
To: Audit, Scrutiny & Petitions Board

On: 30th March 2015

Report by: Lead Officer

**Heading: Upkeep of Common Areas within Council Housing Stock including
Garden Areas**

1. Summary

2. At its meeting on 2 June, 2014 the Audit, Scrutiny & Petitions Board agreed an annual programme of activity for the Board for 2014/2015. This included a review, continued from the previous annual programme, which would consider potential options for ensuring that internal and external areas of Council housing stock are maintained to an appropriate standard throughout Renfrewshire and that tenants should be made aware that action will be taken if this is not the case.
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3. Recommendations

2.1 The Audit, Scrutiny & Petitions Board is asked to:-

- Note the terms of the Scottish Secure Tenancy Agreement, the Good Neighbour Agreement and the New Tenants Pack.
- Note the evidence presented by representatives of Tenants Associations
- Note the evidence presented by Lesley Ferrie, Williamsburgh Housing Association.

4. **Background**

- 4.1. Tenants of Renfrewshire Council occupy their homes by virtue of a Scottish Secure Tenancy Agreement.
- 3.2 The Tenancy Agreement contains obligations on both landlord and tenant.
- 3.3 98% of Council tenants have signed the Scottish Secure Tenancy Agreement as a result of the Housing (Scotland) Act 2001.
- 3.4 It is the responsibility of tenants who use shared parts to keep them clean and tidy and, in addition, if a Council property is leased with a garden the tenant must take reasonable care to keep it from becoming overgrown or untidy.
- 3.5 The Board has already heard evidence from Council Officers that the Council's Department of Development and Housing Services provide assistance to tenants through their common maintenance programme (CMP) and their garden assistance scheme.
- 3.6 Ferguslie Park Housing Association, Paisley South Housing Association, Williamsburgh Housing Association and Linstone Housing Association have again been written to requesting information and asking whether a representative would be willing to attend this Board meeting. Written answers have already been received from Ferguslie Park Housing Association and previously reported to Board. Williamsburgh Housing Association have confirmed that a representative will be in attendance.
- 3.7 The eighteen Tenants and Residents Association recognised by the Department of Housing and Development Services have been written to and a number have agreed to send representatives to the meeting.
- 3.8 At the last meeting of the Board on 16th February 2015, the Board requested that evidence be obtained from the Department of Community Resources in relation to certain matters. A representative from Community Resources will attend the meeting.

Implications of the Report

- 1. **Financial** – none.
- 2. **HR & Organisational Development** – none.
- 3. **Community Planning** – none.
- 4. **Legal** – the rights of tenants under the Scottish Secure Tenancy Agreement.

5. **Property/Assets** – none.
6. **Information Technology** – none.
7. **Equality & Human Rights** – none.
- (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
8. **Health & Safety** – none.
9. **Procurement** – none.
10. **Risk** – none.
11. **Privacy Impact** – none.
12. **List of background Papers**
Scottish Secure Tenancy Agreement
Good Neighbour Agreement

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