

Melton Borough Council – Housing Service



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




Month/Year – For Data January 2025


Executive Summary –


The format of the detection figures has been updated to make the actual compliance figure more transparent, with an explanation of the work we do to gain access in the comments.


The asbestos information has been reviewed to make the situation clear.


Generally, performance has improved or remained static this month, with the exception of one asbestos figure as a number of our surveys are now five years old so need reviewing. We do have a valid asbestos survey in place for these properties but they required updating in line with our own Asbestos Management Plan.


	<p>Gas heating</p> <ul style="list-style-type: none"> Gas Safety (Installation and Use) Regulations 1998 TSM-BS01: Gas safety checks - Proportion of homes for which all required gas safety checks have been carried out.
RAG Status	100% - 1403 out of 1403
Performance Trend	Static
Comments & Actions	


	<p>Fire safety</p> <ul style="list-style-type: none"> The Regulatory Reform (Fire Safety) Order 2005 Fire Safety (England) Regulations 2022 BS02: Fire safety checks - Proportion of homes for which all required fire risk assessments have been carried out.
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.

	<p>Passenger lifts</p> <ul style="list-style-type: none"> Lifting Operations and Lifting Equipment Regulations 1998 (LOLER) BS05: Lift safety checks - Proportion of homes for which all required communal passenger lift safety checks have been carried out.
RAG Status	100% - 4 out of 4
Performance Trend	Static
Comments & Actions	All compliant.

	<p>Asbestos</p> <ul style="list-style-type: none"> CAR 2012, Regulation 4 – Duty to manage non domestic dwellings. BS03: Asbestos safety checks - Proportion of homes for which all required asbestos management surveys or re-inspections have been carried out.
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>Water Hygiene</p> <ul style="list-style-type: none"> BS04: Water safety checks - Proportion of homes for which all required legionella risk assessments have been carried out. <p>Target 100%</p>
RAG Status	100% Completed for Legionella Water RA
Performance Trend	Static
Comments & Actions	All completed.


	<p>Detection</p> <p>Target of confirmed detection in all of our properties</p>
RAG Status	99.21% Smoke Detectors – 1773 out of 1787 Completed 99.38% CO Detectors – 1460 out of 1469 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>Damp & Mould</p> <ul style="list-style-type: none"> Decent Home Standard Awaabs Law
RAG Status	31 Cases reported in January
Performance Trend	Higher than last month
Comments & Actions	


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





	Electrical safety <ul style="list-style-type: none"> Target of 100% five yearly safety check carried out
RAG Status	99.38% - 1776 out of 1787
Performance Trend	Static
Comments & Actions	Only outstanding properties are currently void, or access has not been possible. Compliance officer working with tenancy services team.


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

	Fire safety <ul style="list-style-type: none"> Target of 100% compartmentation surveys Target of 100% completed compartmentation actions
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.

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

	Solid Fuel <ul style="list-style-type: none"> Target of 100% annual service of appliance
RAG Status	86.79% - 46 out of 53
Performance Trend	Static
Comments & Actions	

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

	Asbestos surveys 100% Management Surveys
RAG Status	94.06% of properties with a representative survey (by property type). 63.85% of properties with an individual survey done within the last 5 years. 95.57% of properties have a suitable survey but includes ones over 5 years old.
Performance Trend	Decreased (on 1 figure)

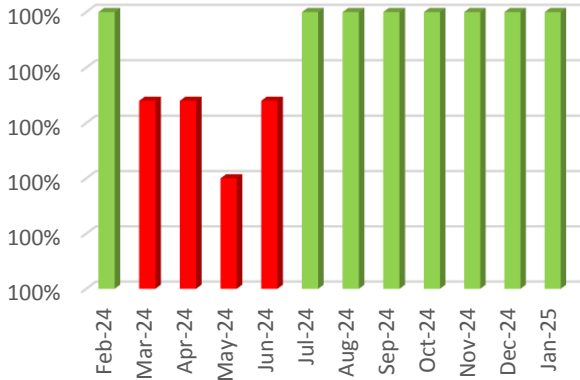
Comments & Actions	<p>This is the figure for a representative survey, a target for each property to have an individual asbestos management survey that has been completed within the last 5 years and the figures for surveys over 5 years old.</p> <p>No accesses are being addressed.</p>
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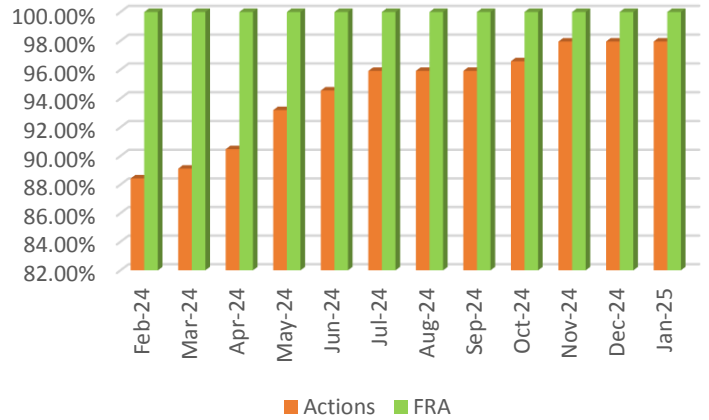
Health and Safety Compliance Report – Part 3 12 Month Overview of Part 1



