

To: Cabinet
Date: 18 March 2026
Report of: Director of Housing
Title of Report: HRA Property Services Policies

Summary and recommendations	
Decision being taken:	To approve the following policies: compliance, decant, gas safety, health and safety, permit to work and radon to ensure the maintenance and good management of the housing stock.
Key decision:	Yes
Cabinet Member:	Councillor Linda Smith – Housing and Communities
Corporate Priority:	Good, affordable homes
Policy Framework:	HRA Asset Management Strategy

Recommendation(s): That Cabinet resolves to recommend the following policies for Council approval:
<ol style="list-style-type: none"> 1. The draft Compliance Policy 2. The draft Decant Policy 3. The draft Gas Safety Policy 4. The draft Health and Safety Policy 5. The draft Permit to Work Policy 6. The draft Radon Policy

Appendix No.	Appendix Title	Exempt from Publication
Appendix 1	Compliance Policy	No
Appendix 2	Decant Policy	No
Appendix 3	Gas Safety Policy	No

Appendix 4	Health and Safety Policy	No
Appendix 5	Permit to Work Policy	No
Appendix 6	Radon Policy	No

Introduction and background:

1. Further to the Cabinet and Council approving the damp and mould, fire safety, asbestos, disrepair, electrical safety and legionella policies, further policies are being presented to the Cabinet to ensure the safety of residents and ensure the good management of the housing stock.
2. The policies being presented to the Council fall into two broad categories – ensuring the safety of all residents and secondly, ensuring the good management of the housing stock and the need to treat residents with dignity and respect when, in extreme circumstances, tenants have to leave homes temporarily for urgent maintenance work to be undertaken.
3. Making sure residents have a safe, affordable and decent place to call home is the core purpose of this work. Successive Governments has been working to strengthen the voice of residents and introduce legislation to ensure the quality of homes.
4. In 2018, the then Government published the Social Housing White Paper to ensure residents of social housing are safe, listened to, live in good quality homes and have access to help when things go wrong. Consequently, the Social Housing Regulation Act (“the Act”) received Royal Assent in July 2023. The Act forms a new regulatory framework for the social housing sector, aiming to give residents greater powers and improve access to quick and fair solutions to problems.
5. The Act aims to ensure Registered Social Landlords (RSLs) are compliant with the consumer standards by giving the Regulator of Social Housing new powers to address RSLs who are not meeting their commitments to residents.
6. The Social Housing Charter detailed what social housing residents should expect from their landlords, including feeling safe in their homes, knowing how their landlords are performing and having their complaints solved quickly.
7. The Act sets out to deliver against each of these commitments:
 - Residents to be safe in their home.
 - Residents to know how their landlord is performing.
 - Residents to have their complaints dealt with promptly.
 - Residents to be treated with respect.
 - Residents to have their voice heard by their landlord.
 - Residents to have a good quality home and neighbourhood to live in.

8. Technical policies are therefore required to adhere to this regulatory regime. They are also key to ensure the effective operation of the Housing Revenue Account (HRA) property service as it ensures that asset management services and the development of the social housing programme are set within a sound operating framework such as meeting key performance criteria, as well as achieving sustainability objectives are met and monitored.
9. The ability to refresh policies ensures key KPIs can be refined to meet the contemporary needs of tenants and of the wider city in respect of the role of housing in attaining economic growth.
10. At the same time, the need to ensure high standards are maintained, such as guaranteeing gas safety standards are met and there is constant action to monitor and act on radon levels, can be attained by clear technical policies which ensures consistent follow through with operational work in addressing health and safety objectives.
11. The Council recognises its compliance responsibilities as well as the critical need to listen and act on the lived in experiences of our residents. There has been a series of meetings with the Residents Policy Review Group and survey work with residents which has amended and approved the policies which are being presented to Cabinet for approval with this report.
12. There is a need for a suite of other policies to be considered and approved by the Cabinet to meet these regulatory standards. It is envisaged that further policies, once they are considered by residents, will be presented to the Cabinet for approval.

