

Taunton Deane Borough Council

Tenant Services Management Board – 27 June 2016

Landlord Health & Safety Compliance - Update

Report of the Interim Assistant Director of Property & Development – Terry May

1. Executive Summary

<p>The purpose of this report is to provide the Tenant Services Management Board an update on progress of landlord Health & Safety Compliance.</p>
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2. Background

A briefing note on Compliance was presented to TSMB on the 16th November 2015 outlining TDBC's current status and responsibilities.

TSMB were advised that an interim action plan for Asbestos management was in place, and approval had been given to employ an 18month fixed term Project Manager – Compliance to drive Landlord Health & Safety (LH&S) and deliver the Asbestos Action Plan.

3. Progress and Next Steps

The interim Asbestos Action Plan has been developed into a live final action plan that has been agreed by the Asbestos Working Group. The AWG meets on a six week basis with a remit of delivering Asbestos Management improvements.

Derek Quick is in post as the Project Manager Compliance and has started to develop documents and letter templates as part of the asbestos management process.

The new Property & Development Directorate restructure is now starting to be implemented, with the Property Manager Asbestos now in post. The Asbestos Task Team is in place and working effectively.

In Addition, we have set up a small team of two electricians to carryout Periodic Electrical Testing and Inspections for the Housing Stock to maintain compliance of electrical safety requirements.

We have produced the following compliance statement that will be included within the new Asset Management Strategy:

As landlord there are a number of legal and moral responsibilities and obligations which we MUST (and should) abide by, in order that we ensure tenants have a safe environment in which to live.

To demonstrate that we are meeting those obligations, we shall introduce a robust regime of compliance inspections across all premises, which will include, but not be limited to:

- *Asbestos Surveys and Re-inspections*
- *Gas Safety*
- *Electrical Safety*
- *Fire Risk Assessments*
- *Oil & LPG Safety*
- *Water Hygiene*
- *Energy Performance*

We are currently evaluating our entire property estate, collating all available information, formalising our guidance, together with policies and procedures, to measurably validate the servicing and maintenance regimes. We will undertake visits and inspections to all premises over a five-year period, on a cyclical basis, initially prioritising those buildings whose construction method (eg asbestos containing materials known to have been used and present), or those with a limited record of inspections, which would lead to higher risk rating.

We will also undertake stock condition surveys as part of this process, ensuring that the fabric of the properties remain in good condition, meeting the service user needs, and providing the planned preventative maintenance (PPM) programme with the necessary information to allow the council to make strategic decisions over improvement, or replacement, of properties.

In due course, all reports and information will be made available to appropriate council officers via an electronic database, with new tenants provided with documentation as part of the lease agreement, and existing tenants with updated reports as and when applicable.

Through this process, the council will demonstrate that it is meeting its statutory and regulatory obligations with regards to Landlord Health & Safety Compliance.

We are now developing Policy and Procedures for the other LH&S compliance areas that will be supported by a LH&S Action Plan, which will be presented at a future TSMB.

4. Finance Comments

Not applicable.

5. Legal Comments

There are no legal implications of this report.

6. Links to Corporate Aims

Key Theme 4 – An Efficient & Modern Council:

Supported by providing an improved customer focussed repairs service to agreed maintenance standards, and assisted by implementing technology and modern ways of working, so as to be more efficient.

7. Environmental Implications

There are no environmental implications of this report.

8. Community Safety Implications

There are no community safety implications of this report.

9. Risk Management

Appropriate risk level and mitigation measures are included within the Corporate Risk Register.

10. Partnership Implications

There are no partnership implications of this report.

11. Recommendations

1. The Tenant Services Management Board note this report

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