

Annex 3:

Tenant and Leaseholder Health and Safety Compliance Performance

Meeting:	Compliance Monitoring Report to OSP
Date:	1 April 2021
Monitoring Period	March 2021
Author:	Sally O'Sullivan
Summary:	This report covers health and safety compliance areas relating to Thanet District Council' housing stock, both for individual properties and for communal services and locations. The details of the current position with rates of compliance are detailed in this report.

1. Introduction

The Compliance Team has worked hard this quarter, with workstreams preparing for audit at the end of May 2021.

The team have devised manual trackers that give us assurance and prepare the data for the new compliance management system that we are procuring. We are pleased with the improvements that have been made and recognise the areas where further work is needed before full recovery is achieved. Ie electrical safety certificates, FRA and asbestos actions.

2. Lifts

Compliance with written examination schemes for lift plant	14 (100%)
Number of Entrapments - month and year to date	1 Entrapments this month 6 Entrapments year to date
Stair lifts and through floor lifts in individuals homes. Compliance indicates the % of assets in properties with an in date inspections	Stairlifts - 70.37% Compliant Through floor lifts - 53.85% Compliant Low compliance is indicative of the vulnerability of this customer group. Many are reluctant to give access until they have had their 2nd Covid 19 vaccine. TDC are working with Zurich surveyors to get the remaining home aids booked in. We are working with the residents to minimise the risk and make them feel comfortable and safe when the surveyors attend.

Outstanding Defect A and Defect B risk actions as identified in a Lifting Operation and Lifting Equipment Regulations 1998 (LOLER) report	<p>Passenger lifts Defect A - 0 Defect B - 22</p> <p>Home aids (including stairlift and Through floor)</p> <p>Defect A - 0 Defect B - 10</p> <p>No defects are overdue.</p>
RIDDOR Notices issued	None

3. Water

Properties with a valid in date legionella Risk Assessment	100%
Number of follow up works / actions arising from risk assessments and inspections	<p>High Risk - 82 Medium - 178 Low - 3</p> <p>No actions are overdue .</p>

4. Fire Risk Assessment

Properties with a valid in date FRA. This is the level of compliance as a number and overall percentage	100%
Follow up works - total number of actions (by priority) raised in period completed and outstanding - and time outstanding	<p>399 total actions</p> <p>31 New actions added in March</p> <p>121 actions are for planned works, including door replacement programmes & the recommendation to install heat detectors in properties. These will be put into future programmes as we focus on the fire safety in the tower blocks first</p> <p>Overdue actions 131, 39 overdue actions are planned works</p> <p>Actions completed in April - 42</p>

5. Asbestos

Properties with a valid in date survey / re-inspection. This is the level of compliance as a percentage	Domestic - 48.43% Communal 100% Community buildings 100%
The number of follow up works / actions arising from surveys and the numbers 'completed,' 'in time' and 'overdue.'	Communal areas: 1 medium works Outstanding works: 143 Domestic 45 v low 53 low 43 Med - working through actions 2 High -These are being re-surveyed. (Of these: 1 tenant contacted with view to attending w/c 10th May and 1 Tenant does not seem to be occupying the premises and a legal letter is being sent). Historical actions outstanding: 57 Medium risk

6. Electrical

Properties with a valid in date EICR (In line with 10 year inspection period). This is level of compliance expressed as a number and a percentage	115 properties total with a 10 year EICR See note * 100 compliant with a 10 year EICR 86.95% compliance Communal 9 properties with 10 year EICR Domestic 91 properties with EICR
Properties with an expired and out of date EICR (In line with 10 year inspection period). This is level of non compliance expressed as a number and a percentage	15 Non compliant 13.04% Communal 0 properties with non compliant 10 year EICR Domestic 15 properties with non compliant EICR See note **
Properties with a valid in date EICR (In line with 5 year inspection period). This is level of compliance expressed as a number and a percentage	3,126 with a 5 year EICR (comm & dom) 2,289 Compliant with a 5 year EICR 73.22% Compliant Communal 147 properties with 5 year EICR Domestic 2,140 properties with EICR Garage - 1 Compliant Community Buildings - 2 Compliant

<p>Properties with an expired and out of date EICR (In line with 5 year inspection period). This is level of non compliance expressed as a number and a percentage</p>	<p>837 Non Compliant 26.39%</p> <p>825 Domestic -Non compliant 12 Communal - Non compliant</p> <p>444 -Certificate not found - checking with contractor and alternative folders (Com and Dom) (included in the 837 non compliant figure)</p>
<p>2021 electrical safety programme</p>	<p>179 properties were no access in the 2020/21 electrical safety programme. Letters have been sent and residents are booking appointments. TDC compliance team are working closely with Mears to get the rest booked in.</p> <p>It has been agreed, due to the Lockdown the new programme for the domestics will begin again in May. Communal will and have continued as normal. See note ***</p>

Electrical Notes:

* Mears have now been instructed and working on all 10 year certification to be completed to bring in line with the 5 year certificates.

** We have been searching for the MEIWC to prove compliance on the 15 units we are reporting as non compliant with a 10 year certs. We have now instructed our contractor to re inspect these 15 properties.

*** The full new programme will start in May.

7. Gas

<p>Properties with a valid in date LGSR certification.</p>	<p>99.96% Complaint</p> <p>1 property without a valid LGSR is due to the resident undergoing chemotherapy, therefore shielding</p>
--	--

Gas Notes:

The recent restructure at Gas Call has had a positive impact on the ease of running our gas programme.