

ARUN DISTRICT COUNCIL

REPORT TO HOUSING AND CUSTOMER SERVICES WORKING GROUP ON 22 OCTOBER 2020

PART A : REPORT

SUBJECT:	Gas Safety Policy
-----------------	-------------------

REPORT AUTHOR:	Satnam Kaur, Group Head of Residential Services
DATE:	5 October 2020
EXTN:	37740
PORTFOLIO AREA:	Residential Services

EXECUTIVE SUMMARY:

This report seeks approval for the adoption of the Gas Safety Policy in respect of Council housing stock.

RECOMMENDATIONS:

Housing and Customer Services Working Group is asked to recommend to Cabinet:

- The adoption of the Gas Safety Policy October 2020
- To give delegated authority to the Group Head of Residential Services in conjunction with the Cabinet Member for Residential Services to make minor changes to the policy

1.0 BACKGROUND:

- 1.1 As a landlord of social housing Arun District Council is responsible for managing the maintenance and repairs of our housing stock and this includes managing gas safety.
- 1.2 This policy outlines how we will comply with the Regulatory Framework for Social Housing in England as outlined below:
 - 1.2.1 Meet all applicable statutory requirements that provide for the health and safety of the occupants in their homes.
- 1.3 ADC has a specific duty under Section 11 of the Landlord and Tenant Act 1985 to "...keep in repair and proper working order the installations in the dwelling house".
- 1.4 ADC has a specific duty under Regulation 36 (Duties of Landlords) of the Gas Safety (Installation & Use) Regulations 1998 (GSIUR). Any gas appliance in a property that is owned by ADC and is rented to a tenant must be checked for Gas Safety within 12 months of its installation and within every subsequent 12-month period thereafter.

2.0 PROPOSAL(S):

2.1	The Gas Safety Policy to be approved so that responsible managers can implement this with contractors and staff.	
3.0	OPTIONS:	
3.1	There is no option other than to approve the policy to ensure we can manage gas safety within our housing stock.	
4.0	CONSULTATION:	
Has consultation been undertaken with:		YES
Relevant Town/Parish Council		NO
Relevant District Ward Councillors		✓
Other groups/persons (please specify)		✓
Members of the Housing and Customer Services Working Group		
5.0	YES	NO
ARE THERE ANY IMPLICATIONS IN RELATION TO THE FOLLOWING COUNCIL POLICIES: (Explain in more detail at 6 below)		
Financial		✓
Legal		✓
Human Rights/Equality Impact Assessment		✓
Community Safety including Section 17 of Crime & Disorder Act		✓
Sustainability		✓
Asset Management/Property/Land		✓
Technology		✓
Other (please explain)		
6.0	IMPLICATIONS:	
N/A		

7.0	REASON FOR THE DECISION:
7.1	To ensure that our staff, contractors and tenants are able to manage gas safety in our housing stock

8.0	BACKGROUND PAPERS:
N/A	