Compliance Policy

13. The Compliance Policy details how the Council will meet the legal obligations it has as a landlord and as an employer in relation to HRA properties. This is critical in enabling the Council to deliver on its strategic goals and to provide quality and safe homes for residents. The specific compliance themes and the requirements associated with them range from 'threat to life' responsibilities, such as gas safety and fire safety, through to administrative technicalities set out in various regulations.
14. As a registered social landlord, freeholder and employer, the Councils operate in a defined regulatory environment whereby the effect of any non-conformance with regulatory requirements can be amplified through the impact on our relationship with the Regulator for Social Housing (RSH), and notably their assessment the Council's governance arrangements and performance in meeting the Decent Homes Standard.
15. The Council also has important working relationships with Oxfordshire Fire & Rescue Service as well as national regulators such as the Health & Safety Executive, the Building Safety Regulator, and the Environment Agency.

16. Therefore, the policy provides an overarching framework for core compliance requirements to be met:

No	Title	Obligation
1	<p>Gas</p> <p>The Gas Safety (Installation and Use) Regulations 98 (as amended 2018) and ACOPs and any subsequent amendments.</p>	<p>To adhere to the landlord's main duties as listed in “A guide to landlords’ duties: Gas Safety (Installation and Use) Regulations 1998 As amended”.</p> <ul style="list-style-type: none"> • Ensure gas Appliances, fittings, and flues are maintained in a safe condition. Ensure that an annual safety check is carried out on Gas Appliances and Flues and that ongoing maintenance is carried out. Gas appliances should be serviced in accordance with the manufacturer’s instructions and annually by a Gas Safe registered engineer. • Ensure an annual safety check is carried out on each gas appliance/flue and pipework Before any new lease starts, you must make sure that these checks have been carried out within one year before the start of the lease date, unless the appliances in the property have been installed for less than 12 months, in which case they should be checked within 12 months of their installation date. • Keep the record of the gas safety check until two further checks have been carried out (this may be longer than two years). • Issue a copy of the latest safety check record to existing tenants within 28 days of the check being completed, or to any new tenant before they move in (in certain cases, there is an option to display the record electronically). This is further to the Health and Safety at Work etc. Act 1974, s.3 (duty to non-employees including tenants) 2. The Housing Act 2004, s.11 (Category 1 hazards under HHSRS). •
2	<p>Fire and Building Safety</p> <p>The Fire Safety Order 2005, as amended by the Fire Safety Act 2017, The Fire Safety England Regulations 2018, Building Safety Act 2022 (BSA) &</p>	<p>Oxford City Council (OCC) is committed to full compliance with the Regulatory Reform (Fire Safety) Order 2005 (FSO), including all landlord duties outlined in Articles 8–24. Particular attention is given to:</p> <ul style="list-style-type: none"> • Article 8 – Duty to take general fire precautions: Ensuring that appropriate fire safety measures are in place to protect occupants and property. • Article 9 – Risk assessment: Conducting and maintaining up-to-date fire risk assessments,

