

DECISION-MAKER:	CABINET		
SUBJECT:	BUILDING SAFETY – RESIDENT ENGAGEMENT STRATEGY		
DATE OF DECISION:	28 JANUARY 2025		
REPORT OF:	COUNCILLOR FRAMPTON – CABINET MEMBER FOR HOUSING OPERATIONS		
<u>CONTACT DETAILS</u>			
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STATEMENT OF CONFIDENTIALITY	
None.	
BRIEF SUMMARY	
<p>This strategy sets out how the council will engage with residents, shared owners and leaseholders about building safety decisions. Building safety is defined as the measures that are in place to protect tenants from safety risks, such as the spreading of fire, structural failures and gas and electric hazards.</p> <p>Under the Building Safety Act 2022, the principal accountable person (PAP) and accountable person (AP) must prepare, submit and update a resident engagement strategy for high-rise residential buildings. Southampton City Council is considered the principal accountable person, and the accountable person.</p> <p>The proposed strategy expands upon the scope of the Act to include residents, shared owners and leaseholders in all council-owned residential flats and maisonettes.</p>	
RECOMMENDATIONS:	
	(i) To approve the new Building Safety- Resident Engagement Strategy set out at Appendix 1.
	(ii) To delegate authority to the Director for Housing to make any required minor amendments to the strategy.
REASONS FOR REPORT RECOMMENDATIONS	
1.	To meet the statutory requirement of the Building Safety Act 2022 to publish a Resident Engagement Strategy for high-rise residential buildings.
ALTERNATIVE OPTIONS CONSIDERED AND REJECTED	
2.	None, it is a statutory requirement for local authorities to have a Resident Engagement Strategy.
DETAIL (Including consultation carried out)	
3.	An accountable person is an organisation or individual who owns or has a legal obligation to repair any common parts of a building (i.e. structure,

	staircases, corridors). Each high-rise building has an identifiable accountable person, known as the principal accountable person. Southampton City Council is the principal accountable person for council-owned buildings.
4.	The Building Safety Act 2022, includes requirements for a principal accountable person for high-rise buildings to: <ul style="list-style-type: none"> a) prepare a resident engagement strategy; b) distribute the strategy to all residents over the age of 16 and owners of units of the building; c) consult residents and leaseholders of the buildings about the strategy for at least 3 weeks.
5.	This strategy has expanded the scope to include residents, shared owners and leaseholders in all council-owned flats and maisonettes (including high-rise buildings). Southampton City Council owns 16,381 dwellings (2021/22) across 1,934 building blocks. The strategy sets out how the council will engage with residents, shared owners and leaseholders in these buildings about building safety decisions.
6.	The strategy aims to make sure residents, shared owners or leaseholders: <ul style="list-style-type: none"> • are informed about the building safety information we will provide • understand what we may ask them about building safety • know how we will contact them and use their feedback to influence decisions • understand how we will measure and review our engagement methods • feel safe in their own home
7.	<p>Consultation on the draft strategy took place between 19th February 2024 - 17th March 2024 as required by the Building Safety Act 2022. All residents, shared owners and leaseholders of the Council owned high-rise blocks were consulted on. The primary method consultation was via online questionnaire. Paper versions of the questionnaire were also made available, and respondents could also email yourcity.yoursay@southampton.gov.uk with their feedback, as well as respond by post. 43 responses to the consultation were received.</p> <p>The full results of the consultation are detailed in Members Room Document 2 and a 'Your Voice Matters' document (Members Room Document 3) sets out responses to the consultation.</p> <p>As a result of the consultation, we have made improvements to the strategy including clarifying some terminology.</p>
RESOURCE IMPLICATIONS	
<u>Capital/Revenue</u>	
8.	There is a legal requirement to distribute the strategy to all residents, shared owners and leaseholders of the block that is considered as a high-rise building. There will be a small cost attached to distributing the strategy via email, letters and online. This will be met within existing budgets.
<u>Property/Other</u>	
	None.
LEGAL IMPLICATIONS	

Statutory power to undertake proposals in the report:

9. The Building Safety Act 2022 requires principal accountable persons of a high-rise residential building to prepare a resident engagement strategy. Southampton City Council is a principal accountable person for council-owned high-rise buildings. The strategy has expanded the scope to include residents, shared owners and leaseholders in all council-owned residential flats and maisonettes.

Other Legal Implications:

10. The strategy has been undertaken having regard to the requirements of the Equality Act 2010, in particular s149, the Public Sector Equality Duty. A copy of the Equality and Safety Impact Assessment can be found in Members Room Document 1.

Southampton City Council is the principal accountable person and the accountable person for council-owned buildings.

The principal accountable person must:

- prepare a resident engagement strategy;
- act in accordance with the strategy;
- review and revise the strategy and keep a record of the reviews;
- provide the latest version to the accountable person;
- consult residents, owners of residential units, and accountable persons about the strategy and take their opinions into account.

Accountable persons, for the parts of the building that they are responsible for, must:

- provide the latest version of the strategy to residents and owners of residential units;
- tell residents about building safety work;
- tell them about who will carry out the work.

RISK MANAGEMENT IMPLICATIONS

11. There is a legal requirement to prepare this strategy as soon as possible from 1 October 2023. Therefore, there is an increased risk of challenge every day beyond 1 October 2023 when no strategy is in place. The service and team have made it a priority to develop this strategy swiftly to ensure that it can be taken to Cabinet for a decision in December 2024.

POLICY FRAMEWORK IMPLICATIONS

12. The strategy is in accordance with relevant Policy Framework policies and strategies.

KEY DECISION?

No

WARDS/COMMUNITIES AFFECTED:

All

SUPPORTING DOCUMENTATION

Appendices	
1.	Building Safety – Resident Engagement Strategy
2.	Building Safety – Resident Engagement Strategy (short version)
Documents In Members' Rooms	
1.	Equality and Safety Impact Assessment (ESIA)
2.	Full Consultation Report
3.	Your Voice Matters
Equality Impact Assessment	
Do the implications/subject of the report require an Equality and Safety Impact Assessment (ESIA) to be carried out.	Yes
Data Protection Impact Assessment	
Do the implications/subject of the report require a Data Protection Impact Assessment (DPIA) to be carried out.	No
Other Background Documents	
Other Background documents available for inspection at:	
Title of Background Paper(s)	Relevant Paragraph of the Access to Information Procedure Rules / Schedule 12A allowing document to be Exempt/Confidential (if applicable)
1.	None.