

Report of Housing Manager, Tenant Scrutiny

Report to Tenant Scrutiny Board

Date: 30 November 2016

Subject: Lettable Standard Update

Are specific electoral Wards affected? If relevant, name(s) of Ward(s):	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the decision eligible for Call-In?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information? If relevant, Access to Information Procedure Rule number: Appendix number:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

1.0 SUMMARY OF MAIN ISSUES

1.1 The Board made a decision in August to set up a project group to review the Lettable Standard.

1.2 This report gives an update to the Board on their work so far.

2.0 CURRENT PROGRESS

2.1 The project group have met twice with Officers of Housing Leeds.

2.2 The first meeting was held with the Voids Service Manager and the second with a Lettings Team Leader representing the Housing Management side of the process. In addition, the project group will view some void properties at the ready to let stage, to observe if the lettable standard has been met.

2.3 The group asked both officers a number of questions to gather information on how the lettable standard was implemented.

2.4 The project group has also carried out ready to let checks with a checklist based on the Lettable Standard to ensure this was being met. The full findings from these visits will be fed into the final report which will be issued to the Board in February.

2.5 The group visited four properties, two in South Leeds and two in West Leeds. There was a mixture of different property types in different estates and included a low rise flat, a house, a bungalow and a multi storey flat. These were properties which had been returned to Housing Leeds from the contractor as being ready to let to tenants.

- 2.6 The standard of the properties were measured against the Ready to Let booklet. Whilst two of them met the standard, one meeting the majority of the standard, the final void did not meet the lettable standard and required more work.
- 2.7 Whilst the findings and recommendations will be in the final report produced by the group, initial some concerns held by the group concern the number of smoke detectors installed in some properties and also that tenants should have a basic checklist to mark off so they can judge the property before they move in.

3.0 RECOMMENDATIONS

- 3.1 The Board are requested to receive a verbal update from the project lead Board Member on the Lettable Standard.

4.0 BACKGROUND DOCUMENTS¹

- 4.1 None.

¹ The background documents listed in this section are available to download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.