

**Annex 4 - Landlord Compliance
Thanet District Council
Tenant and Leaseholder Service**

Meeting:	Quarterly Monitoring Report to OSP
Date:	1st July 2021
Monitoring Period	June 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.

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 From June 2020 to June 2021								
Current Assets - lifts / hoist / stairlifts and changes in last month	<p>Stairlifts - 77</p> <table border="1"> <thead> <tr> <th>Compliant</th> <th>Non compliant</th> </tr> </thead> <tbody> <tr> <td>84.42%</td> <td>11.58%</td> </tr> </tbody> </table> <p>Through floor lifts - 21</p> <table border="1"> <thead> <tr> <th>Compliant</th> <th>Non compliant</th> </tr> </thead> <tbody> <tr> <td>71.43%</td> <td>28.57%</td> </tr> </tbody> </table> <p>The challenge to 100% compliance is access. This customer base is vulnerable and nervous about Covid 19</p>	Compliant	Non compliant	84.42%	11.58%	Compliant	Non compliant	71.43%	28.57%
Compliant	Non compliant								
84.42%	11.58%								
Compliant	Non compliant								
71.43%	28.57%								
Outstanding Defect A and Defect B risk actions as identified in insurers reports	For passenger lifts, defects are categorised as: A - Immediate Health and Safety risk - this defect is repaired the same day or the lift is								

	<p>decommissioned. B - To be completed before the next LOLER is carried out</p> <p>Defect A - 0 Defect B - 53</p> <p>Zero defects are non compliant</p>
RIDDOR Notices issued in relation to lift safety	None

Water

Properties with a valid in date LRA as a number and overall percentage	27 100% Compliant
Number of follow up works / actions arising from risk assessments and inspections - completed / in time and overdue	High Risk - 47 Medium - 99 Low - 2
Progress with completion of follow up works - number of actions completed / in time / overdue	<p>10 High risk currently overdue. Access has been an issue. These have been attended but have no access to some of the flats but got into others. Letters have been sent to all of these residents.</p> <p>TDC Compliance team is working with the contractors to send letters and contact the residents to explain the importance of the work to help access.</p>

Fire Risk Assessment

Properties with a valid in date FRA. This is the level of compliance as a number and overall percentage	172 in date 100%
Follow up works - total number of actions (by priority) raised in period completed and outstanding - and time outstanding	<p>31 additional actions raised by June end from the FRA programme.</p> <p>Outstanding actions total for June = 240</p> <p>Of those we have 80 overdue down from 103 in May.</p>

Asbestos

Properties with a valid in date survey / re-inspection. This is the level of compliance as a number and percentage	Domestic - 1550 51.77% Communal - 114 96.61% Community buildings - 2 100%
The number of follow up works / actions arising from surveys and the numbers 'completed,' 'in time' and 'overdue.'	Outstanding works: Domestic: 112 from 143 in May. 27 v low 41 low 44 Med - working through actions 41 overdue actions mainly due to no access despite several letters and phone calls. 7 day letters sent to all of these between 24-26th June.

Asbestos Notes:

Communal re-inspections: 4 were due in the last week of June, however, these are programmed as 9 monthly re-inspections and PAG, the contracted Asbestos management provider, have stated that the risk factor is classed as a low to Medium, recording "Manage in situ" as the course of action. TDC have reviewed this and agree it should be moved out to an annual to match the annual re-inspection programme. Therefore these 4 have been logged as required to be done in the next 90 days.

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	66 properties total with a 10 year EICR 64 compliant with a 10 year EICR 96.97% compliance Communal 2 properties with 10 year EICR Domestic 62 properties with 10 year 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	2 Non compliant - access issues 3.03% Communal 0 properties with non compliant 10 year EICR Domestic 2 properties with non compliant EICR- These have had 2nd letters sent on 22/06/21 **See notes
Properties with a valid in date EICR (In line with 5 year inspection period). This is level of compliance expressed	3172 with a 5 year EICR (comm & dom) 2157 Compliant with a 5 year EICR

as a number and a percentage	<p>68% Compliant</p> <p>Communal 163 properties with 5 year EICR Domestic 1,994 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>1015 Non Compliant</p> <p>32%</p> <p>1011 Domestic -Non compliant (13 Voids) 3 Communal - Non compliant - have now received the non compliant certs and all three are booked in for the 17th July and confirmed with the contractor.</p> <p>317 -Certificate not found - checking with contractor and alternative folders (Com and Dom) (included in the non compliant figure)</p>
Properties which are due to be inspected within next 30 days - this is the early warning system	<p>Programme is complete for 2020. 150 properties have no access. These have been sent a stage 2 letter and residents are responding for appointments (22 booked in), 3 properties are with Housing Officers. TDC compliance team are working closely with Mears to get the rest booked in. TDC is also actively monitoring Gas appointments and forced entries in order to get the EICR completed at the same time. It has been agreed, due to the Lockdown the new programme for the domestics began in May. Communal will and have continued as normal. Confirmed programme has begun.</p>

Notes:

** Reinspections of the 10 years are being carried out with now only 67 properties left to gain access and inspect.

*** On the metrics, the communal certificates are showing at 98.18%. The four missing certificates from last month have been received, which were unsatisfactory. One of these has had the remedial works completed with the completed certificate. The other three have been booked in for the 17th July.

Mears have now been instructed and working on all 10 year certification to be completed to bring in line with the 5 year certificates. Letters have also gone out to the no access ones

and some are booked in. TDC Compliance team are working closely with Mears to contact residents refusing access due to lockdown or until the residents have their second vaccine.

The full new programme has now started with the remaining 10 years, unknowns and no access issues at the front of the programme.

Gas

Properties with a valid in date LGSR certification. This is the level of compliance expressed as a figure and a percentage	2613 100% Complaint
--	------------------------

Notes: