

Report to: Housing Review Board



Date of Meeting 14th September 2023

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A

Review of Housing Compliance Policies

Report summary:

The Housing Review Board to consider and agree the amended reviews of the Electrical Safety Policy, Legionella Plan & Policy, & Asbestos Management Plan & Policy for Housing to ensure compliance with current legislation and regulations relating to these statutory areas of compliance.

Is the proposed decision in accordance with:

Budget Yes No

Policy Framework Yes No

Recommendation:

That the Housing Review Board recommend to Cabinet the proposed amendments to the Electrical Safety Policy, Legionella Plan & Policy & Asbestos Management Plan & Policy for Housing

Reason for recommendation:

To ensure we are meeting our statutory requirements in relation to compliance

To ensure the safety of our residents & contractors

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Portfolio(s) (check which apply):

- Climate Action and Emergency Response
- Coast, Country and Environment
- Council and Corporate Co-ordination
- Communications and Democracy
- Economy
- Finance and Assets
- Strategic Planning
- Sustainable Homes and Communities
- Culture, Leisure, Sport and Tourism

Equalities impact Low Impact

Climate change Low Impact

Risk: High Risk; There are high risk consequences of failing to comply with Statutory Regulations/Legislation

Links to background information Housing Service Plan; Statutory elements of service; statutory Compliance

Link to [Council Plan](#)

Priorities (check which apply)

- Better homes and communities for all
- A greener East Devon
- A resilient economy

Report in full

1. A review has been undertaken of the necessary compliance policies & the amendments are cited in the policy documents attached to this report.

Electrical Safety Policy

2. This policy sets out East Devon District Council's approach to managing electrical safety within properties owned and/or managed by East Devon District Council, including community centres, communal areas & district offices.

The electrical safety policy details how East Devon District Council meet the requirements for electrical safety under the Landlord and Tenant Act 1985, the Housing Act 2004, the Electricity at Work Regulations 1989 and the Electrical Equipment (Safety) Regulations 2016. In addition to this the policy provides assurance that measures are in place to ensure compliance with these regulations and to identify, manage and/or mitigate risks associated with electrical installations and electrical portable appliances owned by the Council. (Policy appended)

Legionella Policy

3. This policy sets out East Devon District Council's approach to managing legionella within properties owned and/or managed by East Devon District Council, including community centres, communal areas & district offices.

The Legionella policy details how East Devon District Council meets the responsibilities under the Health and Safety at Work Act 1974 and the HSE ACOP 'L8' (Fourth edition, published 2013). The overall aim of this policy is to protect the occupiers of our properties, their visitors, staff, contractors and the general public from risks associated with legionella so far is reasonably practicable.

Asbestos Management Plan & Policy

4. This Plan & Policy set out how East Devon District Council manages asbestos within properties owned and/or managed by East Devon District Council, including community centres, communal areas & district offices.

The Asbestos Management Plan & Policy details how East Devon District Council meets the responsibilities outlined in line with the Control of Asbestos Regulations 2012 (CAR), to the management of asbestos in our premises. It sets out East Devon District Council's overall policy relating to asbestos in their premises and describes the management plan required by Regulation 4 of the CAR.

Financial implications:

There are no direct financial implications from the report.

Legal implications:

Legal implications are set out within the report and require no further comment at this stage.