

Compliance position

Please provide an update on the council's compliance position covering gas safety, electrical safety, fire safety, asbestos safety, lift safety, water safety, and smoke & carbon monoxide alarms. In particular, please can you provide:

- **The number of units on each compliance programme, separate for domestic and communal where applicable.**

A compliance dashboard summary is included with this email. This is a live and dynamic document so is a position at a moment in the time and many compliance numbers are improving as data is updated. This dashboard is the position as of 8 December 2023.

- **The number of units that do not have a valid assessment/inspection.**

This is also contained in the compliance dashboard summary. All Surveys are available via the Contractor web portal. Recommendation 23 of the Action Plan is to review policy, procedure, and process mapping for this aspect of compliance.

In respect of Water Hygiene, a new contractor was appointed in June 2023 and is currently reviewing all existing Risk Assessments. Recommendation 24 in the Action Plan will also review policy, procedure, and process mapping.

- **For any overdue assessments/inspections, how long they have been overdue and when they will be completed.**

For those properties recorded on our ActiveH database, as of 8 December 2023, all overdue assessments and inspections have differing individual overdue periods, we can supply a detailed list of each asset if required. All works orders are raised and / or are already complete with certificates held by the contractor prior to uploading to ActiveH.

As 8 December 2023, 101 properties are new build and the Certificates have not yet been provided by the developer for recording on ActiveH and these are being pursued.

For those properties where there is not a valid certificate, the tenant will receive a letter by 22 December 2023 stressing importance of access to allow the Council to verify the condition of the attribute.

- **The number of overdue remedial actions for fire safety and electrical safety – please separate these out by risk (low/medium/high, C1/C2, etc.), how long overdue they are, and when they will be completed by.**

Electrical Safety

Where a C1 risk is identified by the electrical contractor, they are authorised to immediately rectify on site without the need for further consent from the Council.

For C2 risks, the contractor seeks approval to carry out the work identified; this is always granted to enable the Contractor to generate a works order and complete the work.

As per 8 December 2023, only one block is showing as overdue and this at a housing scheme that is in the current Housing Investment Programme to be rewired with the contractor currently preparing a scope of works. A new certificate will be provided as part of the rewire.

Fire Safety

High rise: High risk: One action which is currently in progress to extend the automatic fire detection inside the electric cupboards for early warning and ensure persons inside the apartments next to it are alerted immediately. Overdue since July 22 waiting documentary evidence of completion following the contractor visit in November 23.

Medium risk 45 outstanding since July/August/October 22 in varying positions of action with all actions expected to be complete within 6 months.

Low risk 11 outstanding and overdue since October 22 expected to be complete by March 24. No timescale and no priority 18

11-18m: High risk: 26 outstanding and overdue since August 22 (see below list of issues)

Medium risk 119 outstanding and overdue since October 22.

Low risk 16 outstanding since January 23 No timescale and no priority 16

Sheltered: High risk: 30 Outstanding and overdue since May 22.

Medium risk 91 outstanding and overdue since July 22.

Low risk 14 outstanding and overdue since October 22 No timescale and no priority 16

Low rise: High risk 363 outstanding and overdue since August to October 22.

Medium risk 2086 outstanding and overdue since July 22.

Low risk 298 outstanding and overdue since April 23. No timescale and no priority 645

There are no life critical actions at any of the buildings.

The majority of high-risk actions are non-fabric related.

The high-risk actions within the Low rise fall into a number of common themes:

- 87 actions concern 'management confirm that the common area fixed electrical system has been inspected and tested within the last 5 years in accordance with BS7671:2008 (as amended). The position is that the reinspection is complete however we have not closed down the actions as we are waiting the certification being provided.
- Numerous actions concern 'residents must be reminded of the importance of keeping doors closed' the position is that residents will be receiving this information in the Christmas newsletter 2023.
- 22 actions relate to 'fire safety signage to be reviewed' The position is that we are in the process of reviewing and upgrading and will have this work completed within 6 months.
- 77 actions relate to fire door surveys of doors. The position is that surveying has started with additional resources being put in place. Communal doors of the high rise, 11-18m buildings and 42 low rise buildings are now completed. The aim is for this work to be completed within the next 12 months.
- 188 actions relate to Management checking compartmentation within the roof space/basement/cupboards/storage spaces. A compartmentation survey is in the process of being commissioned with an aim that this is complete within 12 months and remedial actions underway as required.
- A lesser number relate to Management undertaking a review of bin stores. The position is that the aim is for this work to be completed within 6 months.

