

Committee(s): Housing Management and Almshouses Sub Committee	Dated: 09/10/2024
Subject: Housing Matters	Public
Which outcomes in the City Corporation's Corporate Plan does this proposal aim to impact directly?	3
Does this proposal require extra revenue and/or capital spending?	No
If so, how much?	N/A
What is the source of Funding?	N/A
Has this Funding Source been agreed with the Chamberlain's Department?	N/A
Report of: Judith Finlay, Executive Director of Community & Children's Services	For Information and Comment
Report author: Peta Caine, Assistant Director – Housing	

Summary

The purpose of this report is to update members of the Housing Management and Almshouses Sub-Committee on some key issues currently being dealt with by the Social Housing Team. Namely:

- The outcome of the Grenfell Inquiry
- An update on our risk profile
- The Performance Indicator suite that we propose to use as the basis of reports at future meetings
- Staffing Update
- The Housing Revenue Account (HRA) Briefing held 17 September 2024

This report will outline the work being done by the team to keep abreast of these and other issues.

Recommendation

Members are asked to note the report.

Main Report

1. Grenfell Inquiry Final Report – Published 4 September 2024

The fire killed 72 people in June 2017. The cladding was found to be the principal reason for the rapid spread of the fire. The tragedy has been categorised as the product of 'decades of failure'. We await news of any further changes that may be introduced in areas such as the way vulnerable people are dealt with for example.

Previous changes made following earlier stages of the Inquiry include the following:

- Fire Safety (England Regulations) 2023
Lifts and Essential Fire fighting Equipment checks
- Fire Safety Act 2021
Carrying out fire risk assessments for external walls on buildings 18m high or 7 storeys and above in height
- Secure Information Boxes (SIBs) 2023
A requirement to have these installed and stored with information required by the fire and rescue service to include contact details of the responsible person, floor plans, and a single block plan identifying specified key fire fighting equipment.

An update on our performance against these matters will be presented to the November Committee when we hope to have a better understanding of any additional guidance being considered.

2. Risk Profile Update

At Appendix 1 please find attached our latest risk profile sorted by risk score and excluding completed actions.

Members are asked to review the report.

3. Performance Indicator Suite

At Appendix 2 please find attached a suite of performance indicators that we propose to draw from to present to Committee quarterly in future. We are finalising the details of these as collection of the data depends in part of developments of our IT system Civica and some posts being filled.

It would be good to get a steer from Committee on what they consider the Key Performance indicators to be,

4. Staffing Update

- Beverley Andrews has joined us from the Richmond Housing Partnership as the new Head of Repairs and Maintenance. Her key priorities will be the maintenance services, establishing a planned works programme and compliance.
- Ray Ozogolu has joined us for 6 months as a Head of Operations – Transformation. His key focus initially will be the Wates contract and supporting Fleur McNeil our new Compliance Manager to establish a more robust compliance service.

5. Housing Revenue Account (HRA) Briefing Held 17 September 2024

Some members attended an informative briefing on the HRA. A copy of the slides used have been sent to members under separate cover.

The agreed next steps are:

- Work to be done to finalise the HRA funding requirements and identify sources of funding

- Continue to work with other social housing landlords to lobby Government on HRA improvements
- Review corporate recharges
- Work to adjust the responsive / planned repairs profile to make more efficient use of the repairs budget

The meeting was well received, and it may be worth repeating as we develop the business plan and budget for the year 2025/26.

Key Data

Key data contained in Appendix 1 – Housing Risk Update – September 2024

Corporate & Strategic Implications

Strategic implications – none

Financial implications – none

Resource implications – none

Legal implications - none

Risk implications – none

Equalities implications – none

Climate implications – none

Security implications – none

Conclusion

Members are asked to note this report on changes made in the Housing Complaints Team, including the complaint statistics for Quarter 1 of 2024-25.

Appendices

Appendix 1 – Housing Risk Update

Appendix 2 – Performance Indicator Suite

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