

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

Meeting:	Monthly Monitoring Report to Service Management Team
Date:	June 24
Monitoring Period	Q1 April 24 to June 24
Author:	Laura Dixon (Compliance Manager)
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 appendix one. The rate of progress is shown in appendix two. (graph)
Recommendations:	That the director for housing and planning scrutinise the data contained within this report and escalate any exceptional positions to the council's Corporate Management Team and relevant Cabinet Member, in line with agreed policy. Quarterly reports to be escalated formally to Cabinet

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TDC Housing Stock

Type	No.	Comments
Domestic	3073	New housing stock added
Communal	283	New housing stock added excluding Bricken Hall & Foy House
Garages	365	New Housing Stock
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	Entrapments in Q1: 4
Current Assets - lifts / hoist / stairlifts and changes in last month	Hoists belong to KCC Stairlifts - 84 Non Compliant - 100 % Compliant Through floor lifts - 17 Non Compliant - 0 100% Compliant
Defects identified by insurer inspection - month and year to date	76 Defects identified on the last LOLER reports on passenger lifts from June 2023 to June 2024
Outstanding Defect A and Defect B risk actions as identified in insurers reports	Passenger lifts Defect A - 1 A Defect in Q1 Defect A outstanding = 0 Defect B - 30 B Defects in Q1

	<p>8 Outstanding B Defect's</p> <p>Stairlifts</p> <p>2 B Defects Outstanding at the end of Q1</p> <p>Through floor lifts</p> <p>0 B Defects Outstanding at the end of Q1</p>
RIDDOR Notices issued in relation to lift safety	None

Water

Properties with a valid in date LRA	100% Compliant
Number of follow up works / actions arising from risk assessments and inspections - completed / in time and overdue	<p>As at the end of Q1</p> <p>High Risk - 2</p> <p>Medium - 7</p> <p>Low - 0</p>

Fire Risk Assessment

Properties with a valid in date FRA. This is the level of compliance as a number and overall percentage	<p>207 in date</p> <p>100%</p>
Follow up works - total number of actions (by priority) raised in period completed and outstanding - and time outstanding	<p>59 new actions added in Quarter 1</p> <p>Total actions = 431</p> <p><i>285 actions are overdue</i></p>
<p>Narrative, including</p> <ul style="list-style-type: none"> • Current Position 	<p>As of Q1</p> <p>Total actions = 431</p> <p>Overdue - 285</p> <p>Current - 146</p> <p>Housing - closed out 16 actions in Q1</p> <p>Repairs- closed out 28 action in Q1</p>

<ul style="list-style-type: none"> • Corrective Action Required 	<p>Compliance- closed out 16 actions in Q1 Planned works-closed out 22 actions in Q1 Total 82</p> <p><i>Total of 29 actions became overdue in Q1</i></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 - 32 - compliant</p> <p>Note - 4 Tower Blocks have a failed certificate due to their not being enough sounders within the flats for the Simultaneous evacuation policy. however this is mitigated by the waking watch.</p> <p>AOV - 100% Emergency Lighting -100 % Fire Extinguishers - 100% Sprinklers - 100% Dry Risers - 100% Bin Chutes - 100%</p> <p>No fires reported in Q4</p>

Asbestos

<p>Properties with a valid in date survey / re-inspection. This is the level of compliance as a number and percentage</p>	<p>Domestic - 2281 - 77.19 % Communal - 110 100% Community buildings - 2 100% Garages Individual - 25 - 7.33%</p>
<p>The percentage of stock with full asbestos data</p>	<p>Domestic - 2281- 77.19 %</p> <p>Communal - 110 100%</p>
<p>The number of follow up works / actions arising from surveys and the numbers 'completed,' 'in time' and 'overdue.'</p>	<p>Works domestic:</p> <p>As of the end of Q1 13 - v low 6 - low 2 - Med 0 - High</p> <p>Communal -</p>

	3 Actions Outstanding in June 24
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Electrical

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	Domestic - 3035 - 98.77% Communal - 100%
Narrative including: <ul style="list-style-type: none"> ● Current Position ● Corrective action required ● Anticipated impact of corrective action ● Progress with completion of follow up works 	In Q1 Mears changed contractors which have shown a huge improvement in regards to quality. This has been verified by our third party auditor. The Building Safety Manager and Compliance Manager have weekly meetings with the contractors to ensure the programme is met and kept on track.

Gas

Properties with a valid in date LGSR certification. This is the level of compliance expressed as a figure and a percentage	99.96% - End of Q1 Compliant 1 property without a full LGSR
Narrative including: <ul style="list-style-type: none"> ● Current Position ● Corrective action required ● Anticipated impact of corrective action ● Progress with completion of follow up works - number of actions completed, in time and overdue 	99.96% Non Compliance Breakdown - The one non compliant property has been outstanding for a while - this is due to the resident being an extreme hoarder. An injunction has been granted, but the terms are not sufficient, so this is still with our legal team to vary the terms. Clearance started in the first week of May but there was too much. Contractors visited again on 19th June to complete the clearance, but unfortunately the resident refused. This is now with the housing officer who is arranging a joint visit with Social Services. The Gas Risers at Trove and Kennedy - SGN have confirmed that the works will start 24th July 2024 and should take 2 weeks (1 week per block).

