

REPORT TITLE: BUILDING SAFETY COMPLIANCE UPDATE

Meeting	Growth and Regeneration Scrutiny Panel
Date	26 th January 2026
Cabinet Member	Cllr Moses Crook Deputy Leader and Transport and Housing
Key Decision Eligible for Call In	No No
Purpose of Report To provide an update on the Council's compliance with building safety regulations as a social landlord. It outlines how the service responds to legal and statutory requirements across key areas of health and safety, commonly referred to as the 'Big 6' (gas, electrical, water, asbestos, LOLER, and fire safety), and includes damp, mould, and condensation as an additional area of focus. The report details current performance, highlights areas for improvement, and describes ongoing and planned actions to ensure the Council meets its obligations and continues to improve safety outcomes for tenants.	
Recommendations The report recommends actions that support the Council's obligations to tenants by ensuring well-managed and high-quality services. Specifically, the recommendations are designed to help the Council seek appropriate assurance that it is meeting the requirements of both the Regulator of Social Housing and the Building Safety Regulator. This includes: <ul style="list-style-type: none"> • Supporting the Council in fulfilling its legal and regulatory obligations as a social landlord. • Ensuring robust oversight and assurance mechanisms are in place for compliance with building safety regulations. • Providing assurance that the Council is meeting statutory requirements across the key areas of health and safety (the 'Big 6': gas, electrical, water, asbestos, LOLER, and fire safety), as well as damp, mould, and condensation (Awaab's Law). • Encouraging continuous improvement in performance and safety outcomes for tenants. 	
Reasons for Recommendations The recommendations support the Council in its obligations to tenants to provide well managed and high-quality services. The recommendations support the Council in seeking appropriate assurance that we are meeting the requirements of the Regulator of Social Housing and the Building Safety Regulator.	
Resource Implications None.	
Date signed off by <u>Executive Director</u> & name	David Shepherd – 6 January 2026
Is it also signed off by the Service Director for Finance?	Not Applicable for Scrutiny report
Is it also signed off by the Service Director for Legal Governance and Commissioning (Monitoring Officer)?	Not Applicable for Scrutiny report

Electoral wards affected: All

Ward councillors consulted: No

Public or private: Public

Has GDPR been considered? Yes

1. Executive Summary

- 1.1 The Council as a social landlord has several legal and regulatory responsibilities relating to the management of health and safety in our properties. Historically, these have been referred to as the 'Big 6' areas of compliance – gas, electrical, water, asbestos, LOLER, and fire safety. In addition to the Big 6 we would also now include damp mould and condensation as a key area of enquiry.
- 1.2 Within each of these areas the Council is required to meet specific legal requirements outlined in each section. The requirements will not apply to all properties so for each area there should be an assessment and confirmation of the number of properties against which the requirement applies.
- 1.3 The report outlines how the service responds to the requirements of the legal and statutory requirements including detail on process and plans for further improvement. There is a more detailed focus on fire safety in this report, recognising the increased level of work and scrutiny at present. Key performance data is summarised below.

Area	Target	Perf	RAG	Trend (qtr)
Gas safety certs (residential)	100%	99.9%		
Gas safety cert (communal)	100%	100%		
Electrical safety cert (residential)	100%	99.6%		
Electrical safety cert (communal)	100%	100%		
Stock with physical water risk assessment	100%	99.7%		
Stock with physical or desk top assessment	100%	100%		
Properties with a valid asbestos survey	100%	100%		
LOLER	100%	100%		
Properties with a valid FRA in place	100%	99.9%		
Fire remedial actions complete	100%	60.7%		
DMC inspections undertaken in timescale	100%	100%		
DMC works completed within timescale	100%	98%		

- 1.4 The key areas of focus as a result of this review are;
- Work is required to develop strategy and action plan for lift safety ensuring workflow and reporting from Adaptations to inform delivery and assurance processes.
 - Establishment of a task and finish group to oversee the efficient delivery of fire safety actions resulting from the accelerated FRA programme.
 - A focus on improving data quality and outcome reporting across the system.
 - Improvement in the way in which we report our key health and safety information to our tenants.
 - Whilst performance risk management across Building Safety is high, all areas will continue to benefit from robust oversight and review in partnership with Building Safety Assurance Board.

