

FIRE SAFETY AND COMPLIANCE ADVISORY PANEL

**TUESDAY, 17 OCTOBER 2023 AT 6.30 PM
COMMITTEE ROOM 2, TOWN HALL, JUDD STREET, LONDON WC1H 9JE**

Enquiries to: Gianni Franchi, Committee Services
E-Mail: gianni.franchi@camden.gov.uk
Telephone: 020 7974 1914 (Text phone prefix 18001)

MEMBERSHIP

Councillors

Councillors Meric Apak, Cabinet Member Better Homes (Co-Chair), Anna Burrage and Kemi Atolagbe

Resident Panel

Gul Begum (Co-Chair), Lynn Addis, Irene Awoto, Francis Dias, Ryan Heng, David O'Keefe, Angela Rokad, Thomas Watkins and 4 vacancies

Fire Brigade Members

Jo Rose, Fire Safety Team Leader
David George, Borough Commander
Gillian Farrugia, Area Safety Manager for North London

Council Officers

Gavin Haynes, Director of Property Management
Dominic Johnson, Head of Safer Homes (Property Management)
Maria Jacobs, Head of Neighbourhoods (Housing)

Issued on: 6th October 2023

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FIRE SAFETY AND COMPLIANCE ADVISORY PANEL

17 OCTOBER 2023

THERE ARE NO PRIVATE REPORTS

PLEASE NOTE THAT PART OF THIS MEETING MAY NOT BE OPEN TO THE PUBLIC AND PRESS BECAUSE IT MAY INVOLVE THE CONSIDERATION OF EXEMPT INFORMATION WITHIN THE MEANING OF SCHEDULE 12A TO THE LOCAL GOVERNMENT ACT 1972, OR CONFIDENTIAL WITHIN THE MEANING OF SECTION 100(A)(2) OF THE ACT.

AGENDA

1. APOLOGIES

2. ANNOUNCEMENTS

3. DECLARATIONS OF INTEREST OF ITEMS ON THIS AGENDA

4. NOTIFICATION OF ANY ITEMS OF BUSINESS THAT THE CHAIR DECIDES TO TAKE AS URGENT

5. MINUTES

(Pages 7 -
12)

To consider the minutes of the meeting held on 21st June 2023.

6. UPDATING THE PANEL'S TERMS OF REFERENCE

(Pages 13 -
22)

Report of the Director of Property Management

The terms of reference (TOR) for the Fire Safety and Compliance Advisory Panel (section 9.1) require that they are reviewed annually. It is proposed that the Panel bring forward this review and consider proposals to amend their TOR and title as part of the Council's work to update its governance and the changes brought about by the Social Housing (Regulation) Act 2023.

7. FIRE SAFETY DELIVERY UPDATE

(Pages 23 -
30)

Report of the Director of Property Management

This report sets out the latest position on the Camden fire risk assessment programme, associated actions and updates on the work to comply with the requirements of the Building Safety Act 2022 and address the issues raised in the Regulatory Notice.

This report also constitutes the monthly update for October 2023 for members of the Panel and will also be shared with members of the Housing Scrutiny Committee. A standard format for monthly updates will be introduced from November 2023.

8. FIRE & BUILDING SAFETY CHARTER ANNUAL REPORT

(Pages 31 -
42)

Report of the Director Property Management

This report is about the Council's Fire & Building Safety Charter commitments to working with residents to keep them safe in their Council homes, and the progress that has been made since the Charter was adopted in July 2021. The report explains how we have been doing and where we need help from residents to make improvements.

9. REGULATORY UPDATE REPORT

(Pages 43 -
52)

Report of the Director of Property Management

The report updates the Panel on the current stage of implementation and new regulatory requirements arising from the Fire Safety Act 2021, Building Safety Act 2022 and the Social Housing (Regulation) Act 2023.

10. FORWARD PLAN

(Pages 53 -
56)

Report of the Director of Property Management

The report suggests a possible work programme for future meetings of the panel.

11. ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS URGENT

AGENDA ENDS

The date of the next meeting will be Thursday, 25 January 2024 at 6.30 pm in Committee Room 2, Town Hall, Judd Street, London WC1H 9JE.

THE LONDON BOROUGH OF CAMDEN

At a meeting of the **FIRE SAFETY AND COMPLIANCE ADVISORY PANEL** held on **WEDNESDAY, 21ST JUNE, 2023** at 6.30 pm in Committee Room 2, Town Hall, Judd Street, London WC1H 9JE

MEMBERS OF THE COMMITTEE PRESENT

Councillors Meric Apak (Co-Chair), Gulbahar Begum (Co-Chair), Irene Awoto, David O'Keefe, Gavin Haynes, David George, Dominic Johnson, Councillor Kemi Atolagbe and Councillor Anna Burrage

MEMBERS OF THE COMMITTEE ABSENT

Lynn Addis, Francis Dias, Ryan Heng, Angela Rokad, Jo Rose and Gillian Farrugia

The minutes should be read in conjunction with the agenda for the meeting. They are subject to approval and signature at the next meeting of the Fire Safety and Compliance Advisory Panel and any corrections approved at that meeting will be recorded in those minutes.

MINUTES

1. APOLOGIES

Apologies for absence were received from Francis Dias, Ryan Heng, Glendine Shepherd (Director of Housing) and Melissa Dillon, Resident Safety Engagement & Governance Lead.

2. ANNOUNCEMENTS

Webcasting

The Chair announced that the meeting was being broadcast live to the internet and would be capable of repeated viewing and copies of the recording could be made available to those that requested them. Those participating in the meeting were deemed to be consenting to being filmed.

3. DECLARATIONS OF INTEREST OF ITEMS ON THIS AGENDA

There were none.

4. NOTIFICATION OF ANY ITEMS OF BUSINESS THAT THE CHAIR DECIDES TO TAKE AS URGENT

There were none.

5. MINUTES

Consideration was given to the minutes of the meeting held on 20th April 2023.

RESOLVED –

THAT the minutes of the meeting held on 20th April 2023 be approved as a correct record.

6. THE SOCIAL HOUSING REGULATION BILL AND CONSUMER STANDARDS

Consideration was given to the report of the Director of Property Management

Dominic Johnson, Head of Safer Homes, took the meeting through the report, and gave the following key responses to questions:

- The Council had put in place a programme for ensuring that it would be able to meet its communal fire doors, the installation of smoke and CO detectors requirements. The majority of the smoke and CO detectors were expected to be in place by the end of September 2023. The Council also had put in place a new team which would carry out the building safety checks and registration requirements on tall buildings, and would prepare the required building safety cases which would be submitted within the required timescales. Tenants and residents views on the buildings they lived in would form part of the assessment process.
- The Council undertook approximately 3600 Fire Risk Assessments (FRAs) every three years and the frequency varied depending on the risk. The last cycle of FRAs generated approximately 15,000 actions, 9,000 actions which were overdue and the Council was working through there prioritisation. A large number of these actions were deemed low risk (e.g. door closure mechanisms) and all the actions were identified in a programme of works. Capital and revenue resources were allocated in the budget to enable the actions to be undertaken. These resources were allocated from other budgets which would have an impact on other housing services, as no new money had been given by the Government to fund these works. Officers agreed to provide a report to the next Panel meeting on the progress of the FRAs actions.

ACTION BY: Director of Property Management

- The Council would continue to have conversations with Government officials regarding new burdens funding, but as yet they had not been willing to provide much extra resources to fund most of the works arising from the requirements.
- It was recognised that most local authorities were in a similar position to Camden in relation to the works required, procurement and delivery issues, and the lack of additional funding to meet those needs.
- The Council would ensure that when undertaking appropriate actions they sought to ensure that they met appropriate energy efficiency and sustainability requirements.
- Whilst undertaking a FRA the assessor would give any action identified a priority level, as a result of this the action would then be programmed. An action which was deemed immediately dangerous or considered an emergency would be phoned through to colleagues, so that an immediate report could be undertaken and action taken (when necessary the Fire Brigade would be involved).
- The service had dedicated fire safety managers and they, along with agency staff, would oversee the assessment and actions programme and seek to ensure that the quality control processes worked effectively. Though the use of external providers had enabled the Council to gain access to specialist advice, economies of scale and a speedier delivery route, the Council would be considering whether further parts of the overall process could be brought back in-house.

RESOLVED –

THAT the report be noted

7. UPDATING THE TENANTS GUIDE

Consideration was given to the report of the Director of Housing.

Maria Jacobs, Head of Neighbourhoods, took the meeting through the report, and gave the following key responses to questions:

- The Council had circulated regular reminder information leaflets regarding its removal policy and explained the reasons why this approach was now being undertaken.
- As part of its removal policy for items in communal areas, the Council would give tenant's 48 hours' notice before an item was taken away. The item would have a sticker attached that would make it clear that if the item was not removed by the owner then it would be taken away and disposed of by the Council. This 48 notice was a last resort measure. When caretaking staff or other council staff had sought to engage with a tenant by knocking on their door asking them to remove an item, a number of them had then been verbally abused by the tenant and were now reluctant to place themselves in

that position. Tenants and residents would though continue to receive appropriate regular reminders of the approach now being followed by the Council, along with the reasons why. Fire Brigade staff had filmed a number of videos regarding the impact of leaving items in the hallway and the escape routes, which the Council would be able to use to help educate tenants and residents as to why this policy had been adopted.

- If the item was deemed to be of high value, then officers would look to store the item for a limited period of time. The Council did not want to be in a situation of having to spend limited resources on the storage of items, so it was expected that items deemed of low value would be disposed of. On occasions the Council may consider offering a tenant or resident a goodwill gesture as a result of an item being removed, but this goodwill should not be used as an opportunity for individuals to seek to get items replaced. Officers were still working through how to ensure that this policy was being applied consistently.
- Tenants who were not changing behaviours and consistently ignoring advice and guidance could be deemed in breach of their tenancy. Though when the hoarding or collection of items was considered to be a serious issue then staff in the social work team would be alerted and they would become involved.
- Officers would look into having a equality impact assessment of the proposed approach that was to be followed, and update the panel accordingly.

