

Report to Communities Scrutiny Committee

Date of meeting: 26 September 2023

Portfolio:

Housing and Strategic Health Partnerships (Cllr Holly Whitbread)

Subject: Landlord Health and Safety Compliance Policies

Officer contact for further information:

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Recommendations/Decisions Required:

To consider and comment on the draft Cabinet paper and compliance policies.

Report:

1. Cabinet will be asked to approve five compliance policies (electrical safety, fire safety, gas safety, lift safety and water hygiene). These policies, together with the draft covering Cabinet paper, are attached.
2. The Scrutiny Committee are asked to consider and comment on the draft paper and policies ahead of presentation to Cabinet.

Reason for decision:

To agree any amendments to the draft Cabinet paper and compliance policies prior to presentation to Cabinet.

Options considered and rejected:

Not applicable.

Consultation undertaken:

The Tenant's and Leaseholders' Panel reviewed the draft Cabinet paper and policies on 5th September 2023. Following consideration by the Panel, two amendments to the fire safety policy have been incorporated into the policy:

- Section 6.18 – the policy to adopt a sterile environment approach in all internal common areas was amended to allow this requirement to be relaxed in circumstances where there is a regular management presence. For example, low risk items such as pictures, noticeboards and suitable doormats may be permitted.
- Section 6.19 – the policy not permitting the storage of mobility scooters within internal common areas was extended to eBikes and other battery powered equipment.

Resource implications:

The policies reflect the assessment regime we already have in place so there are no additional resource requirements to comply with these policies. Actions arise which often have a cost implication. However, actions should diminish from assessment to assessment.

Legal and Governance Implications, Relevant Statutory Powers:

Adherence to the recommended policies will provide assurance that EFDC will remain compliant with our statutory obligations.

Corporate Plan Implications:

The landlord compliance policies support the following key objectives of the Corporate Plan:

- Stronger place - We will protect and enhance our green spaces for future generations while providing decent, safe homes to meet all our needs.
- Stronger communities - We will work with our partners to achieve wellbeing and health equity for all our residents.

Background Papers:

The draft Cabinet paper and the proposed policies for electrical safety, fire safety, gas safety, lift safety and water hygiene.

Risk Management:

The biggest risk is that the policies are not embedded in working practices or that tenants and leaseholders are not aware of the risks. These risks are mitigated by tracking our performance against targets and by regular campaigns on health and safety.

Equality:

An Equality Impact Assessment was carried out and there was no significant impact.

Key Decision: (if required):