<p>subsequent secondary legislation.</p>	<p>identifying hazards, and implementing necessary controls.</p> <p>Update – Fire Safety Act 2021: Following the Fire Safety Act 2021, fire risk assessments (FRAs) now explicitly include the external walls, cladding, balconies, and attachments of buildings. OCC ensures that all FRAs reflect this expanded scope, mitigating potential risks and maintaining regulatory compliance.</p> <p>The Fire Safety England Regs 22 - These regulations made it a requirement in law for responsible persons of high-rise blocks of flats to provide information to Fire and Rescue Services to assist them to plan and, if needed, provide an effective operational response.</p> <p>Also, the regulations require responsible persons in multi-occupied residential buildings, which are high-rise buildings, as well as those above 11 metres in height, to provide additional safety measures.</p> <p>In all multi-occupied residential buildings, the regulations require responsible persons to provide residents with fire safety instructions and information on the importance of fire doors. The regulations apply to existing buildings, and requirements for new buildings may be different.</p> <p>The Building Safety Act 22 – This Act makes ground-breaking reforms to give residents and homeowners more rights, powers, and protections – so homes across the country are safer.</p> <p>It delivers far-reaching protections for qualifying leaseholders from the costs associated with remediating historical building safety defects, and an ambitious toolkit of measures that will allow those responsible for building safety defects to be held to account.</p> <p>It overhauls existing regulations, creating lasting change and making clear how residential buildings should be constructed, maintained, and made safe.</p> <p>The Act creates three new bodies to provide effective oversight of the new regime: the Building Safety</p>
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		<p>Regulator (BSR), the National Regulator of Construction Products, and the New Homes Ombudsman.</p> <p>Together, these changes mean owners will manage their buildings better, and the home-building industry has the clear, proportionate framework it needs to deliver more and better, high-quality homes.</p> <p>With buildings at 18 metres or above or 7 storeys or above, the Council must, under s.62 Building Safety Act 2022 register as the Principal Accountable Person (PAP) under s.72. 3. These duties under ss.77-91 addresses safety case reports, resident engagement, mandatory occurrence reporting</p> <p>Cognisance of the requirements of the the Building Safety (Leaseholder Protections) (Information etc.) (England) Regulations 2022 (SI 2022/859) and the Fire Safety (Approval of Persons) Regulations 2024 is also required.</p>
3	<p>Electricity</p> <p>The Health and Safety at Work Act 1974, (HASAW),</p> <p>Electricity at Work Regs 1989, The Management of Health and safety at work regs 1999, Provision and use of work Equipment Regs 1998 (PUWER)</p> <p>Landlord and Tenant Act 1985</p> <p>The Housing Act 2004</p>	<p>HASAW – Applies to everyone (employers and employees) in general terms, concerned with work activities and provisions to protect members of the public.</p> <p>Electricity at Work Regs 89 – ensures that precautions are taken against the risk of death or personal injury from electrical work activities. Aimed at those involved in the design, construction, operation, or maintenance of electrical systems and equipment.</p> <p>The Management of Health and Safety at Work Regs 99 – Aimed at Employers, managers, and other duty holders for H&S, requires them to assess the risks posed to workers and any others who may be affected by their work or business.</p> <p>PUWER – Requirements for equipment provided for work use:</p> <ul style="list-style-type: none"> • Suitable for the intended use. • Safe for use, maintained, and inspected to ensure it is correctly installed and does not deteriorate.

		<ul style="list-style-type: none"> • Used only by people who have had adequate information, instruction, and training. • Accommodated by suitable H&S measures. • Used in accordance with specific requirements for mobile work equipment. <p>Landlord and Tenant Act 85 – Section 11 sets out who is responsible for repairing a property whilst it is being rented.</p> <p>The Housing Act 04 – Main provisions:</p> <ul style="list-style-type: none"> • The housing, health, and safety system (HHSRS). • Enforcement of housing standards. • Licensing of HMO's. • Empty homes. • Home information packs. <p>Plus, many others:</p> <p>Homes (Fitness for Habitation) Act 2018, The Consumer Protection Act 87, FSO 05, Defective Premises Act 72, The Electrical Equipment (safety) Regs 16, Building Regs and the Approved Docs A-R, noting ADP – Electrical safety in Dwellings, IET wiring Regs 18th edition.</p> <p>In addition, there is the Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020 (SI 2020/312). These regulations establish industry standards for 5-yearly electrical installation inspections that are considered good practice for social landlords and may be required under the Home Standard. These requirements also relate to the Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020 with 5-yearly EICR inspection requirement and the need for competent persons to undertake such work.</p>
4	<p>Asbestos</p> <p>Control of Asbestos Regulations (CAR) 2012</p>	<p>CAR 2012 – Sets minimum standards for the protection of employees from the risks of exposure to Asbestos Containing Materials, ACMs.</p> <p>Applies to work that disturbs or is likely to disturb ACM, ACM sampling, and laboratory analysis.</p>

