

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

- 1st 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?