



East Kent  
Housing

**PROPERTY  
SERVICES**

**Compliance**

**Report:**

**Dover District Council**

**Date:**

2 September 2019

## 1 Introduction

This report covers a number of compliance areas relating to Dover District Council, both for individual properties and for blocks.

We are still in a process of gathering data from contractors and various systems, to ensure that we are accurately reporting, and where we have not had sight of a document then we are reporting it as not existing.

## 2 Compliance Summary: Communal Blocks (DDC)

The table below shows a summary of the Compliance status for Communal Blocks for DDC:

DDC Compliance	Gas	Asbestos	Passenger Lifts	Fire Risk Assessment
Compliant	10	130	4	201
Non Compliant	0	282	0	0
Total	10	412	4	201
Total props	412	412	412	412
Compliant %	100.00%	31.55%	100.00%	100.00%

Gas, lifts and fire risk assessments are all showing as 100% compliant.

With regard to Electrical safety certificates for communal areas (EICRs), there are no EICRs with category 1 remedial actions needed. However some EICRs have category 2 actions needed and these are shown as non-compliant.

DDC Compliance	Fire Alarm	Legionella Risk Assessment	Emergency Lighting
Compliant	108	24	116
Non Compliant	5	0	2
Total	113	24	118
Total props	412	412	412
Compliant %	95.58%	100.00%	98.31%

All properties have an up to date legionella risk assessment, but there are outstanding actions which need to be undertaken. We anticipate that this work will be completed by the end of the calendar year.

All emergency lighting has been replaced or repaired, where needed, but we are still awaiting some certificates and therefore this will not be shown as 100% until they are received.

### **Asbestos**

Asbestos is undergoing a gap analysis process, whereby a programme will be identified to complete asbestos management surveys to any block where there is no asbestos information. A new contract commenced 1<sup>st</sup> April 2019 with asbestos contractors PA Group, and progress is being made to provide asbestos management surveys across the board. Historically, asbestos data has been held by the Council's asbestos contractor and, under the new contract, the data will be migrated into a new portal to be owned by the Council.

### **LGSRs**

LGSRs are on a programme with Swale Heating. LGSRs are completed on an annual basis. There is currently one block outstanding. This has had a replacement boiler fitted recently and is awaiting certification.

### **Passenger Lifts**

Lifts are inspected every 6 months.

### **Fire Risk Assessments**

These are generally completed annually or every 2 years based on the risk level of the block. All Fire Risk Assessments are up to date, but there are a number of actions to be completed once the fire prevention contract is in place, and the programme for these is prioritised on a risk basis.

## **Compliance Summary: Domestic Properties (DDC)**

### **Dover**

<b>DDC</b>	<b>EICR</b>	<b>Asbestos</b>	<b>Gas</b>	<b>Smoke Detectors</b>
Total Compliant	2534	1260	3020	3835
Total Prop Count	4320	4320	3020	4320
Non Compliant	1786	3060	0	485
% Compliant	58.66%	29.17%	100.00%	88.77%

### **Asbestos**

Not every property requires an asbestos survey. Prior to any intrusive work being carried out then one will be needed. Our contractors ensure that their staff check whether there is asbestos information held prior to carrying out work, and the contractors receive regular training and toolbox talks on asbestos and how to identify it.

### **EICRs**

EICRs are completed on a 10-yearly basis (statutory) although good practice is five years and the Council will be moving to this programme. There are a number of EICRs outstanding, and the Council is considering the use of Mears, its repairs contractor, to undertake these.