	<p>Reporting of Injuries, Diseases, and Dangerous Occurrences, RIDDOR.</p> <p>HSG 227: A comprehensive guide to managing asbestos in premises. Approved Code of Practice (ACOP)</p> <p>HSG 210 – Asbestos Essentials, ACOP</p> <p>Other ACOPS:</p> <p>HSG247 – Licensed Contractors</p> <p>HSG 248 – The Analyst's Guide</p> <p>HSG 264 – The survey guide</p> <p>L143 & L127 – The management of and work with ACM in non-domestic premises.</p>	<p>Noting key Regulations below:</p> <p>Reg 3 – Application.</p> <p>Reg 4 – Duty to manage in non-domestic premises (including the duty to manage asbestos in common parts)</p> <p>Reg 5 – Identification of the presence of ACM.</p> <p>Reg 8 – Licensing of work with ACM.</p> <p>Reg 9 – Notification of work with ACM.</p> <p>Reg 10 – Information, instruction, and training.</p> <p>Reg 11 – Prevention or reduction of exposure.</p> <p>Reg 16 – Duty to prevent or reduce the spread of ACMs.</p> <p>There is the due to asses and manage risk in domestic properties under health and safety law.</p> <p>RIDDOR – Places duties on employers and other duty holders to report certain serious workplace accidents, occupational diseases, and specified dangerous occurrences. Exposure to ACMs is a dangerous occurrence.</p> <p>HSG 227 – Extensive guidance for those with a duty to manage the risks from asbestos-containing materials (ACMs) in premises, e.g., building owners, tenants, and anyone with legal responsibilities for workplaces.</p> <p>HSG 210 - A task manual for building, maintenance, and allied trades of non-licensed asbestos work.</p>
5	<p>Water</p> <p>The Health and Safety at Work Act 74 (HaSAW),</p> <p>Control of Substances Harmful to Health (CoSHH) 2002,</p>	<p>HaSAW – Applies to everyone (employers and employees) in general terms, concerned with work activities and provisions to protect members of the public.</p> <p>Further to the Housing Act 2004, legionella is a Category 1 hazard under HHSRS. The Council has duty under s.9A Housing Act 2004 to take enforcement action against Category 1 hazards.</p>

	<p>ACOPs - L8, HSG 274 PARTS 1-3, plus many others.</p>	<p>CoSHH – Risk assessments must be carried out to assess any risks and to minimise harm. If employers fail to control hazardous substances, this can lead to staff becoming ill from mild eye irritation to chronic lung disease, and could lead to civil prosecution, loss of productivity, enforcement action, and reputational damage. Legionella is a biological agent and is a hazardous substance under CoSHH.</p> <p>L8 - ACOP – the control of legionella bacteria in water systems, applies where HaSAW Act applies. To comply, employers must:</p> <p>Risk assesses, provide a written scheme as required, monitor systems, and appoint a responsible person as well as:</p> <ol style="list-style-type: none"> 1. Frequency of risk assessments (review every 2 years or when significant changes per L8) 2. Temperature monitoring regimes (hot water $\geq 50^{\circ}\text{C}$ at outlets, cold $\leq 20^{\circ}\text{C}$ per L8 para 170) 3. Monitoring and inspection frequencies for different risk systems 4. Competency requirements for "responsible person" (reference to CIEH/LCA training) <p>HSG 274 – Part 1-3 – details requirements for risks from cooling towers, cold water systems, and all other risk systems.</p>
6	<p>Lifts</p> <p>The Health and Safety at Work Act 74 (HaSAW)</p> <p>Lifts Regulations 2016 (SI 2016/1093) - implements EU Lifts Directive. 2. Supply of Machinery (Safety) Regulations 2008 (for new installations).</p>	<p>HaSAW – Applies to everyone (employers and employees) in general terms, concerned with work activities and provisions to protect members of the public. Section 3 applies to the use and maintenance of passenger lifts by the public.</p> <p>LOLER – Places duties upon persons and organisations who own, operate, provide, or have control over lifting equipment. To ensure it is fit for purpose, appropriate for the task, suitably marked, and in many cases, subject to statutory periodic thorough examination. LOLER Reg 9(2) requires examinations by "competent person" which specifies the competency criteria.</p>