2. Information required to take a decision

- 2.1 The Council has statutory responsibilities to maintain safe, compliant, and fit-for-purpose housing stock. The scope of these obligations covers the six major building safety domains (“Big 6”) and additional requirements emerging from Awaab’s Law concerning damp and mould hazards under the Housing Health and Safety Rating System (HHSRS).
- 2.2 The Regulator of Social Housing (RSH) requires compliance with the Social Housing (Regulation) Act 2023, robust health and safety management, completion of assessment actions within appropriate timescales, and the integration of tenant safety considerations in service delivery. The Building Safety Regulator (BSR) expects landlords to operate systematic, risk-based safety management regimes, particularly for higher-risk buildings, supported by monitoring, reporting, and evidence-based governance.
- 2.3 The Health and Safety Executive (HSE) enforce compliance with the Health and Safety at Work Act 1974 and a range of Approved Codes of Practice across asbestos, legionella, gas, and electrical safety. The Council has established inspection programmes, data regimes, and third-party validation processes to ensure adherence to legislative requirements and continuous improvement.
- 2.4 As part of our governance arrangement, it is important that there is robust oversight of our stock’s performance with regards to health and safety matters, and that assurance is given to how we are meeting our compliance obligations.

Building Safety Performance

2.5 Gas safety

Legal Requirements

- 2.5.1 Gas safety within social housing is principally governed by the Gas Safety (Installation and Use) Regulations 1998, which place a statutory duty on landlords to ensure that gas appliances, fittings, and flues are maintained in a safe condition and are inspected at least every twelve months.
- 2.5.2 These regulations require landlords to employ competent, Gas Safe registered engineers to undertake inspections, testing, and certification activities, and to issue safety records to residents within prescribed timescales. All of our current engineers are Gas Safe registered.
- 2.5.3 In addition, landlords must maintain written records of inspections and evidence of remedial work, and they must take all reasonable steps to gain access to properties to complete checks. Under broader health and safety legislation, including the Health and Safety at Work Act 1974, the Council must demonstrate that risks arising from gas installations are identified, assessed, and mitigated, and that systems of control are effective, proportionate, and monitored.

Number of Properties in Scope and Validation

- 2.5.4 The gas safety programme covers 19,818 domestic properties and 67 communal buildings. The number of properties in scope is reconciled annually using stock condition data and asset management records to ensure that all new or reactivated gas installations are incorporated within the inspection cycle.

Service delivery

- 2.5.5 Annual inspections are managed by Property Services, supported by automated scheduling and monitoring systems. Complex cases, such as properties affected by hoarding or meter disconnection, are addressed through targeted interventions and multi-agency engagement. Reporting mechanisms have been developed to track capped gas supplies and monitor risk during annual visits.

- 2.5.6 The Council commissions Corgi Technical Services to undertake third-party auditing, including random post-completion inspections and rotational in-progress audits to verify quality and technical compliance.
- 2.5.7 Current performance stands at 99.9% compliance for domestic properties and 100% for communal areas, with only 20 inspections overdue. Performance remains consistently strong, with overdue activity mostly attributed to tenant access challenges.
- 2.5.8 Priorities for the year ahead include;
- Strengthening data reconciliation.
 - Enhancing reporting of capped supplies through system integration.
 - Improving engagement strategies for properties that have persistent access barriers.

2.6 Electrical Safety

Legal requirements

- 2.6.1 Electrical safety in domestic rented housing is primarily regulated under the Landlord and Tenant Act 1985, which requires landlords to ensure that electrical installations are safe for continued use and maintained in good repair. This duty includes conducting periodic inspection and testing, typically on a five-year cycle, supported by appropriate certification and documentation.
- 2.6.2 The Council must also comply with the Electricity at Work Regulations 1989, which place obligations on employers and duty holders to prevent danger from electrical systems through design, installation, maintenance, and inspection.
- 2.6.3 For communal areas, additional compliance may be required under the Building Regulations and relevant British Standards, particularly where emergency lighting, fire detection, or powered equipment is installed.
- 2.6.4 The legislative framework emphasises technical competence, record keeping, and evidence-based risk management, requiring landlords not only to complete inspections but also to act on identified defects within appropriate timescales. Regulatory enforcement exists through local authorities, HSE, and civil liability frameworks, reflecting the potential risk of fire, electric shock, and property damage if compliance is inadequate.

