

## 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 31<sup>st</sup> 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 has re-run our asset data and can confirm that we now have a Decent Homes figure of circa 70% decency. Clearly this will increase month on month as we are fully engaged with replacements of kitchens and bathrooms and are also about to enter a five-year domestic boiler replacement programme.
- 2.4 The electrical certification was 99.09% as of 22 February 2022 with 26 tests still to be completed. All 26 have now been referred to Housing Management to proceed with legal actions due to continued non access.
- 2.5 High risk fire safety actions outstanding as reported on the 22 February 2022 are at 34 in total.
- 2.6 It is Runnymede Borough Council's intention to write formally to the Regulator in March 2022 setting out its position to request an end to our continued engagement in respect the served notice. This communication will contain our current position to each area identified as failing in the Regulators issued notice in October 2019.

### 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 31<sup>st</sup> 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. Equality implications**

- 4.1 An equality impact assessment is not required within the context of this report.

#### **5.0 Environmental/Sustainability/Biodiversity implications**

- 5.1 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.
- 5.2 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.
- 5.3 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

#### **6. Conclusion**

- 6.1 The Council is continuing to engage with the Regulator monthly, but will in March 2022 write formally to request an end to their engagement with Runnymede Borough Council.

(For information)

#### **Background Papers**

None