

**RepairsThanet District Council  
 Tenant and Leaseholder Service  
 Monthly Service Compliance Report**



Meeting:	Monthly Monitoring Report to Service Management Team
Date:	08/10/23
Monitoring Period	Quarter 2 2023/24
Author:	Claire Pryce (Building Safety and Compliance Manager)

**TDC Housing Stock**

Type	No.	Comments
Domestic	3045	
Communal	274	
Garages	354	
Garages block	34	Harbour Towers car park included here
Commercial	3	Under lease: Brunswick community Centre and Newington community Centre, Managed: Millmead Hall

**Lifts**

Compliance with written examination schemes for lift plant	14 (100%)
Number of Entrapments - month and year to date	3
Current Assets - lifts / stairlifts and changes in last month  <i>Hoists belong to KCC</i>	<b>Stairlifts - 73</b> Non Compliant - 1 98.63% Compliant  <b>3 Stairlifts removed in period</b>  <b>Through floor lifts - 17</b> Non Compliant - 1 94.12% Compliant

Defects identified by insurer inspection - month and year to date	142 Defects identified on the last LOLER (Sept) 142 defects identified year to date
Outstanding Defect A and Defect B risk actions as identified in insurers reports	<p><b>Passenger lifts</b></p> <p>Defect A - 0 Defect B - 11</p> <p>All actions have been passed to the contractors and appointments are being monitored.</p> <p><b>Stairlifts</b></p> <p>Defect A - 0 Defect B - 3</p> <p><b>Through floor lifts</b></p> <p>Defect A - 0 Defect B - 3</p>
RIDDOR Notices issued in relation to lift safety	None

**Water**

Properties on the LRA Program	30 (2 of these are Community Halls)
Properties with a valid in date LRA as a number and overall percentage	30 100% Compliant
Number of follow up works / actions arising from risk assessments and inspections - completed / in time and overdue	<p><b>As at the end of Q2</b></p> <p>High Risk - 7 Medium - 16 Low - 0</p> <p><b>High Actions completed - 6</b> <b>Medium actions completed - 8</b> <b>Low actions completed - 2</b></p>
Progress with completion of follow up works - number of actions completed / in time / overdue	<p>23 overdue actions outstanding</p> <p>Works to continue to be booked in with Envirocure and Mears and phone calls and visits made to residents to try and gain access.</p> <p>2 x medium booked in for Oct</p>



	<p>to the contract estimated to be around £4m.</p> <p><b>21 overdue with Housing</b> These relate to scooters and resident storage issues that housing are trying to resolve.</p> <p><b>9 Overdue in Compliance</b> 2 actions - Compartmentation inspections with loft spaces required, currently awaiting asbestos reports to be completed before these can commence. 4 - actions relating to fire alarm detection, orders raised for the installation of alarms to LD2 coverage. 3 - action issues with key access to cupboards - compliance officer arranging for keys to be located and cupboards inspected for any rubbish.</p> <p>Resourcing in the team has meant there has not been as much progress on these items as we would want.</p> <p>Third party auditing starting in October for FRA work post inspections.</p>
<p>Additional, including; Compliance with fire safety equipment, systems and installation servicing and maintenance programmes.</p>	<p><b>Fire Alarms</b> - 29 - compliant 2 - Non Compliant <b>One</b> - Royal Crescent small block - new alarm system required, section 20 currently being carried out and Building Control Application submitted. <b>One</b> - Royal Crescent larger block - additional detectors installed but experiencing issues with access that would enable final sign off.</p> <p><b>note</b> - 5 Tower blocks even though certificate states are non-compliant due to there not being enough sounders for evacuation policy, works are being undertaken to fit the mitigation alarms and sounders. This has been discussed with the Fire Risk Assessor and due to there being a waking watch in place - this mitigates the risk. So these will now be reported as being complaint.</p> <p><b>AOV</b> - 100% <b>Emergency Lighting</b> - 100% <b>Fire Extinguishers</b> - 100%</p>

<ul style="list-style-type: none"> <li>Recording and reporting on property fires to identify trends and target awareness campaigns.</li> </ul>	<b>No fires reported in Q2</b>
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**Asbestos**

Properties on the asbestos management / re-inspection programme	Domestic - 2938 Communal - 109 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 - 2126 - 71.75 % Communal - 109 100% Community buildings - 2 100% Garages Individual - 25 - 7.33%
Properties with an expired and has an out of date survey / re-inspection. This is the level of non compliance as a number and percentage	<b>Properties requiring a survey -</b> Domestic - 837 - 28.25% Communal - 0 Community buildings - 0 Garages Communal - 33 -100 % Individual Garage - 316 - 92.67%
The percentage of stock with full asbestos data	Domestic - 2126 - 71.75 % Communal - 109 100%
The number of follow up works / actions arising from surveys and the numbers 'completed,' 'in time' and 'overdue.'	<b>Works domestic:</b>  7 - v low 3 - low 1 - Med 0 - High  0- High action completed in Q2 3- Medium Actions completed in Q2 2- Low actions completed Q2 13- Very Low actions completed in Q2  <b>Communal -</b>  1 low risk action (Trove Court textured coating encapsulation 16th Floor stairwell) - works currently being programmed in.

**Electrical**

Properties with a valid in date EICR	Communal - 98.74% Domestic - 97.67%
Properties with a valid in date EICR	2974
Properties with an expired and out of date EICR	Domestic - 71 Communal 2
<p>Narrative including:</p> <ul style="list-style-type: none"> <li>● Current Position</li> <li>● Corrective action required</li> <li>● Anticipated impact of corrective action</li> <li>● Progress with completion of follow up works</li> </ul>	<p><b>EICR completed Q2 - 119</b></p> <p>EICR that went overdue in Q2 - 18</p> <p><b>Further updates on non compliant properties:</b></p> <p>1 abandoned property NTQ served 13 arranging Force entries 37 Remedials with appointments or are progressing to force entry 20 Hoarding Properties - working with housing and residents 2 - void awaiting cert</p> <p>Weekly meetings with Mears, to ensure progress is being made</p>

**Gas**

Properties with a valid in date LGSR certification.	99.97% - End of Q2 Compliant
Properties with an expired out of date LGSR certification.	1 0.03%
Properties due to be serviced in the next 30 days. This is the early warning system	13  All have booked appointments and the forced entry process has started.
The number of follow up works / actions arising from any tests / inspections and the numbers completed, in time and overdue	12 follow on actions None are currently overdue.
<p>Narrative including:</p> <ul style="list-style-type: none"> <li>● Current Position</li> <li>● Corrective action required</li> <li>● Anticipated impact of corrective action</li> </ul>	1 x non compliant property expired - due to hoarding we cannot complete the certificate.

<ul style="list-style-type: none"><li>• Progress with completion of follow up works - number of actions completed, in time and overdue</li></ul>	<p>Currently progressing a legal case for an injunction to clear the property and enable vital works to be completed - awaiting court date</p> <p>We can provide the evidence that we have done everything reasonably practicable under regulation 39.</p>
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