Number of Properties in Scope and Validation

- 2.6.5 The programme covers 20,177 domestic properties and 900 communal installations. Asset lists are validated annually as part of cyclical reconciliation exercises, ensuring new stock is incorporated promptly.

Service delivery

- 2.6.6 Electrical Installation Condition Reports (EICRs) are managed through a five-year cyclical programme linked to asset management databases. Overdue inspections are prioritised based on risk, particularly where access challenges, hoarding, or unclean properties delay completion.
- 2.6.7 Independent assurance is provided by Corgi Technical Services, alongside internal audit reviews of data completeness, technical quality, and safety compliance.
- 2.6.8 Performance remains high, with 99.62 % domestic compliance and 100 % communal compliance. Quality inspections have achieved 100 % completion rates, demonstrating consistent delivery standards.

- 2.6.9 Key improvement themes include strengthening data integrity, addressing recurring access challenges, and building operational capacity for emerging technologies such as EV charging and battery storage systems.

2.7 Water safety (Legionella)

Legal requirements

- 2.7.1 Management of legionella and water quality within residential properties is governed by the Health and Safety at Work Act 1974 and supported by the Control of Substances Hazardous to Health Regulations (COSHH). These establish a legal duty for landlords to assess and control risks from exposure to legionella bacteria.
- 2.7.2 The Health and Safety Executive's Approved Code of Practice (ACoP) L8 and supporting technical guidance HSG274 set out prescriptive standards for the risk assessment, monitoring, and management of water systems, including requirements for competent persons, inspection frequencies, temperature control, and record keeping. Social landlords must complete risk assessments at intervals deemed appropriate by risk profile, retain documentary evidence, and ensure that actions identified through assessments are delivered effectively and promptly.
- 2.7.3 The regulatory intent is to prevent the outbreak of legionellosis, including Legionnaires' disease, a potentially fatal condition that is higher risk in vulnerable populations. Failure to comply can lead to criminal prosecution, civil claims, and regulatory enforcement action, particularly where risk controls are absent or ineffective.

Number of Properties in Scope and Validation

- 2.7.4 The programme covers 20,404 properties, of which 99.69 % had received on-site assessments and 0.31 % had been reviewed through a desktop approach in November 2025. Validation of scope is supported by ongoing stock condition surveys, new-build handovers, and system-based asset updates.

Service delivery

- 2.7.5 The Council has concluded its initial assessment phase and has moved to a risk-based cyclical review programme. All properties assessed to date have been classified as low risk. Compliance activities are underpinned by reliable data management systems and are aligned with capital investment and planned maintenance processes.
- 2.7.6 Operational delivery is executed through a blended model of in-house teams and external contractors. Core responsibilities encompass undertaking risk assessments, implementing control measures, managing and maintaining water systems, and completing remedial works within required timeframes. Delivery of the water safety programme is supported by dedicated technical officers and property assistants.
- 2.7.7 External assurance remains limited at this stage but is expected to increase as the cyclical review programme matures. The introduction of independent audit is under consideration as part of future governance arrangements. Accredited contractors are engaged to undertake detailed evaluations of communal water systems, providing a degree of external validation of compliance and performance.
- 2.7.8 In November 2025, water safety assessments were completed across all required stock (20,404 properties). Of these, 99.69 % were subject to full on-site assessments, with the remaining 0.31 % evaluated through a desktop review approach. The Council has achieved full coverage across all properties in scope, with all assessments indicating low risk. Performance trend indicates a stable compliance position, moving from mobilisation to business-as-usual management.
- 2.7.9 Planned improvements include embedding cyclical reviews, enhancing data integration, improving tenant communication, maintaining third-party assurance, and exploring use of data analytics to identify emerging risks.

2.8 Asbestos Safety

Legal requirements

2.8.1 The service is required to meet the expectations of:

- CAR2012
- Health and Safety at Work etc Act (HSAWA) 1974.
- Management of Health and Safety at Work Regulations 1999.
- Construction (Design and Management) Regulations 2015.
- Workplace (Health Safety and Welfare) Regulations 1992.
- The Control of Substances Hazardous to Health Regulations 2002.

Number of properties in scope

2.8.2 There are 2,089 communal properties within scope for asbestos surveys. Communal blocks are re-inspected on a risk-based frequency to ensure compliance with Regulation 4 of CAR 2012.

