

Title: Asset Compliance Plan Progress

Lead Officer: Steve Partner, Head of Neighbourhood & Assets

Portfolio Holder: Councillor Paul Wightman, Cabinet Member for Housing  
 Wards of the District directly affected: all29

<b>Approvals required</b>	<b>Date</b>	<b>Name</b>
<b>Portfolio Holder</b>	13.12.23	Paul Wightman
<b>Finance</b>	13.12.23	Andrew Rollins
<b>Legal Services</b>		N/A
<b>Chief Executive</b>	13.12.23	Chris Elliott
<b>Director of Climate Change</b>		N.A
<b>Deputy CEO</b>	13.12.23	Darren Knight
<b>Section 151 Officer</b>	13.12.23	Andrew Rollins
<b>Monitoring Officer</b>	13.12.23	Graham Leach
<b>Leadership Co-ordination Group</b>		N/A
<b>Final decision by this Committee or rec to another Cttee / Council?</b>	No	
<b>Contrary to Policy / Budget framework?</b>	No	
<b>Does this report contain exempt info/Confidential? If so, which paragraph(s)?</b>	No	
<b>Does this report relate to a key decision (referred to in the Cabinet Forward Plan)?</b>	No	
<b>Accessibility Checked?</b>	Yes	

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## Summary

Following the independent asset review, the governance framework and action plan have commenced in response to the recommendations. This report gives the asset compliance committee an update on the current position and progress to made since the 11 October 2023.

## Recommendation(s)

- (1) That the committee notes the progress made.
  - (2) That the committee makes recommendations on what information and assurance data they would prefer to see and review to help support them in their role
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## 1 Introduction

- 1.1 Following the independent asset compliance review, a self-referral to the Regulator for Social Housing was made on the 9 November. On the 27 November, Officers met with representatives from the Regulator for Social Housing.
- 1.2 The regulator followed up on the 29 November 2023 with information request, which needed to be submitted by the 8 December 2023. We expect a further update from the Regulator in the New Year.
- 1.3 On the 13 December 2023, the Council's newly formed Asset Compliance Board met to review and assess progress. The board also included a tenant representative and the CEO from the Association of Stock Retained Authorities.
- 1.4 The Compliance Board have also requested that a consultant from Penningtons joins the monthly meetings from 2024.
- 1.5 The Council has recently appointed technical specialists covering Fire Safety and Building Safety, as well as securing Pennington to support the programme over the next twelve months.

## 2 Highlight Report & Action Plan

- 2.1 Appendix **1** is the highlight report presented to the Compliance Board and appendix **2** is the action plan.
- 2.2 With the self-referral to the regulator completed, additional regulatory information provided and specialist resources in place, the next action early 2024 will be for the compliance project team to review:
  - The target dates in the action plan.
  - Set out estimated start dates for the recommendations that have not commenced.
  - Further break down recommendations into more detailed tasks and milestones (this was an area also highlighted by overview & scrutiny)

### **3 Regulatory Information**

- 3.1 Appendix **3** is a copy of the information sent to the regulator on the 8 December.
- 3.2 Appendix **4** is a copy of the data compliance dashboard. This reporting will further evolve and improve over time. In relation to the compliance % areas that show 0%. This is due to the fact the information is held by the contractor's database and not the Council's housing management system, ActiveH. There is a recommendation to address this within the action plan.
- 3.3 The compliance board have requested the dashboard is amended and moving forward includes target dates for when the compliance performance will be achieved to help further monitor progress.

### **4 Financial Services**

- 4.1 From the Housing Revenue Account, £270,000 of resources will be used for specialist consultancy support and additional technical resources covering asset compliance, fire safety and building safety. This ensures that we have the right skills, experience and competence immediately in the organisation to help drive forward critical and high priority actions.
- 4.2 In 2024, we will be considering what resources will be needed to sustain the improvements that are being made to ensure compliance is maintained. This is to ensure that 'kneejerk' structure changes are not made, and proposals recommended will be thoroughly considered and sustainable.

### **5 Risk Assessment**

- 5.1 **Appendix 5** is the current risk assessment, which was presented to the Compliance Board. Several recommendations from the Board have been made to strengthen this document including arranging ongoing training to ensure that employees and Members, including any new appointments are kept up to date with current regulations and best practice, as well ensuring that there is permanent capacity for when the reliance on shorter term Fire and Building Safety expertise is reduced later in 2024. It was also recommended that the risk register records the financial risk to the Council in building and maintaining the compliance framework.

### **6 Summary**

- 6.1 As the compliance improvement programme starts to gather momentum reporting will continue to evolve and improve.

#### **Background papers:**

None.

#### **Supporting documents:**

Appendix 1: Highlight report.

Appendix 2: Action Plan.

Appendix 3: Regulatory information submission.

Appendix 4: Data compliance dashboard.

Appendix 5: Risk Assessment.