

Workshop 2a:

Regulatory compliance whilst saving money-
Primary Authority and Housing

Speaker: Paul Fitzgerald, Oxford City Council, Adrian
Hall, Better Regulation Delivery Office

Chaired by: Andrew Burke, National Housing Federation
Room: Warwick Room



National Housing Maintenance Forum

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Better
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Primary Authority for Housing

Adrian Hall



WHY DO WE NEED PRIMARY AUTHORITY?

- Advice
- Multiple compliance relationships
- Uncertainty
- Reluctance to invest

DEVELOPING RELATIONSHIPS BETWEEN BUSINESS & LOCAL REGULATORS



Primary Authority is the gateway to simpler, fairer and more successful local regulation, based on developing open relationships between councils and businesses

AN ESTABLISHED SCHEME



- Over 1800 businesses
- Over 250,000 premises
- 139 Local Authorities
- 54% Small, 13% Medium, 33% Large
- 22 categories of regulation
- 107 Fire Partnerships
- 5 Housing Providers

ROLE OF THE PRIMARY AUTHORITY

- Relationship management
- Information, advice, tools etc
- Assured advice
- Inspection Plans
- Cost recovery
- Safeguards

ROLE OF THE ENFORCING AUTHORITY

- Proactive and Reactive Inspections
- Heeding Assured Advice
- Inspection Plans
- Enforcement Activity – Notify Primary Authority
- Emergency Activity
- Challenge
- Determination Process

WHAT DOES PRIMARY AUTHORITY DELIVER?

Business

- Consistent, reliable regulatory advice
- A single point of contact
- Confidence
- Investment and Growth
- Released Resource

Local Regulators

- Better informed
- Issue resolution
- Released resources
- Improved targeting

How is a Partnership Established?

- Existing Relationship
- Previously Enforcement Experience
- Tender Process

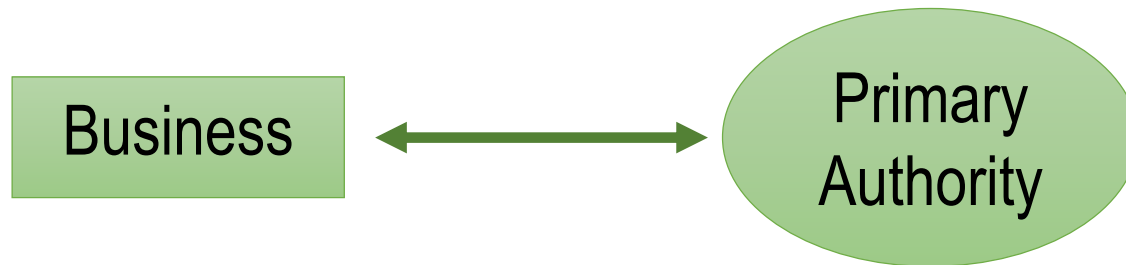
BUSINESS ELIGIBILITY (1)

Direct Partnership

A business regulated by more than one local authority

- Premises in multiple local authority areas
(for example a landlord with many premises)

