

# Melton Borough Council – Housing Service



## Health and Safety Compliance Report – Part 1 Regulatory Compliance & Reportable Best Practice




### Month/Year – For Data February 2025


Performance remains strong and positive during February. The no access gas case has a court date for a warrant in mid-March so should be addressed in advance of year end.

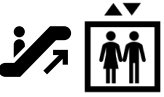
Fire risk actions are complete but only paperwork outstanding, otherwise this would have been green.


Electricity needs focus to ensure that 5yr EICR's are obtained without further delay & HAM will work with TSM to drive up performance.


Damp & Mould appears more prominently this month, with new metrics to understand performance in what will become a more regulated discipline from October. This highlights a need to drive a performance culture amongst the Officers to ensure that inspections are doing in a timely fashion and required works are actioned in line with required response times.


	<b>Gas heating</b> <ul style="list-style-type: none"> <li>Gas Safety (Installation and Use) Regulations 1998</li> <li>TSM-BS01: Gas safety checks - Proportion of homes for which all required gas safety checks have been carried out.</li> </ul>
RAG Status	99.92% - 1424 out of 1425
Performance Trend	Decreased
Comments & Actions	1 Property has fallen out of compliance. Customer has refused to have the service undertaken and is also refusing access to other contractors for repairs. Customer is known to be abusive. HAM attending court for warrant on 20/03/25


	<b>Fire safety</b> <ul style="list-style-type: none"> <li>The Regulatory Reform (Fire Safety) Order 2005</li> <li>Fire Safety (England) Regulations 2022</li> <li>BS02: Fire safety checks - Proportion of homes for which all required fire risk assessments have been carried out.</li> </ul>
RAG Status	100% Risk Assessments 18 out of 18 Completed 97.95% - 145 out of 147 Completed
Performance Trend	Static
Comments & Actions	Two remaining actions are completed but awaiting paperwork before being confirmed.


	<b>Passenger lifts</b> <ul style="list-style-type: none"> <li>Lifting Operations and Lifting Equipment Regulations 1998 (LOLER)</li> <li>BS05: Lift safety checks - Proportion of homes for which all required communal passenger lift safety checks have been carried out.</li> </ul>
RAG Status	100% - 4 out of 4
Performance Trend	Static
Comments & Actions	All compliant on inspections – however 1 lift is currently awaiting repairs following a breakdown.

	<b>Asbestos</b> <ul style="list-style-type: none"> <li>CAR 2012, Regulation 4 – Duty to manage non domestic dwellings.</li> <li>BS03: Asbestos safety checks - Proportion of homes for which all required asbestos management surveys or re-inspections have been carried out.</li> </ul>
RAG Status	100% all communal areas have a management survey completed.
Performance Trend	Static
Comments & Actions	Contract and budget in place. This relates to 431 properties that are connected to a communal area.

	<p><b>Water Hygiene</b></p> <ul style="list-style-type: none"> <li>BS04: Water safety checks - Proportion of homes for which all required legionella risk assessments have been carried out.</li> </ul> <p>Target 100%</p>
RAG Status	100% Completed for Legionella Water RA
Performance Trend	Static
Comments & Actions	All completed.

	<p><b>Detection</b></p> <p>Target of confirmed detection in all of our properties</p>
RAG Status	99.27% Smoke Detectors – 1776 out of 1789 Completed 99.77% CO Detectors – 1467 out of 1471 Completed
Performance Trend	Improved
Comments & Actions	The Council is in a compliant position according to legalisation that we have evidence with have made suitable attempts to check detection but is tracking progress. Work is continuing to gain access to ensure detection in place in every property as required.

