



South Tyneside Council

item 7

Compliance and Building Safety

This document has been classified as: **Not
protectively marked**

**David Ridley, Assistant Director of Asset and
Property Services – 0191 426 8393**

**Housing Scrutiny Committee
24 July 2026**

Report to: Housing Scrutiny Committee

Cabinet Portfolio/Lead Member: Cllr Steve Smith – Lead member for Housing.

Report of David Ridley, Assistant Director of Asset and Property Services.

Subject: Compliance and Building Safety Q4 2025-26

Date: 24 July 2026

Wards affected: (All Borough)

Council ambitions: Financially Secure, Healthy and Well, Part of Strong Communities and Fair access to opportunities.

Does the report and any appendices contain information which has been identified as confidential or exempt?

- No, this report does not contain information identified as confidential or exempt.

For Executive Decisions only:

Is the decision a Key Decision? No

Is it included in the Forward Plan? No

If not in the Forward Plan is the report:

Relevant Scrutiny Chair: Cllr Michael Oughton, Chair Housing Scrutiny Committee

Is the decision eligible for call-in by Scrutiny? No

(If the decision is anything other than any executive decision made by the Cabinet or a Key Decision made by an officer under delegated powers, call-in is not applicable. This should be explained in the report).

Purpose of Report

1. This report provides the Housing Scrutiny Committee with an update on Housing Services' building compliance, as at 31 March 2026, covering the six key areas of compliance and high-rise building safety.

Safety and Compliance

2. The requirements for compliance vary across different property types and disciplines. Appendix 1 provides the scorecard outlining our performance in delivering compliance activities across Buildings and General Stock as at 31 March 2026, offering assurance that we continue to maintain the safety of our tenants in their homes.
3. Due to challenges with gaining access to 10 properties, we were unable to achieve 100% compliance on the domestic fixed wiring testing programme. There were nine properties that were in the legal court process, with submissions to the magistrates to allow the Council forced access. The final property was unoccupied, with the property due to be rewired and it should be noted there is no legal requirement to hold a current Electrical Installation Condition Report (EICR) until the start of the next tenancy, therefore this does not compromise the Council's statutory duties or legal responsibilities as a landlord.
4. The Council's established warrant and enforcement process demonstrates a proactive approach to managing access challenges and ensuring that essential safety inspections are completed. This robust process provides assurance that every reasonable step is being taken to gain access, address outstanding compliance activities, and maintain the safety of residents and properties across the housing stock.
5. Appendix 2 provides the scorecard outlining performance across the Council's Low Rise Buildings as at 31 March 2026, providing full assurance that all statutory duties are being met.

Complex buildings, offices, and low-rise fire risk assessment position

6. The table below outlines the status of Fire Risk Assessment actions across complex buildings, offices, and low-rise blocks. Performance remained strong during Quarter 4, with only four timebound Fire Risk Assessment actions outstanding within complex buildings, all of which remained within their target completion dates and continued to be actively monitored through the Council's compliance management arrangements.

Status	Complex Buildings & Offices	Low Rise stock
In date timebound actions	23	4
Actions in a programme*	0	452
Actions expired	0	0
Total number of actions	23	456

7. All timebound actions remain within their agreed timeframes and continue to be actively monitored and progressed to ensure timely completion and ongoing compliance.
8. *Fire risk assessment actions within a programme have been risk assessed, and a hierarchy of control applied to prioritise works and a programme has been developed and aligned with our financial budget.

High-Rise Building Safety

9. Appendix 3 provides the scorecard outlining performance across compliance activities within Ellen, Durham, Monastery and Wilkinson Court, which are designated as Higher-Risk Buildings, as at 31 March 2026.
10. It should be noted that there were two void properties at Durham Court that have been reported as incomplete against the domestic fixed wiring testing programme. Both properties have been included in the report as the Electrical Installation Condition Reports (EICRs) had expired, however the properties were unoccupied and held pending the planned demolition of the building.

Fire Risk Assessment Actions

11. There are currently four actions arising from fire risk assessments. The outstanding actions relate to the replacement of bathroom windows and the installation of fire collars across the three Jarrow buildings. The table below outlines the current status of these four outstanding actions as at 3 June 2026, providing an update on progress towards completion.