DIRECT PARTNERSHIPS



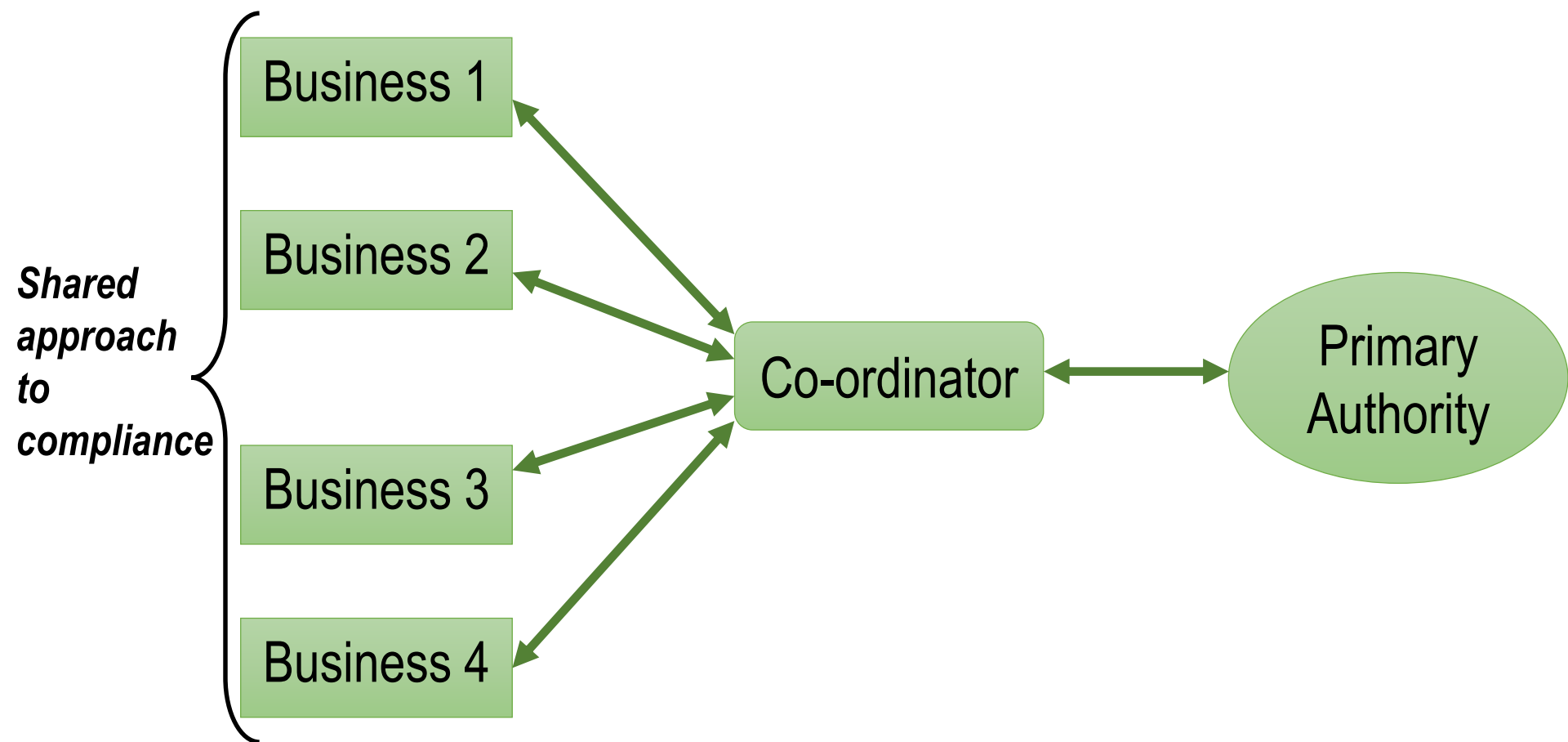
BUSINESS ELIGIBILITY (2)

Co-ordinated partnership

A business that is part of a group of businesses collectively regulated by more than one local authority, where these businesses 'share an approach to compliance':

- Members of a trade association
- Franchisees
- A group of related companies following the same compliance controls.

