

# Agenda Item



Item

## Compliance Update

**To:**

Councillor Bird, Executive Councillor for  
Housing and Homelessness

20 June 2023

Renier Barnard – Property Compliance and Risk Manager

Tel: 01223 457485 Email: [renier.barnard@cambridge.gov.uk](mailto:renier.barnard@cambridge.gov.uk)

**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 compliance related work detailed within the report.

### 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

We continue to maintain 100% compliance on 6643 properties with 82.42% First Time access rates with 2787 services completed since November 2022. Overall performance of the heating services has improved and we are continuing to work on further improvements. Areas of improvements includes contractor cancelling appointments and delayed attended repairs.

### 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. 2988 Flat Doors Identified for Inspection. 909 No Access after 3 attempts. 2079 Completed This work will be ongoing with no completion date. New Fire Safety Legislation	No Completion Date  Ongoing Works
Fire Alarm - Kingsway	Changed are required to cause and affect matrix of the system. Waiting for this to be completed to avoid false alarms. Pushed back a few months.	June 2023
Compartmentation Works - Kingsway	Pilot - completed. Next Phase of the project has started. Target Completion of all 5 Blocks – to be confirmed.	March 2023
Fire Risk Assessment Program	Complete 100%	March 2023

### 3.3 Legionella & Water Hygiene

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

### 3.4 Electrical Safety

All Electrical Installation Certificates (EIC) and Electrical Inspection Condition Reports (EICR) data have now been consolidated following the contract change over. Open Door Summer Edition will include a section requesting tenants to allow access for essential electrical safety inspections.

### 3.5 Passenger Lifts & Specialist Lifting Equipment

2 Lifts are currently out of service across the portfolio. One lift at Kingsway Flats and another at Ditchburn Place. No further issues to report as all the Council's lifts are being serviced and inspected regularly. Some issues have been reported in Tottenhoe, Colville Road in recent months. However, this site is currently still within the 12-month defect period and was attended to by Hill.

### 3.6 Asbestos Management

Communal area reinspection's are going well with nearly 20% reinspected. Over 1000 inspections will be completed in 2023/24. In addition, we will be able to make 2500 asbestos surveys available for the properties that have one. There is still a bit more work to do and we anticipate it will conclude soon.

## 4. Hanover Court, Princess Court & Kingsway

Risk reduction measures remains in place.

## 5. Compliance Dashboard

The Compliance Dashboard is attached Appendix A

## 6. Condensation, Mould, and Damp work

Since December 2022, we have received 322 contacts and have completed 249 surveys with a further 43 contacts with future appointments at the time of this report (5<sup>th</sup> June 2023). Unfortunately, we couldn't access 30 properties after repeated attempts.

We continue to support tenants by inspecting and treating reported condensation, mold and damp problems in addition to the information already made available. To date we have inspected on average 80 properties a month with existing resources.

## 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)