

# Agenda Item



Item

## Compliance Update

**To:**

Housing Scrutiny Committee

22 September 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 asked to note the contents of this report and that the update information in this report will in future be published on the Council website, rather than in committee papers. These updates will be in an accessible format and published at a similar frequency as reports currently presented to this committee. This change is in line with best practice in the sector and will make the information more widely accessible to the public as well as to all Councillors. Members of this committee will be alerted when updates are published on the Council's website [and will be able to raise questions about them directly with officers or at committee meetings].

### 3. Compliance Update

All vacancies have now been appointed with the Mechanical and Electrical Surveyor to start on the 1<sup>st</sup> of October 2022.

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

1 property went out of compliance for a brief period since the last update due to an unauthorized occupation. This has now been resolved. MEARS continue to deliver a good service although first time access is down from 85% to 67% but we still currently maintain a 100% compliance rate. MEARS contract will come to an end on the 22<sup>nd</sup> of November 2022. The successful contractor will be appointed in early September 2022.

#### 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 has started and tenants to receive letters requesting appointment to access to view/inspect doors. | October 2023             |
| Compartmentation Works - Kingsway  | Project Manager has been appointed. The work has now started.   | March 2023               |
| Fire Alarm - Kingsway  | Project Manager has been appointed. The work has now started.   | March 2023               |
| Fire Risk Assessments Program  | Good progress and on target for review to be completed on target.   | October 2022             |

#### 3.3 Legionella & Water Hygiene

No issues have been identified regarding the Councils ongoing management of Legionella Risks.

### 3.4 Electrical Safety

Mechanical and Electrical surveyor to take up post in October. 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

No current issues to report and all 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 (MRI Asset). 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

This work is ongoing. Meters are still to be removed. Cadent is to remove their assets and we are in conversation with the service providers.

## 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.

### **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 procurement implications directly relating to the content of this report. A new gas servicing and maintenance contractor will be appointed from an Eastern Procurement Framework following a mini competition. This process has now concluded, and a new contractor will be appointed shortly.

### **6.6 Consultation and Communication**

Following the appointment of the new gas servicing and maintenance contractor communications will be published introducing the contractor including any information to changes to the current procedures and processes.

### **6.7 Community Safety**

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

## **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)