ACTION BY: Director of Housing (MJ)

- Officers would contact Councillor Burrage regarding a casework issue relating to the removal of belongings on the Chalcots Estate.

ACTION BY: Director of Housing (MJ)

RESOLVED –

THAT the report be noted

8. PROPOSALS FOR RESIDENT INFORMATION ABOUT SAFETY IN THE HOME AND IN COMMUNAL AREAS

Consideration was given to the report of the Director of Property Management

Gavin Haynes, Director of Property Management, took the meeting through the report.

RESOLVED –

THAT the report be noted

9. WORK PROGRAMME AND ACTION TRACKER

Consideration was given to the report of the Director of Property Management.

The Council had to formally response to the outcome of Fire Brigade fire inspection audits which would lead to the Council undertaking appropriate actions. The Council was looking to ensure that appropriate processes were in place that routed these audits to the correct people within the authority so they were not missed.

The meeting agreed to receive a report regarding the role the Panel could play in the proposed Housing Conference. This report would be submitted to the January meeting so the Panel could feed into the conference planning.

ACTION BY: Director of Property Management (MD)

New items in bold

Reports Proposed for October 2023

- Emergency Evacuation Information Sharing – Update Report
- Fire & Building Safety Charter Commitments – Annual Report to Residents
- Regulatory and legislative update
- **Fire Risk Assessment update**

January 2024

- Fire Safety Delivery Progress Update
- Annual panel report
- **Housing Conference**

April 24

4. LFB Annual Performance report

Yet to be Programmed

None.

RESOLVED –

THAT the work programme and dates of meetings as outlined above be agreed.

10. ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS URGENT

There were none.

The meeting ended at 7.30 pm.

CHAIR

Contact Officer: Gianni Franchi

Telephone No: 020 7974 1914

E-Mail: gianni.franchi@camden.gov.uk

MINUTES END

LONDON BOROUGH OF CAMDEN	WARDS: ALL
REPORT TITLE: Updating the Panel’s Terms of Reference	
REPORT OF DIRECTOR OF PROPERTY MANAGEMENT	
FOR SUBMISSION TO: Fire Safety & Compliance Advisory Panel	DATE 17 October 2023
<p>SUMMARY OF REPORT:</p> <p>The terms of reference (TOR) for the Fire Safety and Compliance Advisory Panel (section 9.1) require that they are reviewed annually. It is proposed that the Panel bring forward this review and consider proposals to amend their TOR and title as part of the Council’s work to update its governance and the changes brought about by the Social Housing (Regulation) Act 2023.</p> <p>Local Government Act 1972 – Access to Information The following documents have been used in the preparation of this report: No documents that require listing have been used in the preparation of this report,</p> <p>Contact Officer: Melissa Dillon, Resident Safety Engagement & Government Lead. Email: Melissa.dillon@camden.gov.uk; Tel.0207 974 3100</p>	
<p>RECOMMENDATIONS:</p> <p>The Panel is asked to consider the proposed amendments to their Terms of Reference set out in full in the Appendix and summarised at section 2 of the report as follows:</p> <ol style="list-style-type: none"> i. To increase the number of councillor places on the panel to 7 and for 4 of the places to be for leaders of party political groups on the Council and our Green Party councillor and the 5th to be reserved for the Cabinet Member for Better Homes. As detailed at paragraph 2. ii. For the Cabinet Member for Better Homes to step down as co-chair of the panel from January 2024 and for the replacement co-chair to be an independent safety industry expert as set out in paragraphs 2.6 and 2.7 iii. Adopt the remuneration proposals for resident panel members set out in paragraph 2.8 iv. Provide the training and support for resident panel members proposed at paragraph 2.10. v. To change the name of the FSCAP to the ‘Housing and Fire Safety Advisory Panel’ as set out in paragraph 2.3 	

Signed:

A handwritten signature in black ink, appearing to read 'GHaynes', with a small flourish at the end.

Gavin Haynes
Director Property Management
Date: 5th October 2023

1. Purpose of Report

- 1.1 The Fire Safety & Compliance Advisory Panel reviews its terms of reference every year to ensure that they remain relevant and this annual review is next due to take place in January 2024. It is proposed that the panel review and amend their TOR and title in recognition of the changes and strengthened regulatory regime for Council homes introduced by the Social Housing (Regulation) Act 2023.

2. Proposed Changes

- 2.1 The proposal is to change the title and update the terms of reference for the Panel to extend its remit ensure that the Council provides a consistent overview of compliance with the property related health and safety across regulation by both the Building Safety Regulator and the Social Housing Regulator.
- 2.2 This will include the Safety & Quality consumer standard introduced by the Social Housing (Regulation) Act 2023 and will complement the wider oversight of landlord performance and compliance with all consumer standards maintained by Housing Scrutiny and District Management Committees.
- 2.3 In recognition of the dual regulation of safety standards for Council homes it is proposed to change the name of the panel to *Housing and Fire Safety Advisory Panel*.

Membership

- 2.4 The current terms of reference provides for up to 12 resident (tenant and leaseholder) members with speaking and voting rights, one of is the resident co-chair of the Panel. Resident members to include:
- 1 District Management Committee representative
 - 1 Tenant Management Organisation representative

The other members of the Panel are currently:

- The Cabinet Member, Better Homes plus two other nominated Council Members.
 - The Council's Director of Property Management.
 - Two nominated representatives of the Borough Fire Brigade Commander. (Including a representative from the Regulatory Fire Safety Department).
 - A nominated representative from the Council's Property Management Division.
 - A nominated representative from the Council's Housing Division
- 2.5 It is proposed that from January 2024, councillor places on the panel should be revised to a total of 7, with the 3 leaders of the party-political groups and the Green Party councillor invited to take up membership to contribute to the discussions. There would be no substitute councillor places on the panel. The Cabinet Member for Better Homes would step down as panel co-chair from

January 2024 but continue as a councillor member of the panel representing the Cabinet. The 2 remaining councillor places would be determined by the Leader of the Council.

- 2.6 From January 2024 the vacant second co-chair place to be filled by an independent safety industry expert alongside the resident chair to reinforce the independence of this advisory panel from the Council and bring further expertise to the sessions. If agreed the Director of Property Management will oversee the recruitment of this expert member who would be appointed for an initial period of one year from January 2024.
- 2.7 The officer and London Fire Brigade seats on the panel would remain as currently specified in the Terms of Reference.
- 2.8 The quorum for the panel will continue to be a minimum of 5 Panel members (including 2 resident representatives) to be present at the meeting for recommendations to be made.

Remuneration

- 2.9 Camden has established several resident panels to develop and deliver Council services and remunerates those volunteering their time on at a rate of £12 per hour. It proposed to apply this approach to the Housing and Fire Safety Advisory Panel in line with the approach taken to remunerating volunteers on other Camden resident panels.

Training & Support

- 2.10 The panel will continue meet formally at quarterly public meeting and receive written briefings and or have informal briefings between meetings to ensure they are get up to speed with safety issues and developments. In addition to the formal quarterly meetings officers will facilitate two training workshops with panel members every year to provide them with on-going fire and building awareness and support in shaping the future work programme of the panel. The workshops will be provided by external safety training bodies such as the British Safety Council and by the Council's in-house fire and building safety teams.
- 2.11 The proposed amended Terms of Reference are attached as the appendix to the report.

3.0 Legal Comments

- 3.1 The Borough Solicitor has been consulted and has no specific comments

4.0 Finance Comments

- 4.1 The report asks the Fire Safety Advisory Panel to consider proposed amendments to their terms of reference including increasing number of councillor places, appointing an independent safety industry expert as co-chair, remunerating and providing training and support to resident panel members.
- 4.2 The estimated budgetary impact of the remuneration and training and support proposed in the current financial year is £10,368 and the full year impact from

2024/25 is £20,736. The cost will be funded from the budget allocated to H26430 Fire Risk

5.0 Environment Implications

5.1 There are no specific implications arising from this work.

END

APPENDIX



LONDON BOROUGH OF CAMDEN HOUSING AND FIRE SAFETY ADVISORY PANEL PROPOSED TERMS OF REFERENCE 2024

1 PURPOSE

- 1.1 The Housing and Fire Safety Advisory Panel supports Camden Council's landlord service to meet its regulatory requirements to tenants and leaseholders in relation to the safety of residents' homes. This includes how the Council monitors the condition of its stock, including damp and mould, as well as compliance with fire, electrical, gas, legionella, asbestos and lift safety checks. The panel will also support how the Council manages risk of fire by making recommendations and carrying out reviews to facilitate effective fire prevention, preparedness, and response and recovery strategies. The Panel will scrutinise and advise on the Council's fire and building safety compliance in line with the Fire Safety Act 2021, Building Safety Act 2022 and the Social Housing (Regulation) Act 2023. The Panel will support the Director of Property Management in ensuring that tenant and leaseholder voices are at the centre of the Council's innovative approach to property safety.

2 OBJECTIVES

- 2.1 The Housing and Fire Safety Advisory Panel meets regularly to;
- Receive officer reports on how the Council is working to comply with the Safety & Quality consumer standard, as monitored by the Regulator for Social Housing.
 - Receive officer reports on the status of work being undertaken, in and around council owned homes in order to achieve compliance with current fire safety legislation and regulation.
 - Provide quarterly oversight of progress in delivering Fire & Building Safety Charter commitments.
 - Consider whether arrangements for reviewing fire safety and related safety issues in and around council owned homes are adequate.
 - Receive reports on relevant staff training to ensure that there is improved recognition of fire and building safety breaches and appropriate action taken.
 - Consider what information and training might be appropriate for residents to improve fire safety awareness and readiness in the event of a fire.
 - Receive officer reports summarising recent fire safety and compliance concerns raised by residents who are tenants, leaseholders and tenants of leaseholders across the borough; and consider Council actions in response to those concerns.

