

ARUN DISTRICT COUNCIL

REPORT TO AND DECISION OF HOUSING & CUSTOMER SERVICES WORKING GROUP ON 7 February 2019

PART A : REPORT

SUBJECT: COUNCIL HOUSING STOCK - HEALTH & SAFETY UPDATE

REPORT AUTHOR: Satnam Kaur, Group Head of Residential Services
DATE: 22 January 2019
EXTN: 37718
PORTFOLIO AREA: Residential Services

EXECUTIVE SUMMARY:

This report provides Members with an update on Health & Safety obligations in respect of Arun District Council as a Landlord.

RECOMMENDATIONS:

Members are requested to note contents of this report.

1. BACKGROUND:

- 1.1 In August 2018 the Regulator for Social Housing determined that Arun District Council (ADC) has breached the Home Standard. The breach is specifically in relation to ADC failing to meet statutory Health & Safety requirements in respect of fire and water hygiene
- 1.2 During our most recent contact with the Housing Regulator in November 2018, it was again emphasised that we need to act with urgency to rectify the risks highlighted.
- 1.3 It is incumbent on us as a landlord to take a risk based approach that illustrates tenants are not at significant risk or harm. The Housing Regulator has asked for monthly performance reports to be provided over the course of the next 12 months in order to monitor that the breach is being satisfactorily remedied. In addition they have requested oversight on performance in all other aspects of health and safety:
 - Gas Servicing
 - Electrical Inspections
 - Lift maintenance
 - Asbestos Management
 - Play Areas

1.4 In response we are undertaking a root and branch review of health and safety. We are in the process of reconciling and validating data across all disciplines of health and safety and will be in a position to compose a fully comprehensive plan with key milestones by the end of February 2019. This will be shared with the Regulator. We anticipate being compliant across all disciplines by November 2019.

2. PROGRESS TO DATE

2.1 Contracts

New contractual arrangements are imminent in respect of Fire, Water Hygiene and Electrical Inspections

2.2 Responsibilities

As part of the Housing Service restructure we are now recruiting to new posts with job roles defined across asset management and a specific Compliance Officer post.

2.3 Awareness Training

Training has been completed for Fire and Water Safety and to be rolled out in the new organisational structure.

2.4 Policies

We are drafting autonomous policies for all areas of compliance. These will be operated to pending formal adoption by Members.

2.5 System

We have procured a Compliance Hub (Geometra) and are working with Geometra Systems on capturing data from multiple sources (asbestos, fire, water safety, electrical inspections to be fully operational by 31 March 2019.

2.6 Risk Ratings

We have adopted a set of definitions for rating risk across all areas for everyone's understanding. These will apply for instance to a property or to an action arising.

Classification	Commentary
Red	Risk to health and safety is "substantial or worse" and / or represents a serious contravention of health, safety and welfare legislation. Implementation recommended as soon as is practicable (guidance – within one month).
Amber	Risk to health and safety is "moderate" and / or represents a contravention of health, safety and welfare legislation. Implementation recommended as soon as is practicable (guidance – within 12 months)
Green	Risk to health and safety is "tolerable or better" and / or represents a contravention of good practice / guidance on health, safety and welfare legislation.
Grey	Not applicable to this property (eg a property built since 2001 will not have an asbestos management survey or risk assessment.)

3. NEXT STEPS

3.1 Regular progress will be presented to this Group at future meetings.

