

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

LONDON BOROUGH OF HAVERING - HOUSING COMPLIANCE							
DATE:		4th January 2022					
	NUMBER	Dec	TREND	TARGET	COMMENTS	Statutory requirement	Report to Scrutiny/ Regulator
FIRE SAFETY COMPLIANCE							
New NODs received		0	➡	0	No new NOD		
Outstanding NOD's		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	➡		Completed all FRA by 31 Oct21		
Overdue actions -			➡				
A – to be completed within 14 days		0	➡	0			
B – to be completed within 6 months		0	➡	0			
C – to be completed within 24 months		0	➡	0			
D – to be completed within 5 years		0	➡	0			
Dry Riser Testing		100.00%	⬆ 3	100%	Not due until June/July	No	No
	11	11					
Fire Alarm Testing		100.00%	⬆ 3	100%	Awaiting invoices	No	No
	22	22					
GAS COMPLIANCE							
Domestic Gas - General Needs		99.91%	⬆ 3	100%		Yes	Yes
	8574	8566			*Await housing officer response for premises where 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		100.00%	➡ 2	100%		No	No
	67	67			Await results of asset survey		
ELECTRICAL COMPLIANCE							
EICRs domestic		87.62%	⬆ 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 landlords.		
EICRs Communal		98.97%	⬆ 3	100%		Yes	Yes
	870	861			9 new builds added following October survey, testing will include new builds in January when all will be completed to 100%		
Emergency Lighting testing - monthly		100.00%	⬆ 3	100%		No	Yes
	676	676			Actually 847 not 676 following new EL installs however all tested throughout		
Lightning 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.		