- A small number affecting conversions relate to reviewing the fire risk policy i.e., stay put/full evacuation. This work is in progress, and we aim for completion by March 24.

The high-risk actions within Sheltered also fall into a number of common themes primarily.

- 15 actions around roof void access and compartmentation. The survey for which is being commissioned.
- 6 actions relating to reviewing signage.
- 5 other issue relates to logging the training of staff which is also in progress.

High risk actions within the 11-18m buildings

The high-risk actions within the 11-18m buildings fall within two common themes primarily:

- 9 inspection of roof void access and electrical intake cupboards. Surveys are being commissioned.
- 6 regarding reviewing fire action notices and visiting staff training records.

- **For any overdue high-risk actions, please set out what risk mitigations are in place for tenant safety.**

Together with the newly appointed Fire Safety Lead, the fire safety team has reviewed all high-risk items – there are no life critical issues identified (other than in 5 of the High-Rise blocks relating to cladding – see below). Any retrospective additional surveys are being commissioned.

All electrical certificates have been completed and awaiting to transfer onto ActiveH.

Fire Safety risk mitigations:

- *Building inspections (walking the building checking condition, items left in communal spaces, doors left open, etc) daily for high rise buildings and Sheltered schemes, Weekly for 11-18m and monthly for low rise.*
- *Stock condition survey undertaken every 3 years.*
- *Resident communications increased.*
- *Bin stores monitored in line with building inspections with refuse collections on alternate weeks for refuse and recycling (High rise and one low rise are weekly due to volume of waste). Bulk items are reported as fly tipping where a reactive team will collect same day or following day.*
- *Regular liaison with Warwickshire Fire and Rescue Service*
- *Robust monitoring of progress in relation to completing actions.*
- *Valid Landlord electrical certification*
- *Electrical cupboard doors locked and kept free of debris and checked at each inspection.*
- *Enclosed communal areas.*
- *Fire rated hatches being installed to roof void accesses.*
- *EWS surveys undertaken on all high-rise buildings.*
- *Dry risers serviced and in good condition to high rise buildings.*
- *Followed national fire chief guidance to install waking watch and fire alarm systems to high rise.*

- **Fire safety remediation survey**

In relation to our recent fire safety remediation survey in August 2023, the council identified that 50 of its 52 buildings 11-18m in height have life critical fire safety issues which will not be remediated within the next five years. Please can you provide the following.

1) Has this information changed since the council's response to the survey?

Yes – following a thorough review of all relevant 11-18m properties by our newly appointed Fire Safety Specialist lead has reviewed all risk assessments and actions for these blocks.

- We currently consider that only 10 buildings are between 11-18m in height and are undertaking work to validate this.
- There are no life critical safety issues in these buildings.
- We aim to remediate all issues identified within the next five years.

We do however have life critical safety issues in 5 of our high-rise buildings (18m+) relating to cladding. One building was decanted before last Christmas and has not been habited since that time whilst we work to rehouse the tenants and acquire the leasehold interests.

The preferred option for the Council is to then demolish the building. In the meantime, we continue to operate 24-hour security and daily inspection checks.

Four other buildings are affected, all of which have active waking watches and surveys have been completed ready to undertake relevant works. We aim to have removed all cladding, replacing with a suitable alternative within two years, following the latest legislation and Gateway 1,2 and 3.

2) What are the council's plans, including completion of the works and risk mitigation and comms with residents in the meantime? How is the council assured that these mitigations are appropriate?

For the 11-18m buildings, please see the response provided for the Compliance position.

For the 4 occupied high rise blocks we have informed residents and Councillors of the works required and keep them updated as required.

How is the council assured that these mitigations are appropriate?

- *Liaison with Warwickshire Fire and Rescue Service including to help produce the resident newsletter.*
- *We commissioned EWS1 surveys and reports in 2022 to advise on cladding issues. This identified buildings at risk and those which are safe.*
- *Appointed competent, insured contractors and consultants to work on the major cladding replacement schemes.*
- *Following current legislation on requirements for cladding replacements*
- *Appointed a fire safety lead for expert advice.*

Stock condition surveys

In relation to the council's stock condition survey programme, please can you provide the following.

1) When will the SCS be completed, and what percentage of stock has been completed to date?

As of 1 December 2023, Pennington, our stock condition contractor had completed 2436 surveys, which is 43% of the stock. They have agreed to add an additional stock condition

surveyor and have projected a completion date of May 2024 based on a planned 30 surveys per week. Clearly all weekly surveys more than this will bring forward the target date.

The Council retains information on ActiveH from the previous stock condition survey, as updated by completed work and this was used to formulate the 2023/24 Housing Investment Programme pending the outcome of the new survey.

