

Thanet District Council

Landlord Compliance report June 2022

1 July 2022/V2/Sally O'Sullivan

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Lifts

Compliance with written examination schemes for lift plant	14 (100%) Two lifts currently under refurbishment
Number of Entrapments - month and year to date	Entrapments this month 0 (from Mears) from 0 Precision lifts
Current Assets - lifts / hoist / stairlifts and changes in last month	Hoists belong to KCC Stairlifts - 85 Non Compliant - 10 88.24% Compliant Through floor lifts - 17 Non Compliant - 1 94.12% Compliant
Outstanding Defect A and Defect B risk actions as identified in insurers reports	<u>Passenger lifts</u> Defect A - 0 Defect B - 54 0 defects are overdue <u>Home aids (including stairlift and Through floor)</u> Defect A Stairlift - 0 Through floor - 0 Defect B Stairlift - 7 Through Floor - 4
RIDDOR Notices issued in relation to lift safety	None

Water

Properties on the LRA Program	28
Properties with a valid in date LRA as a number and overall percentage	28 100% Compliant
Number of follow up works / actions arising from risk assessments and inspections - completed / in time and overdue	High Risk - 0 Medium - 13 (all actions are now overdue) Low - 0
Current Position	All outstanding are within residents properties and we are experiencing problems with access.
Corrective Action required	Legal have confirmed we can use a forced entry process to any actions where it puts risk on the whole block. This currently does not cover the outstanding actions.

Fire Risk Assessment

Properties on the FRA Programme	167 (2 of these are Community Halls and one communal car park)
Properties with a valid in date FRA. This is the level of compliance as a number and overall percentage	167 in date 100%
Follow up works - total number of actions (by priority) raised in period completed and outstanding - and time outstanding	6 additional actions raised in May from the FRA programme. Total actions = 147 down from 177 last month
Narrative, including <ul style="list-style-type: none"> • Current Position 	Total actions = 147 Overdue - 134 Current - 13 118 Actions were completed in total in Q1

<ul style="list-style-type: none"> • Corrective Action Required • Anticipated impact of corrective action • Progress with completion of follow up works 	<p><u>5 actions outstanding from FRA's carried out by EKH (prior Oct 2020)</u></p> <p>Breakdown:</p> <p>2 x Planned works, finalising Leasehold S20 consultation. Next steps are for specialist to visit and contractor to complete works</p> <p>1 x An LD2 detection system installation (a fire detection system that is linked. If a fire is detected in one property, all properties will be alerted to evacuate) 1 property left for installation, booked 24/6/22.</p> <p>2 x require Compliance team follow up visit</p> <p><u>30 Actions outstanding prior to Oct 21.</u></p> <p><u>117 actions outstanding between Nov 21 to present day</u></p> <p>Total of 2 = actions became overdue in June.</p> <p>134 over due actions, breakdown:</p> <p><u>21 overdue with repairs</u> 7 x appointments in July. 6 x No access issues, 1 x The fire door was damaged in transit - had to reorder 2 x void properties 1 x is a leaseholder who has not provided proof the newly installed door is fire rated 1 x leaseholder letter box to be repaired & fire rated 1X leasehold property where the leaseholder cannot be located 1 x property is a crime scene, therefore cannot enter 1 x action raised against the wrong address. This has been corrected</p> <p><u>23 overdue with Compliance</u> 2 x require follow up visits 14 x loft inspections to be carried out within residents flats - issues with access 1 x new alarm required. In leasehold S20 consultation. 1 x is a new alarm system to all flats completed bar one,</p>
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	<p>1 x Planning permission is required, waiting for a response 1 x leasehold access issue 1 x is to check storage in the loft and put a lock on the hatch 1 x leaseholder non fire rated door. New door on order. 1 x leaseholders letterbox that needs replacing</p> <p><u>67 overdue with Planned</u> These are going through a section 20 process with the planned team.</p> <p><u>23 overdue with Housing</u> These have been raised with the housing team.</p>
<p>Additional, including; Compliance with fire safety equipment, systems and installation servicing and maintenance programmes.</p> <ul style="list-style-type: none"> Recording and reporting on property fires to identify trends and target awareness campaigns. 	<p>Fire Alarms - 22 compliant 9 - Non Compliant</p> <p><u>Breakdown:</u> 4x waiting for new systems to be installed. S20 required for the block 3 x Towers blocks are planned works. This is mitigated with the waking watch on site. 1 x Royal Creas is part of a large project 1 x Quote received and being planned in</p> <p>AOV - 100%</p> <p>Emergency Lighting - 100%</p> <p>Fire Extinguishers - 100%</p> <p>No fires were reported in June</p>