- Understand the nature of and reasons for recent fires in Council owned homes in order to inform the Panel's own fire safety recommendations.
- Find ways to encourage residents to become more aware of fire and building safety issues and to take responsibility for safety in and around their homes.
- Review the Council's tenancy conditions and new residential leases (and rules and regulations for leaseholders generally) to ensure that they are sufficiently robust around fire safety issues and to receive reports on appropriate action being taken by officers where breaches occur.
- Review the *Tenants Guide* and make proposals for amendments to add any new requirements developed as a result of the findings of the Panel
- Consider wider best practice and recommend to the Council where good fire safety initiatives implemented elsewhere might also work in Camden.
- Work with the Council to develop effective regular communications in appropriate formats for Camden residents around fire safety.

3 MEMBERSHIP

3.1 The Panel will be chaired in rotation by a Camden Council resident and an independent expert from the British Safety Council and comprises of the following membership as follows:

3.1.1 Resident Membership

Up to 12 resident (tenant and leaseholder) members selected for their expertise with speaking and voting rights, to include:

- 1 District Management Committee representative with speaking and voting rights
- 1 Tenant Management Organisation representative with speaking and voting rights

During recruitment the Council will be mindful of trying to achieve a Panel that includes residents living in:

- a high rise block
- a TMO managed property
- a street property.

A resident member may be co-opted to serve on the FS&CAP to achieve this balance.

3.1.2 Other Membership

- The Leaders of all groups on the Council (3 places)
- The Green Party Councillor (1 place)
- The Cabinet Member, Better Homes (1 place)
- Nominated Councillors (2 places)
- The Council's Director of Property Management
- Two nominated representatives of the Borough Fire Brigade Commander (Including a representative from the Regulatory Fire Safety Department)
- A nominated representative from the Council's Property Service (observer)

- A nominated representative from the Council's Housing Management Service (observer)

3.2 The majority of the resident members will be Council tenants.

3.3 Resident Panel Members may serve up to a three-year term subject to review at the end of year's one and two.

3.4 The resident Chair is rotated annually on the anniversary of the Panel's establishment.

4 AGENDAS

4.1 Agendas are agreed by the Co-Chairs in advance of the meetings, to ensure that all Panel members can be fully prepared.

4.2 Potential agenda items may be submitted to Co-Chairs, for consideration by Panel members or Council Officers. Items may be submitted up to three weeks prior to each meeting. Potential items are discussed with the Chair(s) in order to finalise the agenda prior to dispatch (two weeks in advance).

4.3 Nothing goes on the agenda that is subject to investigation; or should the Borough Solicitor advise that for any reason that an item would be inappropriate.

5 MEETINGS

5.1 The Chair(s) with the support of the Council will:

- Facilitate no less than four formal meetings of the Panel per year
- Consult members prior to setting each agenda
- Ensure that the meeting is run in accordance with the Engagement Code of Conduct
- Be non-voting (in circumstances where a formal vote is required to agree a recommendation)

5.2 Alongside four formal meetings, members may be asked to attend up to two private workshops per year for additional training and information gathering. They will also be invited to attend other informal briefings where relevant.

6 ATTENDANCE

6.1 There is an expectation that Panel members will attend at least 75% of all formal meetings. It will be assumed that members who fail to attend 2 consecutive meetings without having given apologies will have stepped down and a new nomination will be formally requested.

Quorum

6.2 A minimum of 5 Panel members (including 2 resident representatives) must be present at the meeting for recommendations to be made.

6.3 Other residents may be invited to the meeting to provide information. Other officers may be invited to present reports or provide legal advice.

7 DECISION MAKING

- 7.1 The panel will make recommendations to decision makers in the Council and the results of those recommendations will be reported back to the panel.
- 7.2 The Director of Property Management will be responsible for ensuring that recommendations are reported to the appropriate officer, action taken and feedback given.

8 DISPUTES

- 8.1 An independent method will be sourced in order to find resolution in cases where disputes arise between Panel members.

9 ANNUAL REVIEW

- 9.1 The performance of the Panel against its objectives and its Terms of Reference will be reviewed annually.

ENDS

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LONDON BOROUGH OF CAMDEN	WARDS: ALL
REPORT TITLE: Fire Safety Delivery Update	
REPORT OF: Director of Property Management	
FOR SUBMISSION TO: Fire Safety & Compliance Advisory Panel	DATE: 17 October 2023
<p>SUMMARY OF REPORT</p> <p>This report sets out the latest position on the Camden fire risk assessment programme, associated actions and updates on the work to comply with the requirements of the Building Safety Act 2022 and address the issues raised in the Regulatory Notice.</p> <p>This report also constitutes the monthly update for October 2023 for members of the Panel and will also be shared with members of the Housing Scrutiny Committee. A standard format for monthly updates will be introduced from November 2023.</p> <p>Local Government Act 1972 – Access to Information No documents were used in the preparation of this report which required to be listed.</p> <p>Contact Officer: Dominic Johnson, Head of Resident & Building Safety Tel: 0207 974 4138, Email: dominic.johnson@camden.gov.uk</p>	
<p>WHAT DECISIONS ARE BEING ASKED FOR?</p> <p>The Panel is asked to note the content of the report.</p>	

Signed:



Gavin Haynes
 Director Property Management
 Date: 5th October 2023

1. INTRODUCTION

- 1.1 In line with Regulatory Reform (Fire Safety) Order 2005 (RRO) Camden Council as the accountable person is required to carry out a suitable and sufficient fire risk assessment of all properties where there are non-domestic areas. The completed fire risk assessments generate actions that Camden needs to consider to reduce or address the risk.
- 1.2 In addition to the RRO and Fire Safety Act 2021, the Building Safety Act 2022 sets out a range of new duties for high-rise residential buildings (18 metres and/or 7 storeys) and creating the Building Safety Regulator (which sits within the Health and Safety Executive). Camden as an early adopter has proactively set out to deliver these additional requirements in line with the Regulator's transitional timeline. This report provides an update on the latest position.

2. FIRE RISK ASSESSMENT PROGRAMME

- 2.1 Fire Risk Assessments are completed on a cyclical basis with all properties having an FRA within a three-year period (high risk every year, medium risk every two years, low risk every three years). The total programme consists of 3,290 FRAs and Camden have programmed assessments so that actions are produced in a steady flow and not subject to the same peaks and troughs as previously experienced.
- 2.2 After the Chalcots evacuation and fatal fire at Daleham Gardens in 2017, the Council made substantial changes to improve the governance and resources allocated to managing fire safety, building safety and compliance. There has been a high volume of actions generated by the new FRAs carried out since 2017 and while the Council has addressed over 40,000 actions since 2020, it had 9,000 overdue actions at the end of 2022/23, of which 400 were high-risk. This led to the Regulator of Social Housing (RSH) issuing a Regulatory Notice to the Council in July 2023 concerning this, and also the rate of delivery on smoke and CO detectors.
- 2.3 The Council fully accepts the need to address the issues in the Notice and is working with the Regulator on its action plan to make sure a similar backlog does not accrue in future.

Why were there 400 overdue high-risk actions

- 2.4 At the time of our contact with the RSH, in April 2023, the Council had 400 high-risk actions overdue and of these one-third had a timescale of 10 days to resolve. The number of overdue actions has been steadily reducing as we focus on the oldest and highest risk actions first and by 30 September 2023, the number of overdue high-risk actions had fallen to 76. The high-risk actions related to:
- Metal security grilles placed on front entrance doors by residents. These accounted for 89 of the "10 day" actions – we have been reviewing our

advice to residents regarding these and have recently sent a further letter advising these should be removed. We will then work with residents to remove gates and determine any concerns we need to address in doing so.

- Repairs to front entrance doors – for example checking the fire rating of glazed panels or reinstating a door closer – these are all assigned to our repairs service
- 30 related to combustible items left by residents in communal areas – we have a new process and dedicated resources in place to clear these more quickly
- 4 related to alarm queries
- 5 related to mobility scooter storage and 10 related to compartmentation checks
- The remainder related to miscellaneous actions such as trip hazards

2.5 The remaining 76 high-risk actions primarily relate to door repairs, a small number of remaining clearances. There are 26 no access cases that we are working to address, the remainder have works scheduled for October.

When will the 9,000 actions be addressed

2.6 Our current FRA cycle generated over 50,000 actions in total and we've closed over 43,000 since 2020 as below, with between 10,000 and 15,000 actions closed each calendar year. The Council has closed 8,061 actions this calendar year to date:

	2020	2021	2022	2023 (ytd.)	Total
Actions closed	10,231	15,531	10,293	8,061	43,502

2.7 The current position on all remaining overdue actions is summarised below:

Team(s)	Overdue actions, 30 September 2023	Current position
Capital works	4,844	Our most recent priority work packages have been onsite since early 2023. We also awarded five large geographical packages in July 2023 covering items such as door replacements. However, one contractor refused to honour its tendered rates on two of the packages and we moved to the next contractor on the list. Capital works packages will be delivered this financial year and next.
Repairs	2,712	We have had to repackage our repair works following non-delivery by a contractor in 2022 and we have largely commissioned specialist suppliers directly. This remaining work will be completed this calendar year.
Landlord services	585	In early 2023 we piloted a more robust approach to the removal and disposal of combustible items and this has now been fully mobilised. Correspondence has also been issued to blocks that have front door grilles identified and we will be taking a risk-based approach to enforcement. Actions to be closed this calendar year.
Estate services	370	These primarily relate to improvements required to bin-stores and refuse areas. Actions are to be closed this calendar year.
Building safety / fire safety teams	279	These actions require commissioning of further investigative surveys to provide further assurance, these will be closed this year

2.8 With regards the installation of hard-wired carbon monoxide alarms and smoke detectors, the latest figures are provided below. CO alarms are scheduled to be installed by December 2023 and smoke detectors by March 2024 subject to access. During September 2023, the Council also visited over 3,000 tenants who were in the latter stages of the programme and offered interim battery detection while they waited for the hard-wired systems to be installed.

