

LONDON BOROUGH OF HAVERING - HOUSING COMPLIANCE

DATE: October 2023

	NUMBER	August	September	October	COMMENTS
FIRE SAFETY COMPLIANCE					
New NODs received		0	0	0	
Outstanding NOD's		1	1	1	Remedial actions currently in progress.
PROPERTIES WITH FRA OR RE-ASSESSED FRA					
Cumulative total	893	852	871	893	
Dry Riser Testing		100.00%	100.00%	100.00%	
	18	18	18	18	
Fire Alarm Testing		100.00%	100.00%	91.67%	
	24	24	24	22	Cockabourne Court, Broseley Road HMO and Mimose Close HMO completed on 9th November 2023 due to FRA remedial works in progress.
In scope buildings registered with regulator and certificate issued		76.92%	100.00%	100.00%	
	14	10	13	14	All 14 buildings registered. Riverbank Court added on 31/10/23. Confirmations received. Awaiting update on rest of 10.
Communal Door Checks (quarterly by block)		100.00%	100.00%	100.00%	
	13	13	13	13	Plan to reconcile programme on Keystone ongoing
Flat entrance front doors checks in High Rise Buildings (annual)		0.00%	7.00%	23.32%	
Cumulative total	686	0	48	160	686 properties in total. No access rate is currently very high. K&T initially carried this out and included the remainder on programme at time of Gas service. This is a 12 monthly inspection and is a cumulative figure which will improve over the coming months.
Fire Safety Inspections (In scope, sheltered schemes and hostels) Quarterly & Half Yearly		100.00%	100.00%	100.00%	
	41	41	41	41	
GAS COMPLIANCE					
Domestic Gas - General Needs		100.00%	100.00%	100.00%	
	8574	8574	8574	8574	
Gas Carcassing		100.00%	100.00%	100.00%	
	87	87	87	87	
Communal Gas servicing		100.00%	100.00%	100.00%	
	67	67	67	67	
ELECTRICAL COMPLIANCE					
EICRs domestic		99.06%	99.16%	99.28%	

	9182	9096	9105	9116	66 are overdue out of a total of 9182. 12 have now been Booked in and 4 further properties are now voids which will be carried out as part of this process. Access issues for the 66 properties are currently being escalated.
EICRs Communal		100.00%	100.00%	100.00%	
	870	870	870	870	
Emergency Lighting testing - monthly		100.00%	100.00%	100.00%	
	863	863	863	863	
Lightning Protection testing		100.00%	100.00%	100.00%	
	43	43	43	43	
PAT Testing		100.00%	100.00%	100.00%	
	46	46	46	46	
LIFT COMPLIANCE					
Monthly maintenance		100.00%	100.00%	100.00%	
	36	36	36	36	
Annual servicing		100.00%	100.00%	100.00%	
	36	36	36	36	
Bi-Annual insurance certificate		100.00%	100.00%	100.00%	
	36	36	36	36	
LEGIONELLA COMPLIANCE					
Legionella - Risk Assessment		100.00%	100.00%	100.00%	
	1189	1189	1189	1189	
Legionella - Risk Assessment (Two Year Review Programme)		100.00%	100.00%	100.00%	
	360	360	360	360	
Properties accessed under risk assessment reviews		20.79%	20.79%	19.54%	
	2477	484	484	484	10% access is attempted on every risk assessment to over time build up record of all properties. Currently in year 1 of 10.
Properties covered by archetype data under risk assessment reviews		79.21	79.21	80.46%	
	2477	1993	1993	1993	With at least 10% accessed previously we can use these as archetype data until such time as we can access all properties
Legionella - Routine Monitoring (Monthly)		100.00%	100.00%	100.00%	
	16	16	16	16	
Legionella - Routine Monitoring (Six - Monthly)		100.00%	100.00%	100.00%	
	12	11	11	12	
Overdue actions from L8 reports					
High - to be completed within 3 months	0	0	0	0	
Medium – to be completed within 6 months	0	0	0	0	

Low – to be completed within 12 months	0	0	0	0	
ASBESTOS COMPLIANCE					
Asbestos Surveys - Domestic		87.98%	89.61%	90.18%	
	8910	7731	7874	8035	This is a cumulative figure and we are hoping to achieve 100% compliance by the end of the financial year (2 year programme)
Asbestos Surveys - Communal		100.00%	100.00%	100.00%	
	1173	1173	1173	1173	
Asbestos Surveys - Garages		100.00%	100.00%	100.00%	
	49	49	49	49	
PSH (Private Sector Housing) COMPLIANCE (584 Properties)					
Domestic Gas - PSH		100.00%	100.00%	100.00%	
	505	505	505	505	
EICRs Domestic – PSH - Third Party Responsible		84.67%	83.07%	84.50%	
	555	475	466	469	We are currently working through this to improve the percentages.
FRA - PSH - Under Havering Management		100.00%	100.00%	100.00%	
	153	152	156	153	
FRA - PSH - Third Party Responsible		0.00%	0.00%	0.00%	
	161	0	0	0	FRA's are being requested on upcoming lease renewals. 2nd stage will focus on FRA's of dwellings with time on lease.
Lift Compliance - PSH - Under Havering Management		100.00%	100.00%	100.00%	
	9	8	9	9	Number of properties, not number of blocks
Lift Compliance - PSH - Third Party Responsible		100.00%	100.00%	100.00%	
	0	0	0	0	Currently no PSH properties in blocks with lifts
L8 Legionella Reports - PSH - Under Havering Management		100.00%	100.00%	100.00%	
	162	162	166	162	
L8 Legionella Reports - PSH - Third Party Responsible		0.00%	0.00%	0.00%	
	171	0	0	0	Included within the 2nd stage of FRA enquiries.
Asbestos Surveys - PSH		54.19%	54.37%	54.41%	
	555	304	305	302	Progressing satisfactorily.