	<p><b>Damp &amp; Mould Inspections</b></p> <ul style="list-style-type: none"> <li>Decent Home Standard</li> <li>Awaab's Law</li> </ul>
RAG Status	<p>49 Open Inspections for Officer to visit and assess issues 29 Inspections requested in February 48 Inspections are open, but outside of Target 12 Inspections Completed in February, of which 8 Cases Closed in Target &amp; 4 Cases Closed Out of Target</p> <p>66.66% of cases this month were in target</p>
Performance Trend	Decreased
Comments & Actions	New Metrics with scope for improvement


	<p><b>Damp &amp; Mould Mitigations</b></p> <ul style="list-style-type: none"> <li>Decent Home Standard</li> <li>Awaab's Law</li> </ul>
RAG Status	<p>59 Open Cases 19 Works orders Raised in February 10 Works Orders Open but are not yet complete and are out of Target timeframes 17 Works Orders completed in February, of which 7 Works Orders were completed in Target &amp; 10 Works Orders were Completed Outside of Target</p> <p>41.17% of works orders this month were in target</p>
Performance Trend	New Performance for February
Comments & Actions	New Metrics with scope for improvement


# Melton Borough Council – Housing Service





## Health and Safety Compliance Report – Part 2 Best Practice & MBC Aspirational Targets





	<b>Electrical safety</b> <ul style="list-style-type: none"> <li>Target of 100% five yearly safety check carried out</li> </ul>
RAG Status	99.04% - 1771 out of 1788
Performance Trend	Decreased
Comments & Actions	Only outstanding properties are currently void, or access has not been possible. Compliance officer working with tenancy services team.


	<b>Oil heating</b> <ul style="list-style-type: none"> <li>Target of 100% annual inspections completed</li> </ul>
RAG Status	100% - 37 out of 37
Performance Trend	Static
Comments & Actions	

	<b>Fire safety</b> <ul style="list-style-type: none"> <li>Target of 100% compartmentation surveys</li> <li>Target of 100% completed compartmentation actions</li> </ul>
RAG Status	100% - 18 out of 18 completed 90.63% - 1123 out of 1239 completed
Performance Trend	Static
Comments & Actions	This is fire stopping work that will lead to the removal of fire alarms. Works were put on hold, awaiting new contractor.

	<b>Specialist Equipment (Stairlifts and Through Floor Lifts)</b> Target of 100% annual service
RAG Status	100% - 28 out of 28
Performance Trend	Static
Comments & Actions	All Compliant

	<b>Solid Fuel</b> <ul style="list-style-type: none"> <li>Target of 100% annual service of appliance</li> </ul>
RAG Status	86.79% - 46 out of 53
Performance Trend	Static
Comments & Actions	No movement – access issues.

	<b>Radon</b>
RAG Status	100%
Performance Trend	Static
Comments & Actions	Test were collected, and mitigation work was completed. Services due in winter to all systems.

	<b>Asbestos surveys</b> 100% Management Surveys
RAG Status	94.12% of properties with a representative survey (by property type). 67.60% of properties with an individual survey done within the last 5 years. 95.63% of properties have a suitable survey but includes ones 1-10 years old.
Performance Trend	Improved

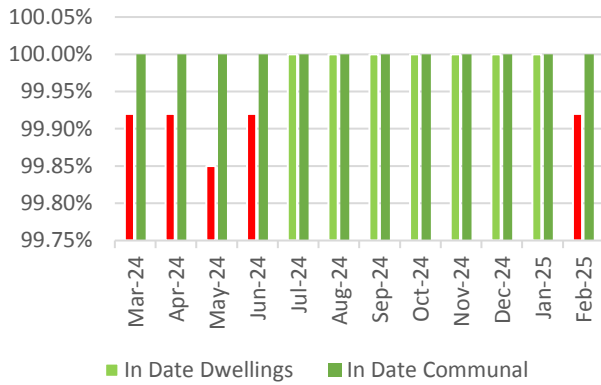
Comments & Actions	<p>This is the figure for a representative survey, a target for each property to have an individual asbestos management survey that has been completed within the last 5 years and the figures for surveys over 5 years old.</p> <p>No accesses are being addressed.</p>
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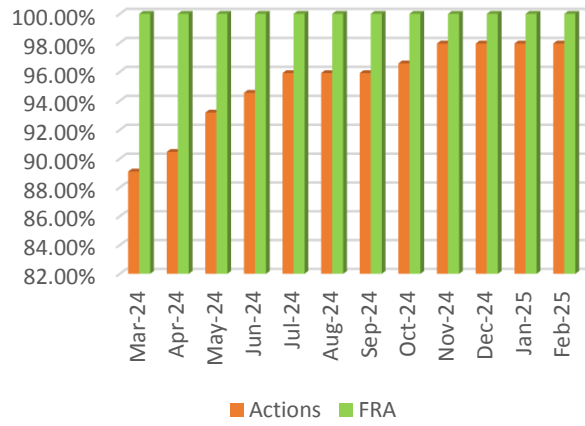
## Health and Safety Compliance Report – Part 3 12 Month Overview of Part 1