	Tenanted homes with combustion appliances	CO Alarms	Tenanted Homes	Smoke Detectors
Number required	13,706		23,548	
Total installations		11,598		19,275
% installed		85%		82%

Challenges

2.9 The Council has been delivering a high volume of works since 2017/18 and needs to make additional progress which have made impacted by challenges which include:

- Procurement activity and suppliers not being able to hold their pricing. We have had some tenders withdrawn and / or works not mobilised effectively, this leading to re-procurement and commissioning work directly from the supply chain
- We have dedicated teams in place and experienced officers working across the capital works team, repairs service and the fire and building safety team. It can be challenging however to secure the extra capacity needed for peaks of activity.
- Gaining access for fire safety work that might be intrusive or take time – this particularly being the case for hard-wire smoke detection and door replacement works. We are working with contractors, delivery teams and our neighbourhood housing officers to communicate the importance of the work with residents and to make sure our correspondence and arrangements for making appointments are of a high standard

2.10 The Council is meeting with the Regulator of Social Housing on 11 October to talk through its action plan to address the remaining outstanding actions and the challenges outlined above. This action plan will be shared with Panel members and Councillors as soon as it is available.

Fire Safety Act

2.11 The Council has implemented the additional requirements of the Fire Safety Act including:

- Installation of way finding signage in 18+ metre buildings
- Installation of secure information boxes in 18+ metre buildings
- Provision of external wall design & construction materials to the London Fire Brigade (LFB) for 18+ metre buildings
- Fire door inspection regime for 11+ metre buildings

- Lift and fire safety equipment fault reporting to LFB for 18+ metre buildings
- Provision of information about the importance of fire doors to residents of all Council homes

2.12 Camden has also carried out specialist Fire Risk Appraisal external wall façade checks (FRAEW) in line with PAS 9980:202 guidance published by Government on steps that can be taken to identify, assess and categorise the risks posed by external wall systems and identify works that might improve the risk rating of a building. To date FRAEW checks have been prioritised according to agreed criteria and completed on 51 buildings with 3 more to be completed during August.

Third party assurance

2.13 The Council has been working with specialist third party advisors for the last 12 months to develop its approach to the implementation of the Fire and Building Safety Acts and its accountability frameworks. The next stage of this work is to carry out a third-party audit of our fire safety management processes and introduce a fire safety management system that meets the requirements of British Standard 9997 (BS9997).

2.14 BS9997 is an organisational management system designed by the British Standards Institute to provide a framework for organisations of all sizes to manage their approach to fire risk in a holistic risk-based way.

2.15 The third-party audit and BS9997 process will provide evidence to residents and the RSH of the commitment of the Council's senior leaders to provide the resources, support, and awareness to manage fire risk in a consistent way across the organisation.

3. BUILDING SAFETY ACT

3.1 The Building Safety Act 2022 (BSA) has introduced enhanced safety duties for the owners of high-rise residential buildings and buildings over 11 metres in height. It defines high-rise buildings as those with two or more residential dwellings and that are over 18 metres or 7+ floors in height. The BSA also created the following new regulatory bodies to provide effective oversight of a more rigorous building safety regime:

- the Building Safety Regulator (BSR)
- the National Regulator of Construction Products
- the New Homes Ombudsman

3.2 The Council has established a team of 10 experienced Building Safety Managers as part of its Resident and Building Safety team and Building Safety Cases are being prepared in line with the timescales set out in the regulatory update report to the Panel.

3.3 There are some key milestones set out by the Building Safety Regulator:

- **September 2023** – HRRBs to be registered submitting key building information. Camden had registered 150 buildings by end September
- **October 2023** – final 17 buildings to be registered
- **April 2024 Tranche 1** – 37 Camden Building Safety Cases
- **April 2025 Tranche 2** – 20 Camden Building Safety Cases
- **April 2026 Tranche 3** – 43 Camden Building Safety Cases
- **April 2027 Tranche 4** – 25 Camden Building Safety Cases
- **April 2028 Tranche 5** – 40 Camden Building Safety Cases

3.4 High-rise buildings now must be registered with the Building Safety Regulator which. To date the Council has registered 150 HRRBs. As part of the review of Camden’s stock an additional 17 buildings were identified as in scope and these will be registered in line with the Regulator’s deadline of 31st October 2023.

3.5 The new regulatory regime requires Building Safety Case reports to be submitted to the Building Regulator which are assessed and then if deemed suitable the BSR will issue Building Assessment Certificates for each block. These are expected to be valid for 5 years.

3.6 Building Safety Cases Reports (BSCRs) will be called in by the Building Safety Regulator and will be phased over five financial years in tranches from April 2024. It is expected that the regulator will request BSCRs based on the height and complexity of buildings first.

3.7 The Building Safety Team are preparing BSCRs on our high-rise blocks in line with the tranches detailed above. The BSCR sets out the claim, argument, evidence process to provide assurance (in line with the Building Safety Act) that all risks associated with fire and structure have been assessed holistically and any risks mitigated/addressed. Information on this can be found on the Council’s website ([Safety cases for high rise buildings - Camden Council](#)) and on the BSR website at [Building information - Building safety - HSE](#).

3.8 The Building Safety Cases must be kept up date, and re-submitted for assessment if the management, maintenance, use and occupation of a building or its construction or structure changes.

4. COMMENTS OF THE DIRECTOR OF FINANCE

4.1 The Council’s fire and building safety activities described in this update represent a significant investment of Housing Revenue Account resources. The Council has allocated £296m to the delivery of fire safety capital works since 2017 and has an annual revenue budget of £4.5m for fire and building safety work.

- 4.2 When legislation introduces new duties for local authorities, usually the government provides “new burdens” funding. However very little additional funding has been made available to implement the duties contained in the Fire Safety Act 2021, Building Safety Act 2022 and Social Housing (Regulation) Act 2023. Therefore, apart from the Chalcots capital works and some other capital works carried out on the Cromer Estate (total capital grant of c.£87.6m), these costs have had to be met from within the existing resources of the HRA.
- 4.3 The new duties have come at a time when the HRA is dealing with inflationary pressures in materials, labour and energy and following the period of enforced 1% rent reductions between 2016 and 2020 which have undermined the financial sustainability of the HRA. It is estimated that since 2016 the HRA lost out on £105m in income that would have been spent on management and maintenance and income this year is £30m lower than it would have been had Government had allowed rents to keep pace with inflation. The rent reductions not only limited the scope to fund new revenue budgets for fire and building safety but also the annual contributions to the Major Repairs Reserve which fund the fire and building safety capital programme along with other capital works. This means that the fire and building safety works have largely been funded by making savings elsewhere and/or reducing budgets for other revenue and capital activities. The situation has been compounded by the below inflation rent increase imposed by government in 2023/24.
- 4.4 The Chalcots fire safety works are largely funded by DLUHC grant administered by the GLA. However, some of the costs are not eligible for grant so the Council is having to meet them from its own resources. As set out in a recent report to Cabinet, the estimated cost of these works has risen. This means that the ineligible element funded by the HRA has increased and DLUHC still need to agree to fund the increases to the eligible element. The Council did also receive a £19m court settlement relating to the Chalcots Estate but this has largely offset the revenue costs of evacuating the estate and keeping residents safe incurred in previous years rather than funding the capital costs of the works or the cost of implementing the new legislation.

5.0. COMMENTS OF THE BOROUGH SOLICITOR

- 5.1 The Borough Solicitor has been consulted and has no comments to add.

REPORT ENDS

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LONDON BOROUGH OF CAMDEN	WARDS: ALL
REPORT TITLE: Fire & Building Safety Charter Annual Report	
REPORT OF: Director of Property Management	
FOR SUBMISSION TO: Fire Safety & Compliance Advisory Panel	DATE: 17 October 2023
<p>SUMMARY OF REPORT</p> <p>This report is about the Council’s Fire & Building Safety Charter commitments to working with residents to keep them safe in their Council homes, and the progress that has been made since the Charter was adopted in July 2021. The report explains how we have been doing and where we need help from residents to make improvements.</p> <p>Local Government Act 1972 – Access to Information</p> <p>No documents were used in the preparation of this report which required to be listed.</p> <p>Contact Officer: Hannah Ashley-Fraser, Head of Property Asset Management Email: hannah.ashleyfraser@camden.gov.uk</p>	
<p>WHAT DECISIONS ARE BEING ASKED FOR?</p> <p>Panel members are asked to:</p> <ul style="list-style-type: none"> i. comment on our performance against the charter commitments ii. provide suggestions on how we can involve residents in increasing access for safety checks, and the kind of information that would help to achieve this. 	

Signed: 

Gavin Haynes
 Director Property Management
 Date: 5th October 2023

1.0 INTRODUCTION

- 1.1 This report is about the Council's Fire & Building Safety Charter commitments to working with residents to keep them safe in their Council homes, and the progress that has been made since the Charter was adopted in July 2021. The report explains how the Council has been performing and where it needs help from residents to make improvements.

2.0 THE FIRE AND BUILDING SAFETY CHARTER

- 2.1 In July 2021 the Council made a series of commitments to residents (the Fire & Building Safety Charter) about making their Council homes safer with the objective that by 2025 everyone who lives in a Camden council home does so in safe, well-maintained building.
- 2.2 The Charter covers not just physical improvement to Camden Council homes but also working with residents and communities to make sure that everyone knows how to keep themselves and the people around them safe at home. Camden. The Charter sets out what the Council does to make sure that residents always have a voice in decisions made about safety in their homes and always have access to information about the safety of the building they live in.
- 2.3 Camden is asking residents to play their part in ensuring the safety of their buildings – safer homes are up to everyone. This Fire and Building Safety Charter explains the Council's safety commitments and what residents are asked to do to keep their homes safe. As set out elsewhere on the agenda, the Council is also finalising an action plan with the Regulator regarding its Notice of July 2023 which concerned fire risk assessment actions and smoke and CO detector installation.