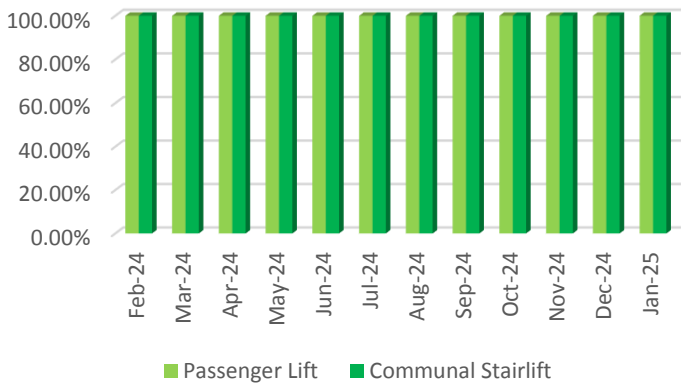
Gas Service In Date - Completed within last 12 Months



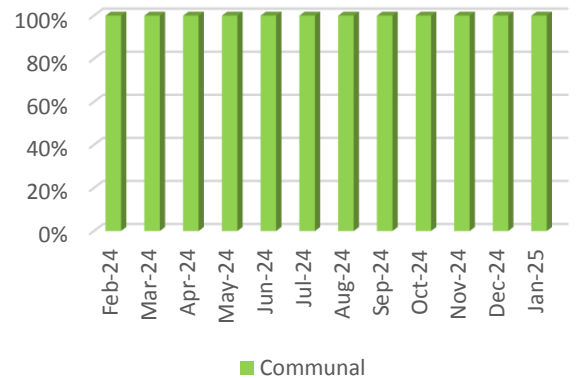
FRA and Actions Completed



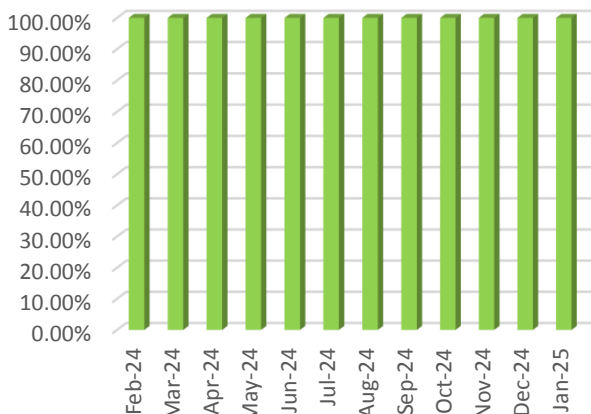
Communal Lift Service and Safety Checks Completed



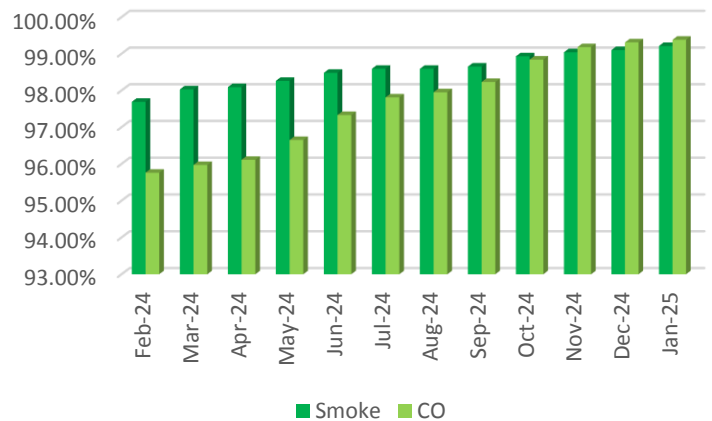
Properties & Communals with Compliant Management Survey



