

SUBJECT:	DIRECTORATE OF HOUSING AND INVESTMENT COMPLIANCE REPORT 2023-2024
DIRECTORATE:	HOUSING AND INVESTMENT
REPORT AUTHOR:	MARTIN KERRIGAN, FIRE SAFETY ASSURANCE MANAGER

1. Purpose of Report

- 1.1 To update Housing Scrutiny Sub Committee on City of Lincoln Council's (CoLC's) position regarding building safety compliance to the Housing stock.

2. Lincoln Tenants Panel Consultation

- 2.1 Lincoln Tenants Panel (LTP) have been consulted about the Directorate of Housing and Investment (DHI) compliance report with it being presented at the LTP meeting on 11/07/2024, the report was discussed but no significant comment made, and the report was accepted. In addition, the LTP members were given eight days to respond with any additional comments and none were received.

3. Background

- 3.1 The Safety Assurance Team (SAT) have been requested to produce a report to provide an overview relating to building safety compliance across the Directorate of Housing and Investment (DHI).
- 3.2 The DHI Compliance Report gives a summary of the key areas of health and safety compliance to DHI property stock for 2023-2024. In the attached report each area of compliance has been introduced with a short narrative on the current position and any compliance mitigations. They have then been concluded with recommendations and comments on issues and successes. After this initial report once comments are received the report can be altered to a more regular report at a frequency to be agreed to monitor compliance.

4. Overview of Performance Report

- 4.1 The report contains information on compliance performance to provide the Director (DHI) with oversight and input into these essential services. The report includes, amongst other matters, information on our landlord responsibilities for a range of building safety measures commonly known as the 'Big 6' shown below, in addition as an emerging key area where the Council is working to ensure compliance, Radon will be added for monitoring purposes to future compliance reports.

- Fire Safety
- Electrical Safety

- Water Safety (Legionella)
- Asbestos Management
- Gas Safety
- Lifts
- Radon.

4.2 Overall performance has been monitored using the attached template and will be shown by percentage of compliance and Risk Advisory Group (RAG) rated. This will then provide the method for future reporting to enable measurement of improvement and inform the Director of highlighted risk; to allow for comment, direction and action.

4.3 To assist the reader the areas of compliance, relevant legislation and landlord responsibilities, have been summarised to add context on each requirement. The idea being that this report captures requirement, risk, mitigation and performance to complete the context and to allow for clear responses to questions arising.

4.4 The Performance against the indicator are RAG rated, as follows:

- Green 😊: At target.
- Amber 😐: Within 10% of target.
- Red 😞: below 10% of target.

4.5 From the DHI compliance report the top three key issues identified related to building safety compliance are:

- Building Safety Case for each high-rise tower block outstanding and needs completing.
- Lack of Asbestos Management of low-rise communal areas due to annual re inspections of known ACM's outstanding.
- Fire Door Inspection Programme in relatively early stages.

4.6 The DHI Compliance Report is attached as Appendix 1, with full performance data shown.

5. Strategic Priorities

5.1 Let's deliver quality housing

The programme to undertake planned preventative maintenance and statutory testing as detailed within the DHI Compliance Report are in places and the relevant service areas including Safety Assurance, HRS and Investment Team are working to ensure compliance.

6. Organisational Impacts

6.1 Finance

Existing budgets are already in place for all planned preventative maintenance and statutory testing including any repairs arising.

Any remedial works or improvement works to be costed as and when identified, with costs being funded from existing resources within existing revenue budgets or the capital programme.

6.2 Legal Implications including Procurement Rules

Any works or agency appointment to be made in accordance with the Council's Contract Procedure Rules.

6.3 Equality, Diversity and Human Rights

The Public Sector Equality Duty means that the Council must consider all individuals when carrying out their day-to-day work, in shaping policy, delivering services and in relation to their own employees.

It requires that public bodies have due regard to the need to:

- Eliminate discrimination
- Advance equality of opportunity
- Foster good relations between different people when carrying out their activities

6.4 Human Resources

Asbestos Surveyor post was previous vacated and subsequently removed from the establishment. However, the Safety Assurance team is to be reviewed with a possible proposal being the reintroduction of post to meet the needs of the service, potential for future recruitment within Safety Assurance.

6.5 Land, Property and Accommodation

None.

6.6 Significant Community Impact &/or Environmental Impact

None.

6.7 Corporate Health and Safety implications

None.

7. Risk Implications

7.1 None compliance with legislation.

8. Recommendation

8.1 Members are asked to note the DHI Compliance Report to CoLC's Housing stock.

Is this a key decision?

No

Do the exempt information categories apply?

No

Does Rule 15 of the Scrutiny Procedure Rules (call-in and urgency) apply?

No

How many appendices does the report contain?

One

DHI Compliance Report 2023-2024

List of Background Papers:

None

Lead Officer:

Martin Kerrigan, Fire Safety Assurance Manager
Email address: martin.kerrigan@lincoln.gov.uk