



Item

Compliance Update

To:

Housing Scrutiny Committee

March 2024

Report by:

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Wards affected:

All Wards

This report is for information and not for decision.

1. Executive Summary

The report provides an update on the compliance related activities delivered within the City Services Compliance Team, including a summary on gas, electrical, fire, lifts, legionella and asbestos.

2. Recommendations

The Executive Councillor is recommended to note the progress of the compliance related work detailed within the report.

3. Compliance Dashboard, Supplementary Data and Damp Condensation, Mould

Damp Condensation and Mould update is attached (Appendix A)

4. Compliance Update

The six key compliance areas are:

4.1 Gas Safety

Requirement - A gas safety check is to be completed every year on each gas appliance/flue and before any new tenure and annually for existing tenancies.

- As at March 2024 Cambridge City Council is 100% compliant on Gas Safety certification with 6604 properties with valid landlord gas safety certificates.

4.2 Electrical Safety

Requirement - A residential premises is to be inspected and tested for electrical safety by a qualified person at intervals of no more than 10 years.

- As of March 2024, Cambridge City Council is 75.21% compliant with legislation of which 5720 properties have a valid satisfactory condition report.

4.3 Fire Management Risk Assessment

Requirement - A fire risk assessment is a legal requirement to assess the risk, identify fire hazards and allow landlords to take general precautions to reduce and manage fire risk.

- As of February 2024, Cambridge City Council is 100% compliant with legislation where the requirement is to have a Fire Risk Assessment completing.
- The Council is currently verifying the data it holds on outstanding fire actions where processes are still ongoing. We will update HSC once we have a robust data set.

4.4 Asbestos Management

Requirement - The statutory requirement to be compliant with legislation is for all communal areas to have been inspected.

- As of March 2024, Cambridge City Council is 92% compliant.

The re-inspections schedule is expected to complete all outstanding inspections by March 31st 2024.

4.5 Legionella & Water Hygiene

Requirements: The Approved Code of Practice (ACOP) L8, issued by the Health and Safety Executive (HSE), provides guidance on the control of Legionella bacteria in water systems.

The ACOP L8 recommends a risk-based approach to managing the risk of Legionella, which includes regular monitoring, inspection, and maintenance of water systems.

- Cambridge City Council remains 100 % compliant with no issues to report with the ongoing management of Legionella and water hygiene risks.

4.6 Passenger Lifts & Specialist Lifting Equipment

As of March 2024, Cambridge City Council is 100 % compliant with the requirement to service and maintain its lifts.

The Council is 100 % compliant to the requirement outlined in Regulation 9 (thorough examination and inspection every six months as required by LOLER).

5. Condensation, Mould, and Damp work

5.1 Since the previous report, there has been an increase in reported cases of damp, mould, and condensation (DCM) issues, likely attributed to colder weather conditions.

5.2 Since April 2023 we have received 442 reports of DCM.

6. Implications

7.1 Financial Implications

There are likely to be new financial implications directly relating to this report particularly with regards to the management of fire and damp, mould and condensation.

7.2 Staffing Implications

There are no new staffing implications directly relating to this report.

7.3 Equality & Poverty Implications

There are no new equality and poverty implications associated with this report. An EQIA has been developed for the service restructure and is included within the formal implementation papers.

7.4 Environmental Implications

There are no new environmental implications directly relating to the content of this report.

7.5 Procurement Implications

There are no procurement implications directly relating to the content of this report.

7.6 Consultation and Communication

There are no new Consultation implications relating to the content of this report directly. A communications plan is being developed to support the work set out in this report.

7.7 Community Safety

Cambridge City Council continue to have substantial fire risks that the Council are working on to reduce to mitigate.

8 Background Papers

If you have a query on the report, please contact Renier Barnard – Property Compliance and Risk Manager, Tel: 01223 458287, email: sean.cleary@cambridge.gov

Appendix A: Damp, Condensation and Mould (DCM)

DCM Report March 2024

The winter months sees an increase in Damp, Condensation, and Mould (DCM) reports which necessitate the allocation of additional resources to address concerns over this period. In the winter months the service's primary focus moves to more reactive measures addressing the immediate issues.

Given the substantial volume of reports, we are implementing an online questionnaire that our customers can access via our website/Portal. The aim is to make it easier for tenants and leaseholder to report DCM issues and to help us identify the severity of the issue quickly. This approach enables us to promptly manage and prioritise cases, ensuring that the most severe issues receive timely attention and resolution.

DCM Reports	
Apr-23	40
May-23	56
Jun-23	37
Jul-23	42
Aug-23	21
Sep-23	13
Oct-23	40
Nov-23	59
Dec-23	57
Jan-24	80
Feb-24	TBC
Total	442

Surveys have been completed on all reports of DCM up to January 24 with works categorised and actioned as necessary.

Key update:

1. Awaab's Law and consultation (closed 5th March)

The consultation looks at proposals for the implementation of Awaab's Law, as introduced by the Social Housing (Regulation) Act 2023 (Clause 42 'Social housing leases: remedying hazards'). The proposed legal requirements for social landlords will mean they must investigate hazards in 14 days, start fixing within a further 7 days, and make emergency repairs in 24 hours. The service is already working to these timelines.

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