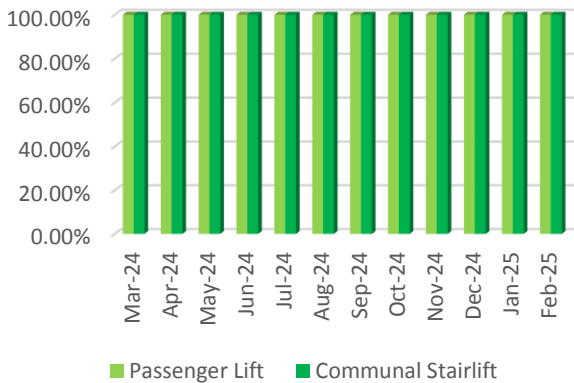
### Gas Service In Date - Completed with last 12 Months



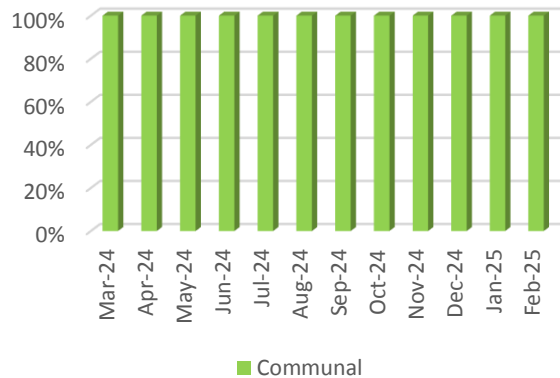
### FRA and Actions Completed



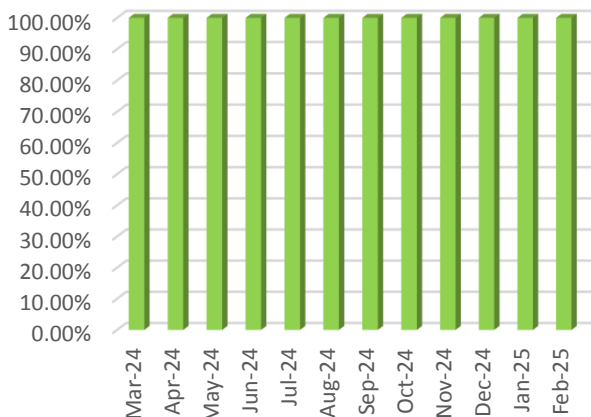
### Communal Lift Service and Safety Checks Completed



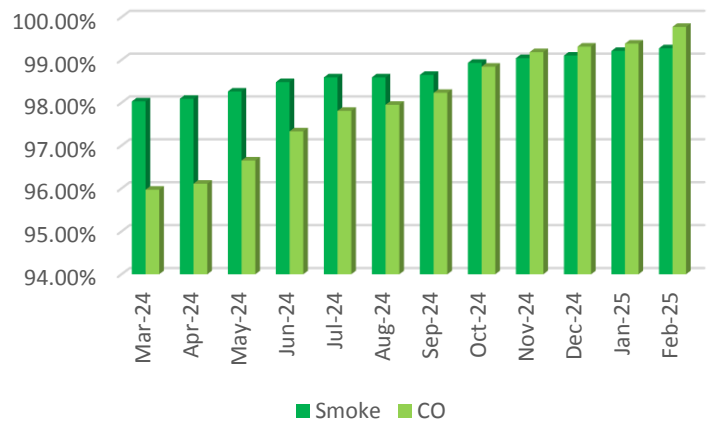
### Properties & Communals with Compliant Management Survey



