

Agenda Item 5



Item

Compliance Update

To:

Housing Scrutiny Committee

15th March 2022

Report by:

Renier Barnard – Property Compliance and Risk Manager

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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

Renier Barnard has joined the team in January as the new Property Compliance and Risk Manager. Ren moves from his role in the corporate health and safety team into the compliance team. There are still vacancies within the team. Gareth Basterfield has now moved into the Housing Development Agency as the nominated lead for Kingsway, Princess and

Hanover Court to coordinate feasibility studies.

Key compliance areas are still subject to audit and review ensuring opportunities for improvement are identified. The key compliance areas 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. One Property went out of compliance for a brief period during December due to an administrative error by the Contractor however this was identified and promptly rectified.

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 was appointed 1 st December 2021 due to failure of previous contractor. The current contractor is due to start following mobilization delays. The contract period is for 18 months	October 2023
Compartmentation Works - Kingsway	Requirements currently under review	TBC
Fire Alarm - Kingsway	Final quote received and specification finalised. Project requires project manager which is currently being arranged. Delayed	TBC
Fire Risk Assessments Program	All Covid19 delayed fire risk assessments reviews to be undertaken this year.	October 2022

3.3 Legionella & Water Hygiene

A programme of carrying out Water Hygiene Risk Assessments is underway. No issues have been identified with 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 challenge. We are working with our HR business partners exploring options.

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 team is currently working with the Orchard project team in implementing the asbestos module within Orchard. It is anticipated that information will be available on the tenants portal soon after this implementation.

4. Hanover Court, Princess Court & Kingsway

Gareth Basterfield is the project lead. Meters are still to be removed prior to Cadent to remove their assets.

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

Our partners at South Cambridgeshire District Council with whom we have previously shared our gas and heat servicing contractor with are to award a new contract following their tender exercise. We are planning for potential impacts following this award. Procurement implications are being considered however not 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 Renier Barnard – Property Compliance and Risk Manager, Tel: 01223 457485, email: renier.barnard@cambridge.gov.uk