



## Item

### Compliance Update

**To:**

Housing Scrutiny Committee

27 March 2023

**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 the progress of the service review and compliance related work detailed within the report.

In addition, the Executive Councillor is recommended to note the status of the compliance dashboard with reference to Electrical Inspection Condition Reports. The compliance team are reviewing and consolidating Electrical Installation Certificate (EIC) and Electrical Installation Condition Reports (EICR) data. The heating services and maintenance contract includes the delivery of electrical inspections reporting from November 2022. The Electrical Inspection Condition Reporting data is being reviewed and verified and has not been completed at the time of reporting.

### 3. Compliance Update

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

Currently we have 11 Properties without a valid Landlord Gas Safety Record (LGSR). The compliance team paused the Gas Gain Entry procedure for a period of 6-weeks in order to review the processes and procedures with TSG Building Services PLC. We continued with access attempts and kept logs during this review period as required. Following this review the Gas Entry Procedure has been reinstated and will commence on the 14<sup>th</sup> February 2023. We anticipate returning to 100% in the weeks to follow.

#### 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	General needs purpose-built block of flats inspections completed. Access rates less than 50% with a second and third attempts already scheduled. This work is ongoing.	October 2023
Fire Alarm - Kingsway	Testing has started to commence. Awaiting commissioning and training. Fire and Rescue service will be invited to attend once handed over.	March 2023
Compartmentation Works - Kingsway	Pilot properties completed. Next Phase of the project has started.	March 2023
Fire Risk Assessment Program	Program Completed. Total of 2366 Action identified.	March 2023

#### 3.3 Legionella & Water Hygiene

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

#### 3.4 Electrical Safety

Electrical Inspection Condition Reporting to be delivered with the gas heating and maintenance contract. The Mechanical and Electrical surveyor are working with TSG Building Services PLC verifying a and consolidating reports for mobilisation onto the new contract. Contract commencement date 23<sup>rd</sup> November 2022. This work is still ongoing with a data migration date set for end of February. Re-inspection program to start no later than 1<sup>st</sup> of April 2023

### 3.5 Passenger Lifts & Specialist Lifting Equipment

No issues to report and all the Council's lifts are being serviced and inspected regularly.

### 3.6 Asbestos Management

This work is still ongoing. Multiple data exchanges appear successful in the testing environment. This work is still ongoing, and we anticipate a live dataset soon. We anticipate that this information to be available on the tenant's portal soon after this implementation.

## 4. Hanover Court, Princess Court & Kingsway

Risk reduction measures in place.

## 5. Compliance Dashboard

Please not request under item 2. Appendix

## 6. Condensation, Mould, and Damp work

The information contained in this report is to provide an update on the January 2023 Housing Scrutiny Report where we detailed how we collect data on condensation, mould and damp and the work that had taken place since June 2022 in the working group that had been formed.

Since the changes to reporting condensation, mould and damp concerns were made in the first week of December 2022, we have received 175 contacts and 151 surveys will have been completed at the time of writing the report (10th February 2023). A verbal update of numbers can be provided during the presentation of the report at Housing Scrutiny Committee.

Analysis has taken place on the addresses that have already made contact with the Condensation team, and we have developed a letter to send to our other properties within the same roads where we have had multiple contact to invite those tenants that haven't to do so if they are have condensation, mould

and damp concerns.

## **7. Implications**

### **7.1 Financial Implications**

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

### **7.2 Staffing Implications**

There are no new staffing implications directly relating to this report.

### **7.3 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.

### **7.4 Environmental Implications**

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

### **7.5 Procurement Implications**

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

### **7.6 Consultation and Communication**

There are no new Consultation and Communication implications directly relating to the content of this report.

### **7.7 Community Safety**

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

## **8. 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@cambrige.gov.uk](mailto:renier.barnard@cambrige.gov.uk)