Camden's Charter Commitments

- 2.4 There are five charter commitments, four setting out what the Council will do and a fifth asking residents to play their part in making sure their homes are safe. The five commitments are listed here, and section 3 of the report provides detail of practical measures, targets for measuring our performance and information about how we performed against those targets in 2022/23.
- We will work with you to keep your homes and buildings safe
 - We will make sure you know how to stay safe at home
 - We will be transparent
 - We will always listen to you about safety
 - Fire and building safety is up to everyone – play your part

3. HOW ARE WE DOING – CHARTER ANNUAL REPORT FOR 2022/23

Commitment	Action	Performance in 2022/23
<p>We will work with you to keep your homes and buildings safe</p>	<p>We will carry out Fire Risk Assessments every 1, 2 or 3 years depending what type of building you live in. All Camden buildings will have a fire risk assessment at least every 3 years.</p> <p>Every year – FRAs to purpose-built blocks 10+ floors, hostels, and sheltered housing</p> <p>Every 2 years – FRAs to purpose-built blocks less than 10 floors</p> <p>Every 3 years – FRAs to street properties and TRA Halls (each street property also receiving a check of its communal areas each quarter)</p>	<p>Camden has 3,290 residential blocks and related assets (such as TRA halls) where fire risk assessments (FRAs) must be carried out every 1, 2 or 3 years.</p> <p>On the 1 April 2023 we had carried out FRAs to 3,219 buildings within their review dates. During the year there were 207 buildings where we had not been able to get in to carry out the FRA. Most of these were street properties and 17 were non-residential TRA halls.</p> <p>We are now implementing a suited-key and lock change programme to ensure we can gain access to blocks and buildings, where there has been no response to our requests for access. We will always try to gain access to communal areas by ringing residents’ doorbells and knocking, but if there is no reply, we will open the communal door with a suited key or a locksmith’s tool.</p> <p>The Council has closed over 40,000 fire risk assessment actions since 2020. On 1 April 2023 we had 9,000 overdue FRA actions and 400 of these were higher risk actions, for this reason we were issued a Notice by the Regulator of Social Housing in July 2023. All remaining actions are assigned to a team and we have a wide range of contracts in place to deliver them. We now have 76 high risk actions remaining and these will be completed by November 2023 subject to access.</p>
	<p>Gas Safety Checks – We will carry out annual CP12 Landlord Gas Safety checks to 13,306 individual properties each year.</p>	<p>Gas Safety: At the end of March 2023, we had carried out gas safety checks at 13,213 council homes, but there were 93 we hadn’t been able to check. We follow a fair and flexible access process giving residents three opportunities to allow us access to undertake the check, we continue to explain that these checks are</p>

<p>Electrical testing – We will carry out Domestic Electrical Inspections to all our tenanted housing stock every 5 years (c23,000 homes).</p> <p>Water Safety – We will service 841 Water Tanks every 6 months as part of our water safety management process.</p> <p>Asbestos Surveys – In line with Camden’s asbestos Management Plan we will be carrying out new consolidated surveys to ensure that all communal areas have been re-inspected within a 5-year period.</p> <p>Lift Safety – We will carry out 554 six-monthly LOLER lift insurance inspections.</p>	<p>an important part of our work to keep Council homes safe. As a last resort we have taken legal action to enforce access.</p> <p>Electrical Safety checks. During 2022/23 we carried out communal electrical checks at 612 of our blocks and will complete another 476 this year. On 1st April 2023, 99.96% of blocks had a valid communal wiring certificate.</p> <p>Getting access for domestic / internal electrical checks continues to be a challenge particularly as we need to increase the number of checks we do every year to 4,642 to meet our commitment to check all tenanted homes every five years.</p> <p>During 2022/23 we carried out internal electrical checks to 2,703 homes. At the end of 2022/23 we had 15,414 (69%) homes with a certificate issued in the last five years and 19,699 (88%) of homes with a certificate issued in the last five or ten years. In April 2023, we appointed an additional contractor called Savills to target the no access cases and keep our programme on track. The remaining 2,686 properties were allocated to the Savills no access progress and they have got into 1,704 already and aim to access the remainder by February 2024. They had hoped to reach all by December 2023 but they are experiencing about 30% no access rates.</p> <p>Water safety (legionella) testing to Council homes has progressed well within residential properties. Our overall compliance rate for water hygiene risk assessments was 98% on 31 March 2023. We have had some access difficulties at TRA halls where we are not the key holder, therefore where possible we have installed suited keys. On 31 March 2023, there were 10 TRA halls linked to communal water supply systems where testing was overdue. There are also challenges with accessing water systems in street properties and as a result monthly performance on servicing ranged in 2022/23 between 78% and 65%. We have stepped up access</p>
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		<p>activity during the early part of 2023/24 and are aiming to secure 100% access rates and compliance by the end of 2023.</p> <p>For asbestos, in line with the regulations Camden has surveys for all non-domestic area (communal areas). We have an on-going programme of cyclical inspections to keep our building records up to date so we have carried out new inspections to 2,082 communal areas to date and we are working to completing the remaining 845 by March 2024.</p> <p>For lift safety checks, by the end of March 2023 our insurance company had inspected 549 of our 554 residential lifts (all lifts had been serviced by our contractors during that time). This is an improvement on last year's performance, achieved through an improvement plan with the insurance company who carry out the checks, this has been monitored closely so we can tackle issues quickly.</p>
	<p>Since 2017 we've spent over £66m on targeted fire safety works, this in addition to the Chalcots major works project. We have budgeted for a further £70m of expenditure in addition to the Chalcots and in 23/24 we are expecting to spend £16.3m and will report on progress each year.</p>	<p>The Council's spend for the year 2022/23 was £4.2m on targeted capital works (this in addition to the Chalcots major works project and Cromer Street façade replacement). During 2022/23 we mobilised contracts for hard-wired smoke detection, and we also inspected properties, confirmed specifications and tendered five large geographical packages for a wide range of fire safety works. These large packages were awarded and works mobilised in July 2023 and works will gather pace during 2023/24.</p>
Commitment	Action	
We will make sure you know how to stay safe at home	<p>We will communicate fire safety issues through:</p> <ul style="list-style-type: none"> • Quarterly Housing News (tenants and leaseholders), the Homeowners News (leaseholders only) and rent statement inserts (tenants only) as required • Posters, signage and other physical communications on estates 	<p>We continued our programme of advice and information articles in our newsletters with articles on:</p> <ul style="list-style-type: none"> - fire safety in communal areas Winter Housing News 2022 - fire safety in communal areas Spring Homeowner News 2023

<ul style="list-style-type: none"> • E-mails to residents and TRAs • Information on the Council's website and social media channels about: <ul style="list-style-type: none"> ○ General fire, kitchen and balcony safety ○ Understanding smoke alarms ○ London Fire Brigade home safety visits 	<p>- fire safety at home, and fire safety in TRA halls Summer Housing News 2023</p> <p>Invitations continue to TRAs to attend fire risk assessments sending out posters and emails to TRAs.</p> <p>In July 2023 we wrote to residents of all council homes setting out the importance of fire doors and knowing what to do in the event of a fire. We also wrote to all residents of council homes about the risks of e-scooter and e-bikes setting out advice and the dangers of leaving these on charge.</p> <p>The Council has worked with the London Fire Brigade Borough Commander to produce videos on various fire safety topics including the dangers of e-bikes/e-scooters, BBQs during the summer with further campaigns to follow. These are available on Camden's website and have been promoted on social media.</p> <p>The Fire Safety at Home page on our website provides a link to the London Fire Brigade website advice on planning your escape in the event of a fire and home fire safety advice. The website also provides information about the LFB Home Safety visit & smoke alarm service.</p>
<p>We will publish an annual report on our performance against our charter commitments</p>	<p>This is our second annual report</p>
<p>We will:</p> <p>Publish our plans for compliance with Fire and Building Safety regulations as it is enacted/published</p> <ul style="list-style-type: none"> • We will publish a list of all blocks where a building safety case report will be required by the Building Safety Case Regulator and timescale for their submission. • We will share Building Safety Case reports with residents as they are produced 	<p>In November 2022 we published the list of the Council residential buildings that are 18+ metres or 7+ floors in height which must be registered with the Building Safety Regulator.</p> <p>We registered 150 high rise buildings by the end of September 2023 and the remaining 17 will be registered in October 2023.</p> <p>You will be able to find the list on the Council's Fire Safety at Home page at https://www.camden.gov.uk/safety-at-home</p> <p>Building Safety Cases reports (BSC) for these buildings must be submitted to the Building Safety Regulator from April 2024 onwards,</p>

		<p>the Regulator will inform individual landlords what the detailed timetable for submitting their BSCs will be.</p> <p>The Council has appointed a team of 10 Building Safety Managers who will work with residents on the BSCs through 2023/24.</p>
Commitment	Action	
We will be transparent	We invite your TRA to attend the Fire Risk assessment (FRA) for your building and will publish the results of all of our FRAs online and share them with your TRA	<p>We continue to send invitations to TRAs to attend fire risk assessments sending out posters and emails to TRAs.</p> <p>In 2022/23 we notified or invited TRAs Tenant Management Organisations, or where there is no TRA, Neighbourhood Officers, about the fire risk assessments for 184 blocks.</p>
	<p>After your fire risk assessment we will let you know about any safety work that we need to do, and how and when we will do it.</p>	<p>The larger FRA work items are carried out by the Capital Works team dedicated to fire safety works or included in Better Homes contracts. When fire safety and better works contracts are due to start, we write to residents to let them know what the timescale for the work to their block is, and to set up consultation about what we will be doing.</p> <p>During 2022/23 we wrote to residents of 12,967 council homes to let them know that we will be carrying out FRA works to their homes. This is a combination of work contracts that contain alarms and fire rated flat entrance doors.</p> <p>The team are in the process of delivering another 5 geographical contracts which contain fire safety actions related to alarms, flat entrance doors and compartmentation which will cover almost 7,000 properties. They are also completing the hard-wired smoke detector programme.</p> <p>Fire safety works are also being delivered through our Better Homes projects at locations such as Bourne Estate, Derby Lodge, Levita House, Weedington Estate and part of the Alexandra and Ainsworth Estate. The Capital Works team also started the procurement</p>

