

Item

Compliance Update

To:

Housing Scrutiny Committee

20th January 2022

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 Risk Assurance and Compliance Manager has been appointed and starts the role in January 2022.

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

Mears continue to deliver a good service, achieving high levels of access and a continued 100% compliance rate.

3.2 Fire Safety

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

Task	Progress	Target Completion
Fire Doors and Compartmentation to above 188 above ground maisonettes	A new contractor appointed 1 st December 2021 due to failure of previous contractor. Expected to finish programme by April 2022.	April 2022
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. Works are being reviewed due to the potential redevelopment of the 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	Final quote received and specification finalised. Project requires project manager which is currently being arranged.	March 2022
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.	March 2022
Compartmentation Works - Kingsway	Requirements currently under review	TBC
Compartmentation Works – Hanover & Princess	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.

Processes currently being developed for data to be held on Orchard Asset.

3.4 Electrical Safety

Recruitment of M&E Programme Delivery Manager continues to be challenging with multiple filled rounds of recruitment so far.

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.

No current issues exist and all of the Council's lifts are being serviced regularly.

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.

4. Hanover Court, Princess Court & Kingsway

Only 1 property is now awaiting the delivery and installation of a cooker which is delayed due to stock issues. There continues to be 2 refusals.

A decision has been made to proceed with the installation of electrical heating at Kingsway; but is currently on hold at Hanover & Princess until a decision on the future of the building has been made (or become more clear).

Cadent will begin removing their assets in January 2022.

5. Compliance Dashboard

The Compliance Dashboard is attached Appendix A.

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 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 level of consultation with tenants and leaseholders of the Hanover, Princess and Kingsway and this continues to happen in coordination with the HDA with regards to the future of the buildings.

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.