

To: The Management Committee
From: The Technical Services Manager
Subject: Tenant and Resident Safety

1.0 Introduction / Purpose

1.1 The purpose of this report is to propose a new reporting system for Tenant and Resident Safety.

2.0 Background

2.1 As more and more focus is put on Tenant and Resident Safety it would be beneficial for Committee to be aware of the status of the main four areas (Gas, Asbestos, Electrical Safety and Fire Safety). These areas are currently covered along with others in our Tenant and Resident Assurance exercise which is reviewed quarterly by the Audit & Risk sub committee.

3.0 Compliance Report

3.1 The report attached at Appendix 1 details the status of the 4 main areas of Tenant and Resident Safety along with any actions that need to be taken.

3.2 It is proposed that along with this report being produced quarterly, 3 additional indicators are incorporated into the Quarterly Organisational Performance Report (gas is currently reported on) at the next Quarter with Q1 and Q2 results being produced retrospectively.

3.3 Asbestos

3.3.1 New indicator to be introduced 'Percentage of asbestos surveys of communal areas complete'.

3.4 Electrical Safety

3.4.1 New indicator to be introduced 'Percentage of properties having a valid Electrical Inspection Condition Report (EICR)

3.5 Fire Safety

- 3.5.1 New indicator to be introduced 'Percentage of properties with a compliant fire detection system (interlinked smoke and heat detectors)

4.0 Risk

- 4.1 We consider risk under various contexts e.g., financial, governance, technology etc as per our Risk Management Policy at both strategic and operational levels. No new strategic risks have been identified and no additional operational risks have been identified.

5.0 Compliance and Assurance

- 5.1 By carry out gas safety check and having asbestos surveys of our communal building areas along with installing LD2 fire systems we are assuring our compliance with our Statutory Requirements.
- 5.2 It also means we are meeting Regulatory requirements with particular reference to the following:

Standard 4 - The governing body bases its decisions on good quality information and advice and identifies and mitigates risks to the organisation's purpose.

Guidance 4.1 - The governing body ensures it receives good quality information and advice from staff and, where necessary, expert independent advisers, that is timely and appropriate to its strategic role and decisions. The governing body is able to evidence any of its decisions.

5.3 Evidence Bank

- 5.3.1 Committee is reminded that the assurance exercises are available in the Committee log-in area of our website for its consideration.

6.0 Summary/Conclusions/Recommendations

- 6.1 In summary 3 new indicators are proposed to be added to the Organisational Performance Report.
- 6.2 No risks have been identified.
- 6.3 Committee is asked to approve the new Quarterly Indicators relating to Tenant and Resident Safety along with the proposal to present this Tenant and Resident Safety Report on a quarterly basis.