		<p>process for a standalone package of 4,000 doors which will commence in 2023/24.</p> <p>The Repairs Service carries out some of the smaller fire safety work items identified by Fire Risk Assessments such as the installation of evacuation signs, carpentry minor electrical works. Repairs staff also check the communal areas of street properties each quarter to test alarms and identify potential hazards.</p>
	<p>We will publish the arrangements for reporting a safety concern on our website and in our tenants guide</p>	<p>The Emergency and Fire Safety at Home pages on our website give the arrangements for reporting safety concerns and emergencies to the Council and Fire and Emergency Services. The pages also provide advice and information about reducing the risk of fire at home, how to contact your neighbourhood officer and sign up to receive fire and building safety updates.</p> <p>If you have general questions about fire safety in Camden or fire risk assessments, contact Camden's Fire Safety Advisors at fireadvisors@camden.gov.uk.</p> <p>You can find your fire risk assessment report on the Council's website at Camden Fire Risk Assessments Map Open Data Portal</p>
	<p>A repairs operative should be with you between 6 and 24 hours of you reporting a repair that affects your safety. We will publish an annual safety repairs performance report against this standard</p>	<p>Annual average repairs service performance for 2022/23 was good for emergency repairs with 99.5% of appointments met within priority timescales and 79% of repairs completed on the first day of appointment.</p>
Commitment	Action	
<p>We will always listen to you about safety</p>	<p>We will work with the Fire Safety and Compliance Advisory Panel, District Management Committees (DMCs) and other stakeholders to develop safety policies, procedures and programmes, training and information for residents</p> <ul style="list-style-type: none"> • co-produce resident engagement strategies for their buildings with tenants and leaseholders when the Building Safety Bill requirements are published 	<p>We report regularly to the Fire Safety & Compliance and Advisory Panel (FSAP) and DMC's about building safety legislation and the Council's on-going resident safety programme. Between 2022 and June 2023 FSAP discussed 26 reports about:</p> <ul style="list-style-type: none"> • Fire Risk Assessment • Fire & Building Safety Charter • Fire Safety Management policy • Fire & Building Safety legislation

- take regular reports on our work and progress made to the Fire Safety and Compliance Advisory Panel and to other bodies such as the DMCs and Housing Scrutiny Committee, this in dialogue with relevant chairs and with their permission

- Changes to Panel membership
- London Fire Brigade performance
- Servicing & Maintaining Fire Safety Equipment
- Personal Emergency Evacuation Plans
- Communal Areas policy
- Fire Safety Communication with Residents
- Causes of Fires in Camden
- Safety Awareness for staff & residents
- Risk Management
- Fire Doors & Closure Mechanisms

In 2022/23 the five District Management Committees discussed service reports at 4 quarterly meetings including information about the capital works and fire safety programmes.

4.0 WHERE DO WE NEED TO IMPROVE

4.1 The report sets out the need to improve the rate of delivery on fire safety actions. In general, each FRA can generate around 10-12 follow up actions and at the end of March 2023 we had approximately 12,500 actions to deal with, of which 9,000 were overdue and 400 of these were high risk. As a result, the Regulator issued a Notice to the Council regarding this in July 2023.

4.2 All FRA actions are assigned to one of our teams and a wide range of contracts are in place to deliver the work. The number of higher risk actions outstanding had reduced to 76 by 30 September 2023 and the remainder will be addressed by November 2023. Access has been a challenge however on some of these high-risk actions and this is something we need to work with residents to address. The Council also needs support from residents to help keep communal areas clear of combustible items.

4.3 Access has also been a concern on our internal wiring tests and while Savills have made good progress they still encounter a no access rate of 30%. Similarly on our water hygiene servicing programme, access has been an issue for those systems in street properties and TRA halls. As a result we are:

- Trying new ways of working – e.g. posting letters on front doors where servicing is overdue
- Installing universal key systems in street properties and TRA halls
- Piloting new processes with legal services and neighbourhood housing officers so we can go to Court more promptly in future.

4.4 How Can Residents help?

- By letting us in to carry out safety checks
- Contacting us to rearrange an appointment if they are out when we call
- Keeping communal areas and safe and clear.

4.5 We know residents may need help to find alternative places to store their possessions and to understand why we need to keep communal areas clear, what they can keep in communal areas. Residents can contact their neighbourhood officers to discuss their storage issues and Camden's Fire Safety Advisers and the London Fire Brigade for advice about fire safety at home. Contact information is available at <https://www.camden.gov.uk/safety-at-home>.

5.0 Next Steps

5.1 We have sent every Council home a leaflet explaining the communal areas policy and providing contacts for residents who need help and advice about fire safety and storing their possessions, this information is also available on the Council's website.

5.2 During the Autumn we will be writing to all Council homes to let residents know how we are doing on our charter commitments, and we will provide information,

advice and support on fire and building safety in our new e-newsletter. Residents can sign up to receive the newsletter here camden.gov.uk/fire-and-building-safety-emails

- 5.3 Neighbourhood Housing Officers have begun a programme of home visits and over the next 12 months will contact to all Council homes to carry out routine tenancy checks, talk to residents about fire safety and check whether they would need help to evacuate their homes in the event of an emergency. They will refer on any fire safety or repair issues or help and support needs residents have to the repairs, fire safety and social care teams.
- 5.4 In January 2023 a new team of Building Safety Managers were recruited and they have begun work on building safety case reports for higher risk buildings and contacting residents to develop the resident engagement strategies that will sit alongside them.
- 5.5 The Council will be finalising its action plan for dealing with overdue fire risk assessments and ensuring that these do not recur, with the Regulator in October 2023 and will publish the plan once it is ready. In the meantime, all actions are assigned to teams and are being delivered through the programmes and policies in place.

6. **Environmental Implications**

- 6.1 There are no immediate environmental implications arising from the measures described in the report.

7.0 **LEGAL COMMENTS**

- 7.1 Legal Comments have been incorporated in the preparation of the report.

8.0 **FINANCE COMMENTS**

- 8.1 The contents of the report are noted. All the activities and actions taken are budgeted for under revenue or capital. The budgets are continually reviewed and at annual budget setting cycles, adjusted as appropriate.

ENDS

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Agenda Item 9

LONDON BOROUGH OF CAMDEN	WARDS: All
REPORT TITLE: Regulatory Update Report	
REPORT OF: Director of Property Management	
FOR SUBMISSION TO: Fire Safety & Compliance Advisory Panel	DATE: 17 October 2023
SUMMARY OF REPORT: The report updates the Panel on the current stage of implementation and new regulatory requirements arising from the Fire Safety Act 2021, Building Safety Act 2022 and the Social Housing (Regulation) Act 2023.	
LOCAL GOVERNMENT ACT 1972 – ACCESS TO INFORMATION: No documents that require listing were used in the preparation of this report.	
CONTACT OFFICER: Melissa Dillon: Resident Safety Engagement & Governance Lead E-mail: melissa.dillon@camden.gov.uk , Tel. 0207 974 3100	
RECOMMENDATIONS: The Panel notes: <ul style="list-style-type: none">i. the on-going publication by Government of secondary fire and building safety legislation and social housing regulationsii. the work the Council is undertaking to prepare to implement new regulations and consumer standards	

Signature:



Gavin Haynes
Director Property Management

Date: 4th October 2023

1. INTRODUCTION

- 1.1 Following the enactment of the Fire Safety Act 2021 and the Building Safety Act 2022, Government has been publishing secondary legislation, regulations and guidance on an incremental basis during a transitional period due to conclude in April 2024.
- 1.2 The regulations have been coming into force at different times during the transitional period, this report updates the Panel on the current stage of implementation and new regulatory requirements arising from the Social Housing (Regulation) Act 2023 and the overlap with fire and building safety legislation.

2. NEW LEGISLATION AND REGULATIONS

Building Safety Act 2022

- 2.1 In September 2023, Government published regulations setting out the information that accountable persons for occupied higher-risk buildings need to keep as golden thread information (necessary for Building Safety Case submissions required from April 2024). The regulations also cover the information that accountable persons must share with residents and other people who are involved in ensuring the safety of the building.
- 2.2 The fees and charges that the Council will have to pay to for the assessment by the Building Safety Regulator of Building Safety Cases any investigation the Regulator might opt to carry out, were also published,
- 2.3 At the time of writing the Council is preparing for the following additional new regulations and the Panel will receive reports on progress as they are enacted.

Regulation to be issued	Anticipated requirement
High-Rise Building Registration & Safety Cases	Publication of requirements for the content of Building Safety Case reports for high-rise buildings to be submitted for approval by the Building Safety Regulator from April 2024
Building Control Gateway 2 & 3 Regulations	Requirement for construction and occupation stage approval by Building Safety Regulator to new high-rise buildings and the refurbishment of existing high-rise buildings
Emergency Evacuation Information Sharing	Subject to Government response to public consultation. Landlord duty to residents requiring support to evacuate in event of an emergency
Development Levy	Details of the funding levy and payment regime applied to new developments to fund the remediation of existing high-rise buildings and leaseholder protection
Mandatory Occurrence reporting for safety breaches and incidents	Details of the regime that will apply to the reporting of safety breach and incidents to the Building Safety Regulator
Construction Product Regulation	Details of construction product approval regime and relationship to building control regulations to be published by newly established Construction Products Regulator

- 2.4 High-rise buildings were required to be registered with the Building Safety Regulator (BSR) with key building information submitted by 30 September 2023. The Council met this deadline. Building Safety Managers are also preparing Building Safety Case reports for our high-rise blocks; these must document all relevant construction, management and maintenance information for residential high-rise buildings and will be submitted to the BSR for assessment. Information

on this can be found on the Council's website ([Safety cases for high rise buildings - Camden Council](#)) and on the BSR website at [Building information - Building safety - HSE](#).