	<p>Lifting Operations & Lifting Equipment Regulations (LOLER)</p> <p>Provision and use of Work Equipment Regulations 1998 (PUWER)</p>	<p>PUWER – Requirements for equipment provided for work use:</p> <p>Suitable for the intended use.</p> <p>Safe for use, maintained, and inspected to ensure it is correctly installed and does not deteriorate.</p> <p>Used only by people who have had adequate information, instruction, and training.</p> <p>Accommodated by suitable H&S measures.</p> <p>Used in accordance with specific requirements for mobile work equipment.</p>
7	<p>Radon</p> <ul style="list-style-type: none"> • Housing Act 2004 • Ionising Radiation Regulations 2017 • Housing Health and Safety Rating system • Health & Safety at Work Act 1974 • Management of Health & Safety at Work Regulations 1999 • The Building Regulations (Approved Document C) 2010 • Construction (Design and Management) Regulations 2015 • Control of Substances Hazardous to Health Regulations 2002. 	<p>Under the Housing Act's Health and Safety Rating System (HHSRS) the Council has a legal obligation to:</p> <ul style="list-style-type: none"> • assess risks associated with radon gas in our properties • where the elevated levels of radon gas are identified, take appropriate action to mitigate the reduce this to a safe level. <p>The Building Regulations (Approved Document C) 2010 also require that where significant alterations are made to buildings or new buildings are constructed in high radon areas, protective measures are taken to eliminate the build-up of radon gas, though the presence of radon in east Oxford does not meet this threshold.</p> <p>To ensure the Council is able to fulfil its responsibilities in relation to the management of radon the Council will:</p> <ul style="list-style-type: none"> • provide sufficient resource to manage radon gas effectively • implement suitable and sufficient governance arrangements to manage the risks associated with radon gas • allocate responsibilities and duties in relation to radon • employee competent persons to manage radon programmes • conduct radon testing, where required, within suitable timeframes • install suitable mitigation to reduce radon levels where testing shows that they exceed the action threshold

		<ul style="list-style-type: none"> • implement effective radon management record keeping • operate effective contract management arrangements with the contractors responsible for delivering the service, including ensuring contracts are in place, conducting client-led performance meetings and ensuring the contractors employee and public liability insurances are up to date on an annual basis • engage with customers to inform and promote radon awareness • use the legal remedies available within the terms of the tenancy or lease agreement should any tenant, leaseholder or shared owner refuse access to conduct essential radon related inspection and remediation works. <p>conduct and maintain a risk and control self-assessment for radon management and operations setting out our key risks from radon and appropriate mitigations.</p>
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17. The Cabinet is asked to approve the draft Compliance Policy and commend the policy for approval to Full Council.

Decant

18. This policy concerns the appropriate way to support tenants to move out of properties where emergency repairs are being undertaken. The Council aims to maintain and improve its homes to a high standard and to develop high quality housing.
19. As a result, the Council sometimes need to move tenants out of their principal homes so that major repairs or improvements can take place. We refer to this as a 'decant'.
20. A decant is where a resident moves from their current home to another one, either temporarily or permanently. There is a need to consider suitable alternative accommodation further to Schedule 2, Part IV, Housing Act 1985 and s.20 and s.149 of the Equality Act 2010. In addition, this policy is in accordance with the Ombudsman Order relating to decants.
21. Improvement works and major repairs will normally be carried out whilst the tenant remains in their home. However, there will be certain situations, such as those when the health and safety of the tenant would be at risk or the works are extensive, when works cannot be carried out with the tenant in the property.
22. Where this is the case, the Council will arrange to move the tenant and their household. This will either be done on a temporary or permanent basis, depending on the nature of the works and the tenant will be given this opti
23. The Cabinet is asked to approve the draft Decant Policy and recommend the policy for approval to Full Council.

Gas Safety Policy

24. This policy aims to ensure the safety of our tenants and leaseholders and that gas appliances, fittings, and flues provided for tenants are safe. Gas servicing and Safety covers the provision of cyclical servicing, safety checks and related responsive maintenance to all HRA properties owned or managed by Oxford City Council where gas installation is present.
25. The Council recognises that, as a landlord, it has legal responsibilities to ensure the safety of gas pipework, appliances, fittings, and flues installed for residents' use. The Council would be at risk of potential criminal liability for the organisation and individual officers if systems fail. Recent prosecutions of social landlords demonstrate the Health and Safety Executive's willingness to prosecute for gas safety failures.
26. It is also a key component of Oxford City Council's overall Asset Management Strategy, ensuring that the useful life of individual heating system components is maximised and hence value for money is optimised
27. Amongst the technical requirements to ensure gas safety in all homes, the policy stipulates a quality assurance process in order to assess gas safety standards in real time by ensuring there is a:
 - Minimum risk based justification for 5% of onsite quality assurance audits on servicing, using Gas Safe registered consultants
 - Minimum risk based justification for 5% of onsite quality assurance audits on new boiler installations, using Gas Safe registered consultants.
28. The Cabinet is asked to approve the Gas Safety Policy.

