

Title: Asset Compliance Plan Progress
 Lead Officer: Darren Knight, Deputy Chief Executive Officer
 Portfolio Holder: Councillor Helen Adkins, Cabinet Member for Housing
 Wards of the District directly affected: all

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

Summary

Following the independent asset review, the governance framework and action plan is underway in response to the recommendations. This report gives the asset compliance committee an update on the current position and progress on the action plan.

Recommendation(s)

- (1) That the Committee notes the progress made.
 - (2) That the Committee endorses the revised remit of the Compliance Board, set out at Appendix 6 to the report
 - (3) The Committee recommends to Council the revised remit of this Committee as set out at Appendix 7 to the report.
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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 2023.
- 1.2 As reported previously, the Regulator had determined not to record a Breach of the Standard at this stage but to require regular reporting on progress in meeting the Action Plan.
- 1.3 Meetings are being held to update the regulator on a bimonthly basis, the most recent being on 10 July 2024.
- 1.4 The two specialist leads, Fire Safety and Building Safety continue to provide specialist assistance based on the specific competencies required around these areas, and liaison continues with Pennington.
- 1.5 Pennington Choices has completed a midpoint review. This has been very positive, and the draft is attached in the documentation for review. The policies have been approved and will be presented to Cabinet in October. Currently, officers are working to complete procedures and process charts across Assets and Housing.
- 1.6 A further meeting of the Compliance Board is due to be held on 11 September 2024 and any matters arising will be reported verbally at this meeting.

2 Highlight Report & Action Plan

- 2.1 Appendix 1 is the updated highlight report with columns to provide further context for this Committee.
- 2.2 With the self-referral to the Regulator completed and the outcome now known, the Pennington midpoint review received, additional regulatory information provided and specialist resources in place, the Compliance Action Team has reviewed and updated the target dates in the action plan. This review has meant that there has been a change to the end date of the overall project.
- 2.3 There have been some revisions to target dates and the overall end date of the project. This is based on the Pennington midpoint se revised targets dates were as in in the last report and one further amendment has been made as below:

Recommendation number	Target Date	Revised Target Date	Reason for change
Recommendation 5	30.04.24	31.03.25	Revised target date has changed from being completed on 30.04.24 to 31.03.25 due to the Pennington midpoint review stating all physical inspections need to be complete prior to the recommendation being complete.
Building Safety Recommendation 2	30.08.24	31.03.25	Following discussions with Letrice Thomas, Head of Knowledge at Pennington's they have selected Ashton Court high-rise building to use as the pilot to develop our first building safety case. Pennington's format of developing and delivering Building Safety Cases is also currently being assessed by the Regulator with another housing provider and the outcome this process will be of benefit for sharing with WDC.
Recommendation 16	30.08.24	29.11.24	Due to the internal and external annual leave summer periods the contractor performance review template is currently being rolled out to all contractors. Regular contract review meeting cycles will be well established by the end of November as these performance review meeting will become a business-as-usual activity.
Building Safety Recommendation 5	31.05.24	29.11.24	Revised target date has been changed from being completed on 31.05.24 to 29.11.24 due to recommendations from Pennington in the midpoint review for improvements to current resident engagement documentation.
Building Safety Recommendation 6	19.07.24	29.11.24	Revised target date has been changed from being completed on 19.07.24 to 29.11.24 due to recommendations from Pennington in the midpoint review for changes to the policy, process map, and procedure for building specific complaints. Amendment is being made and looking to be taken to October Cabinet Meeting.

These target dates continue to be monitored and if there is a need for additional revision of dates, Compliance Board and Asset Compliance Committee will be advised as soon as possible.

3 Regulatory Information

- 3.1 **Appendix 2** is a copy of the data compliance dashboard. This reporting will continue to further evolve and improve over time. We have received and placed in ActiveH the required data from the Contractors databases.

4 Financial Services

- 4.1 As reported at previous meetings, 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 During this year, we will consider what resources will be needed to sustain the improvements 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 3** is the updated risk assessment. This was reviewed by the Compliance Board when it met on 11 September and any comments will be notified at this meeting.
- 5.2 Since the last meeting the risks have been reviewed and there have been no changes.

6 Revised Remits

- 6.1 Following publication of the regulatory decision on Housing, it was considered appropriate to revise the remit of the Compliance Board and this Committee. These provide greater overview of the Housing Service more generally and greater focus for members in oversight of this vital service for the Community.

Background papers: None.