

WELWYN HATFIELD BOROUGH COUNCIL
CABINET HOUSING PANEL – 7 MARCH 2022
REPORT OF THE CHIEF EXECUTIVE

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 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 17th January 2022 and a compliance update will be presented at each Cabinet Housing Panel meeting.
- 3.2 The improvement action plan that was produced stated the timeframe in which we expect to reach full compliance in all areas, and this is on track to be completed.
- 3.3 Fire – we have now completed, and quality checked 309 fire risk assessments as of 23rd February 2022 and we are on track to complete all required fire risk assessments by March 2022. We have managed to gain access to a higher percentage of dwellings than initial visits showed which means the type 3 fire risk assessments are now around 76%. We have completed a further 119 fire door sets bringing the total this year to 898 installed. We have currently had one high risk action in one group of blocks that needed to be addressed straightway which was completed. We have improved the access rate for the type 3 fire risk assessments by sending out a runner with the assessor to give the residents notice that the assessor is on the way to their block and answer any questions they may have in relation to the assessment.
- 3.4 Water – This area is 100% compliant and we have completed a rolling programme for reviews to be completed.
- 3.5 Asbestos – This area is still 100% compliant. We have completed the programme for next year 2022/23 which will be starting in April 2022 to ensure we stay in a compliant position.
- 3.6 Electricity –The communal blocks programme is 100% compliant. The 5-year rolling programme has been produced and is ready for next year's testing to begin in April 2022. The domestic testing has still had a significant amount of 'no access' to properties, but we have managed to bring the initial no access down to 173 properties. We will continue to attempt to gain access to these properties

and ensure they are completed. We have so far attended two appointments at all the no access property these appointments were sent to the residents in letters with a minimum of 7 days notice. We have also sent two further letters explaining the process and requesting they contact us to book an appointment. Further to this we have called each resident and booked further appointments where possible and assisted in any issues they may have. We will continue with the next stage of the no access where needed but as this does take some time will continue to attempt to contact to book in appointments where we can.

- 3.7 Gas – This area has two parts; domestic (dwellings); and, communal (blocks). The communal blocks are 100% compliant and the domestic is 99.99% compliant with 1 property 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 are completing rolling programmes for all areas of compliance which will all be completed by March 2022.

Implications

4. Legal Implications

- 4.1 There is potential for further regulatory action if the council does not reach a compliant position.

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 Implications

- 6.1 There is potential for reputational damage if the council does not reach a compliant position within an appropriate timeframe.

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 are actively writing the 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.
- 7.4 We have communicated with the Hertfordshire Fire Service and are scheduling in regular meetings with them to discuss progress.

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 EqlA 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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