



East Kent
Housing

**PROPERTY
SERVICES**

Compliance

Report:

Dover District Council

Date:

2 October 2019

1 Introduction

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

The process of gathering data from contractors and various systems is continuing, to ensure that we are accurately reporting.

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	EICR
Compliant	10	148	5	222	86
Non Compliant	0	264	0	0	209
Total	10	412	5	222	295
Total props	412	412	412	412	412
Compliant %	100.00%	35.92%	100.00%	100.00%	29.15%

Asbestos management surveys have previously been held on the contractors own system. We have now obtained this information from their system and are in the process of working through each survey to ensure that it covers the whole block and is therefore a compliant survey. We anticipate that this work will be completed by mid December. Proposals to achieve 100% asbestos compliance are to be presented to the Council in mid-October.

Electrical Installation Certificates have been held by EKH, Dover District Council and Mears. We have combined the DDC and EKH information, and we have requested all other EICR information from Mears which they were to provide by the end of September. They have advised that they completed a further 226 electrical inspections for kitchens & bathrooms, and have provided details of 5000+ EICRs across the EKH area. This information has been received on spreadsheets, and we are now waiting for the certificates which we anticipate having by mid October. This should increase the number of EICRs significantly.

All **Fire Risk Assessments** are completed as required and these are Type 3 FRAs. These identified a number of required actions for Dover, and EKH identified last year that a fire prevention works contract was needed to get these actions undertaken. The contract was evaluated by the Councils in February 2019 but unfortunately the chosen contractor then withdrew. The work was then awarded to Allied Protection Limited (APL) and they are due to sign the Dover contract this week.

There are currently 1444 outstanding actions. We are intending to use the APL contractor to attend to these actions and they should be completed within the next 18 months. As we are taking a planned

approach to the works, we will be dealing with the 11 at substantial risk first, and then the 2208 moderate, aiming for all FRAs to be at Tolerable or below. Whilst the eleven substantial risks remain, we continue to undertake daily inspections of these buildings. The maintenance contractor (Mears) will also prioritise any repairs affecting the integrity of the buildings. Detail on when the priority risk DDC properties will be done should be made available to us by APL by 11/10/19.

Below are the current risk levels for Dover's FRAs:

Council	FRAs Req'd	FRAs done	Trivial	Tolerable	moderate	substantial	intolerable
DDC	222	222	1	1	208	11	0

Other Heating Types

Dover	Needs service	Serviced	Total
Oil	8	63	71
Renewable	0	2	2
Solid	0	11	11

Swale Heating are making attempts to access properties to service all appliances and we will work with Councils' legal teams when needed.

DDC Compliance	Fire Alarm	Legionella Risk Assessments	Emergency Lighting
Compliant	135	24	118
Non Compliant	0	0	0
Total	135	24	118
Total props	412	412	412
Compliant %	100.00%	100.00%	100%

All properties have an up to date legionella risk assessment and have regular tests carried out, however there are actions which need to be undertaken. The water hygiene works were contained in the previous P&R contract, and the Council needs to make a direct award to Envirocure who were the sub-contractor.

Water Hygiene Actions	High	Medium	Low
	DDC	275	240

Costings have been received back from Envirocure and passed to DDC in order that they can enter into a contract with Envirocure, who have advised that they can complete the work by end December 2019.

3 Compliance Summary: Domestic Properties (DDC)

Dover

DDC	EICR	Gas	Smoke Detectors
Total Compliant	2534	3963	3835
Total Prop Count	4320	3964	4320
Non Compliant	1786	1	485
% Compliant	58.66%	99.97%	88.77%

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.

There are 4320 properties in Dover, and 20.44% of these have an **asbestos** management survey. All historic asbestos data has now been downloaded and requires uploading to the new portal which we expect to be complete by mid December and this may then increase the figure. Not all properties require an asbestos survey and our contractor has a 'no touch' policy if they do not have the information. However not having an asbestos survey increases the time on voids or other works, as prior to the contractors carrying out any intrusive work they will ask for a survey to be undertaken.