



**East Kent
Housing**

**PROPERTY
SERVICES**

Compliance

Report:

**Dover District Council Overview and
Scrutiny Committee**

Date:

10 January 2020

1. Introduction

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

2. Compliance Summary: Communal Blocks (DDC)

Gas, Asbestos, EICRs, Passengers Lifts, Fire Risk Assessments

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

DDC Compliance	Gas	Asbestos	EICRs	Passenger Lifts	Fire Risk Assessments
Compliant	10	193	132	5	222
Non Compliant	0	46	242	0	0
Total	10	239	374	5	222
Compliant as end December	100%	80.75%	35.29%	100%	100%
Compliance as 4. 9. 19	100%	31.55%	29.15%	100%	100%
% Change	0%	49.20%	6.14%	-20%	0%

Communal gas heating and hot water systems are reported as 100% compliant.

All Asbestos historic data previously held on a contractors closed portal has now been downloaded. 90.43% of the downloaded data has been uploaded to the new portal. The remainder will take approximately one week to complete. Since September there has been a 49.20% increase in the number of Asbestos reports held. By March 2020 the percentage is expected to be at 100%.

A contract has been issued to the contractor (NRT) to carry out the recovery of the Electrical Installation Certificate Reports (EICR's). A contractor pre-start meeting has been organised for 10 January where we should receive confirmation of expected timescales to complete all block testing. Present estimates are these test will be completed by March 2020.

Fire Risk Ratings & Actions

The table below shows the current FRA risk levels:

Council	FRA's req'd	FRA's done	Trivial	Tolerable	Moderate	Substantial	Intolerable
DDC	222	222	1	1	209	11	0

The contractor APL has issued a programme to complete all high and substantial risk actions by end of March 2020. APL will also complete intrusive block surveys by March 2020 and have produced a programme for works of a lower priority that is currently being reviewed.

Fire Alarms, Legionella Risk Assessments, Emergency Lighting

DDC Compliance	Fire Alarm	Legionella Risk Assessment	Emergency Lighting
Compliant	116	23	131
Non-Compliant	0	2	0
Total	116	25	131
Compliant as end December	100%	92.00%	100%
Complaint as 4.9.19	95.58%	100%	98.31%
% Change	4.42%	-8.00%	1.69%

Legionella Risk Assessments have been completed at Sunny Corner and Norman Tailyour House and the contractor, Envirocure, is currently finalising the reports. Both schemes will show as 'non-compliant' until the reports have been received from Envirocure.

Legionella Risk Assessment: Actions				
	High	Medium	Low	Overall Risk Count
DDC	218	188	3	409

Legionella Risk Assessment works are continuing as per the programme, with works expected to be completed by March 2020.

4. Compliance Summary: Domestic Properties (DDC)

DDC	EICR	Asbestos	Gas (LGSRs)	Smoke Detectors
Total Compliant	508	1272	3956	3835
Total Prop Count	4317	4248	3956	4321
Non Compliant	3809	2976	0	486
Compliant as end of December	11.77%	29.94%	100%	88.75%
Compliant as 4.9.19	58.66%	29.17%	100%	88.77%
% Change		0.77%	0%	-0.02%

The percentage figures reported for Electrical Installation Certificate Reports (EICR's) in September were based on a 10 year inspection cycle. The Council has since taken the decision to change their inspection cycle to every 5 years; therefore the percentage reported at end of December reflects this change. A contract has been issued to the contractor (NRT) to carry out the recovery of the EICR's. A contractor pre-start meeting has been organised for 10 January where we should receive confirmation of expected timescales to complete all domestic testing. Present estimates are these test will be completed by the summer 2020.

All Asbestos historic data previously held on a contractors closed portal has now been downloaded. 90.43% of the downloaded data has been uploaded to the new portal. The remainder will take approximately one week to complete. The Asbestos contractor has stated it would take them between 9-12 months to undertake management asbestos surveys to the remaining DDC properties.

Gap analysis for smoke detectors is continuing. Part of the gap analysis is being undertaken by Gas Call Services as part of their annual gas servicing. The programme is expected to be completed by October 2020.

EKH and DDC are working with Pennington Choices on a compliance action\recovery plan to be submitted to the Housing Regular by 31st January 2020. The plan will set out in detail how the issues mentioned above will be addressed.