Service delivery

2.8.3 H&N acknowledge that health hazards may arise from exposure to asbestos and are committed to ensuring that risks are suitably assessed and effectively eliminated or managed to minimise the likelihood of asbestos related health risks to tenants, employees, contractors, and any other persons occupying, working in and/or using its premises as far as is reasonably practicable.

2.8.4 Details on how we effectively manage asbestos are documented within the Asbestos management plan and policy.

2.8.5 Asbestos consultancies within the 'Asbestos Services' Lot 2 framework can undertake quality checks on all asbestos surveys carried out by H&N staff to ensure quality. Asbestos consultancies within the framework must maintain membership of a recognised accreditation body complying with BS EN ISO/IEC 17020:2012 Surveying for Asbestos in Premises (or any standard which supersedes it) to undertake management surveys and refurbishment and demolition surveys. The United Kingdom Accreditation Service (UKAS) is currently the sole recognised accreditation body in Great Britain.

2.8.6 H&N asbestos services are committed to fully populating the un-surveyed stock with real survey data and are intending to complete this by 28/29. This programme is currently underway utilising external contractors within the 'Asbestos Services' framework.

2.9 Lifting Operations and Lifting Equipment Regulations (LOLER)

Legal requirements

2.9.1 The requirements mandate that the Contractor comply with all current British and equivalent EU standards for electric lifts and a comprehensive range of statutory health, safety, and building regulations. This includes obligations related to the safe design, installation, operation, and maintenance of equipment; management of workplace risks; lifting operations; electrical safety; hazardous substances; work at height; confined spaces; noise and vibration; first aid; and fire safety. The Contractor must also observe recognised industry standards, approved codes of practice, and specific guidance documents governing safe use of tools, access equipment, and in-service lift testing.

Number of properties in scope

2.9.2 There are currently 43 passenger lifts installed across 34 buildings. With respect to other lifts and lifting equipment installed in individual dwelling, step lifts, through floor lifts, stair lifts (curve or straight), mechanical stretchers and hoists, there are 863 installed across council stock.

Service delivery

- 2.9.3 Following a procurement exercise, ANSA Elevators was awarded a two-year contract for the servicing and repair of passenger lifts, with the option to extend annually up to a total contract term of five years. At the conclusion of this period, a further procurement process will be required.
- 2.9.4 ANSA is responsible for planned preventative maintenance (PPM) and reactive repairs across high-rise and six-storey blocks, as well as retirement living schemes. ANSA also undertakes supplementary (LG) tests. LOLER thorough examinations are undertaken independently by HSN Insurance, acting as the competent person. Servicing frequency is risk-assessed for each lift by the specialist contractor. Typical frequencies include:
- High-rise blocks: monthly servicing.
 - Six-storey blocks: bi-monthly servicing.
- 2.9.5 A thorough examination is undertaken every six months by an independent assessor. Supplementary tests, commonly referred to as LG tests, are comparable to a vehicle MOT and are conducted at defined intervals, or may be requested by the competent person undertaking the LOLER examination. Typical schedule:
- LG5 at year 5.
 - LG10 at year 10.
 - LG5 at year 15.
 - LG10 at year 20.

External validation

- 2.9.6 ANSA Elevators is a member of the Lift and Escalator Industry Association (LEIA). All engineers are qualified to NVQ Level 3 in Lift Servicing and Installation, with many holding QCF Level 4 in Testing Operations or higher. This is underpinned by a fully certified ISO 9001, ISO 14001, and ISO 45001 management system.

Areas for improvement over coming 12 months

- 2.9.7 Work will be undertaken to establish comprehensive reporting on stairlift and related equipment within housing stock. This will involve gathering data, validating asset information, and initiating appropriate compliance checks to ensure full visibility and oversight.
- 2.9.8 Enhancements to monthly performance reporting will include the incorporation of LG test data. Although these tests are being undertaken, formal reporting will support improved monitoring and assurance.
- 2.9.9 An upgrade programme is in progress to replace analogue lift call points with digital systems in retirement living schemes, in preparation for the analogue service switch-off. Once complete, upgrades will be extended to six-storey and high-rise blocks.
- 2.9.10 A stock survey of all passenger lifts has been completed and includes recommendations relating to future lift replacements. These findings will be reviewed further to support the development of a forward plan and funding strategy.

