

WELWYN HATFIELD BOROUGH COUNCIL
CABINET HOUSING PANEL – 19 FEBRUARY 2025
REPORT OF THE EXECUTIVE DIRECTOR (RESIDENT SERVICES 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.

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 7th November 2024 and this report sets out the Compliance Position as of 7th February 2025.

- 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, all actions are currently being uploaded on to the system where they will be tracked for completion.

- 3.3 Water – This area is 100% compliant and we have completed a rolling programme of reviews. All actions from recently completed risk assessments have been priced and programmed for completion.

- 3.4 Asbestos – This area is 100% compliant. There is a rolling programme of surveys. 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 98.45% compliant and there are still several ‘no access’ to properties. There are 150 properties where there has been no access. 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 are getting dates for these cases. We have also got some cases where property condition is an issue, and we are supporting the resident make the improvements required to allow for testing to take place.

- 3.6 Gas – This area has two parts: domestic (dwellings) and communal (blocks). The communal blocks are 100% compliant and the domestic is 99.8% compliant with 17 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 Lifts – This area continues to be 100% compliant.

Implications

4. Legal Implication(s)

- 4.1 There is potential for further regulatory action if the Council does not evidence compliance. This risk is low as systems and inspections are in place and remedial actions undertaken.

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 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 Undertaking safety compliance checks support the safety, health and wellbeing of residents.

13. Link to Corporate Priorities

13.1 The subject of this report is linked to the Council's Corporate Priority of 'Homes to be proud of.'

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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