



Report to:	<b>STOCKPORT HOMES MEMBER COMMITTEE</b>  <i>14 February 2022</i>	
Report of:	<b>EXECUTIVE DIRECTOR OF OPERATIONS</b>	
Contact Officer and contact details	Steve Leonard, Assistant Director – Assets and Development  07527387171	
Type of Report	<i>Assurance</i>	
Title of Report:	<b>BUILDING SAFETY STRATEGY</b>	
Purpose of Report:	To comment on SHG's new Building Safety Strategy which takes account of the current and pending Building Safety legislation	
Recommendation(s):	That Member Committee comment on the Building Safety Strategy.	
Confidentiality	Non Confidential	
Resource Implications	The management of the new approach to Building Safety as outlined in the Strategy is being delivered by a dedicated team through existing resources. In order, to roll this approach out, to all 22 tower blocks, there will be the requirement to expand the team further. Any additional resource requirements will be subject to a separate business case and form part of future negotiations with the Council.	
Impact on Risk Appetite and Risk Register	SHG has a "Hungry" risk appetite in terms of implementing change but has a "Minimal" risk appetite for reputational impact and an "Averse" risk appetite in terms of Health and Safety. The development of a Building Safety Strategy fits in line with this risk appetite as it will change the business and bring about new ways of working but also ensures there are adequate systems in place in terms of building safety and that related risks are well managed.	

	Risk Number	Risk Description	Risk Mitigation
	1	SHG is not able to meet the requirements of the new Building Safety legislation (delivery and cost)	Appointment of the Head of Building safety and a building safety team created to focus attention on meeting the legislative changes in particular the focus on residents of high-rise accommodation. Building safety investment requirements have already been captured in previous capital programmes and will be included in future capital investment programmes.
Customer Voice	Extensive customer consultation has taken place in 2021 in relation to Building Safety in the high-rise blocks, including the customer roadshow. A resident building safety engagement strategy will be available in January/ February 2022.		
Equality, Diversity & Inclusion implications	It is a key objective of the strategy and the forthcoming legislation that residents are at the heart of building safety including the identification of vulnerable resident's needs.		
Regulatory compliance	The strategy links directly to the organisation's regulatory compliance and adherence with the latest building safety legislation.		

Comments of the  
Stockport Homes  
Monitoring Group

The Stockport Homes Monitoring Group discussed the report.  
The discussion covered:

- Customers commended the Building Safety Team for trying to identify where there are gaps in current services or communications. They also welcomed that information is being provided to instruct residents should a full evacuation be necessary.
- Customers explained that they were very happy with how SHG approached building safety. They added that SHG were very proactive and forward thinking in this area.
- The provisions relating to vulnerable customers were considered to be a particularly important part of the strategy.
- Customers highlighted that it seemed clear that SHG set the standards for other organisations to follow.
- Customers felt that it was extremely positive that SHG are forming partnerships with others, such as Greater Manchester Fire and Rescue.
- Customers commended SHG's performance in correcting building safety defects in a timely manner.
- Customers were pleased that the Capital Programme funding covered the work carried out to ensure buildings were safe.
- Customers also noted that despite the protracted covid period the sprinkler installation programme in housing blocks was completed in a very timely manner.

## **1. INTRODUCTION**

- 1.1 The attached Building Safety Strategy has been drawn up as a result of the Hackitt Review into building safety, following the Grenfell Tower Fire. The review addresses the requirements of the Building Safety Bill currently going through Parliament, the Housing White Paper and the Fire Safety Act 2021
- 1.2 The Building Safety Strategy includes all aspects of the requirement of the current and proposed legislation and replaces the existing SHG Fire Safety Strategy

## **2. BACKGROUND**

- 2.1 Following the Grenfell Tower fire in June 2017 which resulted in the death of 72 people the Government implemented a review of Building Safety which was carried out by Dame Judith Hackitt, this became known as the Hackitt Review.
- 2.2 The recommendations of the Hackitt Review have been fully adopted by the Government and has been incorporated into the Building Safety Bill and influenced the Fire Safety Act 2021 and the Housing White Paper.
- 2.3 SHG has taken a proactive approach to the findings of the Hackitt Review and has introduced several measures to ensure the organisation will comply with all aspects of relevant current and proposed legislation.
- 2.4 This proactive approach has led to SHG setting up a Building Safety Team and a pilot implementation project. SHG has also carried out extensive consultation with residents of tower blocks which has directly influenced the high-rise resident engagement strategy which will be available by January/February 2022.
- 2.5 The SHG Board have also been consulted via a webinar session and their comments and observations have informed the development of the strategy and the forthcoming high-rise resident engagement strategy.
- 2.6 Key to the new safety legislation and the Hackitt Review is Accountability, Competency and Resident Engagement all of which are covered in the Building Safety Strategy.
- 2.7 An action plan (Appendix 1 attached) has also been developed which identifies colleagues who will be responsible for meeting allotted actions and timescales.

## **3. CONCLUSIONS**

- 3.1 SHG takes a proactive approach to building safety which has resulted in the setting up of a building safety team and the development of the attached Building Safety Strategy.

- 3.2 The Strategy covers key elements of current relevant and proposed legislation and addresses the outcomes of the review of building safety led by Dame Judith Hackitt.

## **4. RECOMMENDATIONS**

- 4.1 That Member Committee comment on the Building Safety Strategy.