Cabinet 26th January 2022

Report:

The requirements of the Building Safety Bill and Regulatory Reform (Fire Safety) Order 2005 for the council as a landlord.

Appendix 1

DATE:	4th January 2022						
	NUMBER	o o o	REND	rarget	COMMENTS	Statutory	Report to Scrutiny/
	Ž		¥	¥		requirement	Regulator
FIRE SAFETY COMPLIANCE							
New NODs received		0	→	0	No new NOD		
Outstanding NOD's	1	0	→	0	Check with JS		
PROPERTIES WITH FRA OR RE-ASSESSED FRA			→ 2	100%	New programme started Dec 21-Dec22 following 100% completion of initial FRAs 5 completed in December	Yes	Yes
Cumulative total	920	5	T		Completed all FRA by 31 Oct21		
Overdue actions -			3				
A – to be completed within 14 days		0	→	0			
3 – to be completed within 6 months		0	<u> </u>	0			
C – to be completed within 24 months		0	- →	0			
D – to be completed within 5 years		0	3	0			
		100.00%	A -2-		Not due until lune/luli:	No	No
Dry Riser Testing			1	100%	Not due until June/July	No	No
Fine Alexan Tooling	11	11		40007	Acceptation and the control of the c	NI-	NI-
Fire Alarm Testing		100.00%	T 3	100%	Awaiting invoices	No	No
	22	22					
GAS COMPLIANCE							
Domestic Gas - General Needs		99.91%	P 3	100%	*Await housing officer response for premises	Yes	Yes
	8574	8566			wwhere resident is between 2 properties, also dog breeding suspected. *No access *No response from tenant x 2 HO aware *Tenant is not at property due to ASB, keys to be collected to gain access - HO aware *Appointment booked for 7th Jan *Resident has TB awaiting outcome		
Domestic Gas - PSL		99.85%		100%	1 PSL Property, tenant has returned from holiday and is self isolating app made 10/01		
	658	657					
Communal Gas servicing	<u> </u>	100.00%	→ 2	100%		No	No
	67	67			Await results of asset survey		
ELECTRICAL COMPLIANCE							
EICRs domestic		87.62%	1 3	100%		No	Yes
	9700	8499			Part of a planned programme of inspections to be completed by the end of December 2022. 84 completed December, residual inspections pending communication with residents		
EICRs domestic – PSL		89.13%	♠ 3.	100%		No	Yes
	690	615			EICRs being carried out by default for		
	090				landlords.		
EICRs Communal	870	98.97% 861	₽	100%	9 new builds added following October survey, testing will include new builds in January when	Yes	Yes
Emergency Lighting testing - monthly		100.00%	A 2	100%	all will be completed to 100%	No	Yes
ga.ay Lighting tooling - Holling	676	676	и м	10070	Actually 847 not 676 following new EL installs however all tested throughout		
ightning Protection testing		95.35%	#REF!	100%		No	Yes
	43	41			Kipling and Dryden cannot be completed until external works are completed. Due to be completed December.		
•							

LIFT COMPLIANCE								
Monthly maintenance		100.00%	^	3	100%		Yes	Yes
	19	19					•	•
Annual servicing		100.00%	→	2	100.00%		Yes	Yes
9	19	19						
Bi-Annual insurance certificate		100.00%	→	2	100%		No	No
	19	19						
Lift Compliance - PSL			→	2	100%		Yes	Yes
	1							
LEGIONELLA COMPLIANCE								
L8 Legionella Reports - High Risk		100.00%	-	2	100%		Yes	Yes
	34	34						
High Risk Properties on monthly testing programme	21	21						
High Risk Properties on six monthly testing	13	13						***************************************
programme L8 Legionella Reports - Low Risk		100.00%	-	2	100%		Yes	Yes
Lo Legionella Reports - Low Max	1430	1430	Z		10070		103	163
Overdue actions from L8 reports	1400	1400						
High - to be completed within 3 months	0	0	JL		0			
Medium – to be completed within 6 months	0	0	<u>×</u>		0			
Low – to be completed within 12 months	25	12	<i>-</i> ⁄_		0	12 outstanding on remedial due to ongoing		
'	23	12	7			access issues		
L8 Legionella Reports - PSL			T.	3	100%		Yes	Yes
L8 Legionella Reports - 2 Year Review Programme		96.87%	→	2	100%		No	No
	830	804				26 over two year review due to access issues, reviewing our approach		
ASBESTOS COMPLIANCE						5		
Asbestos Surveys - Domestic		47.93%	→	2	100%		No	Yes
	9700	4649				Part of planned programme to be completed by March 2024. No access due to Covid and festivities, over 300 appointment letters sent in December, add further 229 for December		
Asbestos Surveys - Communal		100.00%	→	2 _	100%		Yes	Yes
	1138	1138						
Asbestos Surveys - Garages		100.00%	-	2 _	100%		Yes	Yes
	143	143						
Asbestos Surveys - PSL			→	2 _	100%		Yes	Yes