Health and Safety Policy

29. The Council recognises and accepts its responsibility to provide and maintain the safest and healthiest work conditions which meet best practice and achieve legal compliance so far as is reasonably practicable.
30. The Council also recognises that every accident/dangerous occurrence, however slight, is a matter for concern and that the need for constant alertness by all Directors, managers and employees is equally important in identifying potential hazards and removing or minimising their effect.
31. To this end the Health and Safety Policy would:
 - To institute and maintain safe working systems throughout the housing service
 - To take all reasonable measures to establish the causes of accidents and impairments to health occurring throughout the Council and to institute all reasonably practicable remedial measures to prevent recurrence.
 - To provide all reasonable facilities to mitigate the effects of accidents and impairments to health and safety when they do occur.
 - To ensure that no process, plant, or machinery, is introduced in the Council unless it has conformed with any relevant statutory testing or examination requirement and it has been established that, so far as is reasonably practicable, the safety or health of employees will not be impaired.
 - To disseminate information on safe working relating to specific areas of work and on general safety and health matters relating to all employees.

- To provide proper and adequate training facilities in order to ensure that all employees are fully instructed in the safe working methods applicable to their jobs.
 - To encourage and demonstrate the closest possible liaison between management and employees in all matters affecting safety and health
 - To ensure that all requirements of legislation relating to Council activities are fully complied with in regard to safety and health, it being recognised that these in the main constitute only a minimum standard of achievement.
 - To aim for continual improvement of health and safety performance through employee involvement and by the adoption of safety and health measures
32. This comprehensive policy addresses health and safety policy from a strategic perspective and also include the following key areas:
- Construction, Design, Maintenance (further to the Construction (Design and Management) Regulations 2015
 - Contractor Management
 - First Aid
 - Mandatory Occurrence Reporting
 - Lone Working
 - Slips, Trips, Falls
 - Working at Height
 - Flammable Liquids
 - Pesticides
 - Biological Hazards
 - Major Incidents
33. The Cabinet is asked to approve the Health and Safety Policy.

Permit to Work Policy

34. A permit to work is a formal documented procedure that authorises designated individuals, such as contractors, to carry out specific activities that pose a significant risk within a specified time frame. It is a key part of the procedures required to ensure safety compliance standards are met at all times.
35. The permit to work requires declarations from the people authorising the work and carrying out the work. Where necessary it also requires a declaration from those involved in shift / team handover procedures or extensions to the work.
36. Typical areas / work activities that should be covered by a permit include:
- Works affecting, requires access through or in close proximity to a buildings compartmentation fire break
 - Hot works (use of naked flames, abrasive cutting, electric arc welding, hot soldering)
 - Confined spaces
 - High Voltage electrical work
 - Excavation works

- Demolition works
 - Work on scaffold towers, mobile elevated working platforms (MEWPs)
 - Work in isolated locations, or areas with difficult access or those at high levels.
 - Work in the proximity of, or involving, explosives or highly flammable substances.
37. These requirements are further to the Confined Spaces Regulations 1997 and the Work at Height Regulations 2005.
38. A permit to work should ensure that:
- Everyone involved is fully aware of the hazards involved with the work activity. It is essential that the Permit Authoriser has sufficient technical knowledge of all the processes to be used, and is competent to make judgements about the safety of proceeding with the work
 - The location and boundaries of work are identified, where necessary, services are isolated or made physically safe and any other specific hazards are identified and made safe where possible or suitable controls put in place
 - The person(s) in charge both of the area and the operation are identified, and that all the necessary signage is displayed in and around the area
 - Any monitoring or sampling required before, during and after the operation is identified.
39. The policy details the technical steps that must be followed for the permit to work system to be operational.
40. The Cabinet is asked to approve the draft Permit to Work Policy and recommend the approval of the policy to Full Council.

