

PUBLIC
DERBY HOMES BOARD
THURSDAY 28 MARCH 2024
COMPLIANCE REPORT



ITEM NO. Enc.6

Report of: Director of Property
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PRESENTED BY:

Shaun Bennett

1.	SUMMARY
1.1	This report provides an update on the top six areas of compliance, with additional information on our performance on dealing with damp, mould, and condensation.
2.	RECOMMENDATION
2.1	That the Board discusses and notes the content of this report.
3.	REASON FOR RECOMMENDATION
3.1	To ensure that Board Members are fully briefed and updated on current levels of compliance, in areas that have a significant impact on health and safety.
4.	MATTERS FOR CONSIDERATION
4.1	<p>Please find attached Appendix 1, the 31 January 2024 update on the six areas of compliance.</p> <p>All areas are fully compliant; any homes that have inspection certificates over the prescribed timescale are within our access process and have all been visited several times.</p>
4.2	<p>Damp, Mould, and Condensation</p> <p>Appendix 2 contains performance data in relation to reported cases of damp, mould, and condensation. It will be noted that the number of jobs raised in January (245) and February (179) has continued the trend reported last time, where job numbers have increased since October. This is not surprising at this time of year. These numbers represent a relatively low percentage of the overall housing stock of circa 12,250.</p>

4.3	The outstanding jobs will be prioritised, with the aim to complete all emergency works within 24 hours and non-emergency works within 25 working days of the job being raised. This is through a combination of subcontractors and our own workforce.
4.4	The performance data shows that relatively low numbers of reported incidents are property related (140 jobs out of 1,377), so around 10%. Most jobs raised are linked to condensation issues, requiring remedial treatment and the provision of advice for tenants on managing the situation on an ongoing basis.

5.	OTHER OPTIONS CONSIDERED
5.1	None. The matters within this report are statutory duties and require landlord actions.

6.	IMPLICATIONS
6.1	Health and Safety
6.1.1	There are matters within this report that have a direct impact on health and safety of the buildings that we manage. Keeping our customers safe in their homes is our top priority and something that we take very seriously.
6.2	Legal/Confidentiality
6.2.1	There are significant legal requirements across many of the areas of compliance, covered by this report; gas servicing, fire safety, water and the control of Legionella; lift safety and Asbestos management, are all legal requirements. The five yearly inspection of our electrical installations is best practice, but we expect this to become statutory very soon. All this work gives us the opportunity to not just comply with regulation, but to upgrade our systems and collect data to help inform our component replacement strategy.
6.3	Environmental
6.3.1	Regular servicing of our heating systems helps keep them in optimum working order; our gas boiler service will include a clean of the Magna flow system, to remove any particulates, we also top-up the inhibitors to maintain the efficiency and prolong the life of the system.

The areas listed below have no implications directly arising from this report:

Consultation
Financial and Business Plan
Council
Personnel
Equalities Impact Assessment

Risk Policy Review

7.	Background information
7.1	Not Applicable

8.	Appendices
8.1	Appendix 1 – Compliance data
8.2	Appendix 2 – Damp, mould, and condensation data

This report has been approved by:

Managing Director	Maria Murphy	15.03.2024
Finance Director & Company Secretary	Michael Kirk	14.03.2024
Governance Manager (checked)	Jane Haywood	12.03.2024