

<b>LONDON BOROUGH OF CAMDEN</b>	<b>WARDS: ALL</b>
<b>REPORT TITLE:</b> Fire Risk Assessment actions update	
<b>REPORT OF:</b> Director of Property Management	
<b>FOR SUBMISSION TO:</b> Housing & Fire Safety Advisory Panel	<b>DATE:</b> 18th July 2024
<p><b>SUMMARY OF REPORT</b></p> <p>The report updates the Panel on the progress the Council has made to date in completing fire risk assessment actions and the steps the Council is taking to deliver the action plan agreed with the Social Housing Regulator.</p> <p><b>Local Government Act 1972 – Access to Information</b></p> <p>The following documents have been used in the preparation of this report:</p> <p>No documents that require listing have been used in the preparation of this report.</p> <p><b>Contact Officer:</b> Melissa Dillon, Resident Safety Engagement &amp; Governance Lead.</p> <p>Tel: 0207 974 3100</p> <p><a href="mailto:melissa.dillon@Camden.gov.uk">melissa.dillon@Camden.gov.uk</a></p>	
<p><b>RECOMMENDATIONS</b></p> <p>That the Panel notes the content of the report and identifies any further information it would like to receive about the Council’s next steps.</p>	

Signed: 

Director Property Management

Date – 9th July 2024

## **1.0 INTRODUCTION**

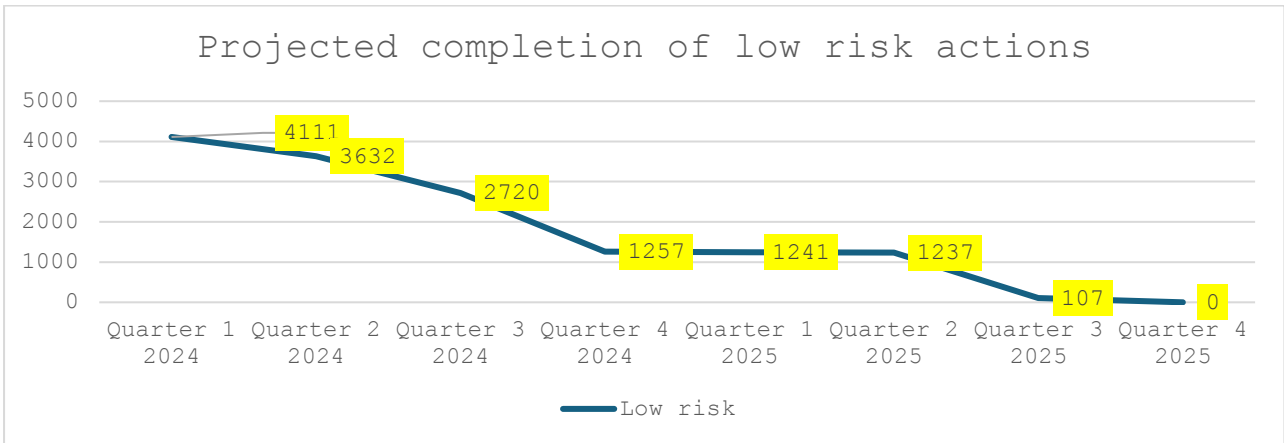
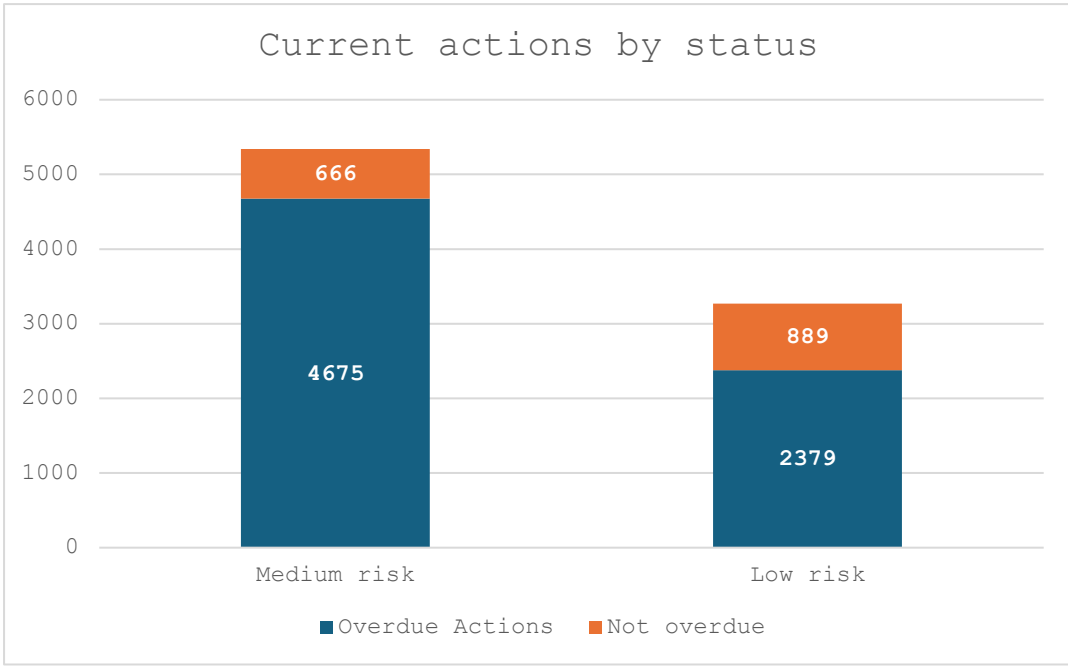
- 1.1 This report updates the Panel on the progress the Council has made to date in completing outstanding fire risk assessment actions and the steps the Council is taking to deliver the action plan agreed with the Regulator of Social Housing (RSH).

