

Update on Communication with the Regulator of Social Housing (Housing, Simon Allen)

Synopsis of report:
To advise Members of the recent contact with the Regulator of Social Housing

Recommendation(s):
None. This report is for Information.

1. **Context**

- 1.1 Following the notice served by the Regulator of Social Housing in October 2019 Members requested an update at each committee on progress with remedying the service failures outlined in the notice.

2. **Report**

- 2.1 The Council continues to have monthly meetings with the Regulator to appraise them of progress with achieving compliance across the stock, issues encountered and to detail improvements to ensure full compliance is achieved.
- 2.2 The Notice was served on the Council on 31st October 2019, and this will remain in place until the regulator is satisfied that the Council has proven that we are managing all risks detailed in the notice and can evidence this.
- 2.3 The Housing Technical Services Team will re-report our decency data to the regulator again in early January 2022, once we have collated and further analysed our capital investment data held within Northgate.
- 2.4 The electrical certification was 97.41% as of 9 December 2021 with 74 tests still to be completed. To be noted, all outstanding properties have an allocated appointment.
- 2.5 High risk fire safety actions outstanding as reported on the 15th October 2021 are at 44 in total. This is a reduction from 282 on 1st January 2021.
- 2.6 A further tender will be issued to address all medium and low actions and further subsequent actions arising for our yearly surveys. This is likely to be awarded in spring 2022.

3. **Legal implications**

- 3.1 The Regulator of Social Housing served a Regulatory Notice on the authority as a Registered Provider, under the powers in the Housing and Regeneration Act 2008. The Notice, published on 31st October 2019, cited the statutory fire and electrical safety standards that gave rise to the authority's breach of the Homes Standard.
- 3.2 It remains open to the Regulator to take further formal action if they are not satisfied with the progress towards compliance.

4.0 Environmental/Sustainability/Biodiversity implications

- 4.1 The ongoing works to deliver programmes and packages of investment to increase and or maintain the Council compliancy with regulatory Health and Safety is paramount and is captured in our commitment to quality procurements undertaken in a timely and effective manner.
- 4.2 Runnymede Borough Council will expect new contractors to make major reductions over the life of the contract to reduce the environmental impact of providing the repairs and maintenance service.
- 4.3 Runnymede Borough Council would expect to see from organisations wishing to tender for the contract initiatives such as: -
- The use of a repairs scheduling system designed to reduce travelling distances between repair jobs
 - A commitment to running an electric fleet
 - A commitment to purchasing items held locally and sustainably sourced
 - A commitment to offsetting some of the emissions produced through the delivery of this service by tree planting locally.

5. Conclusion

- 5.1 The Council is continuing to engage with the Regulator monthly and are committed to ensuring that we have an open and transparent professional working relationship to end the issued notice within the quickest timescale.

(For information)