

## EXECUTIVE DECISION RECORD SHEET

<b>Name of decision maker:</b>	<b>Cllr Margaret Griffiths</b>
<b>Portfolio:</b>	<b>Housing and Regeneration</b>
<b>Date of Portfolio Holder Decision:</b>	<b>21 August 2019</b>

<b>Title of Decision:</b>	Approval of the Safety in Communal Areas Policy
<b>Part II:</b>	No
<b>Part II reason:</b>	N/A

### **Decision made and reasons:**

Decision:

Approve and adopt the Safety in Communal Areas (SICA) Policy for buildings owned and managed by the Housing Service

Reason:

The Council has always been committed to ensuring the safety of our tenants and leaseholders and the implementation of the SICA policy, in line with the previously approved Fire Safety policy, allows us to achieve this.

The Grenfell Tower incident has not changed the Council's approach to fire safety, only reinforced and refocused it. The Fire Safety Policy has been revised and approved and Fire Risk Assessments are commissioned and completed throughout our blocks of flats periodically. In addition, the SICA policy will ensure every block of flats is regularly inspected and communal areas remain clear of all items.

The implementation of the SICA policy will allow the Council to be proactive in ensuring communal areas are clear. It also clarifies our approach and confirms that we will take action against residents who risk the health and safety of themselves and others.

### **Reports considered:** (here reference can be made to specific documents)

Housing Overview and Scrutiny Committee Report  
Fire Safety Policy

### **Officers/Councillors/Ward Councillors/Stakeholders Consulted:**

Assistant Director of Housing and Regeneration  
Director of Housing and Regeneration  
Group Manager, Property and Place  
Team Leader of Compliance and Mechanical and Electrical Contracts  
Housing Overview and Scrutiny Committee  
Corporate Management Team

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### **Monitoring Officer Comments:**

The Council, as a Landlord, has a number of legal obligations it must satisfy to ensure the Health, Safety and Welfare of its tenants, not only in their individual dwellings but also in communal areas. This policy will help to meet the Council's statutory obligations.

### **Deputy Chief Financial Officers Comments:**

The Council, as a Landlord, has a number of legal obligations it must satisfy to ensure the Health, Safety and Welfare of its tenants, not only in their individual dwellings but also in communal areas. This policy will help to meet the Council's statutory obligations.

### **Financial Comments:**

### **Implications:**

Value for Money:

The Council's Neighbourhood Support Officer's (NSO's) ensure landings are clear in line with the SICA policy. Where the NSO's remove items from communal areas and are able to identify whom they belong to the individual will be recharged in line with the Recharge Policy.

Financial:

The commitments set out in the policy to ensure compliancy will be managed in line with existing budgets and staff resourcing.

Risk:

DBC's housing service is committed to ensuring the health and safety of everyone who lives in, works in or visits any of our properties. As a landlord, we have a responsibility to ensure that communal areas are kept clear and accessible so that residents can exit the building quickly and safely in the event of an emergency, as well as allowing emergency services easy and uninhibited access if required.

Adopting the SICA policy will allow us to inform our residents to keep communal areas clear and reinforces our zero tolerance approach when undertaking our duties.

This zero tolerance approach prevents fire hazards, allows us to carry out essential repairs and maintenance, and helps to keep our residents' homes safe and enjoyable places to live.

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**Portfolio Holders' Signature:**

Date:

**Details of any interest declared and any dispensation given by the Standards Committee:**

**For Member Support Officer use only**

Date Decision Record Sheet received from portfolio holder: 21-08-19

Date Decision Published: 21-08-19 Decision No: PH-020-19

Date of Expiry of Call-In Period: 29-08-19

Date any Call-In received or decision implemented: