

THE VALE OF GLAMORGAN COUNCIL

CABINET: 29<sup>TH</sup> JULY

REFERENCE FROM HOMES AND SAFE COMMUNITIES SCRUTINY  
COMMITTEE: 16<sup>TH</sup> JULY, 2019

“ HOUSING COMPLIANCE POLICY REVIEW (REF) –

Cabinet, on 15<sup>th</sup> July, 2019 had referred the report to the Scrutiny Committee in order for Appendices A, B, C and D to the report to be considered and any comments returned to Cabinet.

The Operational Manager – Building Services stated that the review gave a comparison between the three years to now and how far improvements had been made in various areas. He stated that there had been marginal improvement but this was because previous compliance policies and processes provided the appropriate safeguards.

In referring to Appendix A, the Council Housing Fire Risk Management Policy and Procedures, the Operational Manager stated that this had changed very little as performance measures were already compliant with risk assessments. There was reference to the impact of the Grenfell fire and the Operational Manager stated that they were still awaiting improvements in fire safety legislation. He went on to say that whilst working within the current legislation, the Council was going above and beyond this, for example cladding such as was used on Grenfell was not used in the Vale and wall insulation was utilised which prevented the spread of fire plus additional fire breaks.

The Operational Manager then went on to Appendix B, Council Housing Legionella Policy and Management Plan, and stated there had been some changes such as the review of profile risk assessment for housing stock.

The Operational Manager then went on to Appendix C, Housing Electrical Compliance Policy, where he stated that the Council worked to the 18<sup>th</sup> Edition of the Regulations and whose procedures were similar with that of Gas compliance policy.

Following the Operational Manager – Building Services' presentation of the reference, there was a question and answer session.

A Committee Member referred to page 3 of the report and stated that it was good to see that issues around the Grenfell fire had been taken on board by the Vale of Glamorgan Council for any findings from the Grenfell enquiry and prior to any government legislation. This would be of particular comfort to those residents in high rise buildings within the Vale of Glamorgan.

Another Committee Member raised a question around Legionella and that there was one outstanding site still left in terms of review – this would show the Council was running at 87% and not 100% in terms of sites checked for Legionella. The Operational Manager – Building Services replied that the site would be completed very shortly as the original statistics had been done two or three months ago and in the meantime remedial works have been done on the site, such as dousing the water tanks.

The Committee Chairman asked about electrical compliance and whether the Scrutiny Committee could have a mid-term or six monthly update by when the Council should be reaching 100% compliance, to which the Operational Manager agreed and stated that the work that had been undertaken was now involving contractors who were working as quickly as possible in order to do this. The Committee also wished to pass on their sincere thanks to all those involved in the work undertaken as mentioned within the report.

It was subsequently

RECOMMENDED –

- (1) T H A T the Housing Compliance Policy Review be noted.
- (2) T H A T the comments of the Scrutiny Committee as set out in the minutes above together with the draft revised Housing Compliance Policies be referred to Cabinet for consideration.
- (3) T H A T the Homes and Safe Communities Scrutiny Committee receive a six monthly update on the Housing Compliance Policy Review.

#### Reasons for recommendations

- (1) So that Members are aware of the Housing Compliance Policy review.
- (2) So that Cabinet is aware of the comments of the Scrutiny Committee prior to final determination of the Housing Compliance Policy review.
- (3) To ensure Members are kept regularly up to date on the progress surrounding the Housing Compliance Policy review.”