

Landlord Health and Safety Compliance Update

Background and Context

- Updated position for the main landlord health and safety property compliance disciplines:
 - Asbestos management
 - Electrical safety
 - Fire safety
 - Gas safety
 - Lift and Stair-lift management
 - Water management (Legionella)
- Monitoring split by Housing Revenue Account (HRA) or General Fund (GF)
 - HRA Blocks
 - HRA Commercial
 - HRA Dwellings
 - GF Properties

Background and Context

- Covid-19 pandemic!
 - Resource availability - internally and external contractors
 - Access issues
- Now recommenced all required compliance activities
- Review of all compliance areas against every property
- Updated property compliance database - improved monitoring
- Some property numbers will have changed
- All potential compliance activities to be checked
- Environment and climate change - mitigate negative impacts

Asbestos Management

Property Account Type	Number of Properties	Number Surveyed	Percentage Surveyed
HRA - Blocks	551	545	99%
HRA – Dwellings	5631	2620	47%
HRA - Commercial	3	3	100%
GF – All Properties	50	41	82%

Asbestos Management - Actions

- Additional specialist consultancy (GF)
- Accelerated survey programme with existing consultancy - HRA dwellings programmed for completion by December 2021
- GF properties are programmed for completion by December 2020
- All void properties - asbestos survey undertaken prior to re-letting
- New Asbestos Management Policy and associated Procedures

Electrical Inspections

Property Account Type	Number of Properties	Number Inspected	Percentage Compliant
HRA - Blocks	369	254	69%
HRA - Dwellings	5760	2666	46%
HRA - Commercial	3	2	67%
GF - Properties	49	44 42	90% 86%

Electrical Inspections - Actions

- One existing external contractor recommenced testing and remedials
- Commenced procurement for long-term external support
- All void properties - electrical inspection undertaken prior to re-letting
- Electrical tests to HRA Blocks - due for completion end Sept 2020
- HRA Dwellings - due for completion end Dec 2021

Fire Safety

Fire Risk Assessments (FRAs)

Property Account Type	Number of Properties	Number Inspected	Percentage Compliant
HRA- Blocks	557	494	89%
HRA- Commercial	4	4	100%
GF- Properties	23	17	74%

- HRA Blocks – previously 100%: fallen out of date during the lockdown period
- Outstanding FRA's programmed for completion by end December 2020

Fire Safety

FRAs – Remedial actions

Property Account Type	Number of Outstanding FRA Remedial Actions	Number of Overdue Actions
HRA - Blocks	2610 2894	819 857

Number of outstanding actions 'moving target' due to:

- Remedial actions from new FRAs supersede previous FRA's
- Works are undertaken to resolve existing remedial actions
- Additional remedial actions from new FRA's due to changes in legislation or best practice

Fire Safety

FRAs – Remedial actions (Detailed breakdown)

Remedial Action Type	Number of Outstanding Actions	Number of Overdue Actions
Fire safety signage	237	227
Bin storage	392	389
Flat entrance doors	370	27
Windows on fire escape routes	34	0
Fire safety housekeeping	46 71	39 64
Repairs (e.g. alterations to storage cupboards, etc.)	349	106
Electrical improvements	317	5
Compartmentalisation checks	487	0
Flooring checks	104	0
Communal exit doors inspection	53	0
Landing surveys to fire escape routes	0 177	0
Electrical testing / electrical heater inspection	87 169	0 13
Fire proofing to electrical distribution boards	36	5
Miscellaneous actions	98	21
Total	2610 2894	819 857

Review of outstanding actions – Implementation Plan to get works completed urgently

Fire Detection and Emergency Lighting

Property Account Type	Inspection Type	Number of Properties	Number Inspected	Percentage Compliant
GF- Properties	Fire Alarm: weekly test	33	31 27	94% 82%
	Fire Alarm: 6 monthly service and test	34	34	100%
	Emergency Lighting: monthly service and test	27	17 16	63% 59%
	Emergency Lighting: annual service and test	27	21 16	78% 59%
HRA- Blocks	Fire Alarm: weekly test	25	22 14	88% 56%
	Fire Alarm: 6 monthly service and test	25	25 20	100% 80%
	Emergency Lighting: monthly service and test	26	21 17	81% 65%
	Emergency Lighting: annual service and test	26	8 6	31% 23%

Somerset West
and Taunton

Fire Detection and Emergency Lighting

Property Account Type	Inspection Type	Number of Properties	Number Inspected	Percentage Compliant
HRA-Commercial	Fire Alarm: weekly test	3	3 2	100% 67%
	Fire Alarm: 6 monthly service and test	3	3 2	100% 67%
	Emergency Lighting: monthly service and test	2	2	100%
	Emergency Lighting: annual service and test	2	2	100%

Prioritising completion of outstanding inspections to all properties (GF & HRA) by external contractors and staff within the Property Compliance team

Fire Safety - Actions

- Specialist consultant undertaking FRAs (including fire door inspections)
- Housing team advising residents on fire safety
- Enforcing clearance of communal areas
- Works programme to carry out FRA remedial actions
- Training for Housing Property team - certificated fire door alterations
- Procurement of a certificated flat entrance fire door supply and fit contractor
- New Fire Safety Policy and associated Procedures

Gas Safety

Property Account Type	Number of Properties with Gas	Number Inspected	Percentage Compliant
HRA– Dwellings	4511	4509	99%
HRA– Blocks	18	18	100%
HRA– Commercial	2	2	100%
GF– Properties	21	21 13	100% 62%

- GF properties prioritised for completion by the external contractor
- HRA dwellings - access issues due to the tenants medically shielding

Lift Maintenance

Property Account Type	Inspection Type	Number of Properties	Number Inspected	Percentage Compliant
HRA - Dwellings	Stair-lifts: Annual service and inspection	79	74	94%
HRA - Blocks	Stair-lifts: Annual service and inspection	5	5	100%
HRA - Blocks	Passenger lifts: 6 monthly service and inspection	3	3	100%
GF - Properties	Passenger lifts: 6 monthly service and inspection	4	4	100%

- HRA dwellings – contractor resources, and access issues due to the tenants medically shielding

Water Safety – Water Risk Assessments (WRAs) and Monthly Temperature Checks

Property Account Type	Properties Requiring a Water Risk Assessment	Properties with a Water Risk Assessment	Percentage Compliant
GF - Properties	48	21	44%

Outstanding WRA's due for completion by the end of November 2020

Property Account Type	Properties with Stored Communal Water	Properties with a monthly temperature check	Percentage Compliant
GF - Properties	36	30 14	83% 39%

External contractors - prioritising completion of outstanding checks

Water Safety - Actions

- GF properties - water safety undertaken by external contractors who:
 - undertake WRA's
 - identify any potential hazards relating to legionella bacteria
 - carry out water temperature checks
- HRA properties - review and survey by the compliance team to identify where there may be a potential water safety hazard
 - 1249 dwellings, 140 blocks and 3 HRA commercial properties needing WRA
 - Procured and appointed specialist consultant to undertake WRA's (including GF properties requiring an updated WRA)
- Water Risk training programme undertaken - staff who have a responsibility for control of legionella bacteria risk in hot and cold water systems