2007 23 rd November 2007 19 th December 2007 27 th November 2007
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 **58 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	10	6	-
Supplementary comments	58	45	13	-
		74.3%		

5. Since the last Board report there has been a 6% improvement in completions. The review with Managers to begin moving the completion percentage forward is continuing. Revised completion dates are now being agreed with Sub-Committees.
6. Comments on some of the overdue items are as follows:
 - The results of the Stock Condition survey and Asbestos survey are now loaded into the computer but are yet to be linked across systems;
 - Work has begun on the Review of Access to Services, Tenants Handbook DVD and the Customer Survey and a timetable has been agreed with N&QS
 - Work is progressing on aiming to achieve Equality Standard Level 3 but this has not been achieved by the original timescale;
 - Working with MCC as well as reviewing the internal procedure over service charges and their recovery.

Recommendation

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