

LONDON BOROUGH OF HAVERING - HOUSING COMPLIANCE

DATE: July 2024



	NUMBER	May	June	July	TREND	TARGET	COMMENTS
FIRE SAFETY COMPLIANCE							
New NODs received		0	0	0	→	0	
Outstanding NOD's		0	0	0	→	0	
PROPERTIES WITH FRA OR RE-ASSESSED FRA		99.89%	100.00%	100.00%	→	100%	
Cumulative total	886	885	886	886			
Dry Riser Testing		100.00%	100.00%	100.00%	→	100%	
	18	18	18	18			
Fire Alarm Testing		100.00%	100.00%	95.45%	↓	100%	
	22	20	20	21			New Green & Park Rise have now been added to the schedule. The fire alarm test for Park Rise was carried on 06/08/2024
Buildings registered with regulator		100.00%	100.00%	100.00%	→		
	15	15	15	15			
Buildings called by regulator & submitted		100.00%	100.00%	100.00%	→		
	5	4	5	5			
Communal Door Checks (Buildings in Scope or HRBs)		86.67%	86.67%	86.67%	→		
	15	13	13	13			We have 2 new buildings in Park Rise but these are both unoccupied at present. Door checks will commence in these buildings when they are occupied.
Flat entrance front doors checks (Amended to cover all dwellings in buildings exceeding 11m high). Delivery since 1.4.24		24.18%	24.18%	24.18%	→		
General Needs (Delivered by K&T)	1009	244	244	244	→		244 properties have completed door checks & 298 properties have multiple no access (3x). at year end. This is now being covered as part of the K&T contract and will be carried out when LGSR is carried out. The new K&T contract is due to commence at the beginning of August. 467 properties are booked for August. Remaining properties to be completed by the end of the financial year.
Leaseholders and Shared Owners (Delivered by Mears)	380	0	0	0	→		Mears have been instructed to deliver these works. The planned commencement date is the 1st August, with a planned completion date by the end of the financial year. Strategy will be 3 x access attempts and possible injunction where necessary.
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		99.94%	99.98%	99.99%	↑	100%	
	8574	8569	8572	8573			The one property that was overdue is due to the resident being in hospital. The instpection was completed on the 6th August.

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		99.87%	99.86%	99.87%	⬆	100%	
	9321	9172	9304	9309			<p>1 Access Injunction has been granted by the Courts (Access still not gained on visits following court date). The resident is bed bound and the Legal team have advised to attempt to complete this with the next gas safety check.</p> <p>1 Possession granted by Courts 1 Seeking Possession 1 Property vacant following fire last year 3 Properties still yet to be reached following multiple no accesses.</p> <p>5 booked</p> <p>12 Overdue in total</p>
EICRs Communal		100.00%	100.00%	100.00%	➔	100%	
	835	835	835	835			
Emergency Lighting testing - monthly		100.00%	100.00%	100.00%	➔	100%	
	822	822	822	822			
Lightning Protection testing		100.00%	100.00%	100.00%	➔	100%	
	49	43	49	49			
PAT Testing		100.00%	100.00%	100.00%	➔	100%	
	35	35	35	35			
LIFT COMPLIANCE							
Monthly maintenance		100.00%	100.00%	100.00%	➔	100%	
	54	54	54	54			Overall number now include lifts at New Green & Park Rise
Annual servicing		100.00%	100.00%	100.00%	➔	100%	
	54	54	54	54			
Bi-Annual insurance certificate		100.00%	100.00%	100.00%	➔	100%	
	54	54	54	54			
LEGIONELLA COMPLIANCE							
Legionella - Risk Assessment		100.00%	100.00%	100.00%	➔	100%	
	1226	1226	1226	1226			This number represents overall blocks managed by LBH. All of which should have a risk assessment on our system, but due to level of risk may not need to be included on our two year review programme.
Legionella - Risk Assessment (Two Year Review Programme)		100.00%	100.00%	100.00%	➔	100%	
	358	358	358	358			
Properties accessed under risk assessment reviews		22.16%	23.01%	23.01%	➔	100%	
	2477	549	570	570			10% access is attempted on every risk assessment to over time build up record of all properties. With at least 10% accessed previously we can use these as archetype data until such time as we can access all properties. This is not a statutory requirement.
Legionella - Routine Monitoring (Monthly)		100.00%	100.00%	100.00%	➔	100%	
	16	16	16	16			

Legionella - Routine Monitoring (Six - Monthly)		100.00%	100.00%	100.00%	⇒	100%	
	12	12	12	12			
Overdue actions from L8 reports					⇒	100%	
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		95.59%	95.68%	96.02%	↑	100%	
	8902	8501	8517	8548			This element is progressing, however there are a number of access issues that are being encountered. We will continue to adopt an approach where the asbestos surveys are linked to other appointments in order to improve the access. This is not a statutory requirement.
Asbestos Surveys - Communal		100.00%	100.00%	100.00%	⇒	100%	
	1184	1184	1184	1184			
Asbestos Surveys - Garages		100.00%	100.00%	100.00%	⇒	100%	
	49	49	49	49			
PSH COMPLIANCE (509 Properties)							
Domestic Gas - PSH		99.80%	99.41%	100.00%	↑	100%	
	505	504	502	505			
EICRs Domestic – PSH - Third Party Responsible		95.91%	96.89%	96.46%	↓	100%	
	509	493	498	491			18 Overdue (4 Booked & 6 Void, 3 referred to housing officer as unresponsive) The remaining 5 are due to access issues.
FRA - PSH - Under Havering Management		100.00%	100.00%	100.00%	⇒	100%	
	135	135	135	135			
FRA - PSH - Third Party Responsible		0.00%	0.00%	0.00%	⇒	100%	
	148	0	0	0			These are being submitted as part of the lease renewals but issues with getting confirmation that issues have been rectified
Lift Compliance - PSH - Under Havering Management		100.00%	100.00%	100.00%	⇒	100%	
	9	9	9	9			Number of properties, not number of blocks
Lift Compliance - PSH - Third Party Responsible		100.00%	100.00%	100.00%	⇒	100%	
	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%	⇒	100%	
	144	144	144	144			
L8 Legionella Reports - PSH - Third Party Responsible		2.01%	2.68%	4.70%	↑	0%	
	149	3	4	7			5 actions have been issued to H2O, the LBH contractor to complete and will be recharged to owner. The remainder will be issued when the leases are up for renewal.
Asbestos Surveys - PSH		59.34%	60.31%	60.71%	↑	100%	
	509	305	310	309			Asbestos Survey reports will be requested once the leases are due for renewal.