2.10 Fire safety

Legal requirements

- 2.10.1 Fire safety in residential buildings is governed primarily by the Regulatory Reform (Fire Safety) Order 2005, which requires responsible persons to undertake fire risk assessments, implement preventive and protective measures, and ensure that buildings are managed in a way that reduces risk to occupants.

- 2.10.2 Recent legislative changes, including the Fire Safety Act 2021 and elements of the Building Safety Act 2022, have expanded duties relating to structure, external walls, and flat entrance doors, particularly in high-rise and higher-risk residential buildings.
- 2.10.3 These frameworks impose obligations for systematic risk assessment, remediation of identified hazards, installation of suitable life safety systems, and communication of risks to residents. In higher-risk buildings, the Building Safety Act also introduces requirements for safety case reporting, resident engagement strategies, and regulated building safety roles.
- 2.10.4 Fire safety compliance failures can trigger enforcement action via the Fire and Rescue Authority, the Building Safety Regulator, or the Regulator of Social Housing, and can result in criminal prosecution, restrictions on building occupation, or regulatory downgrade.

Number of properties in scope

- 2.10.5 We have, in total, 837 buildings in scope for fire risk assessments. This includes one high-rise block (Harold Wilson Court), 17 medium-rise blocks and 819 other residential settings, including low rise and retirement living schemes. Stock classification and validation have been completed through data reconciliation and building surveys.

Service delivery

- 2.10.6 Service delivery within the fire safety programme is supported by a structured suite of documented procedures covering fire risk assessments, remedial actions, cyclical maintenance, and broader building safety management activities. These procedures define roles, workflows, escalation triggers, and verification processes, and they are periodically reviewed to ensure alignment with regulatory requirements, emerging good practice, and organisational learning.
- 2.10.7 The programme operates on a data-driven basis, with property, risk, and action data centrally recorded and subject to reconciliation to maintain completeness, accuracy, and traceability. This information is used to drive operational decision-making, allocation of resources, and performance reporting. Data insights inform programme planning, highlight risk trends, and support prioritisation of remedial activity, ensuring that the service remains responsive to emerging issues and capable of demonstrating evidence-based compliance.
- 2.10.8 Resident access and engagement play a central role in service delivery, particularly where inspections, maintenance, or remedial work require physical entry to properties. Escalation protocols are applied when access is repeatedly refused, balancing tenant rights with statutory responsibilities to maintain a safe living environment.
- 2.10.9 Interventions and works are prioritised based on risk, ensuring that higher-risk actions are addressed within defined timescales and tracked through completion. Risk categorisation supports consistent decision-making and enable the organisation to allocate resources to the most complex cases. Progress against actions is monitored through digital systems and performance dashboards, enabling operational teams and managers to track delivery, identify blockages, and allocate corrective resources where necessary.
- 2.10.10 Performance is subject to continuous monitoring through key performance indicators and a structured audit regime, which incorporates both first and second line assurance through weekly monitoring by the Fire Risk Assurance Group and SMT. Independent scrutiny through governance provides impartial challenge and supports the identification of gaps, trends, and opportunities for improvement. Internal reporting mechanisms ensure that risk information is escalated to management and governance forums, enabling oversight and accountability.

