



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Housing Overview and Scrutiny Committee

Monday, 17 March 2025

Report of Councillor Virginia Moran
Cabinet Member for Housing

Housing Compliance Figures

Report Author

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Purpose of Report

This report seeks to update the Committee on the status and progress of the compliance figures in relation to the Council's landlord function and proposed actions in relation to Gas compliance.

Recommendations

The Committee is recommended to:

- 1. Note the latest compliance position for February 2025.**
- 2. Receive further updates 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Does the report contain any exempt or confidential information not for publication?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 compliance requirements have been incorporated in the HRA budgets. Failure to maintain high standards of compliance could lead to an increased risk of safety and financial implications.

Completed by: David Scott – Assistant Director of Finance (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 referenced in the report. .

Completed by: Graham Watts, Monitoring Officer

Risk and Mitigation

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

Completed by: Tracey Elliott Risk Governance and Risk Officer

Health and Safety

- 1.4 The key focus in meeting the regulatory standard is to ensure that 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: Philip Swinton, Health, Safety and Compliance Manager

Equalities, 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 reflected in the key compliance areas that are monitored and reported to Committee.

Completed by: Philip Swinton, Health, Safety and Compliance Manager

Climate Change

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

Completed by: Serena Brown: Sustainability and Climate change Officer.

2. Background to the Report

- 2.1. Following the lifting of the Social Housing Regulatory notice it was agreed that Members will continue to receive update reports on progress to ensure that they have oversight of broad progress around the key areas of activity and can scrutinise work where required.

3. Key Considerations

- 3.1. The Committee is asked to note the current compliance figures to the end of February 2025 (3.4 - 3.12).
- 3.2. The approved capping and increased focus on compliance have seen figures for Gas and EICR stabilise and the Council is now seeing a consistently high compliance completion rate maintaining 99%+ since approval.
- 3.3. The FRA baseline number has been increased to 148 to reflect the acquisition of St Peters House.
- 3.4. Legionella – 100% compliant with required inspections
- 3.5. Asbestos – 100% compliant with required inspections.
- 3.6. In addition to the Asbestos Regulation 4 inspections, it should be noted that over the last 12 months the Compliance team has undertaken an audit of all the asbestos information held for the Councils Housing stock. This information will be

transferred to the Council's upgraded asset data system, Apex, ensuring that all asbestos data is held in one location.

- 3.7. Fire Risk Assessments – 100% compliant with required inspections.
- 3.8. Lift inspections (LOLER) – 100% compliant with required inspections.
- 3.9. Gas safety inspections – 99.22%, there has been an increase in the access refusal rate during February which has impacted the compliance rate. There were 36 non-compliant properties at the end of February, 6 of these properties have been capped. Two properties require a new boiler, the Council has currently not been able to arrange an appointment with the tenants for these works to be completed. The Council has been allocated a provisional court date of 7 April 2025 to apply for 20 warrants for entry to properties.
- 3.10. Electrical inspections – has increased to 94.62%.
- 3.11. Smoke and CO – 100%. A further 246 inspections were completed in February. Bringing the total inspections to 6,100. Inspections are completed during any visit undertaken by the contractor, meaning some properties are inspected more than once during the year, this increases the assurance that devices are fitted and working.
- 3.12. Damp and Mould – 1082 damp and mould inspections have been undertaken with works completed at 674 properties. The following table provides details regarding the number of damp and mould reports the Council has received since December 2022. All of the remaining works/re inspections have been programmed in and updates regarding the progress of the completion of works will continue to be provided to this committee.

Damp and Mould	December 2022 – December 2023	Outstanding	January – December 2024	Outstanding	January – February 2025	Outstanding
Number of reports	424	37 (54*)	509	226 (276*)	149	145

*comparison data from the report presented to committee on 20 January 2025

- 3.13. **Leadership Compliance Meetings:** Chaired by the Chief Executive / Director for Housing and Projects and attended by the Leader of the Council and the Cabinet Member for Housing these meetings have been a continued feature of the more detailed compliance review process being undertaken. This group ensure specific responses to the changing compliance review process and manage tenant and

communication responses to actions associated with key service and regulatory responses.

- 3.14. **Regular Reports to Committees and Cabinet:** The necessary reporting to appropriate committees will continue and will change as per respective requirements. Members are invited to comment on the content of this report and confirm their views and observations on the Council's performance.

4. Other Options Considered

- 4.1 The figures are provided by the Compliance Team and the process used has been verified through external audit and the Housing Regulator. 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 a strong position of 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 tenants and Members of the Council continues to be undertaken as required through timely reporting, dispatch of letters, skyline publications, dedicated customer telephone enquiry line and an updated website. This process will continue and the engagement with tenants particularly will be amended as needed to reflect the needs and requirements.

7 Appendices

- 7.1. Appendix 1 - Compliance Figures December 2024 to February 2025
- 7.2. Appendix 2 - Gas and EICR January 2024 – December 2024