

# **HRA Tenanted Stock Landlord Compliance Quarterly Report (Quarter 2)**

## **Water Hygiene**

Water Hygiene testing has now progressed with a more robust schedule of testing. Testing of tap temperatures at 21 properties from commencement of the contract was the only water hygiene testing being carried out until June 2020. SBC have now instructed Osborne to include the below testing to maximise the safety of our residents and ensure water the hygiene testing schedule remains robust. We are continuing to review the water testing regime and adding additional tasks to ensure that SBC remains compliant.

- Cold water storage tank testing
- Weekly flushing of little used outlets
- Point of use water heaters
- Descale of shower head and spray taps
- TMV fail safe and maintenance
- Calorifier inspection
- Water connections to outside services
- Mixer Units
- Hot Water Cylinders
- Expansion Vessel
- Disinfection
- Combination Water Heater Inspection
- Thermal Insulation Check
- Closed Water Systems
- Water sampling

2 yearly risk assessments have been completed in June 2020 and remedial works following the assessment commenced in October 2020. Remedial works are carried out site by site with 4 sites currently being done.

SBC are currently 100% percent across all water testing.

## **Asbestos**

All annual re- inspection surveys have been completed to 491 blocks from 491. The re-inspection programme commenced in October 2020.

Asbestos removal recommended in the loft space will commence shortly. In addition to the current Asbestos management, SBC are looking to implement Asbestos management surveys to be carried out at all domestic dwellings next year, providing a wide spread overview of asbestos across the HRA stock.

SBC are currently 100% compliant across asbestos management and re-inspection surveys.

## **Fire Risk Assessment**

The FRA programme continues to progress with various work streams currently underway including the below:

Total properties where FRA were carried out is 507 and 45% of actions have been completed.

Current actions to date resulting from FRA's carried out is 12,484. Completed actions completed are 5,630 with 6,854 open actions to be completed. There are 1,378 actions outstanding (but not overdue) and 5,476 actions outstanding which are overdue. New programme of remedial works was issued to Osborne in October 2020 in order to complete the outstanding actions.

Summary :

De-designated schemes

- New fire door installations completed at Calstock House, Apsley House, Redwood House, Armstrong House, Allington Court, Seymour House, Kennedy House, Harrow Road & Primrose Hill.
- 5000 fire stopping actions completed across the de-designated schemes.
- Design requirements for the upgrade of Fire Alarms to the de-designated schemes have been approved and quotations for the final designs are being procured.
- All asbestos surveys and necessary removals have been carried out to the 9 schemes.

Low Rise Blocks

- Residents store doors replaced to date : 211
- EICR communal remedial works completed at 127 blocks
- Fire door safety signage : 162 blocks
- Electrical over boxes to 143 blocks
- 447 blocks from 491 for fire stopping complete
- 81 Blocks require the removal of asbestos including the removal of incinerators
- Boxing of gas pipes :63 boxing's

SBC and OPSL meet once a week to discuss all matters relating to compliance, including fire safety group, regular contact with Royal Berkshire Fire Service and weekly meetings with housing people services staff relating to fire safety.

## **LGSR (Landlord Gas Safety Record) Annual Statutory Requirement across all Housing Stock:**

- 100% compliant on Landlord gas safety checks for the past 31 consecutive months on all HRA properties

- During COVID-19 pandemic we have introduced availability of the specialist contractor Cablesheer to attend the properties where residents were affected by COVID
- Housing (People) Services, HDC and Osborne work closely in order to resolve any matters arising on gas servicing
- HDC Team risk assessing individual tenant's circumstances to ensure that the service is carried out in a safe manner for both our residents and operatives
- All testing is carried out within public health guidelines Including social distancing, hand sanitising and protective equipment
- Gas servicing programme was realigned again due to the excessive number of services completed in April and May this year to achieve an even flow month on month
- Quarterly servicing of commercial boilers is ongoing to ensure that these units are kept in good working condition
- Pendeen Court heating plant and radiators replacement works were completed and new boilers commissioned in October 2020.
- Third party audit reports are being reviewed on monthly basis and performance discussed with Osborne and PCM
- Gas Safety policy, management plan and operational guidance were published in 2019 and the annual review took place in September 2020

#### **EICR (Electrical Installation Condition Report) Domestic Properties – 5 yearly Statutory Requirement**

- 86% compliant on electrical testing to domestic dwellings
- In order to achieve 100% compliance on electrical testing 2020/2021 programme of 1463 inspections was formalized and issued to Osborne in July 2020, works commenced on sites on 27th July 2020, the works are ongoing and due to complete in March 2021
- During COVID-19 pandemic all testing is carried out within public health guidelines Including social distancing, hand sanitising and protective equipment
- Third party audit reports are being reviewed on monthly basis and performance discussed with Osborne and PCM
- Electrical Safety policy, management plan and operational guidance were published in 2019 and the annual review took place in September 2020

#### **Fixed Wire Testing – 5 yearly Statutory Requirement**

- Following to the Fire Risk Assessments which were carried out on all HRA blocks it was identified that electrical testing in the communal areas of the blocks was overdue
- HDC Team formalized the large programme of electrical inspections and remedial works which is currently being delivered by Osborne; the programme was completed in September 2020, however further review took place following completion and another 15 blocks were identified for fixed wire testing; additional testing will be completed by the end of November 2020

- Electrical Testing and works were not affected by COVID-19 pandemic and all testing continues to be carried out within public health guidelines including social distancing
- Third party audit reports are being reviewed on monthly basis and performance discussed with Osborne and PCM

### **ELT (Emergency Lighting Testing) - Monthly Statutory Requirement**

- 99% compliant on emergency lightning testing
- Due to the refurbishment works at Broom and Poplar House and the shops which are being closed at Trelawney Avenue since COVID-19 pandemic, we were unable to achieve 100% compliance
- Third party audit reports are being reviewed on monthly basis and performance discussed with Osborne and PCM
- HDC Team is working closely with Osborne and PCM in order to reduce the time of completing remedial works related to emergency lighting units
- Emergency Lighting Testing was not affected by COVID-19 pandemic and all testing continues to be carried out within public health guidelines including social distancing

### **Communal Passenger Lifts Servicing - Monthly Statutory Requirement**

- 100% compliant on communal passenger lifts servicing
- 20 lifts in our stock are managed through a cyclical programme of servicing
- HDC Team and Osborne are reviewing special component orders and timescales associated with lift repairs to understand what changes may be required to improve the repair service
- Lift servicing inspections were not affected by COVID-19 pandemic and all testing continues to be carried out within public health guidelines including social distancing
- All passenger lifts are Thoroughly Examined by independent insurance provider, Allianz and the records of inspections are regularly reviewed
- Lifts Safety policy, management plan and operational guidance were published in 2019 and the annual review took place in September 2020

### **Domestic Stair Lifts Servicing - Six-Monthly Statutory Requirement**

- It was identified that Slough Borough Council does not have a servicing regime for all lifting equipment which is installed within HRA properties
- Information available from the Home Improvement Agency, responsible for installation of these major adaptations has been unreliable and records of condition and servicing inadequate, therefore HDC Team instructed Osborne to carry out a condition survey at number of properties where we believed that lifting equipment was installed
- As the result of the surveys which were completed, we have identified that the lifting equipment in the properties is in poor condition and the remedial works are required in order to bring the lifts to the safe functioning; remedial works commenced in September 2020 and the 6 monthly servicing will be implemented from December 2020