- 2.10.11 The Council has undertaken comprehensive FRAs across all buildings in scope, supported by external programme management, improved process mapping, and the development of tenant-focused mitigation strategies.
- 2.10.12 Turner & Townsend has been appointed to lead and manage the Council's Fire Safety Works Programme, acting as the programme manager to ensure compliance and delivery. Their role includes establishing governance and reporting structures, coordinating workstreams, providing technical peer reviews, and overseeing project and contract administration. They also support financial profiling and cost control, ensuring the programme remains on track, whilst maintaining robust documentation and assurance for regulatory engagement.
- 2.10.13 Harmony Fire has been appointed as a specialist contractor to deliver independent fire safety assurance as part of the Council's formal response to a Regulatory Notice from the Regulator of Social Housing. Their role is to review and validate the Council's fire safety mitigation measures across medium-rise residential buildings, providing third-party assurance that robust systems are in place. This commission builds on previous assurance activity and supports ongoing dialogue with the Regulator to demonstrate sustained compliance and improvement.
- 2.10.14 As of 21 November 2025, 99.88 % of FRAs had been completed, generating 9,661 actions of which 60.69 % have been closed. Overdue actions have reduced and are on track to be below projections by the end of the calendar year.
- 2.10.15 Over the next 12 months, the Council's fire safety plan is focused on sustaining and building upon recent improvements in compliance, risk management, and tenant engagement.
- 2.10.16 The Council will transition from a one-off, full-coverage Fire Risk Assessment programme to a robust annual cyclical assessment model, ensuring that all residential properties remain compliant with statutory requirements and sector best practice.
- 2.10.17 Priority will be given to accelerating the closure of outstanding remedial actions, particularly those rated as high risk, with a target to keep overdue actions below projections and to further reduce this number throughout the year.
- 2.10.18 Enhanced tenant engagement will be achieved through the rollout of bespoke Fire Safety Information documents, especially for midrise blocks, and by embedding new communication strategies to keep residents informed and involved in fire safety matters.
- 2.10.19 Internally, the Council is strengthening its Asset Management and Fire Safety teams through targeted recruitment and ongoing training, whilst also leveraging technology, such as the Asprey asset management system, for real-time tracking and reporting of compliance activities.
- 2.10.20 The programme will continue to benefit from external validation and audit, with partners like Turner Townsend and Harmony Fire providing independent assurance. Continuous improvement will be driven by regular reviews of processes, integration of audit feedback, and a commitment to sector-leading practice, ensuring that fire safety remains a top priority and that the Council is well-prepared to respond to evolving regulatory expectations and resident needs.

2.11 Damp, mould and condensation

Legal requirement

- 2.11.1 Awaab's Law, introduced through amendments to the Social Housing (Regulation) Act 2023, establishes statutory duties for landlords to inspect, diagnose, and rectify damp and mould hazards within fixed timeframes.

- 2.11.2 The legislation requires landlords to undertake inspections within ten working days of cases being reported and to complete remediation within a prescribed period, with escalation requirements for significant or urgent work. Reporting duties include formal performance publication and management of outstanding cases, ensuring transparency and accountability.
- 2.11.3 Awaab's Law operates alongside the Housing Health and Safety Rating System (HHSRS), which identifies damp and mould as a high-risk hazard with significant adverse health impacts, especially for children and vulnerable individuals.
- 2.11.4 The regulatory framework seeks to prevent prolonged exposure to hazards by shifting damp and mould from a maintenance issue to a statutory safety risk, backed by enforcement powers that may include intervention by the Regulator of Social Housing, consumer enforcement action, and potential legal liability.

Number of properties in scope

- 2.11.5 All social housing stock is included within the scope for damp and condensation monitoring and remediation. This workstream combines proactive inspections with reactive responses to tenant reports. Validation is driven by ongoing stock condition surveys, conducted at a rate of approx. 900 properties per month over the next two years with 20% of stock covered on a rolling basis thereafter. A tenant census has also been initiated that enables proactive identification of cases.

Service delivery

- 2.11.6 The Council's approach to delivering damp, mould and condensation services is underpinned by a tenant-focused policy and strict compliance with regulatory standards. The process begins with prompt logging of all reports into a dedicated tracking system, which enables real-time dashboards for case tracking and management oversight. Cases are triaged to prioritise urgent health and safety risks, followed by property inspections and diagnostic surveys to identify root causes.
- 2.11.7 Repairs and remedial works are scheduled alongside tenant engagement to ensure access and provide advice on prevention. The approach integrates short-term fixes with long-term investment planning, supported by data analysis to target high-risk stock. Staff and contractors receive training to embed consistent practices, and progress is monitored through performance KPIs and governance reviews. This structured process, aligned with Awaab's Law and Ombudsman recommendations, ensures timely, transparent, and effective resolution while driving continuous improvement.
- 2.11.8 External assurance has been provided by David Tolson Partnership, as part of wider validation of work relating to the Regulatory Notice, which has confirmed that positive system and process changes have been implemented.
- 2.11.9 The Council has achieved 100% compliance with inspection timescales and 98% compliance with works completion targets set out in Awaab's Law since its inception on 27 October 2025, with no emergency cases reported. Performance remains stable despite increased reporting volumes identified through proactive reporting.
- 2.11.10 The Council has identified key areas for improvement in its damp, mould and condensation services, focusing on systems, data and technology. Current IT systems need greater integration and automation to streamline case management and enable real-time visibility across teams. Data quality and governance require strengthening, with more accurate stock condition records, standardised diagnostic surveys and predictive analytics to prioritise high-risk properties. Technological enhancements such as smart sensors, and mobile tools should be adopted to support proactive maintenance to enable a more robust, intelligence-led approach to managing DMC risks.

