

WELWYN HATFIELD BOROUGH COUNCIL
CABINET HOUSING PANEL – 13 MARCH 2023
REPORT OF THE SERVICE DIRECTOR (PROPERTY MAINTENANCE AND CLIMATE
CHANGE)

HOUSING COMPLIANCE UPDATE

1 Executive Summary

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 26th January 2023 and this report sets out the Compliance Position as at 15th February 2023.

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.

There was a total of 239 high risk actions resulting from the FRA's. 227 have been completed. The remaining 10 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 in this area for which we are following the access process.

There were 1581 medium risk actions. 1394 have been completed and there is a programme in place for the remaining.

3.3 Water – This area is 100% compliant and we have completed a rolling programme of reviews to be completed.

3.4 Asbestos – This area is 100% compliant. The 2022/2023 programme is well underway and moving forward smoothly.

3.5 Electricity –The communal blocks programme is 99.99% compliant. The 5-year rolling programme is being followed. One block has an issue because the electric meter cannot be located at the current time. This means that we cannot complete the electric test. We are investigating this with the utility company to enable us to resolve this as soon as possible.

The domestic testing is 99.1% compliant and there are still a number of 'no access' properties. We have managed to bring the initial no access numbers down to 76 properties. We will continue to attempt to gain access to these

properties to ensure they are completed, but the delays in the court process is slowing down progress.

- 3.6 Gas – This area has two parts; domestic (dwellings) and communal (blocks). The communal blocks are 100% compliant and the domestic is 99.91% compliant with eight 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. Whilst we don't have control over the courts' scheduling of cases, we have now persuaded one of the courts concerned to list these as "telephone hearings" which is assisting with earlier dates.
- 3.7 Lift – This area continues to be 100% compliant.
- 3.8 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 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 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 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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Date:

15th February 2023