

HEALTH AND HOUSING SCRUTINY COMMITTEE
3 SEPTEMBER 2025

HEALTH AND SAFETY COMPLIANCE IN COUNCIL HOUSING 2024-25

SUMMARY REPORT

Purpose of the Report

1. To provide Members with an update on the health and safety compliance standards for our Council housing stock and our performance against these in 2024-25.

Summary

2. The Regulator of Social Housing (RSH) sets a number of consumer standards, which social housing providers must comply with, including a condition that we must take all reasonable steps to ensure the health and safety of our tenants in their homes and associated communal areas.
3. The Council has well established and robust processes in place to monitor health and safety compliance in relation to its Council housing stock. Compliance is monitored on a regular basis, ensuring that any areas of non-compliance are addressed as a matter of priority.
4. The RSH expect that Members will play a significant role in ensuring that our Council housing meets those regulatory health and safety standards.
5. The report at **Appendix 1** sets out the health and safety compliance arrangements for 2024-25 and our performance against these.

Recommendation

6. It is recommended that Members:-
 - (a) Consider the contents of the report, and
 - (b) Note the health and safety compliance performance set out in **Appendix 1** of the report.

Anthony Sandys
Assistant Director – Housing and Revenues

Background Papers

- (i) The RSH Consumer Standards

Council Plan	This report supports the Council Plan's HOMES priority to provide affordable and secure homes that meet the current and future needs of residents
Addressing inequalities	We will ensure that our tenant's vulnerabilities are recorded, to ensure we take these into account when undertaking our health and safety compliance duties
Tackling Climate Change	Health and safety compliance will be key in the evaluation of any new, low carbon technology
Efficient and effective use of resources	Ensuring we meet our health and safety compliance duties should also reduce the number of responsive repairs
Health and Wellbeing	Compliance with our statutory duties in relation to health and safety in Council housing is essential for the health and well-being of our tenants
S17 Crime and Disorder	There are no issues which this report needs to address
Wards Affected	All wards with Council housing
Groups Affected	All Council tenants and leaseholders
Budget and Policy Framework	This report does not recommend a change to the Council's budget or policy framework
Key Decision	This report does not represent a key decision
Urgent Decision	This report does not represent an urgent decision
Impact on Looked After Children and Care Leavers	There are no issues which this report needs to address

MAIN REPORT

Information and Analysis

7. The RSH sets a number of Consumer Standards, which apply to all social housing providers, including Councils.
8. Specifically, in relation to the Safety and Quality Standard, social housing providers must:
 - (a) Identify and meet all legal requirements that relate to the health and safety of tenants in their homes and communal areas.
 - (b) Ensure that all required actions arising from legally required health and safety assessments are carried out within appropriate timescales.
 - (c) Ensure that the safety of tenants is considered in the design and delivery of landlord services and take reasonable steps to mitigate any identified risks to tenants.
9. The Council has well established and robust processes in place to monitor health and safety compliance in relation to its Council housing stock. Compliance is monitored on a

regular basis, ensuring that any areas of non-compliance are addressed as a matter of priority. Details of the health and safety compliance arrangements for 2024-25 and our performance against these are set out in Appendix 1 of the report and are summarised below:

- (a) Asbestos Management Survey Programme - 100% compliance.
- (b) Asbestos General Housing - 100% compliance.
- (c) Asbestos Blocks of Flats - 100% compliance.
- (d) Damp and Mould – There are no specific measures currently for compliance in relation to reports of damp and mould, although all work in relation to damp and mould reported in 2024-25 has been completed. Awaab's Law being introduced later this year will require the Council to monitor compliance with the new requirements, and this will be reported next year in the 2025-26 compliance report.
- (e) Electrical Safety General Housing – 96.17% compliance. Members will recall from previous annual reports that our compliance in this area has been steadily improving since Covid and is a significant improvement on the 74.86% reported for 2023-24. Work is ongoing to achieve 100% compliance in 2025-26.
- (f) Electrical Safety Sheltered and Extra Care Schemes – 100% compliance.
- (g) Electrical Safety Blocks of Flats – 100% compliance.
- (h) Fire Risk Assessments Sheltered and Extra Care Schemes – 100% compliance.
- (i) Fire Risk Assessments Blocks of Flats – 86.73% compliance (these are all now completed).
- (j) Fire Door Installations 39.56% completed of our 3-year programme.
- (k) Fire Door Inspections 21.24% compliance. This programme only commenced in quarter 4 of 2024-25. Additional staffing resource has been recruited and is therefore due to be fully completed in 2025-26.
- (l) Gas Safety Sheltered and Extra Care Schemes – 100% compliance.
- (m) Gas Safety General Housing – 99.56% compliance.
- (n) Smoke and Carbon Monoxide Alarms – 99.24% compliance.
- (o) Legionella Sheltered and Extra Care Schemes inspection and monitoring – 100% compliance.
- (p) Lifts – 100% compliance.
- (q) Stairlifts – 94.34% compliance.