Asbestos

Properties on the asbestos management / re-inspection programme	Domestic - 2973 Communal - 117 Community buildings - 2 Communal Garage blocks - 34
Properties with a valid in date survey / re-inspection. This is the level of compliance as a number and percentage	Domestic - 1741 58.56 % Communal - 117 100% Community buildings - 2 100% Garages - 1 - 2.94%
The number of follow up works / actions arising from surveys and the numbers 'completed,' 'in time' and 'overdue.'	Works domestic: 6 - v low 2 - low 1 - Med Communal: 1 medium action outstanding Large encapsulation works required. This needs scaffolding. Booked 1/7/22

Electrical

Properties on the electrical inspection and testing programme	Domestic - 3048 Communal - 164 Commercial building - 2 Garage blocks - 1
Properties with a valid in date EICR	Communal - 99.38% Domestic - 91.27%
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	1 non compliant communal. 260 Non Compliant domestics <u>Breakdown of domestic non compliant:</u> 92 non compliant properties have been passed to another contractor to speed completion. 60 - Certificates not found. This has gone up due to the incorrect status being changed. 1 waiting for a cert from Electrical contractor PJC, 15 have

	<p>future appointments, 19 are with PJC to be booked in which we are waiting for an update, 2 have had EICRs and remedial works are booked in, 1 is a hoarder but will not allow the HO to visit, 22 have now been referred to the compliance team for forced entry,</p> <p>169 - Non compliant, unsatisfactory certs 21 - Expired 3 Void 6 - Are with housing officers Compliance team and housing are working together to get through these, these are long term issues. 1 No access issues</p> <p>The Compliance team have now been given the go ahead from the legal team to force entry against the tenancy mirroring the gas forced entry process.</p>
<p>Properties which are due to be inspected within next 30 days</p>	<p>84 due in 90 days</p>
<p>Narrative including:</p> <ul style="list-style-type: none"> ● Current Position ● Corrective action required ● Anticipated impact of corrective action ● Progress with completion of follow up works 	<p>In the Month of June:</p> <p>112 appointments were booked for Mears 28 Satisfactory certs 13 Unsatisfactory certs 31 Carded 2 Not carded 23 Residents asked to rebook 4 Work has been carried out and awaiting cert 2 Void 9 Need follow up works</p> <p>TDC compliance teams are also calling ahead of appointments to confirm the residents will be available.</p>

Gas

Properties with a valid in date LGSR certification. This is the level of compliance expressed as a figure and a percentage	2602 100% Complaint
Properties due to be serviced in the next 30 days. This is the early warning system	62 This figure is higher than we would usually expect and due to the Resident Liaison Officer (RLO) for Gas Call leaving. We are currently sharing an RLO from another area.
The number of follow up works / actions arising from any tests / inspections and the numbers completed, in time and overdue	Our new system will provide this information, all certs have been loaded and contractors are now loading the portal. Next step is the remedial work and train contractors on this

Glossary

True Compliance - a compliance database, recently procured to hold all compliance information.

LOLER - Lifting Operations and Lifting Equipment Regulations. This is the inspection that lifts must have twice per year to prove they are safe and compliant. Actions that come out of this inspection fall into the following categories:

- **A defect** - this is a serious risk to health and safety. The action must be completed there and then or the lift needs to be decommissioned
- **B defect** - is a low or medium risk to health and safety. This must be completed before the next LOLER inspection in 6 months,

Entrapment - when a person or persons becomes trapped in a passenger lift. There is a call point in the lift for them to call for help.

Legionella Risk Assessment (LRA) - a programme of inspections required to ensure the risk of stored water supplied to residents (i.e. properties with shared water tanks) is low risk for harbouring legionella bacteria.

Fire Risk Assessment (FRA) - a programme of inspections required on flatted blocks that have a shared internal communal space. The frequency is between 1 - 3 years depending on the risk

rating of the block.

EICR - Electrical Installation Condition Report - carried out once every 5 years on communal areas with an electrical supply on all tenanted properties. We used to be able to obtain 10 year certificates until the regulations changed on 1 April 2021.

LGSR - Landlord Gas Safety record - carried out annually