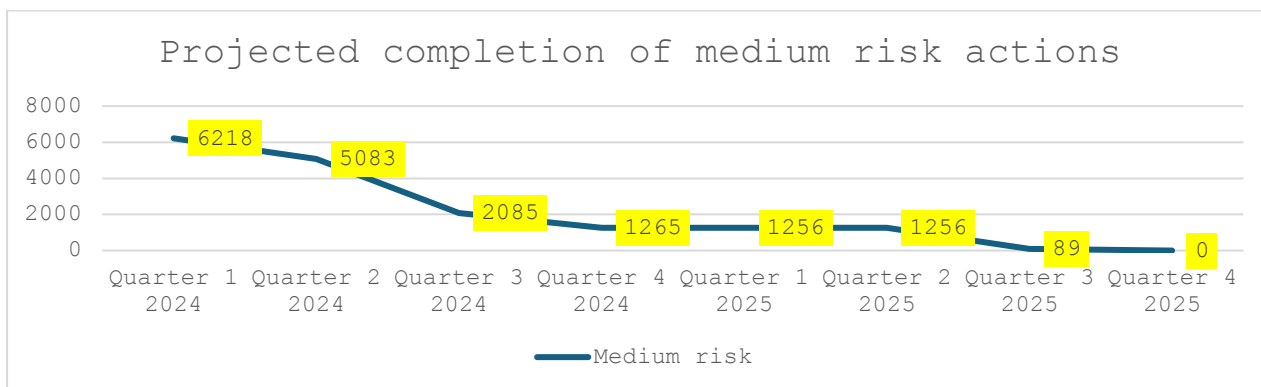
## **2.0 BACKGROUND AND GOVERNANCE**

- 2.1 The Housing & Fire Safety Advisory Panel Terms of Reference (ToR) are considered every year as part of an overall review of the work of the panel. In 2023 the ToR were subject to an additional review and updated on 17th October in response to the publication of new social housing consumer standards by the RSH and a Regulatory Notice issued to the Council about outstanding fire risk assessment actions. The Council entered a voluntary undertaking (VU) with the RSH and adopted an action plan to address the outstanding actions and reports to the RSH and the Panel monthly on performance against the action plan. This report provides an update on progress to date and the measures being put in place to complete delivery of the plan and discharge of the VU by December 2025.

## **3.0 WHAT THE COUNCIL IS DOING AND CURRENT POSITION**

- 3.1 The Council continues to take a risk-based approach to completing fire risk actions; we now have zero high risk actions outstanding, the total at the time of the Regulatory Notice in July 2023 there were c. 400 high-risk actions.
- 3.2 Camden is post-inspecting completed high-risk actions over the next quarter and it has agreed the scope for third party assurance inspections by an independent consultant. The arrangements for this have been agreed with the RSH and further updates will be brought to the panel.
- 3.3 The following measures are also in place to provide assurance:
- Monthly reporting meetings, including face to face meetings with the RSH to provide assurance of LB Camden's progress
  - Formal monthly reporting across all teams assessing delivery of FRA actions and ownership
  - Weekly formal internal meetings focussed on repairs and capital works delivery, with Heads of Service and teams in attendance
- 3.4 The graphs below show the current status of actions and the committed timeframes to complete all remaining medium and low risk actions. The graphs show a steady reduction in the overall number of actions over the last financial year. Also, that programmed works will see all current actions completed by the end of 2024/25.





#### 4. NEXT STEPS

- Continued reporting to the RSH and panel members each month.
- Resource and retain key staff and contractors to support the reduction of medium & low risk action in line with projections and programmes.
- Agree timescale to discharge the VU – *note: this does not have to be when all actions are completed and closed. But, once the RSH is satisfied that LB Camden has completed sufficient actions and is operating on a 'business as usual' basis.*

#### 5. FURTHER CONTEXT AND CONSIDERATIONS

5.1 No access' remains a challenge, this has been discussed at length internally and also with the RSH. Part of the Council's response has been to implement a street property universal keys programme to enable our staff and authorised contractors to access communal areas to carry out safety checks. The delivery teams have also revised their access processes in consultation with legal services and once it is exhausted will apply for court orders for access if absolutely necessary.

5.2 Further solutions will be provided by offering out of hours appointments and we will continue to monitor and seek practical solutions. Once access has been gained, we are also looking to carry out other safety and compliance work at the same appointment, such as electrical, gas, water and lift safety checks and maintenance. This will support our FRA reduction work and provide confidence to residents that we are organised to complete other works in a single appointment where this is practical to do so.

#### 6. Finance Comments of the Executive Director Corporate Services

6.1 The purpose of this report is to update the Panel on the progress the Council has made to date in completing outstanding fire risk assessment actions.

6.2 There are currently no new financial implications arising from this report. Finance will work with the service to monitor and ensure as much as possible that associated costs are funded from existing budget.

**7. Legal Comments of the Borough Solicitor**

7.1 The borough solicitor has been consulted in the preparation of the report and has no comments to add.

**8. Environmental Implications**

8.1 The installation of the universal key system for street property communal areas helps to reduce vehicle emissions by allowing a programmed approach to inspections and a significant reduction in repeat visits in the case of no access.

**ENDS**