

Report to: Housing Review Board



Date of Meeting 25 Jan 24

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A

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## Gas Safety Policy and Fire Safety Policy

### Report summary:

The Housing Review Board to consider and agree the amended reviews of the Gas Safety Policy and Fire Safety 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 recommends to Cabinet and to Council the amendments to the Gas Safety Policy and Fire Safety Policy for Housing Service properties.”

### Reason for recommendation:

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

To ensure the safety of our staff, residents and contractors

Officer: Martin Peyton – Interim Compliance & Cyclical Servicing Manager

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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
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## Report in full

1. East Devon District Council currently has a housing stock of 4176 properties, which are managed by Housing's Property & Asset team. The properties are a mixture of sheltered & general needs across the East Devon District.
2. The Compliance & Cyclical Servicing team are responsible for ensuring the Council's Housing stock is compliant with statutory legislation & ensuring we deliver better homes & communities for all.
3. A review has been undertaken of the necessary compliance policies. The amendments are cited in the Policy documents attached to this report.

### Gas Safety Policy

4. The Gas Safety Policy sets out East Devon District Council's approach to managing Gas Safety within properties owned and/or managed by East Devon District Council, including community centres, communal areas & district offices.
5. The Gas Safety Policy details how East Devon District Council meets the requirements for Gas safety under the Gas Safety (Installation and Use) Regulations 1998 including all amendments. 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 Gas installations and Gas appliances owned by the Council. (Policy appended).

### Fire Safety Policy

6. The Fire Safety Policy sets out East Devon District Council's approach to managing Fire Safety within properties owned and/or managed by East Devon District Council, including community centres, communal areas, district offices and HMO's.
7. The Fire Safety Policy details how East Devon District Council meets the responsibilities under the Housing Act 2004, The Regulatory Reform (Fire Safety) Order 2005, the Fire Safety Act 2021 and the Fire Safety (England) Regulations 2022. The overall aim of this policy is to manage and reduce, as far as reasonably practicable, the risk of fire to occupiers of our properties, visitors, staff, contractors and the general public.

Consultation with residents

8. Both the Gas and Fire policy along with the procedures will be consulted with through the Resident Involvement Monitoring Group. The procedures, letters and processes linked to the policy will be shaped by the outcome of the consultations.
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**Financial implications:**

No financial implications

**Legal implications:**

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