

**Teignbridge District Council
Full Council
23rd April 2024**

Housing Compliance Officer.

Purpose of Report

To seek Member approval for an additional post of Housing Compliance Officer to be added to the establishment.

Recommendation

That Full Council approve the recruitment of a Housing Compliance Officer to work within Housing Services to ensure that the Councils Housing stock meets the compliance regime as set out by the Social Housing Regulator.

Financial Implications

The post is currently subject to job evaluation with a likely salary of £18,000 to £21,000 plus oncosts for a 3-day week, providing a full cost of up to £27,000 to be funded initially from reserves with longer term funding to be determined as part of the annual budget process.

Martin Flitcroft
Chief Finance Officer & Head of Corporate Services
Email: martin.flitcroft@teignbridge.gov.uk

Legal Implications

The Social Housing (Regulation) Act 2023 introduced new measures and obligations to improve the standards, safety and operation of social housing. The addition of this post will help to ensure that the Council meets its statutory obligations.

Paul Woodhead
Head of Legal Services and Monitoring Officer
Email: paul.woodhead@teignbridge.gov.uk

Risk Assessment

The risk to the Council is extremely high if the Health and Safety of the Housing Stock is not conducted in accordance with the regulations of the Social Housing Regulator.

This could be a reputational risk or in an extreme case of death or injury in one of our properties the risk of a corporate manslaughter charge.

Graham Davey
Housing Enabling and Development Manager
Email: graham.davey@teignbridge.gov.uk

Environmental / Climate Change Implications

There are no specific implications.

Report Author

Graham Davey
Housing Enabling and Development Manager (HE&DM)
Email: graham.davey@teignbridge.gov.uk

Executive Member

Councillor Linda Goodman Bradbury Portfolio Holder for Homes, Communities and Human Resources

1. Background.

1.1 Teignbridge District Council is a stock holding Council and a Registered Provider with Homes England. We have a variety of stock ranging from a traveller site, hostel accommodation, temporary accommodation, homes for refugees and permanent accommodation.

1.2. Due to recent high-profile cases in social housing such as Grenfell and Awaab Ishaks death due to damp and mould there has been greater scrutiny of the role of landlords and their duty of care to their tenants. This has resulted in the Social Housing (Regulation) Act receiving Royal Assent in July 2023. The majority of powers come into effect on 1st April 2024 together with greater powers given to the Social Housing Regulator to scrutinise compliance of social housing stock and ensuring a greater voice for tenants. The new standards are intended to improve the health and safety of social housing and the enforcement of customer standards compliance.

1.3. Our compliance role has recently been the subject of an internal audit report which was reported to the Audit Scrutiny Committee on 22nd March 2024 which received a "fair" assessment. The report however, highlighted areas for improvement which require resourcing. Recommendation 5.2 – “There should be a dedicated lead officer (nominated responsible person) responsible for the compliance of health and safety requirements for all of the Council owned housing stock”.

1.4. Therefore, to ensure that all risks are mitigated a dedicated resource is required to oversee the following areas.

- To be the named Health and Safety Lead for the Council in respect of its Housing Stock.
- To ensure compliance of the Councils Housing Stock across multiple compliance workstreams, including Gas, Asbestos, Fire, Electrical, Water Hygiene and Passenger lifts.
- To monitor the Management and Maintenance Contracts of third-party contractors providing services on behalf of Teignbridge and tender as appropriate.
- Monitoring Key Performance Indicators and keeping the Risk Register up to date.
- Ensure compliance with Regulations as set out by the Regulator for Social Housing including ensuring all Policies and Procedures are up to date.
- Ensuring compliance with the Regulations as set out by the Housing Ombudsman's Service Complaint Handling Code.

1.5. The skills and capacity are not currently available within Housing Services. Therefore, approval is required for the recruitment of this key post which will report to the Housing Enabling and Development Manager who currently leads on the Councils T100 home building pipeline.

1.6. This matter has previously been highlighted by Officers in the T100 Risk Assessment presented to Full Council on 12th September 2023 as part of a wider update to Members on the Council home building programme.