Radon Policy

41. Radon is a natural, colourless and odourless gas. It is formed by the radioactive decay of small amounts of uranium that naturally occur in all rocks and soils. If left unmanaged this radioactive gas can build-up inside properties causing a potential risk to health by damaging lung tissue, and over a long period may cause lung cancer.
42. Radon levels vary due to an area's geology and day to day building use. The aim of this policy is to provide a radon testing and mitigation programme to identify and reduce the risk in line with prescribed target levels.
43. The Government's UK Radon Map ([UKradon - UK maps of radon](#)) shows that the risk of radon is very limited with low levels of radon having been recorded in east Oxford.
44. As a precautionary policy and to abide by regulatory requirements, this policy will institute the following steps to monitor radon levels:
- Review radon maps and housing stock data to identify properties requiring testing based on location, age, construction type and footprint.

- Develop a dynamic multi-year testing plan informed by property risk profiling and previous screening results.
 - Deploy passive radon detectors in designated homes according to best practice for optimal placement and duration.
45. Where a result of less than 200Bq/m³¹ is confirmed, no further action will be taken, however if the result is more than 200Bq/m³ the following mitigation measures will be installed:
- Result (in Bq/m³) 200-299 - Passive ventilation system
 - 300-800 - Active ventilation system
 - Above 800 - Active ventilation system (high rated pump)
46. Following the installation of mitigation measures the property will be retested to confirm that the radon level has been sufficiently reduced.
47. The Cabinet is asked to approve the draft Radon Policy and recommend the approval of this policy to Full Council.

Financial implications

48. There are no financial implications for these policies, any work required under these policies will be funded from existing budgets.

Legal issues

49. The policies being presented for approval are required under the Consumer Standard as set by legislation and the Regulator for Social Housing.

Level of risk

50. The failure of the Council to have these asset management policies would go against the Corporate Plan to keep residents safe and could lead to regulatory infringements further to the requirements of the Regulator for Social Housing, the Health and Safety Executive and the Building Services Regulator.

Equalities impact

51. Equality Impact Assessments (EqIA) has been carried out to determine whether the policies being presented to the Cabinet for approval would have an impact on any member of staff, tenants, or contractor workforce, which unfairly discriminates or disadvantages them in the context of the Equality Act 2010.
52. Whilst the EqIA has identified that there are no particular groups who will be unlawfully disadvantaged by these policies, it is identified that there are certain groups at increased risk from safety infringements. These groups are:
- children
 - adults with learning difficulties
 - oxygen users

¹ Bq/m³ - (Becquerels per cubic metre) is the SI unit used to measure the concentration of radioactive materials, specifically radon gas, in the air. It represents one radioactive disintegration per second in a cubic metre of air.

- people taking certain medication
- those suffering the effects of drugs and alcohol
- adults aged 65 and older
- people with disabilities
- Individuals being supported by the Community Safety team and related support services

53. These policies aim to reduce the risks to these groups of people through proactively identifying these risk factors, raising awareness and education further to the Public Sector Equality Duty (s.149).

Carbon and Environmental Considerations

54. Adoption of these policies will contribute towards the good maintenance of properties further to the Climate Change Act 2008 and the Smoke Free Oxford strategy.

Conclusion

55. By approving these policies, this will help establish the framework to maintain the housing stock and further ensure the safety of our residents. This approval would also help meet the expectations of the Regulator of Social Housing that the Council is meeting its regulatory obligations. Further HRA policies will be presented to the Cabinet for its consideration after residents have been able to assess and, if necessary, amend draft proposals.

Report author	James Watkins
Job title	Housing Projects and Policies Officer
Service area or department	HRA Team
Telephone	01865 xxxxxx
e-mail	jwatkins@oxford.gov.uk

Background Papers:

List the background documents and, if possible, link to them.

All background papers must be listed in accordance with the Local Government (Access to Information) Act and The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012. This includes, any material which discloses facts or matters on which the report or an important part of it is based and which have been relied on in the preparation of the report. Each document must be listed and a copy of each document made available to members and the public on request, (or they should be directed where to find it if it is already published on the Council’s website). All confidential, exempt, copyrighted and published works are EXCLUDED from this requirement.

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|---|---|
| 1 | Consumer Standard – Regulator of Social Housing - Regulatory standards for landlords - GOV.UK |
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2 Social Housing (Regulation) Act 2023 - [Landmark Social Housing Act receives Royal Assent to become law - GOV.UK](#)

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