

WELWYN HATFIELD BOROUGH COUNCIL
CABINET HOUSING PANEL – 24 OCTOBER 2022
REPORT OF THE SERVICE DIRECTOR (PROPERTY MAINTENANCE AND CLIMATE
CHANGE)

HOUSING COMPLIANCE UPDATE

1 Executive Summary

- 1.1 The purpose of this report is to provide an update to Members of the Cabinet Housing Panel on the Housing Compliance position and progress on the Improvement Plan.

2 Recommendation(s)

- 2.1 Members of Cabinet Housing Panel are asked to note the content of this report.

3 Explanation

- 3.1 This report follows on from the update given to the Cabinet Housing Panel on 18th July 2022 and this report sets out the Compliance Position as at 23 September 2022.
- 3.2 The Improvement Plan stating the timeframe in which we expect to reach full compliance in all areas (except for potential access issues) has been followed and completed.
- 3.3 Fire – This area is 100% compliant. We have completed a rolling programme of Fire Risk Assessments (FRAs) to ensure this area stays compliant.

There was a total of 239 high risk actions resulting from the FRA's. 219 have been completed. The remaining 18 are fire doors which have been surveyed and ordered and 2 are surveys in loft spaces where access is required. There has been some no access cases in this area, for which we are following the access process.

There were 1581 medium risk actions. 1051 have been completed and there is a programme in place for the remaining.

- 3.4 Water – This area is 100% compliant and we have completed a rolling programme of reviews.
- 3.5 Asbestos – This area is 100% compliant. The 2022/2023 programme is well underway and moving forward smoothly.
- 3.6 Electricity – The communal blocks programme is now 100% compliant. The 5-year rolling programme is being followed.

The domestic testing is 99.1% compliant but we still had a significant amount of 'no access' to properties. We have managed to bring the initial no access numbers down to 83 properties. We will continue to attempt to gain access to these properties to ensure they are completed.

- 3.7 Gas – This area has two parts; domestic (dwellings) and communal (blocks). The communal blocks are 100% compliant and the domestic is 99.98% compliant with two properties outstanding due to access issues which we are following the process to complete.
- 3.8 Lift – This area continues to be 100% compliant.
- 3.9 We have completed rolling programmes for all areas of compliance which means we will complete some assessments, surveys and tests slightly earlier than required over the next year to ensure we have a smooth programme each year.

Implications

4. Legal Implication(s)

- 4.1 There is potential for further regulatory action if the Council does not evidence compliance.

5. Financial Implication(s)

- 5.1 This report is for information only and there are no direct financial implications arising from the recommendations.

6. Risk Management Implication(s)

- 6.1 There is potential for reputational damage if the Council does not remain in a compliant position.

7. Communication

- 7.1 We have regular communications and engagement meetings with the Regulator of Social Housing to ensure the progress required is completed.
- 7.2 We have continued to update the website with information on the compliance position and we are actively communicating with residents when works are being completed within their home or communal block.
- 7.3 We have a dedicated email address for tenants to contact if they have any questions or concerns relating to any of the compliance areas.

8. Security & Terrorism Implication(s)

- 8.1 There are no security and terrorism implications arising from this report.

9. Procurement Implication(s)

- 9.1 There are no procurement implications arising from this report.

10 Climate Change Implication(s)

10.1 There are no Climate Change implications arising from this report.

11. Human Resources Implication(s)

11.1 There are no HR implications arising from this report.

12. Health and Wellbeing Implication(s)

12.1 There are no Health and Wellbeing implications arising from this report.

13. Link to Corporate Priorities

13.1 The subject of this report is linked to the following Council's Corporate Priorities 'Our Housing' specifically to Improving Housing Need in the Borough.

14. Equalities and Diversity

14.1 An EqIA was not completed because this report does not propose changes to existing service-related policies or the development of new service-related policies.

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