

SUBJECT:	DIRECTORATE OF HOUSING AND INVESTMENT COMPLIANCE REPORT – SIX MONTHLY UPDATE
DIRECTORATE:	HOUSING AND INVESTMENT
REPORT AUTHOR:	MARTIN KERRIGAN (FIRE SAFETY ASSURANCE MANAGER)

1. Purpose of Report

- 1.1 To update the committee on City of Lincoln Council's (CoLC's) position regarding building safety compliance to the Housing stock focusing on 3 of the Big 7 areas of building safety compliance including, Electrical Safety, Water Safety (Legionella) and Gas Safety.

2. Lincoln Tenants Panel (LTP) Consultation

- 2.1 LTP have been consulted about the DHI compliance report with it being distributed to the LTP members on 21/02/2025 and a meeting held on with resident involvement on 24/02/2025 to discuss and comment. Comments received were responded to and the report accepted.

3. Background

- 3.1 A Directorate of Housing and Investment (DHI) Compliance Report was presented to the Housing Scrutiny Sub-Committee on the 08th August 2024, this included an annual report for 2023 -2024 with the performance relating to building safety compliance. At the committee meeting it was requested for an update on building safety compliance to be presented to Housing Scrutiny Sub-Committee on a six-monthly basis, focussed on three of the six key areas each six-month period to give an understanding of performance for all safety measures.
- 3.2 The compliance report has been produced by the Safety Assurance Team (SAT) to provide an overview relating to building safety compliance across the Directorate of Housing and Investment (DHI) focusing on, Electrical Safety, Water Safety (Legionella) and Gas Safety, reporting for the performance for the period 01/04/2025 to 31/12/2025 (2024-25 Q 1, 2 and 3).

4. Overview of Performance Report

- 4.1 The report contains information on compliance performance to provide the Director (DHI) and Housing Scrutiny Sub-Committee with oversight and input into these essential services. The Council monitors performance 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 has been added for monitoring purposes to create the Big 7. From the big 7 this report has focussed on Electrical Safety, Water Safety (Legionella) and Gas Safety as highlighted below.

- **Electrical Safety**
- **Water Safety (Legionella)**
- **Gas Safety**
- Fire Safety
- Asbestos Management
- Lifts
- Radon

4.2 Overall performance will be monitored using this 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 key issues identified related to building safety compliance are:

1. Increased timescales with getting injunctions and gaining access to properties that have an expired Landlord Gas Safety Certificate.
2. Low access rates to complete Domestic Legionella Risk Assessments.

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 to be made in accordance with the Council's Contract Procedure Rules.

Assistance from Legal Services as necessary with legal action and gaining access to properties e.g. to undertake Landlord Gas Safety Inspection.

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

None.

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.
- 8.2 It is proposed that the next 6 monthly update report will be presented to Housing Scrutiny Sub-Committee around September focusing on Asbestos Management, Lifts and Radon. Fire Safety is reported annually at the Performance Scrutiny Committee around January so performance can be included in that report.
- 8.3 Finally moving forward if any addition reports such as an annual report is required it can be requested through the committee.

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

List of Background Papers:

None

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