- 2.5 The BSR will issue Building Assessment Certificates for each block and we expect that they will be valid for 5 years. Building Safety Cases must be kept up date, and re-submitted for assessment if the management, maintenance, use and occupation of a building or its construction or structure changes. The Council's safety cases will be submitted to the BSR in tranches over five years from April 2024. The submission criteria for each tranche is based on the height and complexity of buildings and the tranches are detailed in Appendix 1. Timelines for submission and progress made will be submitted to future panel meetings.

Social Housing (Regulation) Act 2023

- 2.6 In addition to the new fire and building safety acts, the Social Housing (Regulation) Act received Royal Assent in July 2023. This legislation will set up a proactive approach to the regulation of Council and housing association landlords on consumer issues such as safety and tenant engagement. The Act provides new enforcement powers for the Regulator of Social Housing (RSH) to tackle landlords who are failing to meet their consumer standards.
- 2.7 The Regulator of Social Housing monitors housing providers and sets standards for the homes they provide. On 25th July 2023 the RSH opened public consultation on revisions to their regulatory consumer standards. [Consultation on the consumer standards - GOV.UK \(www.gov.uk\)](#). The new consumer standards give tenants greater power to hold their landlords to account.
- 2.8 The standards are listed below and more detail is included in Appendix 2.
- Safety and Quality Standard
 - Transparency, Influence and Accountability Standard
 - Neighbourhood and Community Standard
 - Tenancy Standard
- 2.9 To prepare for the introduction of the new Consumer Standards, a Housing Safety and Regulatory Board, chaired by the Executive Director Supporting Communities, has been established. This board will assess the Council's position against the standards and determine any changes need to policy and practice.
- 2.10 In terms of the safety and quality standard, many requirements are aligned with the Council's approach to compliance under its [Fire and Building Safety Charter](#) developed with the support of this panel. With regards to the decent homes standard, the 2023 stock condition survey is nearing completion and will support a review of our asset management strategy and planned housing capital programme.
- 2.11 The regulatory survey of tenant satisfaction has been commissioned from HouseMark, who are experts in this field and work on the survey started in September 2023. A third-party specialist has also been appointed to assist the Council in a self-assessment against the Consumer Standards. This will assess

compliance against each of the standards and identify action where this is needed and updates will be submitted to the Panel.

Conclusion

- 2.12 Remaining secondary fire and building safety legislation is due to be published by April 2024 and consultation on the draft consumer standards covering specific expectations and outcomes that the Council will be expected to achieve closes 17 October 2023. Final versions of the consumer standards are expected to be in force from April 2024. Officers will bring a further report to the Panel on the final requirements of both standards and secondary legislation after the transitional period concludes in April 2024.

3. COMMENTS OF THE DIRECTOR OF FINANCE

- 3.1 The report asks the Fire Safety Advisory Panel to note the on-going publication by Government of secondary fire and building safety legislation and social housing regulation and the work the Council is undertaking to prepare to implement new regulations and consumer standards.
- 3.2 It is estimated that the requirements of the fire safety and building safety legislation will cost the Council £4.5m a year from its revenue budgets. No new burdens funding has been provided by Government for these revenue costs.

4. COMMENTS OF THE BOROUGH SOLICITOR

- 4.1 The Borough Solicitor has been consulted and has no additional comments.

5. ENVIROMENTAL IMPLICATIONS

- 5.1 There are no specific environmental implications for this report.

6. APPENDICES

- 6.1 Appendices to this report are:

- Appendix 1– Building Safety Case submission tranches
- Appendix 2 – Regulator of Social Housing Consumer Standards

Report Ends

Appendix 1 – Building Safety Case submission tranches

Tranches 1 & 2

Tranche 1	Ward	Tranche 2	Ward
1-80 Dalehead	St. Pancras & Somers Town	1-72 Park View (4 blocks)	St. Pancras & Somers Town
1-80 Gilfoot	St. Pancras & Somers Town	1-44 Englefield	Regents Park
1-80 Oxenholme	St. Pancras & Somers Town	1-44 Swallowfield	Regents Park
1-114 Godwin Court	St. Pancras & Somers Town	1-56 Cayford	Gospel Oak
1-70 Bucklebury	Regents Park	1-56 Palgrave	Gospel Oak
1-70 The Combe	Regents Park	1-90 Templar (5 blocks)	Fortune Green
1-120 Bacton	Gospel Oak	1-120 Vesage Court	Holborn & Covent Garden
1-91 Denton	Haverstock	1-56 Chancellors Court	Holborn & Covent Garden
1-50 Monmouth House	Kentish Town South	1-56 Babington Court	Holborn & Covent Garden
1-160 Southfleet	Haverstock	1-54 Jeygrove Court	Holborn & Covent Garden
1-102 Mary Green	Kilburn	1-107 Woodhall	Regents Park
1-102 Casterbridge	Kilburn	1-64 Hardington	Haverstock
1-102 Snowman	Kilburn	1-32 Ellerton	Fortune Green
1-137 Lulworth	Camden Square	30/40 Grafton Way	Bloomsbury
9A York Way	Camden Square	25 Gresse St (flats 1-92)	Bloomsbury
1-72 Blashford	Primrose Hill	11-84 Medway Court	Bloomsbury
1-3, 5, & 7-161 Bray	Primrose Hill	1-62 Winter Garden House	Holborn & Covent Garden
1-161 Burnham	Primrose Hill		
1-158 Dorney	Primrose Hill		
1-161 Taplow	Primrose Hill		
1-166 Cavendish Mansions	Holborn & Covent Garden		
1-187A O'Donnell Court	Bloomsbury		
2-212A Foundling Court	Bloomsbury		

Tranches 3 & 4

Tranche 3	Ward	Tranche 4	Ward
1-59 Crowndale Court	St. Pancras & Somers Town	1-42 Holmrook	St. Pancras & Somers Town
1-67 Cartmel	Regents Park	1-29 Faversham House	St. Pancras & Somers Town
1-60 Langdale	Regents Park	1-32 The Chenies	St. Pancras & Somers Town
1-60 Harrington	Regents Park	Mayford	St. Pancras & Somers Town
1-60 Hawkshead	Regents Park	1 -32 Waterhead	Regents Park
		1-28 The Tarns	
1-60 Mackworth	Regents Park	1-34 Winchester Apartments	Regents Park
1-44 Grassmere (2 blocks)	Regents Park	1-35 Heybridge	Camden Town
		1-32 Widford	
1-44 Borrowdale	Regents Park	1-32 Mead Close	Haverstock
1-44 Patterdale	Regents Park	1-32 Rugmere	Haverstock
1-23 Grisedale	Regents Park	1-27 Hazel House	Haverstock
1-16 Ennerdale	Regents Park	1-27 Rowan House	Haverstock
1-44 Derwent	Regents Park	1-42 Campden House	South Hampstead
1-44 Rydal Water	Regents Park	1-43 Hickee House	South Hampstead
1-71 Fairfield	Regents Park	1-26 Noel House	South Hampstead
1-32 Lindale	Regents Park	1-37 Warnham	Kings Cross
1-62 Candida Court	Camden Town	1-42 Windmill	Holborn & Covent Garden
1-62 Lorraine Court	Camden Town	1-40 Haddo House	Highgate
1-56 Torbay Court	Camden Town	1-43 Grangemill	Kentish Town North
13-62 Barrington Court	Gospel Oak	1-36 Bridge House	Haverstock
1-48 Wendling	Gospel Oak	Boswell and Richbell	Holborn & Covent Garden
1-54 Emminster	Kilburn	1-42 Falcon	Holborn & Covent Garden
1-56 Langhorne Court	South Hampstead	1-75 Gordon Mansions	Bloomsbury
1-52 Tayler Court	South Hampstead	1-35 Hunter House	Bloomsbury
1-54 Farjeon Court	South Hampstead		
1-48 Glynde Reach	Kings Cross		
1-50 Blemundsby	Holborn & Covent Garden		
1-51 Aborfield	Kentish Town South		
1-59 Greatfield	Kentish Town South		
1-60 Augustus House	Regents Park		
1-44 Langdon House	Holborn & Covent Garden		
1-30 Laystall Court	Holborn & Covent Garden		
1-33 Mullen Tower	Holborn & Covent Garden		

8 Newton St, Flats 1-50	Holborn & Covent Garden		
1-70 Seymour House	Bloomsbury		
1-32 Somerton House	Bloomsbury		

Tranche 5

Tranche 5	Ward
1-24 Mardale	Regents Park
24-82a Castle Court	Camden Town
1-24 Tottenham	Haverstock
1-32 Beauvale	Haverstock
2 Vicars Road, Flats 1-21	Gospel Oak
1-24 Glover House	South Hampstead
131 - 143 Belsize Road, Flats 1-47	South Hampstead
2 Greville Street, Flats 1-10	Holborn & Covent Garden
6 Greville Street, Flats 1-10	Holborn & Covent Garden
14-16 Wrotham Road	Camden Square
1-29 Chalford	South Hampstead
1-24 Falcon House	Kilburn
1-14 Beaconsfield	Holborn & Covent Garden
1-14 Springwater	Holborn & Covent Garden
1-38 Bramber	Kings Cross
1-23 Trentishoe Mansions	Holborn & Covent Garden

Appendix 2 – Regulator of Social Housing Consumer Standards

This Appendix provides an update on new legislation which brings with it significant changes to the regulatory landscape for social housing. In November 2020, the Government published the Social Housing White Paper which was widely consulted upon and became the Social Housing (Regulation) Act 2023, receiving Royal Assent in July 2023. It aims to offer greater protection against serious hazards, and better-quality homes and services to social housing tenants. The Act introduces enhanced responsibilities and powers for the Regulator of Social Housing (RSH); revised consumer standards and Code of Practice for registered social landlords; and the requirement for social landlords to carry out a regulatory annual tenant satisfaction survey starting from this financial year, 2023/24.

