

Arun District Council

REPORT TO:	Housing and Wellbeing Committee
SUBJECT:	Arun District Council Housing Compliance Strategy
LEAD OFFICER:	Philippa Dart - Director of Environment & Communities and Interim CEO Moh Hussein – Interim Head of Housing Ian Hippach – Compliance Manager, Maintenance Services
LEAD MEMBER:	Cllr Carol Birch, Chair of Housing and Wellbeing Committee
WARDS:	All
CORPORATE PRIORITY / POLICY CONTEXT / CORPORATE VISION: The development of this overarching Compliance Strategy is a result of an action noted as part of the recent engagement with the RSH. The RSH require Arun DC to create this strategy to become part of the documentation suite describing the strategic and operational management approach to “Compliance” in the Housing Service.	
DIRECTORATE POLICY CONTEXT: The council have not previously had a strategy in place for this purpose. It has been agreed by the Head of Housing as essential.	
FINANCIAL SUMMARY: There is no direct financial implication to the adoption of this strategy.	

1. PURPOSE OF REPORT

- 1.1 The purpose of this report is to inform the Committee of the requirement for the council to review and approve a newly developed Housing Compliance Strategy.

2. RECOMMENDATIONS

- 2.1 It is recommended that Committee approves adoption of the appended Compliance Strategy.

3. EXECUTIVE SUMMARY

- 3.1 The strategy document describes the approach adopted by the Housing Service to deliver its statutory obligations relating the building Health and Safety of its rented property stock.

4. DETAIL

- 4.1 The strategy is specifically developed to act as a signposting document which should be used as the starting point for stakeholders who want to develop an understanding of the approach, the pertinent policies, documentation and operational processes implemented to manage building Health and Safety Compliance in Housing.
- 4.2 It requires review bi-annually to ensure its compliance with the latest legislation.
- 4.3 Note – This strategy only applies to rented social properties where Arun DC is the freeholder and landlord.

5. CONSULTATION

- 5.1 To ensure the currency to legislative obligations and the adherence to recognised “best practice” in the social housing sector consultation has been sought from Pennington’s Choices Limited who have assisted in the development and appraisal of this strategy before its recommendation to the Committee. Note – PCL Ltd are recognised expert consultants in compliance for social housing organisations.

6. OPTIONS / ALTERNATIVES CONSIDERED

- 6.1 Not to support the requirement of a new strategy. This is not considered a feasible option as it was required by the RSH.

7. COMMENTS BY THE GROUP HEAD OF COPRORATE SUPPORT/SECTION 151 OFFICER

- 7.1 There are no financial implications arising from the development of the strategy document itself but there may be costs associated with any recommendations and actions arising from the strategy. These will be reviewed for affordability and reported to Members in due course.

8. RISK ASSESSMENT CONSIDERATIONS

8.1 If this strategy is not adopted Arun DC risk adverse findings when next audited in respect of compliance by either auditors or the RSH.

9. COMMENTS OF THE GROUP HEAD OF LAW AND GOVERNANCE & MONITORING OFFICER

9.1 The significant legal impact of implementing a new policy is to ensure that we deliver our Statutory Obligations in this critical area.

10. HUMAN RESOURCES IMPACT

10.1 There is no impact on ADC Human Resources.

11. HEALTH & SAFETY IMPACT

11.1 The purpose of the legislation is to improve the Health and Safety of the occupants of all rented properties. ADC Tenants, Residents and Stakeholders will be able to easily understand the management of compliance more transparently by the adoption and publishing of this strategy.

12. PROPERTY & ESTATES IMPACT

12.1 ADC buildings will become Compliant to the latest legislation and therefore safer.

13. EQUALITIES IMPACT ASSESSMENT (EIA) / SOCIAL VALUE

13.1 No Impact

14. CLIMATE CHANGE & ENVIRONMENTAL IMPACT/SOCIAL VALUE

14.1 No Impact

15. CRIME AND DISORDER REDUCTION IMPACT

15.1 No Impact

16. HUMAN RIGHTS IMPACT

16.1 No Impact

17. FREEDOM OF INFORMATION / DATA PROTECTION CONSIDERATIONS

17.1 There are no implications relating to Freedom of Information or Data Protection

CONTACT OFFICER:

Name: Ian Hippach

Job Title: Compliance Manager,

Contact Number: 01903 737854

BACKGROUND DOCUMENTS:

NONE