Building	Replacement of pipe collars	Replacement of bathroom windows
Ellen Court	-	93.19% complete
Monastery Court	-	90.92% complete
Wilkinson Court	97.73% complete	90.92% complete

12. The remaining incomplete properties are all Leaseholder properties. To ensure access for the required works, the New Build and Major Works team follows a structured three-stage letter escalation process. If access is still denied, legal assistance is progressed to facilitate access using section 239 of the Housing Act and section 96 of the Building Safety Act (BSA).
13. We are continuing to review emerging guidance and legal considerations relating to access to leasehold properties under the Building Safety Act. In the meantime, our focus remains on maintaining effective engagement with leaseholders to ensure they understand the importance of inspection and compliance activities and their role in supporting building safety.
14. This proactive approach seeks to resolve any access issues through communication and collaboration wherever possible, while ensuring that leaseholders are fully informed of their responsibilities. Should engagement

measures prove unsuccessful, South Tyneside Council will consider the appropriate enforcement options available under the Building Safety Act to ensure compliance and maintain the safety of residents and buildings.

15. While access arrangements are being progressed, residents continue to be protected by a comprehensive range of fire safety measures that are already in place throughout the buildings. These include a sprinkler system, L2/LD2 fire detection and alarm systems, daily and weekly safety inspections, sterile communal areas, and the provision of fire safety information to residents. These measures provide multiple layers of protection, early warning, and ongoing monitoring, ensuring that the safety of residents is maintained at all times. As a result, the outstanding works do not present an immediate safety concern, and the Council remains assured that residents continue to live in a safe and well-managed environment while access is being secured to complete the remaining works.

Complaints

16. There were no complaints relating to fire or structural safety.

Mandatory Occurrence Reporting

17. There have been no mandatory occurrence reports, reported to the Building Safety Regulator (BSR) since the requirement became law.

Building Safety Update

18. Following the direction from the Building Safety Regulator (BSR) to apply for a Building Assessment Certificate (BAC) for all four buildings, we are still awaiting the outcome from the BSR.
19. The Fire Safety (Residential Evacuation Plans) (England) Regulations 2025 came into force on the 6 April 2026. The aim of the legislation is to improve fire safety and evacuation of residents in specified residential buildings who would have difficulties evacuating a building by themselves in the event of a fire. It mandates the Responsible Person of High-Risk Buildings to.
- Identify relevant residents
 - Offer a person-centred fire risk assessment and carry it out if requested
 - Agree with the 'relevant resident' the approach to the resident's evacuation and record the approach in writing (emergency evacuation statement) and provide a copy to the resident.
 - Person-Centered Fire Risk Assessments' and Emergency Evacuation Statements are to be reviewed on an annual basis
 - Share specific information regarding 'relevant residents' with the Local Fire Authority
 - Emergency evacuation plans to be completed for all applicable residential buildings and reviewed and updated annually

20. Following the gap analysis undertaken by Internal Audit into the procedures relating to Residential Personal Emergency Evacuation Plans (RPEEPs), current processes were assessed against the requirements of the new legislation. The Internal Audit Team concluded that the team has well-established processes in place, with elements that exceed regulatory requirements and demonstrate best practice in relation to fire safety.
21. The audit provided a number of recommendations to further enhance existing processes and identified areas requiring mandatory action to ensure full compliance. Of the actions identified, all have been completed and implemented.

Implications

Financial and Resources

22. There are no immediate financial implications detailed within the report.

Legal and Governance

23. All legal and governance implications have been detailed in the report and are monitored by Housing Strategy Group, High Rise Building Safety Group, and the Compliance Working Group.

Risk

24. There are risk implications detailed in the report relating to access issues, with relevant legal processes currently being followed to support safety and building compliance actions.

Equality and Diversity and Community

25. There are no equality and diversity and community implications detailed within this report.

Environmental and Sustainability

26. There are no immediate environmental and sustainability implications detailed within the report.

Council Ambitions, Policies, Strategies and Plans

27. The Council has established a **20-year Vision** to make South Tyneside a place where people live **healthy, happy, and fulfilled lives**. This vision is underpinned by five key ambitions that the council aims to achieve over the next two decades
28. The ongoing compliance and building safety activities contributes to this vision ensuring that all residents are safe and have the means to achieve a good standard of living and financial stability.

Consultation and Engagement

29. There is no consultation or engagement implications related to this report.

Recommendations

30. It is recommended that the Committee note and comment on the performance information outlined in this report.

List of Appendices

31. Appendix 1 – Quarter 4 Compliance 2025-26
32. Appendix 2 – Quarter 4 Low-Rise 2025-26
33. Appendix 3 – Quarter 4 High-Rise 2025-26