On 25 July 2023 the RSH opened public consultation on their strengthened draft consumer standards, and a Code of Practice to accompany them [Consultation on the consumer standards - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/social-housing-consumer-standards). The changes to the current consumer standards are designed to make a meaningful difference to tenants, be achievable by landlords, and be able to be regulated. The consultation closes on 17 October 2023, with the standards coming into force from April 2024.

Tenant satisfaction measures

The RSH is introducing 12 tenant satisfaction measures which were finalised in September 2022. They are a key part of the new regulatory regime where landlords need to collect the satisfaction data from tenants via an annual survey (regulatory survey) and submit results, along with data on 10 performance areas, to the regulator prior to April 2024. The 22 performance areas, listed in the table below, will be submitted to the regulator, benchmarked against other registered social landlords, and will be available for scrutiny by tenants.

Tenant satisfaction measures	Source
Overall satisfaction 1. Overall satisfaction with the service provided by the landlord.	Survey
Keeping properties in good repair 2. Satisfaction with repairs 3. Satisfaction with time taken to complete most recent repair 4. Satisfaction that the home is well-maintained 5. Homes that do not meet the Decent Homes Standard 6. Repairs completed within target timescale	Survey Survey Survey Landlord data Landlord data
Maintaining building safety 7. Satisfaction that the home is safe	Survey
Safety checks 8. Gas safety 9. Fire safety 10. Asbestos safety 11. Water safety 12. Lift safety	Landlord data Landlord data Landlord data Landlord data Landlord data

Tenant satisfaction measures	Source
Respectful and helpful engagement 13. Satisfaction that the landlord listens to tenant views and acts upon them 14. Satisfaction that the landlord keeps tenants informed about things that matter to them 15. Agreement that the landlord treats tenants fairly and with respect	Survey Survey Survey
Effective handling of complaints 16. Satisfaction with the landlord's approach to handling of complaints 17. Complaints relative to the size of the landlord 18. Complaints responded to within Complaint Handling Code timescales	Survey Landlord data Landlord data
Responsible neighbourhood management 19. Satisfaction that the landlord keeps communal areas clean and well-maintained 20. Satisfaction that the landlord makes a positive contribution to neighbourhoods 21. Satisfaction with the landlord's approach to handling anti-social behaviour 22. Anti-social behaviour cases relative to the size of the landlord	Survey Survey Survey Landlord data

Camden has commissioned Housemark, a data insight company jointly owned by the National Housing Federation and the Chartered Institute of Housing, to conduct the survey on our behalf. The field work will start in September and is anticipated to be completed by December, with results available to the Council by February, ahead of the submission deadline of 31 March 2024.

Regulatory consumer standards and Code of Practice

The Social Housing (Regulation) Act 2023 introduces revised consumer standards for the social housing sector, against which the RSH has increased powers to proactively scrutinise and monitor landlords' performance from April 2024. The Act also gives the regulator power to issue a Code of Practice to support landlords understand how to achieve compliance with the proposed new standards.

The regulator has recently opened a 12-week consultation with tenants, landlords and other stakeholders on the revised outcome-focused consumer standards, and associated Code of Practice. The consultation ends on 17 October 2023. The four draft consumer standards are:

1. **The Safety and Quality Standard** – ensures landlords provide tenants with safe, good quality homes and effective landlord services. It is expanded to explicitly include safety and minimise risks to tenants, requiring that landlords have accurate stock condition records at an individual property level that are kept up-to-date and based on a physical assessment of all homes. The proposals also include provision for ensuring all actions arising from health and safety assessments are carried out within appropriate timescales; that tenants can report issues easily; that tenants are kept informed of completion timescales and of progress; and that support for adaptations is clearly communicated to tenants and facilitated.
2. **The Transparency, Influence and Accountability Standard** – ensures landlords treat tenants with fairness and respect, that tenants can influence landlord decision-making,

hold their landlord to account and make complaints when necessary. Landlords also need to use data to consider tenants' diverse needs; ensure fair access to and equitable outcomes from services; provide clear communications and information on service standards and performance; conduct early, meaningful consultations on any major changes; offer a wide range of meaningful opportunities to influence and scrutinise services; and carry out and report findings of the regulatory annual tenant satisfaction survey.

3. **The Neighbourhood and Community Standard** – ensures landlords work with others to make sure tenants live in safe and well-maintained neighbourhoods where environmental and economic well-being is promoted and where anti-social behaviour and hate incidents are deterred and tackled effectively (ensuring they are easy to report, responded to promptly and tenants are kept informed on the progress of their case). Regarding domestic abuse, landlords need to have an effective policy in place and strategies for supporting victims and their children.
4. **The Tenancy Standard** – ensures landlords let homes in a fair and transparent way taking account of the needs of tenants and prospective tenants; support tenancy sustainment - including for licensees; support and provide good information on mutual exchanges; and end tenancies properly – giving good and timely information on alternative housing options as necessary.

Inspections and increased enforcement powers

The RSH is developing a new approach for carrying out inspections for all large registered social landlords against the above consumer standards at least every four years. The regulator has stronger powers to reduce notice of inspection from 28 days to 48 hours. Also, the 'serious detriment test' which set a high bar for regulator intervention has been scrapped. Inspections will be modelled on the current in-depth assessment process that the regulator uses to assess housing association performance against their economic standards. The regulator advises that where it has uncovered poor economic performance, it has taken action that has involved changes in leadership and restructuring the way that the landlord is organised and run; and that its approach to consumer regulation would be equally robust.

The RSH will publish the conclusions of individual consumer inspections and has new powers to issue performance improvement plan notices (PIPNS) where landlords fail, or are at risk of failing, to meet the necessary standards or providing information to the regulator. The PIPNS will require landlords to produce performance improvement plans which will be made available to tenants; and there will be penalties (fines and/or compensation) for landlords that do not meet the standards or requirements. Fines for non-compliance with the standards are unlimited. The RSH will have the right to undertake surveys of properties directly, obtain warrants to access properties, and undertake emergency repairs where there is a serious risk - recharging the cost to landlords.

Where the RSH meets unreasonable resistance it will have increased powers to remove officers. They also have the power to set standards on the competence and conduct of all staff 'involved in the provision of housing management services'. Mandatory qualification requirements for senior housing managers and executives will be set and will apply equally to tenant management organisations (TMOs). The specific qualification requirements are yet to be decided upon.

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LONDON BOROUGH OF CAMDEN	WARDS: All
REPORT TITLE: Work Programme and Action Tracker	
REPORT OF: Director of Property Management	
FOR SUBMISSION TO: Fire Safety and Compliance Advisory Panel	DATE: 17 th October 2023
<p>SUMMARY OF REPORT: This report provides an update on the FSCAP's work programme and an update on actions requested at previous meetings.</p> <p>Local Government Act 1972 – Access to information No documents that require listing were used in the preparation of this report</p> <p>Contact Officer: Melissa Dillon, Resident Safety Engagement & Governance Lead Tel: 0207 974 3100 melissa.dillon@Camden.gov.uk</p>	
<p>RECOMMENDATIONS:</p> <p>The FSCAP is asked:</p> <ul style="list-style-type: none"> (i) To agree proposals for items that should be included in the work programme set out in paragraph 2 and Appendix A and to confirm the work programme for the year ahead. (ii) To note the action tracker 	

Signed:



Director of Property Management

Date: 4th October 2023

1. INTRODUCTION

1.1 The current work plan for the Fire Safety & Compliance Advisory Panel (FSCAP) is attached to this report as Appendix A.

2.0 REPORTS TO FUTURE MEETINGS

2.1 The transitional period for the publication by Government of remaining Building Safety Act 2022 secondary legislation concludes in April 2024, and updated consumer standards provided for by the Regulation of Social Housing Act 2023 will also come into force.

2.2 It is proposed that the Panel receive:

- i. Quarterly reports on safety compliance performance for fire, gas, legionella, asbestos, electrical, lifts in council homes. This in addition to the monthly reports on fire safety actions.
- ii. At its April 2024 meeting consider a legislative update report on the Council's progress in complying with the requirements of the Building Safety Act, and a further report on the new Consumer Standards for social housing.

2.3 The FSCAP is invited to make further suggestions or amendments to the workplan for future meetings.

3.0 Action Tracker

3.1 This report includes an update on actions arising from the June 2023 meeting of the Panel attached as Appendix B.

4.0 COMMENTS OF THE BOROUGH SOLICITOR

4.1 The Borough Solicitor has been consulted and has no specific comments.

5.0 COMMENTS OF THE EXECUTIVE DIRECTOR OF CORPORATE SERVICES

5.1 Finance notes the contents of the report. There are no financial implications to comment on at this stage.

6.0 ENVIRONMENTAL IMPLICATIONS

6.1 There are none.

ENDS

APPENDIX A

WORK PROGRAMME

January 2024

- Fire Safety Delivery Update
- Annual report on the activity of the Fire Safety & Compliance Advisory Panel
- Compliance Performance Report (Standing Item)

April 2024

- LFB Annual Report
- Building Safety Act implementation
- Consumer Standards update
- Compliance Performance Report (Standing Item)

ENDS

APPENDIX B

FIRE SAFETY AND COMPLIANCE ADVISORY PANEL - ACTION TRACKER (June 2023)

Meeting	Item	Action	Action by	Status
21/6/23	Tenants Guide	Officers would look into the equality impact assessment of the proposed approach that was being followed, and update the panel accordingly.	Director of Housing	An equalities impact assessment on communal areas policy was carried out in Autumn 2022. This is being revised to reflect the need to ensure communal areas are kept clear and the circumstances in which free access may be provided to residents to sheds that might be available on their estate to store suitable items