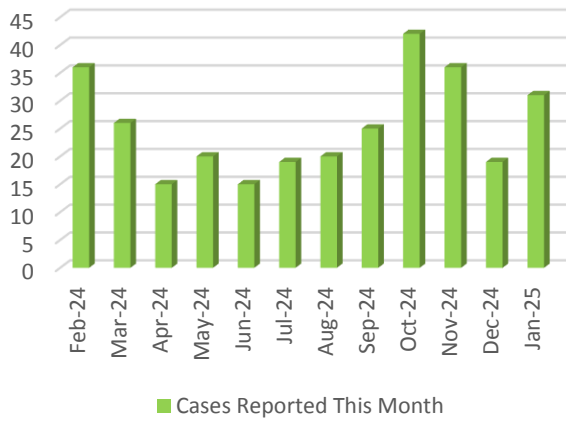
Water Hygiene Risk Assessment



Properties with Compliant Detection



Damp & Mould Cases



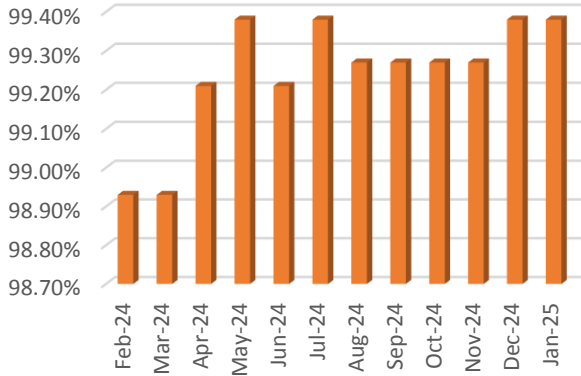
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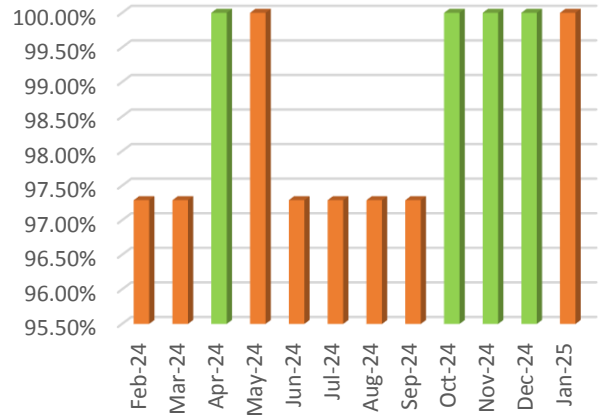
Health and Safety Compliance Report – Part 3 12 Month Overview of Part 2



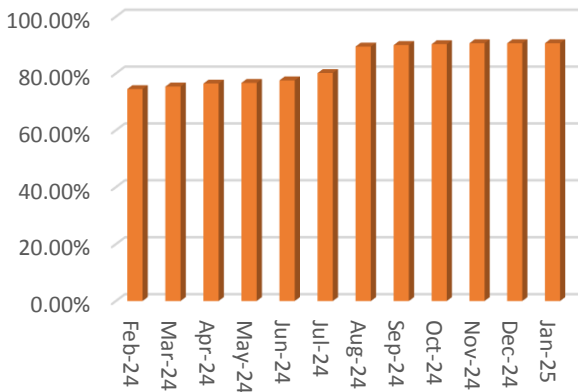
EICR In Date - Completed within last 5 years



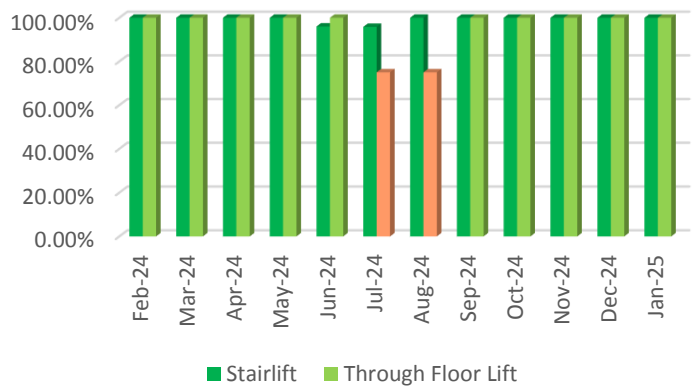
Completed Oil Service



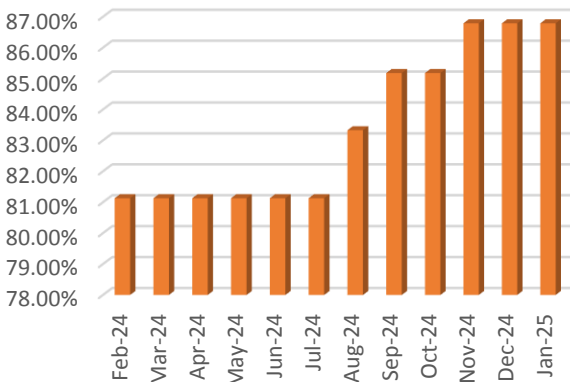
Completed Compartmentation Survey Actions



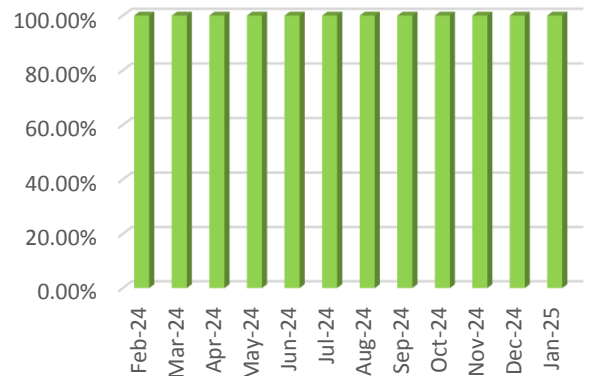
Service of Stairlifts and Through Floor Lifts in Properties



Solid Fuel Inspected within last 12 Months



Properties Requiring a Radon Test



Properties with Compliant Management Survey

