



Brighton & Hove  
City Council

# Housing Health & Safety Update

## All Area Panels

Sep 2023

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# Introduction

The health & safety of our residents and those who visit and work on our homes is our key priority.

- Legislative and regulatory changes are coming.
- These follow the Grenfell Tower and Awaab Ishak / Rochdale Borough Homes tragedies.
- Housing are getting ready for the changes in legislation and regulation, we are in the process of carrying out a **Housing Health & Safety Review**

- We have commissioned consultants to work with us, focusing on **6 key areas** of health & safety compliance and assurance.
- The 2023/24 HRA budget included funding to carry out work related to health and safety.
- The legislative and regulatory changes will be in place by Spring 2024.

# Housing & New Homes Committee Report

- In June this year, a report went to Housing & New Homes Committee to update councillors on key outcomes and actions of the Housing Health & Safety review.
- A further report with an action plan & final review will be presented at September Housing & New Homes Committee.
- We are proposing we share this report with the Regulator of Social Housing (RSH), ahead of the new regulations and legislation.

# Six Main Areas of Compliance

 Fire safety

 Asbestos

 Electrical safety

 Gas / fuel safety

 Lifts and lifting equipment

 Water safety

# Legal and Budget Position

## Legal Framework

- Building Safety Act
- Fire Safety Regulations
- Social Housing Regulation Act
- RSH are reviewing their Consumer Standards and Code of Practice- tenants and social housing providers are being consulted on these.

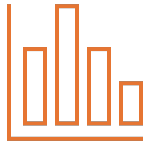
## Budget Provision

- 2023/24 HRA budget included provision for H&S
- Initial annual investment required, estimated £13m 2023/24.
- Ongoing investment identified as service pressures, forming part of the 2024/25 budget proposal.

# Information and Systems

More detailed on the condition and quality of our homes.

Better understanding of the needs of our tenants



Integration of IT systems, one dataset for all key information

- Works Management Systems
- Asset management System
- Prioritisation of analysis and risk
- Monitoring of actions

# 1. Fire Safety

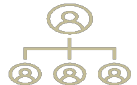
- Review current Fire Risk Assessments
- Undertake more extensive FRAs
- Programme of replacing fire doors in progress
- Testing of fire safety equipment for general needs homes to be carried out
- Fire Safety Manager post
- Requirement to register 44 high rises with the Building Safety Regulator
- Digital floor plans are being prepared
- Large Panel System investigation has started
- External wall surveys
- Resident engagement
- Financial implication £2.080m per annum



# 2. Asbestos

- Vast majority of asbestos found in our homes is either low or very low risk
  - Currently we survey when carrying out work on homes, all empty homes, we have a planned inspection for common ways
  - We are creating a single data management system
  - We have a risk averse policy when working with asbestos
  - Challenging to know all potential costs until the new data base is up to date.
- All operatives are trained to identify asbestos
  - We give advice to tenants undertaking alterations
  - Strategic Management Plan is being produced
  - We are appointing an Asbestos Manager
  - Investment estimated to be £1.755m per annum

120





# 3. Electrical

*At present social landlords are legally obliged to keep their electrical installations in repair but not inspect them*

1377 electrical tests on domestic dwellings  
2022/23 (include Seaside & HRA TA)

In the past testing done in response to repairs, home improvements and change of occupancy

- An electrical inspection programme underway
- We aim to fully test within three years then maintain 5-year cycle

- Estimated cost £5.261 per annum
- Planned electrical upgrades on homes and common areas.
- Additional contractor being used to test and renew recently expired electrical certificates.



# 4. Gas / Fuel Safety

**Gas safety checks- 2022/23 out-turn**  
99.98%

From October 2022, social landlords have also been required to install **carbon monoxide and fire detection** in individual homes

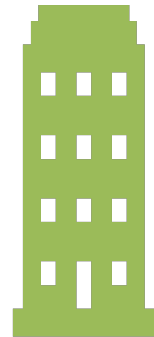
- 4910 CO alarms installed
- Smoke detectors in all senior's schemes.
- All flats in converted buildings
- All properties which have had electrical works

- Regular audit of gas safety management is to be implemented by the service.
- Improvements to data storage as the roll out progresses.
- Budget- £1.722m, 2023/24



# 5. Lifts

- We keep records for each lift
  - One database includes details of all lifts, service schedules
  - Regular audits and maintenance schedules are in place
  - Budget-£1.008m, 2023/24.
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- **Lift Systems Testing**
    - Emergency lift alarm function tests are carried out 6 monthly by our contractor Liftec.
    - We are considering implementing a more frequent testing programme.



# 6. Water

## Water Risk Assessments (WRA) and site monitoring

- Our contractor HSL undertakes monitoring, system flushing and some works and WRA for all BHCC premises
- Budget of £0.290m, 2023/24



# Next Steps

Complete

Complete the  
Health & Safety  
Action Plan

Identify and  
prioritise

Identify and  
prioritise  
actions,  
responsibilities  
and timelines

Communicate

Present the  
Action Plan with  
progress updates  
to September  
'23 Housing  
Committee

Present

Communicate  
with residents  
and tenants

