

WELWYN HATFIELD BOROUGH COUNCIL  
CABINET HOUSING PANEL –  
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 7<sup>th</sup> March 2022. A compliance update will be presented at each Cabinet Housing Panel meeting.
- 3.2 The improvement action plan that was produced stating the timeframe in which we expect to reach full compliance in all areas, with the exception of potential access issues. This action plan has been followed and completed.
- 3.3 Fire – This area is now 100% compliant with FRAs completed to all required blocks, type 3 fire risk assessments were completed at 79.96%. A type 3 fire risk assessment is a more in-depth risk assessment that includes a percentage of dwellings within a block as apposed to only communal areas that would normally be covered in the type 1. There was a total of 239 high risk actions 204 of which have been completed, 4 are information to residents which is in relation to removing items and not storing items in communal areas., 27 are Fire doors which have been surveyed, 2 are in relation to door entry systems which have been ordered and 2 are to completed surveys in loft spaces where access is required. There are 1581 medium risk actions 522 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 for reviews to be completed.
- 3.5 Asbestos – This area is 100% compliant. We have completed the programme for year 2022/23 which started in April 2022 to ensure we stay in a compliant position.
- 3.6 Electricity –The communal blocks programme is now 100% compliant. The 5-year rolling programme has been produced. The domestic testing has still had a significant amount of ‘no access’ to properties, but we have been able to bring

the initial no access down to 125 properties. we will continue to attempt to gain access to these properties and 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 99.99% 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 have completed rolling programmes for all areas of compliance which will mean we will complete some assessments, surveys, and tests slightly earlier than required over the next year to ensure we have a level programme each year
- 3.10 We have continued to have regular engagement meetings with the Regulator of Social Housing which has been positive due to the progress that is being made within the compliance area.
- 3.11 We are conducting member development sessions on compliance and will continue to do so where required.

### **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.

#### **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 Equality Impact Assessment (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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