

LONDON BOROUGH OF CAMDEN	WARDS: All
REPORT TITLE: Work Programme and Action Tracker	
REPORT OF: Director of Property Management	
FOR SUBMISSION TO: Housing & Fire Safety Advisory Panel	DATE: 25 January 2025
<p>SUMMARY OF REPORT: This report provides an update on work programme of the Panel 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 sections 2 & 3 and Appendix A and to confirm the work programme for the year ahead. (ii) To add a report on the implementation of the forthcoming Gateway 2 & 3 high-rise Building Control regime to the work plan for the July 2024 Panel meeting as set out in paragraph 2.5. (iii) To consider whether to nominate a resident panel member to join the District Management Committee Working Group planning the Spring 2024 Tenant Conference as set out in paragraph 3.4 and Appendix B. (iv) To note the action tracker at Appendix C. 	

Signed:



Director of Property Management

Date: 15th January 2024

1. INTRODUCTION

- 1.1 The current work plan for the Housing & Fire Safety Advisory Panel (HFSAP) is attached to this report as Appendix A.
- 1.2 The transitional period for the publication of remaining Building Safety Act 2022 secondary expires in April 2024 and at the time of writing government has yet to publish a range of secondary legislation and regulations that the Council will need to respond to. Additional briefings and information will be provided for Panel member as new regulations emerge and detailed reports will come to formal meetings of the panel for consideration.
- 1.3 The revised Consumer Standards and Tenant Satisfaction Measures established under the 2023 Regulation of Social Housing Act will also have been published and will be in force in April 2024.

2.0 REPORTS TO FUTURE MEETINGS

- 2.1 The April meeting of the Panel is due to consider reports on the Social Housing Regulator Consumer Standards, Tenant Satisfaction Measures and Building Safety Act implementation.

Building Control & High-Rise Blocks

- 2.2 One of the key areas of Building Safety Act regulation that remains to be finalised is the Building Control regime (Gateways 2 & 3) for high-rise residential buildings. The Building Safety Regulator is now the Building Control Authority for construction projects for new, and existing high-rise buildings containing 2 or more residential units and over 18 metres or 7 floors in height.
- 2.3 Gateway 2 is the term used to describe the approval process the Building Safety Regulator will follow to ensure that building works are being carried out in compliance with their planning approval and fire strategy: this includes the power for the Regulator to stop work if they are not satisfied that this is the case,
- 2.4 Gateway 3 is the term used to describe the completion and handover (and where relevant) building occupation approval process the Regulator will follow at the end of construction projects. It is now a legal requirement for high-rise buildings before they may be handed over and occupied. It is not yet clear how Gateway 3 will be implanted for existing high-rise buildings that remain in occupation whilst construction works are carried out.
- 2.5 It is proposed that the July 2024 meeting of the Panel consider a report on the operation of the full Gateway approval regime once government publishes new regulations. The HFSAP is invited to make further suggestions or amendments to the workplan for future meetings and any other areas they wish to focus on over the next 12 months.

3.0 Tenants Conference 2024

- 3.1 Chairs of the five District Management Committees (DMCs) wrote to the Leader of the Council, Councillor Georgia Gould, in May 2023 to propose holding a tenant conference. At that time, the topics suggested for consideration were:
- Development, support and monitoring of tenants and residents' associations (TRAs) – particularly in using more up-to-date and accessible methods of communication and engagement with residents.
 - how to extend traditional TRA activities to a wider range of residents of varied tenures, beyond the 'usual suspects' to enable greater involvement of groups that are sometimes harder to engage.
 - Opportunities for TRAs to share experiences and success stories of their good practices in engaging residents and being more transparent and more representative of the communities within their area of benefit.
 - The council's difficult funding decisions, and how residents can be engaged in such hard choices particularly in relation to the capital and repairs programmes.
- 3.2 The proposal for a conference was immediately welcomed as one of several ways of widening tenant engagement and listening to the views of residents, particularly in light of the new social housing regulations calling for clear demonstration of resident's views being taken into account in decisions relating to their housing services and the safety of their homes. The aim is to hold the conference in 2024.
- 3.3 DMC chairs went on to meet with Housing Officers to discuss how to involve others in thinking and planning for the conference and to invite the participation other resident representative and advisory bodies including the Housing & Fire Safety Advisory Panel.
- 3.4 A Working Group has been set up by DMC chairs to work with officers on the detailed planning and content of the conference. A summary of the thinking to date in the conference is attached as Appendix B, and the Panel is invited to nominate a member to join the working group and to consider how it might want to be involved on the day.

4.0 **Action Tracker**

- 4.1 This report includes an update on actions arising from the October 2023 meeting of the Panel attached as Appendix A. to this report.

5.0 **COMMENTS OF THE BOROUGH SOLICITOR**

- 5.1 The Borough Solicitor was consulted in the preparation of this report and legal comments are incorporated.

