



Item

Compliance Update

To:

Housing Scrutiny Committee

January 2024

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 City Services Compliance Team, including a summary on gas, electrical, fire, lifts, legionella and asbestos.

2. Recommendations

The Executive Councillor is recommended to note the progress of the compliance related work detailed within the report.

3. Compliance Dashboard, Supplementary Data and Damp Condensation, Mould

The Compliance Dashboard is attached (Appendix A)

Supplementary Data is attached (Appendix B)

Damp Condensation and Mould is attached (Appendix C)

4. Compliance Update

The six key compliance areas are:

4.1 Gas Safety

Requirement - A gas safety check is to be completed every year on each gas appliance/flue and before any new tenure and annually for existing tenancies.

- As at 2nd January 2024 Cambridge City Council is 100% compliant on Gas Safety certification with 6610 properties with valid landlord gas safety certificates.
- Each property has a working Carbon Monoxide (CO) detector and is inspected with every gas service completed.

6371	Properties with 1 Carbon Dioxide detector
651	Properties with 2 Carbon Dioxide detectors
74	Properties with 3 Carbon Dioxide detectors
32	Properties with 4 Carbon Dioxide detectors
7128	Total

For note. All gas services have now been removed from Hanover Court and Princess Court.

4.2 Electrical Safety

Requirement - A residential premises is to be inspected and tested for electrical safety by a qualified person at intervals of no more than 10 years.

- As of 29th November 2023 Cambridge City Council is 76.95% compliant with legislation with 5897 properties with a valid satisfactory condition report.

See Appendix B for supplementary data.

4.3 Fire Management Risk Assessment

Requirement - A fire risk assessment is a legal requirement to assess the risk, identify fire hazards and allow landlords to take general precautions to reduce and manage fire risk

- As of 2nd January 2024, Cambridge City Council is 100% compliant with legislation where the requirement is to have a Fire Risk Assessment completing 447 Fire Risk Assessments.

However, while understanding that compliance primarily focuses on having a Fire Risk Assessment in place the objective is to achieve an overall risk rating of

tolerable addressing outstanding risks and actions through this process.

See Appendix B for supplementary data.

4.4 Asbestos Management

Requirement - The statutory requirement to be compliant with legislation is for all communal areas to have been inspected.

For premises built after 2000, then the HSE states it is safe to assume that no asbestos containing materials are located within the fabric of a building as asbestos was prohibited from 1999, therefore a survey is not required.

- As of 29th December 2023, Cambridge City Council is 56% compliant. This was identified during the implementation of an asbestos compliance module, creating a new data structure for blocks and communal areas from the dataset. Following the implementation of the asbestos compliance module it became clear that there was a need to put in place a plan to achieve full compliance.

The inspections schedule will complete all outstanding inspections by March 31st 2024.

See Appendix B for supplementary data

4.5 Legionella & Water Hygiene

Requirements: The Approved Code of Practice (ACOP) L8, issued by the Health and Safety Executive (HSE), provides guidance on the control of Legionella bacteria in water systems.

The ACOP L8 recommends a risk-based approach to managing the risk of Legionella, which includes regular monitoring, inspection, and maintenance of water systems.

- As of 29th December 2023 Cambridge City Council are 100% compliant with no issues to report with the ongoing management of Legionella and water hygiene risks.

4.6 Passenger Lifts & Specialist Lifting Equipment

As of 29th December 2023 Cambridge City Council is 100% compliant with the requirement to service and maintain its lifts.

However, the Council is 89% compliant to the requirement outlined in Regulation 9 (thorough examination and inspection every six months as required by LOLER).

See Appendix B for supplementary data

5. Regulator Social Housing

5.1 Where there is non-compliance with regulations this is a breach of the Home Standard - Tenant Satisfaction Measures. Cambridge City Council has notified the Regulator of Social Housing of this breach and is engaging with them to progress actions and address the breach.

See Appendix B for supplementary data

6. Condensation, Mould, and Damp work

6.1 Since the previous report, there has been an increase in reported cases of damp, mould, and condensation (DCM) issues, likely attributed to colder weather conditions.

6.2 Since April 2023 we have received 331 reports of DCM. September saw 14 cases of DCM reported while November had 60 cases reported.

7. Implications

7.1 Financial Implications

There are likely to be new financial implications directly relating to this report particularly with regards to the management of fire. Inspection activity (asbestos and electrical) is part standard business process and for initial inspections existing budgets can be used. The cost of remedial works is not yet known, however capital funding for fire safety works in the 2023/24 budget does exist and any spend will focus on high-risk works. Where there is the need to replace doors or the compartmentalisation of buildings, additional funding will be required, the level of costs has yet to be quantified.

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 implications relating to the content of this report directly. A communications plan is being developed to support the work set out in this report.

7.7 Community Safety

Cambridge City Council currently have 10 substantial fire risks that the Council are working on to reduce to mitigate.

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@cambridge.gov.uk