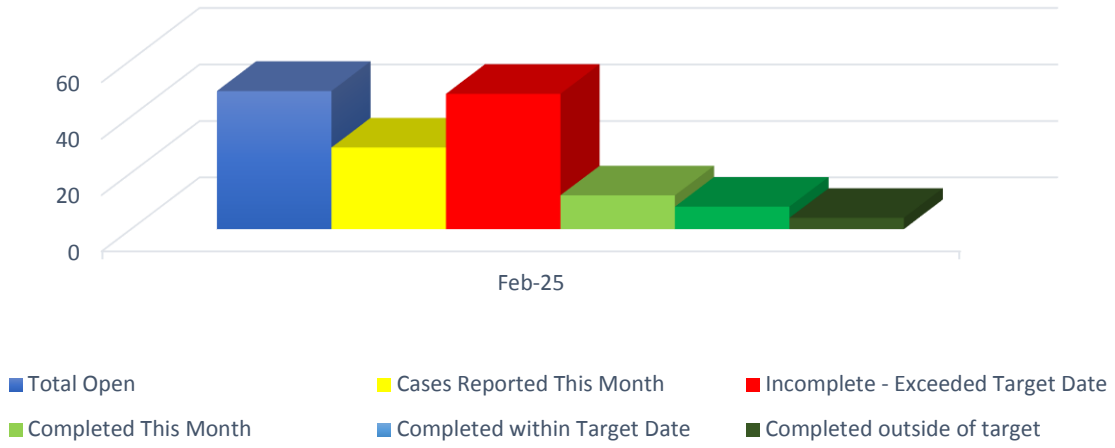
### Water Hygiene Risk Assessment



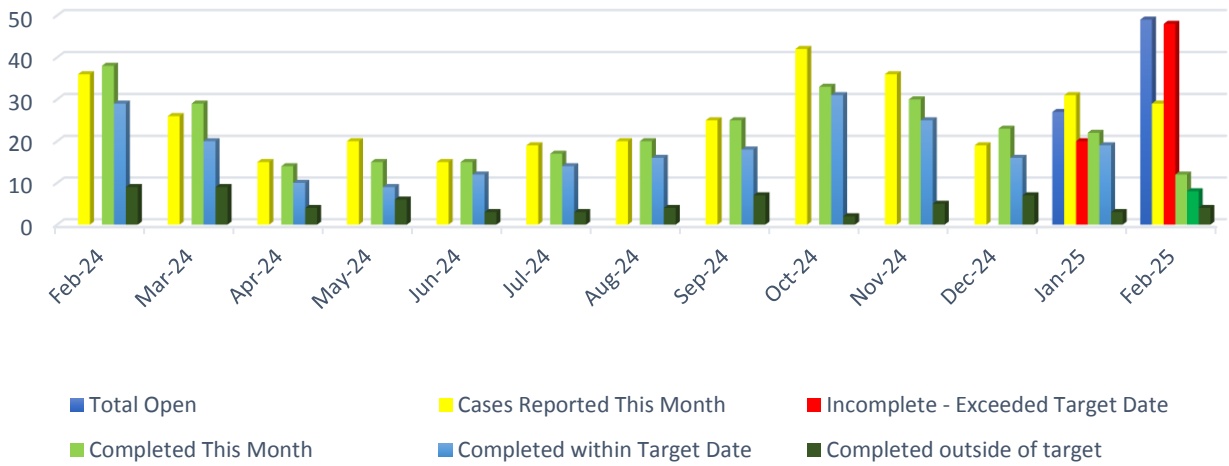
### Properties with Compliant Detection



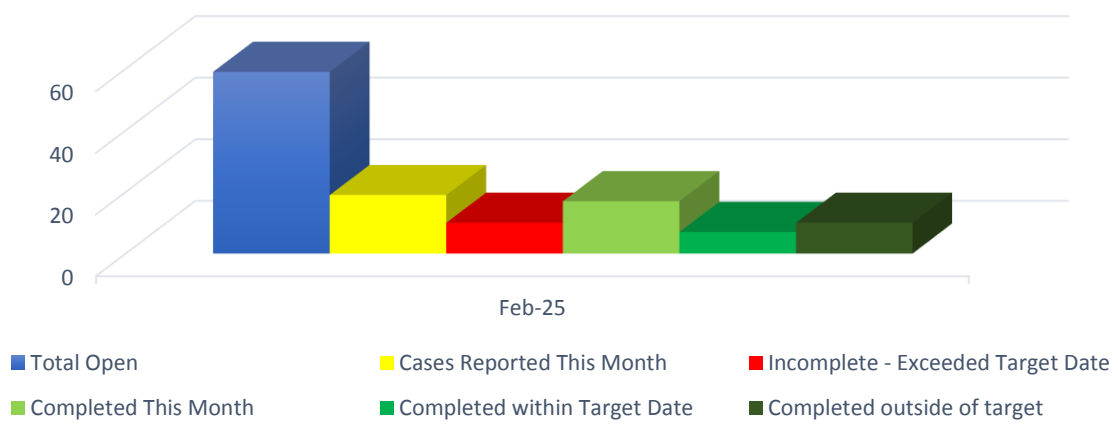
### Damp & Mould Inspections



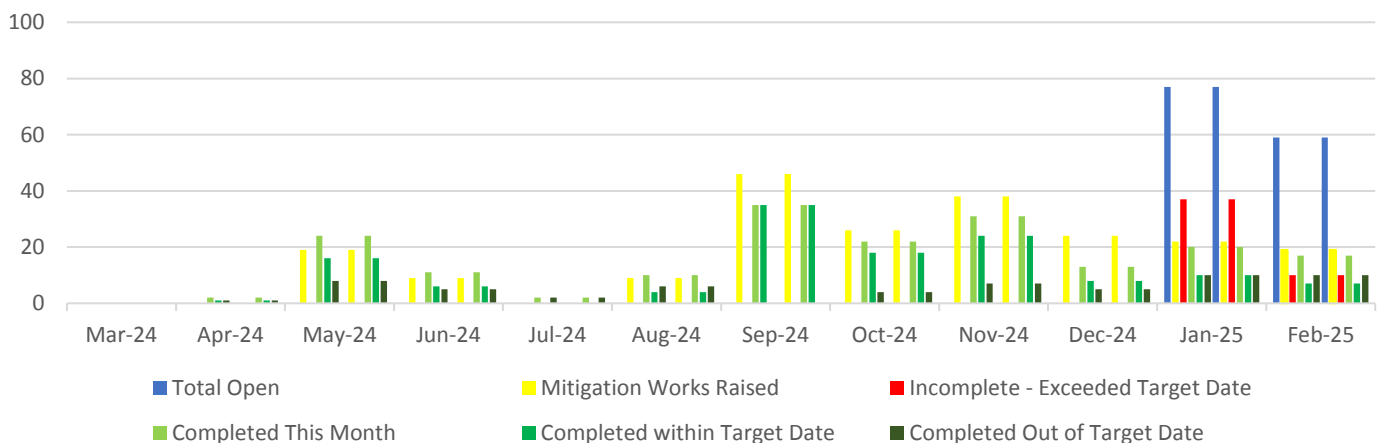