6.0 COMMENTS OF THE EXECUTIVE DIRECTOR OF CORPORATE SERVICES

- 6.1 The report asks the Housing and Fire Safety Advisory Panel to agree proposals for items that should be included in the work programme and to confirm the work programme for the year ahead, to add a report on the implementation of the forthcoming Gateway 2 & 3 high-rise Building Control regime to the work plan and to consider a nomination to a resident panel member to join the District Management Committee Working Group and to note the action tracker.
- 6.2 It is noted that sponsorship may be sought as part of the Conference Planning. Any costs incurred in the running of the event and commissioning a report on the implementation of forthcoming Gateway 2 & 3 high-rise Building control regime must be contained within the available budget envelope.

7.0 ENVIRONMENTAL IMPLICATIONS

- 7.1 There are none.

ENDS

APPENDIX A.

WORK PROGRAMME

To date the Panel has asked for reports on:

April 2024

- London Fire Brigade Annual Report
- Building Safety Act implementation
- Consumer Standards & Tenant Satisfaction Measures update.
- Compliance Performance Report (Standing Item)

Yet to be Programmed

- Smoke/Carbon monoxide alarm installation programme
- Accessing Homes
- BS9997 Fire Safety Management System Independent Audit results

In 2024 and 2025 formal quarterly meetings of the Panel are programmed for:

- 3rd July 2024
- 22nd October 2024
- 29th January 2025
- 23rd April 2025.

ENDS

APPENDIX B. 2024 TENANT CONFERENCE PLANNING

Venue

Large venue with break out space to be identified to support a range of discussions or workshops and introduction / plenary sessions.

Day of the week

Preferably a Saturday

Topics for presentations with discussion, or for smaller workshops that people can choose:

The topics below are an amalgam of thoughts from DMC chairs, common areas mentioned by residents, and feedback so far from the Estate Action Days currently taking place:

Property management topics	Wider housing topics
Repairs Capital works Fire safety work Lift repairs Future of gas boilers and what replaces them Leaks, condensation, mould and damp	Allocations policy Grounds maintenance Caretaking service ASB CCTV provision Training for TRAs and residents IT support for TRAs The future of HS2 land at Euston Estate Regeneration and CIP HRA and financial planning Use of TRA rooms and/or community halls Focus of young people's concerns - e.g. spaces for start-ups, safety, mentoring, apprenticeships

Potential keynote speakers for debate topic

Resident speaker

Staff speaker

External speaker e.g. on social housing regulation; on tenant involvement, Housing Ombudsman

APPENDIX C

HOUSING AND FIRE SAFETY ADVISORY PANEL - ACTION TRACKER (Oct 2023)

Meeting	Item	Action	Action by	Status
17/10/23	Updating the Panel's Terms of reference	Officers agreed to set up a briefing session for new panellists, which would be open to all panellists to attend, to provide them with information regarding the operation of the panel.	Director of Property Management (MD)	8/12/23 Recruitment to vacancies on the panel was completed on 8 th December. All Panel members invited to an induction briefing on 11 th January.
17/10/23	Fire Safety Delivery update	An action plan was being finalised by officers to seek to address all the outstanding works. The action plan had been shared initially with the regulator to get their initial views. These views were now being considered and the action plan would be revised accordingly. The Council through its Housing Safety and Regulatory Board and the Regulator would assess the delivering of the action plan and the standards arising from the regulatory regime, and when necessary determine any need to change policy or practices. This information pulled together in an industry wide template and would be shared with the Panel on a monthly basis.	Director of Property Management (DJ)	A Voluntary Undertaking and Fire Risk Action Plan has been agreed with the Regulator of Social Housing. Monthly updates on action plan progress have been provided to Housing Scrutiny Committee and Panel members. From January 2024 a monthly written briefings will be provided to Scrutiny Committee and Panel members rather than as formal reports to Committee. Copies of the briefings will be published on the Council's website.
		Once the action plan to address the remaining outstanding actions had been signed off by the Regulator of Social Housing and the Council then document would be shared with councillors, the Panel and be available on the Council's website.	Director of Property Management	A copy of the Voluntary Undertaking and Fire Risk Action Plan agreed with the Regulator of Social Housing has been sent to members of the Panel and will published on the Council website

				after the meeting of Housing Scrutiny Committee on 18 th December 2023.
		Officers agreed to provide Thomas Watkins with information regarding the height of high-rise buildings within scope of the Building Safety Act were measured.	Director of Property Management (MD)	Actioned on 18 th October 23.
17/10/23	Fire and Building Safety Charter annual report	Officers would provide Panel members with the outcomes report arising from the BS9997 audit process.	Director of Property Management	The audit report will be shared with Panel once the audit process is complete.
17/10/23	Regulatory update report	The Council has submitted 2 draft Building Safety Case reports to the Building Safety Regulator for them to assess whether the information provided meets there expected guidance. Should the Council be identified as not being compliant then this information would be shared with the Panel for information.	Director of Property Management	Feedback is awaited on the draft BS reports as is the publication of a final draft of Building Safety Case guidance by the Building Safety Regulator.