



**Melton  
Borough  
Council**

# Council Housing Scrutiny Update

*Cllr Ronan Browne, October 2021*

# Top Three Achievements



## Compliance

### What do we mean?

Fire Safety, Gas Servicing, Electrical Safety, Water Hygiene, Asbestos and Radon are what we generally regard as the key compliance headings in Housing



## System Development

Northgate is our IHMS (Integrated Housing Management System) This had been poorly maintained and evolved, we have made great strides to enhance this system

### On Time On Budget



## Tenancy Agreement and Handbook

The 1<sup>st</sup> April saw us introduce our new tenancy agreement providing much needed consistency of approach and understanding

# Challenges



Investment in stock to enhance decency  
Capital Programme delivery  
New Build Opportunities (Development)  
Supplier resources and procurement



White Paper and Enhanced Regulatory Focus  
Continue to Raise Standards and push for excellence  
Enhance Tenant Satisfaction and Engage  
Be Honest Self-Aware Transparent and Data Driven



Consistency of Approach  
Stakeholder Engagement  
Policy and Process led decision making  
Providing high quality council homes and landlord services

# Planned Maintenance

Collect Data NOT Paper



## Stock Condition

Implement the learnings from the stock condition data. Aim to deliver Decent Homes + standard. Utilise our systems to the best advantage to target programmes to enhance the overall condition.



## On The Front Foot

Through effective planning we have been able to ensure that we have contracts and contractors ready to deliver our programmes. The effective use and engagement of suppliers on the Dynamic Purchasing System has enabled this.



## Keep Up The Pace

Last year saw us deliver more capital works than in recent times. The goal is to continue that for the next four years to put our stock at the decency level it needs to be.



**Melton  
Borough  
Council**

# Responsive Repairs



Enhance contract management, ensure that both contractor and the Council are delivering their responsibilities.



Work together to drive improvements. Need to utilise data to inform decisions. Better processes for sharing works information is in the process of development.



We need to ensure that we are getting more repairs right first time. The Tenants need to have more faith and reassurance that we are working together in the best interests of the tenant and Council.

# New Build Development



## Housing Development Strategy

Currently in draft to be shared with Portfolio Holder within the next two weeks.

The purpose of the document will be to outline how the council shall aim to provide additional council houses across the Borough



## Development Plan

We are identifying a list of viable projects and locations to enable effective delivery of new homes across the Borough.

Our aim is for those properties to be aspirational and cutting edge in design and function, whilst still delivering value for money.

# Next Steps

- HRA Business Plan, Stock Condition data, Sustainability of Council Housing for the long term
- Policy Development
- Regulatory Compliance, Keep apace with the wider sector
- Enable the voice of the Tenant
- Celebrate the Successes
- Continue to grow and nurture the team
- Support the team their purpose is to provide the best housing possible for our tenants



# Questions



Thank You For Listening

*Cllr Ronan Browne & Craig Spence*