

BOLSOVER DISTRICT COUNCIL

Meeting of the Customer Services Scrutiny Committee on 3rd February 2025

Gas and Heating Compliance Policy

Report of the Assistant Director Housing Management

Classification	This report is Public
Contact Officer	Victoria Dawson – Assistant Director Housing Management

PURPOSE/SUMMARY OF REPORT

The purpose of this report is for Customer Services Scrutiny Committee to consider and feedback on the Gas and Heating Compliance Policy. Committee's comments will be considered prior to Executive approval of the policy.

REPORT DETAILS

1. Background

- 1.1 The Regulator for Social Housing revised Consumer Standards were effective from 1st April 2024, and were designed to protect tenants and to ensure they receive high quality services.
- 1.2 The Safety and Quality Standard requires landlords to provide good quality homes and landlord services to tenants. It is explicit that we must ensure that all legal assessments are carried out, with any arising actions to be completed within appropriate timescales.
- 1.3 The "Big 6" compliance areas for housing are:
- **Fire safety:** Ensuring properties are safe from fire
 - **Gas safety:** Ensuring properties are safe from gas
 - **Electrical safety:** Ensuring properties are safe from electrical hazards
 - **Lift safety:** Ensuring lifts are safe to use
 - **Asbestos management:** Ensuring properties are safe from asbestos
 - **Legionella:** Ensuring properties are safe from legionella bacteria

We report on compliance of all these areas as part of the annual Tenant Satisfaction Measures, and quarterly updates are provided to the Housing Liaison Board and Housing Stock Management Group.

2. Details of Proposal or Information

- 2.1 We have produced a Gas and Heating Compliance Safety Policy which is attached at Appendix 1. This Policy explains the Council's legal obligations with regards to the installation and maintenance of gas appliances in Council Homes, as well as our responsibility for heating systems.
- 2.2 The Policy goes into detail about how we will ensure we meet these legal obligations, specifically that our gas safe accredited operatives and contractors we will carry out annual gas safety checks to our homes.
- 2.3 This Policy also sets out how we will monitor and report on our performance of these legal requirements, including an escalation process for when there is non-compliance.

3. Reasons for Recommendation

- 3.1 It is considered best practice to have a policy which sets out how the Council's approach to legislative compliance requirements.

4 Alternative Options and Reasons for Rejection

- 4.1 The Policy is considered necessary so that members of the public are aware of the Council's responsibilities and our approach to how we ensure compliance with these, as well as how we will use legal remedies contained within the tenancy agreement to gain access where needed to fulfil these legal obligations.

RECOMMENDATION(S)

1. That Members review the attached Gas and Heating Compliance Policy and provide comments for consideration as part of the development of the Policy in advance of formal Executive approval and implementation.

Approved by Councillor Sandra Peake, Portfolio Holder for Housing

IMPLICATIONS:

<u>Finance and Risk</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Details:
There are no financial implications in the Report or arising from the proposed Gas and Heating Compliance Policy.
On behalf of the Section 151 Officer

Legal (including Data Protection) Yes No

Details:

The Legal requirements are set out in the report.

On behalf of the Solicitor to the Council

Staffing Yes No

Details:

There are no financial implications in the Report or arising from the proposed Gas and Heating Compliance Policy

On behalf of the Head of Paid Service

Equality and Diversity, and Consultation Yes No

(Please speak to the Equality and Diversity Officer for advice)

Details:

Environment Yes No

Please identify (if applicable) how this proposal/report will help the Authority meet its carbon neutral target or enhance the environment. *(Please speak to the Climate Change Officer for advice)*

Details:

DECISION INFORMATION:

Please indicate which threshold applies:

Is the decision a Key Decision?

A Key Decision is an Executive decision which has a significant impact on two or more wards in the District or which results in income or expenditure to the Council above the following thresholds:

Yes No

<p>Revenue (a) Results in the Council making Revenue Savings of £75,000 or more or (b) Results in the Council incurring Revenue Expenditure of £75,000 or more.</p>	<p>(a) <input type="checkbox"/> (b) <input type="checkbox"/></p>
<p>Capital (a) Results in the Council making Capital Income of £150,000 or more or (b) Results in the Council incurring Capital Expenditure of £150,000 or more.</p>	<p>(a) <input type="checkbox"/> (b) <input type="checkbox"/></p>
<p>District Wards Significantly Affected: <i>(to be significant in terms of its effects on communities living or working in an area comprising two or more wards in the District)</i> Please state below which wards are affected or tick All if all wards are affected:</p>	<p>All <input type="checkbox"/></p>

<p>Is the decision subject to Call-In? <i>(Only Key Decisions are subject to Call-In)</i></p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>If No, is the call-in period to be waived in respect of the decision(s) proposed within this report? <i>(decisions may only be classified as exempt from call-in with the agreement of the Monitoring Officer)</i></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>Consultation carried out: <i>(this is any consultation carried out prior to the report being presented for approval)</i></p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p> Leader <input type="checkbox"/> Deputy Leader <input type="checkbox"/> Executive <input type="checkbox"/> SLT <input type="checkbox"/> Relevant Service Manager <input type="checkbox"/> Members <input type="checkbox"/> Public <input type="checkbox"/> Other <input checked="" type="checkbox"/> </p>	<p>Housing Liaison Board</p>

<p>Links to Council Ambition: Customers, Economy, Environment, Housing</p>
<p>Ambition: Housing Priority:</p> <ul style="list-style-type: none"> ○ Maintaining and improving property and housing management standards and ensuring that standards and living conditions in the district contribute towards better health outcomes for all. ○ Building more, good quality, affordable housing, and being a decent landlord <p>Target HOU04: Work towards compliance with the Social Housing Consumer Standards, ensuring tenants' voice is key when developing new council housing policies, procedures, and improvements.</p>

Links to Council Ambition: Customers, Economy, Environment, Housing

DOCUMENT INFORMATION:

Appendix No	Title
1	Gas and Heating Compliance Policy

Background Papers

(These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Executive, you must provide copies of the background papers).