CO-ORDINATED PARTNERSHIPS



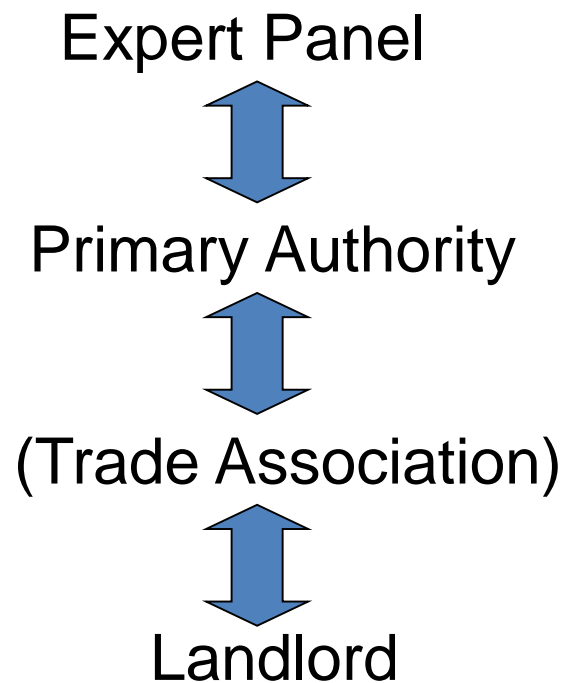
BENEFITS - LARGE LANDLORD SCENARIO

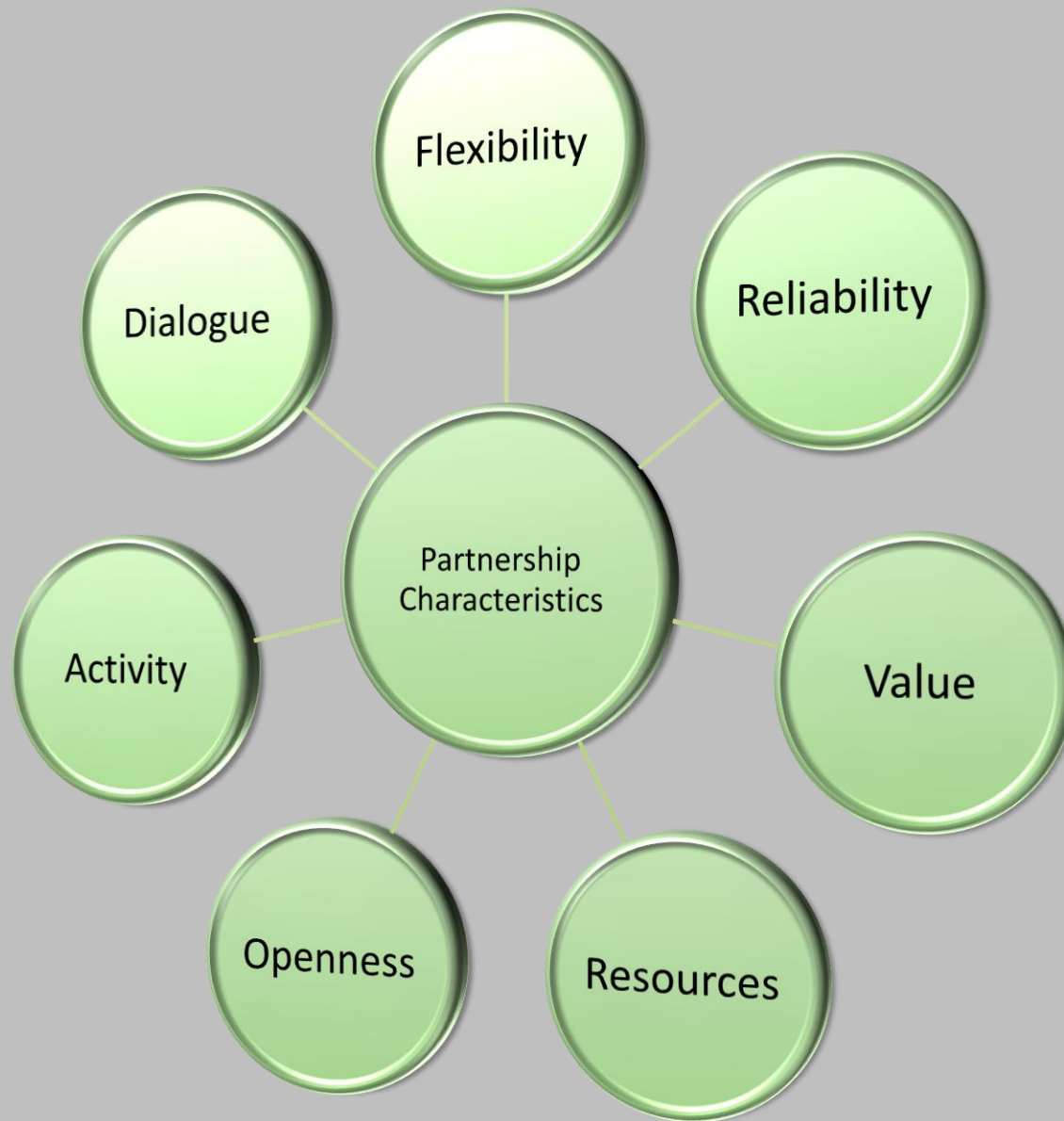
- Landlord has many properties and is well informed
- Planned approach to maintenance and investment
- Primary authority is able to influence business approach
- Primary authority familiarises itself with stock etc
- Advice can be issued – carefully considered and takes into account local circumstances
 - Certainty
 - Investment

BENEFITS - SMALL LANDLORD SCENARIO

- Landlord has few properties and may not be well informed
- Landlord looks to Landlord Association for advice
- Landlord Association has worked with a primary authority to develop appropriate support materials
- Advice is clear to landlord and gives assurance if complied with

DEVELOPING ADVICE





PRIMARY AUTHORITY FOR HOUSING

- Supports:
 - Business/landlord and regulator relationships
 - Regulatory system – efficiencies and expertise
 - Driving up standards
- Housing and Fire Primary Authority Partnerships

FURTHER INFORMATION

<https://primaryauthorityregister.info/par/index.php/home>

Free Primary Authority training courses can be booked via the BRDO website

Email: adrian.hall@brdo.bis.gsi.gov.uk