

LONDON BOROUGH OF HARROW

Meeting:	Tenants' and Leaseholders' Consultative Forum
Date:	3 July 2003
Subject:	Garage Management – Best Value Review
Key decision:	No
Responsible Chief Officer:	Head of Housing and Environmental Health Services
Relevant Portfolio Holder:	Planning, Development and Housing
Status:	Part 1
Ward:	NA
Enclosures:	Performance Improvement Plan – Management of Garages and Parking

1. Summary

- 1.1 This report provides information on the Best Value review of the management of the Council's garage portfolio and current performance.

2. Recommendation

- 2.1 That the report be noted.

3. Consultation with Ward Councillors

- 3.1 Members have been consulted through the Best Value Panel

4. Policy Context (including Relevant Previous Decisions)

- 4.1 Not applicable

5. Relevance to Corporate Priorities

- 5.1 We will enhance the environment in Harrow by keeping the Borough clean and attractive, and by promoting higher environmental standards.

6. Background Information and Options considered

As part of the Your Home, Your Needs Best Value review of housing services the management of the Council's portfolio of garages has been examined and improvements identified. The Performance Improvement Plan that arose from that review is attached.

A small Working Group of officers and Members has overseen the implementation of the Plan which is partially complete and has already resulted in improved performance:

	15 December 2002	15 June 2003
Empty Garages	214	99
Rent Arrears	£ 9,298	£4,361
Percentage of garages re-let within 10 working days of becoming empty	Not available	89%

The Working Group has a number of objectives to complete including:

- ◆ The introduction of a revised licence agreement
- ◆ A more detailed examination of the sites that have been identified as having either potential for the development of housing or for alternative use such as commercial storage
- ◆ Identifying a specialist contractor to carry out repairs to garage

7. Consultation

- 7.1 Consultation on the Performance Improvement Plan has been undertaken via the Members Best Value Panel, resident meetings and staff consultation events

8. Finance Observations

- 8.1 None

9. **Legal Observations**

9.1 None

10. **Conclusion**

10.1 These matters will be progressed as indicated at paragraph 6.

11. **Background Papers**

11.1 None

12. **Author**

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