

Item

## Compliance Update

**To:**

Housing Scrutiny Committee

21 June 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

There are still 3 vacancies within the team and we are progressing with recruitment options. The 12-month fixed term Asbestos Analyst post is currently out to advert. The permanent Mechanical and Electrical post is going out to advert week commencing the 23<sup>rd</sup> of May and we are currently engaging with two service providers for the apprentice fire risk safety advisor post.

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 over 85% first time access and we maintain a 100% compliance rate. No Properties went out of compliance since the last update. The team is currently working with the Orchard project team to migrate compliance data into Orchard.

### 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 Door Inspection Program and Improvements to Maisonette's above 4.5 meters	Fire Door inspections has been completed in all Sheltered, Temporary Accommodation. General Needs Flat inspections are due to start soon.	October 2023
Compartmentation Works - Kingsway	Contractors submitted proposal for the work and will be appointed soon. Program of work to follow shortly.	TBC
Fire Alarm - Kingsway	Project Manager has been appointed. The work with be programmed in tandem with the compartmentation work. Program of work to follow shortly.	TBC
Fire Risk Assessments Program	Program with our newly appointed contractor is underway: 23 New Initial Risk Assessments completed 86 In draft format pending validation 86 due to started soon 65 Completed by the in-house team	October 2022

### 3.3 Legionella & Water Hygiene

No issues have been identified regarding 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 the Mechanical and Electrical surveyor is still ongoing. Electrical Compliance figures improved since the last report, and we anticipate that the trend is slowly reversing to demonstrate the progress being made.

### 3.5 Passenger Lifts & Specialist Lifting Equipment

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

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

### 3.6 Asbestos Management

The team is currently working with the Orchard project team in implementing the asbestos module within Orchard. This work is still ongoing, and it is anticipated that information will be available on the tenant's portal soon after this implementation.

## 4. Hanover Court, Princess Court & Kingsway

Meters are still to be removed. Cadent is to remove their assets and we are in conversation with the service provider.

## 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](mailto:renier.barnard@cambridge.gov.uk)