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26 June 2023

To: All Members of the Housing, Planning and Development Scrutiny Panel

Dear Member,

Housing, Planning and Development Scrutiny Panel - Tuesday, 27th June, 2023

I attach a copy of the following reports for the above-mentioned meeting which were not available at the time of collation of the agenda:

**8. UPDATE ON WORKING WITH THE SOCIAL HOUSING REGULATOR  
(PAGES 1 - 16)**

Yours sincerely

Philip Slawther, Principal Scrutiny Officer,  
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## Members Briefing

Social Housing Regulator – update on progress of working with regulator.

Jahedur Rahman – Operational Director for Housing and Building safety.  
June 2023

## Key Dates

- 1<sup>st</sup> June 2022 - Homes for Haringey transferred back into Haringey Council (In-sourcing) following a period of consultation with residents and staff.
- December 2022 – Pennington Choices undertake Health Check.
- January 2022 – Pennington report, road map and action plan.
- January 2022 – Self-referral to Regulator for Social Housing.
- March 2023 – Regulatory Judgement issued
- May 2023 – Current position.

# Insourcing of Homes for Haringey

## Compliance position June 2022

- 80 overdue FRAs
- 9,647 overdue domestic EICRs
- 7,442 overdue actions of which 4,216 were high-risk.

| Ref | Compliance Area                                | Percentage Compliance | No. of Properties Affected | Frequency | No. Complying | Percentage Compliance last reported | Trend since previous report |
|-----|--|-----------------------|----------------------------|-----------|---------------|-------------------------------------|-----------------------------|
| 1.  | Fire Risk Assessments (12-month rolling)       | 95.20%                | 1665                       | Variable  | 1585          | 98.92%                              | ↓                           |
| 2.  | Gas Safety (LGSR) Domestic (GN, SH, HOS & PSL) | 99.60%                | 14843                      | Annual    | 14784         | 99.73%                              | ↓                           |
| 3.  | Electrical (EICR) Domestic & Communal          | 36.50%                | 15191                      | 5-yearly  | 5544          | 39.56%                              | ↔                           |
| 4.  | Asbestos Reinspections (Communal)              | 99.36%                | 781                        | Variable  | 776           | 98.85%                              | ↑                           |
| 5.  | Passenger Lift Inspections (LOLER)             | 100.00%               | 16                         | Biannual  | 16            | 100.00%                             | ↔                           |
| 6.  | Water Hygiene (L8) Risk Assessments            | 100.00%               | 487                        | Biennial  | 487           | 100.00%                             | ↔                           |

The Council were concerned regarding the overdue Electrical Inspections and high-risk Fire Safety Actions.

The Council sought external assistance from Pennington Choices who completed a health check of the Council's approach to meeting statutory health and safety requirements in December 2022.

# Pennington Health Check

## Undertaken December 2022




Assess Haringey's compliance for HRA residential property on:

- Gas
- Electric - number of properties with no EICR in 10 years
- Fire – FRAs & high number of high-risk actions overdue
- Asbestos
- Water hygiene
- Lifts

(Fire & Electric confirmed as potential breach of home standard)

# Pennington Health Check - December 2022

## Key risks leading to self-referral

-  Fire Risk Assessments – 79 overdue  
**Improvement of 1** (since insource in June 2022)
-  Electrical Inspection Reports – 8282 overdue, of which 4042 more than 10-years old **Improvement of 1074** (overall since June 2022)
-  Fire Risk Actions – 8373 overdue with 4769 high-risk.  
**Performance Declined of 631 (553 high risk)** since June 2022




# Self-Referral

As of January 2023

- ↑ Fire Risk Assessments – 26 overdue  
**Improvement of 53** (since health check in Dec 22)
- ↑ Electrical Inspection Reports – 7208 overdue, of which 4042 more than 10-years old **Improvement of 1074** (overall since Health Check in Dec 22)
- ↑ Fire Risk Actions – 8237 of which 4120 high-risk.  
**Improvement of 136 overall** (since Health Check in Dec 22)

# May 2023

## Current position overdue

-  Fire Risk Assessments – 0  
**Improvement of 26** (since self-referral in January 22)
-  Electrical Inspection Reports – 3339 overdue, of which 440 more than 10-years old **Improvement of 3869, (of which 3602 >10-years old)** (since self-referral in January 22)

# May 2023

Direct comparison to actions reported in January 2023

Fire Risk Actions self-reported - 8378 (4120 high-risk).

Fire Risk Actions current - 6858 with (3419 high-risk) and agreed with Regulator to clear by 2024.

**Improvement of 1520 (701 High-risk) since self-referral in Jan 22.**

# Pennington Health Check

## Outcomes

- Self-report to Regulator for Social Housing
- Roadmap with an action plan.
- The action plan has been incorporated into the Housing Improvement plan.
- Regulatory investigation
  - Additional concerns around Decent Homes (5037 homes not meeting the decency standards (Decent Homes).
  - Findings – March 2023 - breach of parts 1.1 and 1.2 of the homes Standard.

<https://www.gov.uk/government/publications/london-borough-of-haringey/regulatory-notice-london-borough-of-haringey-6-march-2023>

# Engagement with Regulator

Meeting in April & May 2023

- Recognise improvements and plans in place
- Agreed to provide voluntary undertaking
  - How did we get here
  - Strategy for improvement across compliance and Decent Homes.

# Engagement with Regulator

## Voluntary Undertaking

- How did we get here?
  - Data & use of spreadsheets
  - Resources
  - Lack of in-house skills and knowledge
  - Management structure
  - Governance

# Engagement with Regulator

## Voluntary Undertaking

– Strategy for improvement across compliance and Decent Homes.

- Dedicated experienced compliance manager
- Data validation
- Compliance system
- New management structure
- New governance structure
- New supply chain
- Specialist consultancy support
- Staff training

# Engagement with Regulator

## Voluntary Undertaking

### – Timescales.

- Fire Risk Assessments now up to date
- Fire risk actions – all high-risk overdue complete March 2024
- EICRs complete >10-years by end of May others Dec 2023
- Decent Homes – 800 completed, +1000 by March 2024
- Compliance system – April 2024
- New management structure – In place
- New governance structure – In place
- New supply chain – EICRs in place, FRA Actions Sep 23
- Training matrix to be rolled out for all relevant staff 23/24



Questions?

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