

WELWYN HATFIELD BOROUGH COUNCIL  
CABINET HOUSING PANEL – 7 NOVEMBER 2024  
REPORT OF THE EXECUTIVE DIRECTOR (RESIDENT SERVICES AND CLIMATE  
CHANGE)

COUCNIL HOUSING SAFETY 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 Safety Compliance position.

**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 7<sup>th</sup> August 2024 and this report sets out the Compliance Position as at 25<sup>th</sup> October 2024.

- 3.2 Fire – The completion of fire risk assessments is 100% compliant. We have completed a rolling programme of Fire Risk Assessments (FRAs) to ensure this area stays compliant.

As new FRAs are being conducted, we are currently reviewing actions, and the majority of actions are in relation to surveys being required. In response to this we have completed compartmentation surveys and fire door surveys across all of our blocks.

- 3.3 Water – This area is 100% compliant and we have completed a rolling programme of reviews to be completed. There are no outstanding actions.

- 3.4 Asbestos – This area is 100% compliant. The programme is due to start again in December 2024. There are no outstanding actions.

- 3.5 Electricity –The communal blocks programme is 100% compliant. The 5-year rolling programme is being followed.

The domestic testing is 98.59% compliant and there are still several ‘no access’ to properties. There are 132 properties in question. We will continue to attempt to gain access to these properties to ensure they are completed. There are currently long delays in the court process which is slowing down gaining access where court action is needed. However, we have now started to get dates for these issues.

- 3.6 Gas – This area has two parts: domestic (dwellings) and communal (blocks). The communal blocks are 100% compliant and the domestic is 99.85% compliant

with the 15 properties outstanding due to access issues which we are following the process to complete. There are currently long delays in the court process which is slowing down gaining access where court action is needed.

3.7 Lift – This area continues to be 100% compliant.

#### **Implications**

#### **4. Legal Implication(s)**

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

#### **5. Financial Implication(s)**

5.1 There are no additional 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 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.

7.2 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 Provision of complaint and safe homes and communal areas contributes towards the health and wellbeing of tenants and leaseholders.

**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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**Date:** 25<sup>th</sup> October 2024