### Damp & Mould Inspections



### Damp & Mould Mitigation



### Damp & Mould Mitigation



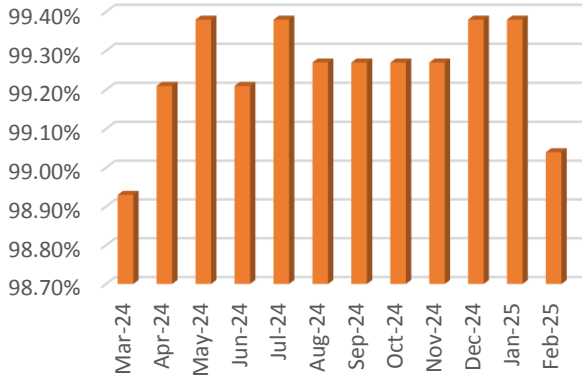
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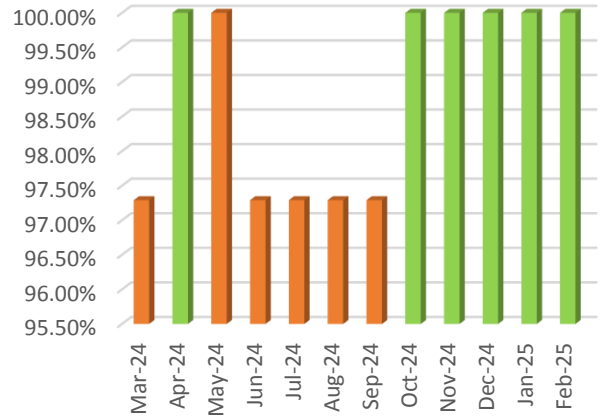
## Health and Safety Compliance Report – Part 3 12 Month Overview of Part 2



