

Brighton & Hove City Council

Place Overview & Scrutiny Committee

Agenda Item 6

Subject: Housing Safety and Quality Compliance - Progress update

Date of meeting: 22nd July 2026

Report of: Chair of Place Overview & Scrutiny Committee

Contact Officer: Name: Natalie Sacks-Hammond

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Ward(s) affected: (All Wards);

Key Decision: No

For general release

1. Purpose of the report and policy context

- 1.1 This report provides the Committee with the latest position on the council's housing safety and quality compliance progress following the Regulator of Social Housing's (RSH) regulatory judgement of August 2024. It forms part of the bi-annual reporting cycle to Cabinet and Scrutiny.
- 1.2 The most recent progress update, dated June 2026, is attached at Appendix 1, with the corresponding updated performance indicators provided at Appendix 2. For reference, the original report considered by Cabinet on 14th May 2026 is included at Appendix 3, together with the supporting appendices presented at that meeting. These comprise the Housing Improvement Plan (Appendix 4) and the May 2026 performance indicators (Appendix 5).

2. Recommendations

- 2.1 That the Place Overview & Scrutiny Committee note and comment on the progress made in addressing the issues identified by the Regulator of Social Housing.

3. Context and background information

- 3.1 In May 2026, Cabinet endorsed the Housing Improvement Programme 2026/27, which sets out the council's approach to delivering sustained improvement and addressing the underlying causes of non-compliance. The programme forms part of the council's wider ambition to become a "Great Landlord", with a focus on safe and compliant homes, improved services and stronger resident engagement.

- 3.2 The May 2026 report demonstrated significant progress across the areas identified by the regulator, including improvements in electrical safety, smoke detection, water safety and fire risk assessment actions. However, it also highlighted ongoing challenges, particularly increasing demand for repairs and damp and mould works, together with the need to improve stock condition information across the housing stock.
- 3.3 The latest update, dated June 2026, shows that progress has continued. Compliance levels have increased further across key safety areas, with substantial reductions in outstanding fire safety actions and improvements in electrical, water safety and smoke detection compliance. While challenges remain around repairs demand and service capacity, work is underway to increase resources, strengthen asset information and embed improvements as business as usual.

4. Analysis and consideration of alternative options

- 4.1 The Place Overview & Scrutiny Committee is invited to support the actions outlined in the report or provide feedback

5. Community engagement and consultation

- 5.1 The council continues to engage residents on its housing safety and quality improvement journey through Area Panels, targeted engagement with residents in high-rise and Large Panel System blocks, and regular updates through the *Homing In* newsletter. Resident feedback is used to inform service delivery and governance, while the *Creating Great Homes Together* programme has involved residents and staff in co-designing improvements that will help shape priorities within the Housing Improvement Plan and support the council's ambition to become a Great Landlord.

6. Financial implications

- 6.1 This proposal is consistent with the approved HRA Budget and Capital Investment Programme for 2026/27, which includes ongoing revenue and capital investment to support regulatory compliance, building safety, fire safety and wider health and safety requirements across the council's housing stock. The 2026/27 Capital Programme includes £17.731m for Health & Safety investment.
- 6.2 Any ongoing or future financial implications will need to be considered as part of future budget setting and capital programme approvals. Expenditure will be monitored through the council's TBM process, with any significant variations or emerging financial risks reported through routine budget monitoring.

Name of finance officer consulted: Ferrise Hall
Date consulted 08/07/2026

7. Legal implications

- 7.1 This is a for note report and so there are no legal implications as to any steps required. Fire safe and regulatory compliance are a central and core theme of the responsibility of all social landlords. Failure to address these areas can lead to regulatory intervention across a range of agencies and so ensuring best endeavors to address requirements is critical.

Name of lawyer consulted: Simon Court Date consulted 06 July 2026

8. Risk implications

- 8.1 Not specifically for this scrutiny report. Please see the Cabinet report at Appendix 3 for further details.

9. Equalities implications

- 9.1 Although this report is to note and does not seek a decision, the Housing Improvement Programme has significant equality implications. Improvements to housing safety compliance, repairs, damp and mould treatment, and stock condition information are expected to have positive impacts for all council tenants, particularly older people, disabled residents, people with long-term health conditions, pregnant women and families with young children, who may be disproportionately affected by unsafe or poor-quality housing conditions.

10. Sustainability implications

- 10.1 Not specifically for this scrutiny report. Please see the Cabinet report at Appendix 3 for further details.

11. Health and Wellbeing Implications:

- 11.1 Not specifically for this scrutiny report. Please see the Cabinet report at Appendix 3 for further details

12. Conclusion

- 12.1 The Place Overview & Scrutiny Committee is asked to review this report and feedback on the planning and progress toward achieving full compliance. The Committee's oversight is sought to ensure transparency, accountability, and alignment with regulatory requirements.

Supporting Documentation

1. Appendices

1. Housing Safety Compliance and Quality Update June 2026

2. Housing Safety Compliance Performance Indicators June 2026
3. Cabinet report 14th May 2026
4. Housing Improvement Plan
5. Housing Safety Compliance Performance Indicators May 2026