

# WEST DUNBARTONSHIRE COUNCIL

## Report by Director of Housing, Regeneration and Environmental Services

Social Justice Committee: 13 September 2006

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**Subject: Estate Audits**

### **1. Purpose**

**1.1** The purpose of this report is to advise the Committee of the introduction of a system of estate audits for the management of our estates.

### **2. Background**

**2.1** Currently ongoing estate management inspections are undertaken, however in most cases, there is no defined programme or schedule and many of our inspections are reactive. It is proposed therefore that estate audits be designed as a pro-active system for taking care of our estates by ensuring that appropriate inspections take place at defined intervals which are appropriate to the individual areas.

### **3. Main Issues**

**3.1** The objective in providing a pro-active approach to managing our estates services is to assist and enable residents to enjoy their homes and the area in which they live. The way in which this can be achieved is outlined within the estate audit plan in Appendix 1 to this report.

**3.2** The process ensures that estate inspections are carried out at regular pre-defined intervals according to the categorization of streets or blocks within our estates. The responsibility of officers in implementing the process is clearly defined.

**3.3** In recognition that no two estates or patches are the same, the frequency at which estate audits are conducted will depend on the nature of the area and the known extent of estate management issues. The aim is to visit the areas within patches with the greatest number of estate management problems on a more frequent basis.

**3.4** Elected Members and tenant/resident representatives will be consulted on the categorization of streets/blocks within their areas to ensure that our resources are targeted at the effective delivery of the estate audit objectives. To this end Elected Members and tenant/resident representatives will be invited to a series of meetings with Tenancy Services staff.

#### **4. Personnel Issues**

4.1 There are no personnel issues.

#### **5. Financial Implications**

5.1 There are no financial implications.

#### **6. Conclusion**

6.1 The introduction of estate audits is a pro-active approach to managing our estates. The process clearly defines the responsibilities of staff involved in the process and ensures that, in consultation with Elected Members and tenant/resident representatives, our resources are targeted to areas based on the agreed categorisation.

#### **7. Recommendation**

7.1 **The Committee is invited to note the introduction of estate audits as a pro-active approach to estate management and agree to consultation being undertaken as outlined in 3.4.**

**David McMillan**

**Director of Housing, Regeneration and Environmental Services**

**Date: 29 August 2006**

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**Ward Affected** All

**Appendices:** Appendix 1 - Estate Audits

**Background Papers:** None

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