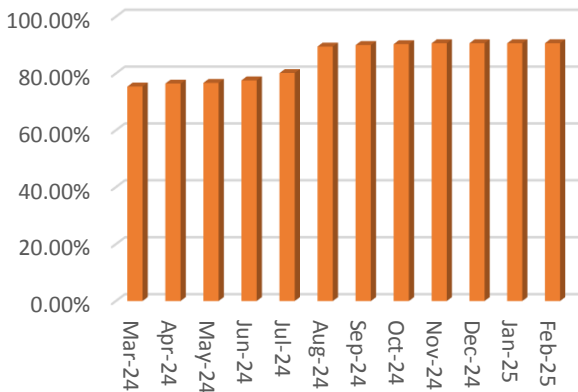
### EICR In Date - Completed within last 5 years



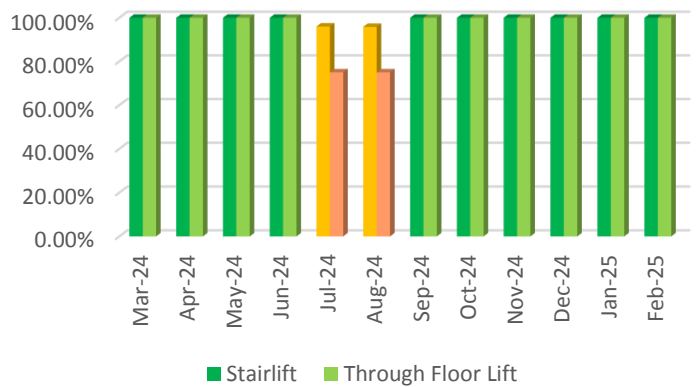
### Completed Oil Service



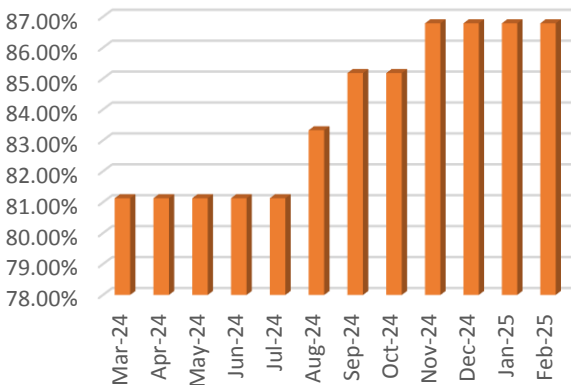
### Completed Compartmentation Survey Actions



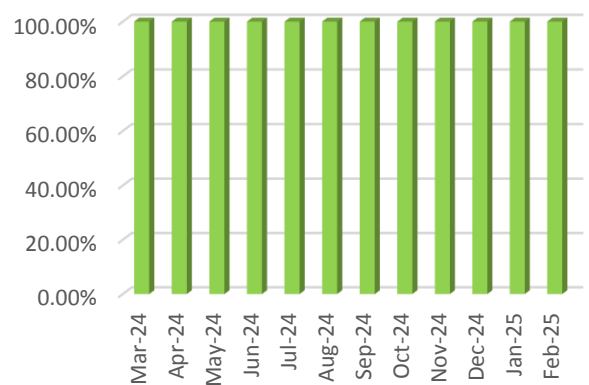
### Service of Stairlifts and Through Floor Lifts in Properties



### Solid Fuel Inspected within last 12 Months



### Properties Requiring a Radon Test



### Properties with Compliant Management Survey

