

## Item

### Compliance Update

**To:**

Housing Scrutiny Committee

23rd September 2021

**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 Estates & Facilities Team, including a summary on gas servicing, electrical testing and fire safety work.

#### 2. Recommendations

The Executive Councillor is recommended to note current position of the Council regarding Compliance, and the progress of ongoing associated works.

#### 3. Compliance Update

The Interim Risk and Compliance Manager (RACM) is still with the Council; however, a new recruitment approach is being taken to find a permanent member of staff for the position which will begin in September.

The RACM has been conducting an audit and review of the existing processes, procedures, policies and contracts. The key compliance areas

making up the parts of the review are Gas Safety, Fire Safety, Asbestos Management, Legionella & Water Hygiene, Passenger & Specialist Lifting Equipment and Electrical Safety.

### 3.1 Gas Safety

Improvements have recently been made in partnership with our contractor Mears – these include better overall compliance and reduced call waiting times.

### 3.2 Fire Safety

The following table is the current planned and on-going fire safety works:

<b>Task</b>	<b>Progress</b>	<b>Target Completion</b>
Fire Doors and Compartmentation to above 188 above ground maisonettes	20% of works have been completed, but access continues to be an issue for some. Efforts are ongoing to ensure delivery in 21/22.	2021/22
Fire Doors at Kingsway, Hanover and Princess	97% of doors completed with access an issue with the others. Doors still on programme but focus is now on other blocks.	2021/22
Emergency Lighting – Hawkins Road Estate	Works are now completed and lights operational. There is a small issue with the lights as they are continuously on but the manufacturer is going to visit site to assist with programming.	Completed
Vents and Cladding at 88 Buildings	Decision made not to proceed with these works as benefits would be minimal.	Removed
Fire Alarm - Kingsway	The Council are awaiting a final quotation for the works (due w/c 23/8/21). Once this is received and reviewed the works will be ordered.	October 2021
Fire Alarm – Hanover & Princess	Once final quotation and specification for Kingsway is finalised the Council will use this as a basis to design the alarm being fitted in Hanover & Princess.	February 2022
Compartmentation Works - Kingsway	Requirements currently under review	TBC

### 3.3 Legionella & Water Hygiene

A programme of carrying out Water Hygiene Risk Assessments is currently underway. No issues have been identified in regard to the Councils ongoing management of Legionella Risks.

Currently data is held by Veolia and the Council receive monthly reports on KPIs; however, the plan for the future is for the Council to hold the data itself so in the event of Contractor failure the Council always owns the data which pertains to it.

### 3.4 Electrical Safety

The Electrical Safety Inspection Programme has recently moved from a 10-year programme to a 5-year programme meaning the Compliance level has reduced. However, TSG have been issued a programme which reflects these changes and have begun delivering this financial year.

Access continues to be an issue but the once the new M&E Programme Delivery Manager role is filled, with the support of the Compliance Officer, the Council will move to a more holistic approach in delivering its Electrical and Gas Safety Programmes. By attempting access at the same time for both the Electrical and Gas Safety Programmes – which will reduce inconvenience for residents and also allow the Council to utilise its relatively high access rates in regards to its gas safety programme to increase its compliance in Electrical Safety.

Short-listing is currently taking place for the M&E Programme Delivery Manager role.

### 3.5 Passenger Lifts & Specialist Lifting Equipment

A review of the Lifts Programme delivery arrangements will be completed once the M&E Programme Delivery Manager is filled.

An interim review has found that there are suitable delivery arrangements in place for all of the Council's Passenger Lifts which are being serviced 6-monthly; in addition to the servicing there is also a programme of Statutory Thorough Inspections which are conducted annually by a 3<sup>rd</sup> Party who have found no significant failures within the past 12 months.

### 3.6 Asbestos Management

The Council has recently implemented its new Asbestos Register which is easily accessible to the relevant staff. The register enables easier searching for the location of all the Council's known Asbestos. This will ultimately reduce both cost and staff resource on Asbestos Management.

#### **4. Hanover Court, Princess Court & Kingsway**

The Council received a report stating that Hanover and Princess Courts could not support the gas infrastructure contained in the building and it should be removed; the Council subsequently commissioned the same report for Kingsway (due to the same construction type) and the report provided the same conclusion.

In agreement with the elected representatives, Cadent and the Senior Leadership Team it was decided that the Council would commence an urgent piece of work to remove all gas appliances and installations within the buildings and have the gas supply into the building removed by Cadent.

An outline of the programme is summarised below:

- a. Capping all gas supplies within the buildings.
- b. Replacement of all gas cooking appliances.
- c. Temporary re-instatement of gas boilers where residents have no alternative source of hot water once gas detectors and automatic gas shutoff (Solanoid) valves fitted.
- d. Replacement of all gas boilers with electrical equivalents.
- e. Removal of gas meters.
- f. Removal of gas Supply from building.

The Council has capped all but 7 supplies to the buildings and provided temporary cooking facilities and access to leisure centres for bathing. The 2 supplies not capped are due to refusals which will be managed separately.

Cookers for 24 residents are on order, with 1 already delivered and installed and a further 18 due by Friday 3<sup>rd</sup> September. Contact is currently being made with others affected by phone and email but so far this has not been successful. Housing Officers are going to start knocking on doors of those who have not yet engaged with us.

Planning and design are currently underway for the replacement heating systems.

Cadent have been kept informed of progress and are ready to support the Council in the removal of their gas infrastructure.

## **5. Compliance Dashboard**

As part of this updated report a new 'Compliance Dashboard' has also been developed. The report currently shows the position of the Domestic and Commercial Gas Servicing, as well as information around the Electrical Testing Programme.

As reviews are completed within the RACT and vacancies are filled the dashboard will extend to include other areas such as Fire Safety Systems (such as Fire Alarms and AOVs), Asbestos Surveys and Re-inspections, Lifting Equipment and Water Hygiene (such as Risk Assessments and 6-monthly legionella testing).

## **6. Implications**

### **6.1 Financial Implications**

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

### **6.2 Staffing Implications**

There are no new staffing implications directly relating to this report. The service review restructure holds staffing implications that are dealt with through the organisational change policy, formal consultation, and implementation process.

### **6.3 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.

### **6.4 Net Zero Carbon, Climate Change and Environmental Implications**

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

### **6.5 Procurement Implications**

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

## **6.6 Consultation and Communication**

Consultation with tenant and leaseholder representatives is an integral part of the Housing Scrutiny Committee.

There has been a significant increase in consultation and communication with tenants and leaseholders of the Hanover, Princess and Kingsway blocks of flats during August.

## **6.7 Community Safety**

The actions taken at Hanover, Princess and Kingsway have significantly improved the safety of residents within the building and with the plan outlined above will remove the risk of gas explosion entirely.

## **7. Background Papers**

If you have a query on the report please contact Gareth Basterfield – Interim Risk Assurance and Compliance Manager, Tel: 01223 458685, email: [gareth.basterfield@cambridge.gov.uk](mailto:gareth.basterfield@cambridge.gov.uk).