

LONDON BOROUGH OF HAVERING - HOUSING COMPLIANCE

DATE:

22 January 2023

	NUMBER	November	December	January	TREND	TARGET	COMMENTS
FIRE SAFETY COMPLIANCE							
New NODs received		0	0	1	→	0	A NOD was issued after an LFB audit inspection was undertaken, our officers were present. Some minor repairs jobs to fire doors, some Housing keeping issues in common areas and some signage not in line with new regulations. All action will be completed by the end of February
Outstanding NOD's		0	0	1	→	0	1: Parkview House
PROPERTIES WITH FRA OR RE-ASSESSED FRA		100.00%	99.55%	97.99%	↓	100%	
Cumulative total	894	894	890	876	↓		Oakleaf have all 18 properties schedules in for assessment in the first 2 weeks of February
Overdue actions -					→		
A – to be completed within 14 days		0	0	0	→	0	
B – to be completed within 6 months		22	18	23	↓	0	4 X Door replacement. all with Mears and waiting for delivery (significant lead times) / 10 x Loft Compartmentation. Quotes accepted and works commencing. 8 x Compartmentation jobs. All with Mears for completion. 1 x Fire Alarm with fisk to quote

C – to be completed within 24 months		18	19	20	↑	0	20 x Loft Compartmentation works. All with Mears. Quotes have been received and all and works have commenced.
D – to be completed within 5 years		0	0	0	→	0	
Dry Riser Testing		100.00%	100.00%	100.00%	→	100%	
	12	12	12	12			
Fire Alarm Testing		100.00%	100.00%	100.00%	→	100%	
	25	25	25	25			
GAS COMPLIANCE							
Domestic Gas - General Needs		99.95%	99.97%	99.97%	↑	100%	
	8574	8570	8571	8571			all properties have been completed where completed by 3rd February
Gas Carcassing		100.00%	100.00%	100.00%	→	100%	
	87	87	87	87			
Communal Gas servicing		100.00%	100.00%	100.00%	→	100%	
	67	67	67	67			
ELECTRICAL COMPLIANCE							
EICRs domestic		97.35%	97.52%	97.88%	↑	100%	
	9058	8818	8833	8866			52 booked appointments, 33 completed, 19 No Access
EICRs Communal		100.00%	100.00%	100.00%	→	100%	
	870	870	870	870			
Emergency Lighting testing - monthly		100.00%	100.00%	100.00%	→	100%	
	863	863	863	863			
Lightning Protection testing		100.00%	100.00%	100.00%	→	100%	
	43	43	43	43			
PAT Testing		100.00%	100.00%	100.00%		100%	

	48	48	48	48			
LIFT COMPLIANCE							
Monthly maintenance		100.00%	100.00%	100.00%	➔	100%	
	36	36	36	36			
Annual servicing		100.00%	100.00%	100.00%	➔	100%	
	36	36	36	36			
Bi-Annual insurance certificate		100.00%	100.00%	100.00%	➔	100%	
	36	36	36	36			
LEGIONELLA COMPLIANCE							
L8 Legionella Monitoring - High Risk		100.00%	100.00%	100.00%	➔	100%	
	34	34	34	34			
High Risk Properties on monthly testing programme	21	21	21	21			
High Risk Properties on six monthly testing programme	13	13	13	13			
L8 Legionella Reports - 2 Year Review Programme		100.00%	100.00%	100.00%	➔	100%	
	830	830	830	830			
Overdue actions from L8 reports							
High - to be completed within 3 months	0	0	0	0	➔	0	
Medium – to be completed within 6 months	0	0	0	0	➔	0	
Low – to be completed within 12 months	0	0	0	0	➔	0	
ASBESTOS COMPLIANCE							
Asbestos Surveys - Domestic		74.56%	75.96%	77.71%	⬆	100%	
	8888	6609	6735	6907			Increase overall is higher than programme as some surveys completed under other programme e.g. voids
Asbestos Surveys - Communal		100.00%	100.00%	100.00%	➔	100%	
	1138	1138	1138	1138			
Asbestos Surveys - Garages		100.00%	100.00%	100.00%	➔	100%	

	143	143	143	143			
PSH COMPLIANCE							
FRA - PSH		32.09%	32.09%	33.81%			
	485	164	164	164			Total is number of fire risk assessments we have for the blocks that Havering own. PSH Procurement are in process of compiling compliance information for others. where necessary. Overall total excludes houses and blocks with no internal communal areas where risk assessment would not be necessary
Domestic Gas - PSH		100.00%	99.70%	99.85%	↓	100%	
	658	658	656	657			1 property overdue - 35 Harkness Close. Delay obtaining warrant due to court payment. PSH team also served abandonment notice.
EICRs domestic – PSH		85.19%	86.31%	86.31%	↑	100%	
	628	535	542	542			
Lift Compliance - PSH					→	100%	
L8 Legionella Reports - PSH		33.65%	33.65%	35.27%	→	100%	
	499	176	176	176			Total is number of Legionella risk assessments we have for the blocks that Havering own. PSH Procurement are in process of compiling compliance information for others. where necessary. Overall total excludes houses where risk assessment would not be necessary.
Asbestos Surveys - PSH		36.15%	36.15%	37.77%	→	100%	
	601	227	227	227			This figure covers all asbestos surveys currently on Keystone completed on previous repairs or mostly voids. PSH procurement are still working on compiling information on compliance from owners.

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