3. Implications for the Council

3.1 Council Plan

- 3.1.1 The council is committed to serving our people by working together to deliver excellent services to our residents. Under the Council priority '*Thriving people and communities – now and over the long term*' we have made a commitment to ensure that people are living in homes that are modern, safe, warm and addressing all outstanding issues in compliance.

3.2 Financial Implications

- 3.2.1 The total cost for delivering all activities relating to achieving and maintaining building safety compliance is provided for by the Housing Revenue Account (HRA). Key expenditure is included within the proposed revenue budget and five-year capital plan reported to Cabinet on 2nd December 2025.
- 3.2.2 The financial implications of poor building safety generally relate to the impact in repair/maintenance, legal, and insurance related costs in dealing with the impact of product, system, or building failure.
- 3.2.3 When an area of building safety fails it can lead to significant damage, or even destruction of the property asset. This leads not only to the cost of repair but can also mean significant rent loss whilst works are completed.
- 3.2.4 In addition to the cost to the asset, there can also be a cost to the individual in damage to personal property, loss of time, injury, or in extreme circumstances loss of life. All of these areas of consideration carry additional financial implications for the Council in both actual costs and legal expenses.

3.3 Legal Implications

- 3.3.1 There are several implications of failure to address building safety effectively. These range from regulatory enforcement action to prosecution for the Authority, or individual senior officers leading to fines and/or imprisonment.

3.4 Climate Change and Air Quality

- 3.4.1 There are two key areas of focus with regards to air quality; effective and safe management of asbestos preventing accidental release; and the effective treatment of damp, mould and condensation as a category 1 hazard (Awaab's Law). Ensuring that we deliver high levels of performance safeguards air quality.

3.5 Risk, Integrated Impact Assessment (IIA) or Human Resources

- 3.5.1 The report identifies several risks that challenge the effective delivery of a building safety programme, these include;
- Access to property to complete safety checks and undertake required works.
 - Timely delivery of the fire safety works programme emanating from the programme of fire risk assessments.
 - Confidence in data quality, and accuracy / consistency of reporting.
 - Emerging legal and regulatory framework positions.
 - Effective tenant engagement and communication.
- 3.5.2 All notified risks have mitigations in place ensuring effective management.

3.5.3 There are also some ongoing significant challenges in the recruitment of staffing resources that enable us to deliver our safety programmes effectively. We have a number of key roles in recruitment that have proved hard to fill for an extended period. Whilst we continue to work through this programme of recruitment this presents an overall risk to capacity and competence within the service. This is currently managed through the employment of consultants and contractors at a higher cost to service.

4. Consultation

4.1 In the development of this report consultation has been undertaken with various departments to bring relevant information together.

4.2 Moving forward information will be shared by the service on the Homes and Neighbourhoods website enabling customers to review, check and understand our overall performance position.

5. Engagement

5.1 Not applicable for this report.

6. Options

6.1 Options considered

6.1.1 No options to be considered.

6.2 Reasons for recommended options

6.2.1 The Growth and Regeneration Scrutiny Panel are asked to note this paper and its content as part of their role in scrutinising the effective delivery of the Homes and Neighbourhood service.

7. Next steps and timeline

7.1 Performance with regards to building safety is reported periodically to the Building Safety Assurance Board, H&N Senior Leadership Team, to Cabinet Portfolio Holder via briefing meetings, and to the Homes and Neighbourhoods Improvement Board for scrutiny. Key building safety information will also be shared with Cabinet twice per year in the Homes and Neighbourhoods Update.

7.2 With regards to specific next steps, the following actions are noted

- Improvement in the way in which we report our key health and safety information to our tenants.
- Develop action plan for lift safety ensuring workflow and reporting from adaptations to inform delivery and assurance processes.
- Establishment of a task and finish group to oversee the efficient delivery of fire safety actions resulting from the accelerated FRA programme.
- A focus on improving data quality and outcome reporting across the system.
- Whilst performance risk management across Building Safety is high, all areas will continue to benefit from robust oversight and review in partnership with Building Safety Assurance Board.

8. Contact officer

- 8.1 Phil Jones
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9. Background Papers and History of Decisions

- 9.1 None.

10. Appendices

- 10.1 None.

11. Service Director responsible

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