



SOUTH
KESTEVEN
DISTRICT
COUNCIL



Housing Overview and Scrutiny Committee

21 March 2024

Report of Councillor Phil Dilks, Cabinet Member for Housing & Planning

Housing Compliance Figures

Report Author

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Purpose of Report

This report seeks to update the Committee on actions to ensure regulatory compliance of the Council's social housing landlord function.

Recommendations

That Committee:

1. Notes the latest compliance position of February 2024.
2. Receives a further update report at its next scheduled meeting.

Decision Information	
Does the report contain any exempt or confidential information not for publication?	No
What are the relevant corporate priorities?	Housing Effective council
Which wards are impacted?	All Wards

1. Implications

Taking into consideration implications relating to finance and procurement, legal and governance, risk and mitigation, health and safety, diversity and inclusion, safeguarding, staffing, community safety, mental health and wellbeing and the impact on the Council's declaration of a climate change emergency, the following implications have been identified:

Finance and Procurement

1.1 The financial considerations arising from the compliance requirements have been incorporated in the HRA budgets presented and approved by Council on 1 March 2023.

Completed by: Alison Hall-Wright, Deputy Director (Finance & ICT) and Deputy S151 Officer

Legal and Governance

1.2 This compliance update provides Members with an opportunity to monitor progress against key risk areas, which is to be welcomed from a governance perspective. The legal implications for non-compliance are incorporated within the risk ratings.

Completed by: Graham Watts, Assistant Director, (Governance and Public Protection) and Monitoring Officer

Risk and Mitigation

1.3 Risks will be identified via the work plans with any actions agreed with the Regulator. Dealing with significant compliance matters requires a comprehensive approach to risk management, particularly in respect of assessing priorities and critical actions

Completed by: Tracey Elliot: Governance and Risk Officer

Health and Safety

1.4 The key focus in meeting the regulatory standard is to ensure tenants, leaseholders, their households and visitors live in homes that are, as far as is reasonably practicable, safe with hazards minimised. This is reflected in the key compliance areas that are monitored and reported to Committee.

Completed by: Phil Swinton Health, Safety and Compliance Manager

Diversity and Inclusion

1.5 All equality issues are identified with the necessary compliance and improvement activities taking place on a case by case basis. Each equality impact is carefully considered when actioning a compliance or regulatory change. This is especially so when managing such matters for vulnerable households and particularly those occupying specialist accommodation such as designated sheltered accommodation.

Completed by: Phil Swinton Health, Safety and Compliance Manager

Climate Change

1.6 Any capital improvement plans especially in the context of dealing with essential gas, electrical and other works will aim to maximise energy efficiency measures, and reductions in carbon emissions.

Completed by: Serna Brown, Sustainability and Climate change Officer

2. Background to the Report

2.1 It has been agreed that Members will continue to receive update reports on the progress of established Housing Compliance figures to ensure that Members have oversite of broad progress around the key areas of activity and scrutinise work where required

3. Key Considerations

3.1 The figures are provided to Members as an update on the latest position in relation to Housing Compliance.

3.1.1 Legionella – 100%

3.1.2 Gas -99.0% in February 2024. There are currently 44 properties which are not compliant. 8 of these were granted a warrant for entry at Court on the 26th February

and an additional Court date has been requested at the earliest opportunity. 13 of these properties were newly noncompliant in February. In addition a number of vulnerability assessments are being undertaken to establish which properties can be capped until tenant cooperation can be obtained. Although small this is an increase on last months reported figures.

- 3.1.3 Electrical Testing – 92.41%. As identified as part of the external audit there has been additional reconciliation on the data held. This has identified that a number of leaseholder and shared ownership properties had been included in the baseline figure which is not required. The new baseline figure is 5856 with 5412 being compliant. As with Gas this is a small improvement in this area, this has been the forth consecutive month with positive movement.
- 3.1.4 Asbestos – 100% All required re inspections are compliant and the new program of works is in place to ensure anniversaries are preserved and works undertaken.
- 3.1.5 Fire Risk assessments – 100%
- 3.1.6 Lift inspections (LOLER) – 100%
- 3.1.7 Smoke and CO – 100% The implementation of the new heating contract with Aaron services will be utilised to provide continued assurance that required devices are sited within properties and working.
- 3.1.8 Cat 1 and 2 (Damp and Mould) 99.85% This figure has remained static this month with 9 tasks outstanding

- 3.2 **Leadership Compliance Meetings:** Chaired by the Chief Executive and attended by the Leader of the Council, the Cabinet Member for Housing and Planning and the Interim Head of Technical Services, these meetings have been a continued feature of the more detailed compliance review process being undertaken. Members of this group ensure specific responses to the changing compliance review process.
- 3.3 **Regular Reports to Committees and Cabinet:** the necessary reporting to appropriate committees will continue and will be regularly reviewed. Members are invited to comment on this report content and confirm their views and observations relating to the detail contained within this report.

4. Other Options Considered

- 4.1 The figures are provided by the Compliance Team and have been verified through external audit and by the lifting of the Regulator Notice. There are currently no other options which require consideration in relation to the provision of figures.

5. Reasons for the Recommendations

- 5.1 To secure and maintain an improved position for compliance in respect of housing services, including the identification of appropriate resources, funds and service improvements in a timely manner.

6. Consultation

- 6.1 The necessary consultation with the tenants and Members of the Council has been undertaken through timely reporting, dispatch of letters to advise tenants of progress, the latest Skyline publication, dedicated customer telephone enquiry line, and an updated web site detailing compliance issues and signposting services. This process will continue and the engagement with tenants particularly will be amended to reflect changing needs and requirements.

7. Appendices

- 7.1 List any Appendices.

December 2023 to February 2024 Compliance Figures