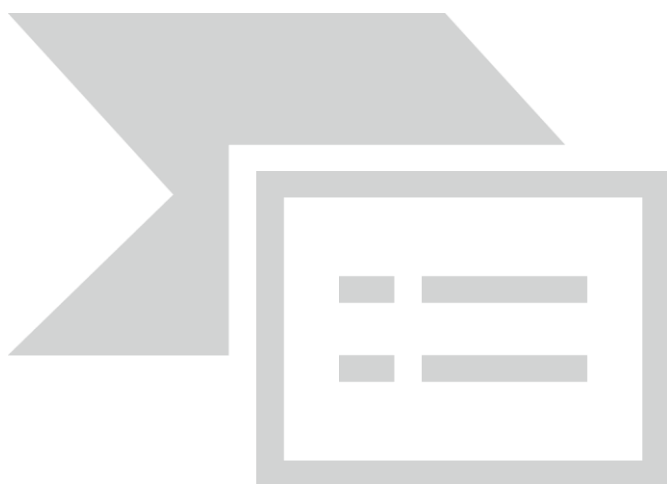
This response, however, is based on data to date from the new survey.

2) No of homes currently not meeting the decent homes standard.

Based on the new stock condition survey data to 1 December of 2436 homes, the following is an illustration of Decency. It should be read alongside the table of HHSRS Category 1 and 2 and other Housing Investment Programme works identified by the survey.

Non-Decent is as defined by the Decent Homes standard, and is a combination of Category 1 HHSRS, Potentially Non-Decent including Category 2 HHSRS, individual component replacements, for example kitchens and bathrooms more than life span and / or in poor condition, tenant comfort and reports where a disabled adaptation may be required, and which are referred into that process.

For those properties identified as non-decent for other than Category 1 / 2 HHSRS, these are being included in the Housing Investment Programme work stream for 2023/24 and 2024/25 or referred into the process for disabled adaptation.



3) No of Cat 1 and 2 HHSRS hazards, when will these works will be completed and details of how tenants are being kept safe in the meantime.

Based on survey data received for the new Stock Condition Survey as of 1 December 2023, the following table sets out overall numbers of Cat 1 and 2 HHSRS hazards identified by the stock condition surveyor.

	Non Decent	Potentially Non-Decent	Decent
Count of UPRN	199	460	1479
CAT 1	21	0	
CAT 2	0	50	

Remaining HIP related Works	178	410
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An analysis of causes attributed to each hazard identified.

	CAT 1	Cat 2	Total
Asbestos (and MMF)		1	1
Collision and Entrapment		1	1
Damp and Mould Growth	6	34	40
Domestic Hygiene, Pests and Refuse		3	3
Electrical Hazards	1	2	3
Entry by Intruders	1		1
Falls on Stairs and Steps	3	3	6
Falls on the Level		3	3
Falls Related to Baths	3		3
Fire	1		1
Fuel Combustion Products (CO)	1		1
Hot Surfaces and Materials	5		5
Personal Hygiene, Sanitation and Drainage		1	1
	21	50	71

For identified hazards, the following actions will be taken:

CAT 1:

- 1. Damp & Mould Growth: Residents are being contacted and inspection visits booked on assessment, appropriate works to be raised and/or Housing Management actions taken by 22 December 2023*
- 2. Electrical Hazards: Work raised to Contractor – attending 8 December 2023*
- 3. Entry by Intruders: Works instruction raised with Contractor – awaiting confirmation of booking with resident.*
- 4. Falls on Stairs and Steps: Residents are being contacted and inspection visits booked. On assessment, appropriate works to be raised and/or Housing Management actions taken by 22 December 2023.*

5. *Fire: Works instruction raised to Contractor – Battery Smoke Detector being provided 8 December 2023 ahead of works scheduled to install mains wired smoke detection.*
6. *Fuel Combustion Products (CO): Appliance was installed in November 2022 and checked at Annual Gas Safe inspection in March 2023. Investigating the issue and are contacting the tenant for information and if necessary, we will recall the contractor.*
7. *Falls related to Baths: Housing Officer to contact with option to refer to Midland Heart for assessment as a Disabled Adaptation*
8. *Hot Surfaces & Materials: Residents are being contacted and inspection visits booked. On assessment, appropriate works to be raised by 22 December 2023 with possible referral to Housing Improvement Programme for replacement units.*

CAT 2:

Each to have a joint inspection with a Maintenance Surveyor / Housing Officer to assess appropriate action and ensure tenant safety. All to be carried out before end January 2024.