

Melton Borough Council – Housing Service



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




Month/Year – For Data December 2024


Executive Summary –


Passive Fire – No progress as work on site paused while contractor deals with a safety issue.


Asbestos surveys in individual properties – A large number of these surveys were completed five years ago and are now due to be re-surveyed, this is why there has been a decrease in one area of compliance.


Generally other areas have improved or remained static.


	<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% - 1399 out of 1399
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	<p>100% Properties have evidence that we have made suitable attempts to check the detection.</p> <p>99.10% Smoke Detectors – 1771 out of 1787 Completed</p> <p>99.31% CO Detectors – 1459 out of 1469 Completed</p>
Performance Trend	Improved
Comments & Actions	<p>The Council is in a compliant position according to legalisation but is tracking progress. Work is continuing to gain access to ensure detection in place in every property as required.</p>


	<p>Damp & Mould</p> <ul style="list-style-type: none"> Decent Home Standard Awaabs Law
RAG Status	19 Cases reported in December
Performance Trend	Lower 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	Improved
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	91.82% of properties with a representative survey (by property type). 73.59% of properties with an individual survey done within the last 5 years. 74.03% of properties have a suitable survey but includes ones over 5 years old.
Performance Trend	Decreased

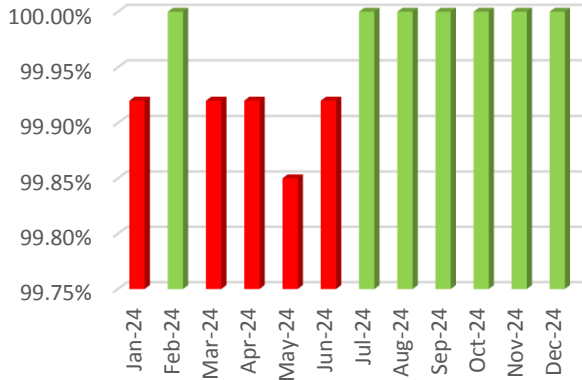
Comments & Actions	<p>This is the figure for a representative survey and a target for each property to have an individual asbestos management survey that has been completed within the last 5 years.</p> <p>Contract and budget in place, some challenges with access to properties. Close working between compliance officer and tenancy services team.</p> <p>Additionally: safe methods of working in place for all works undertaken. / R&D surveys for capital works.</p> <p>The surveys due are not all the same ones previously due there has been some further completed but others have gone over 5 years old.</p>
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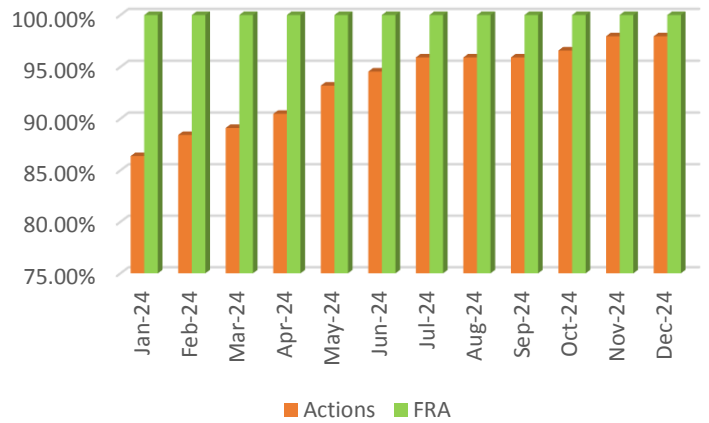
Health and Safety Compliance Report – Part 3 12 Month Overview of Part 1



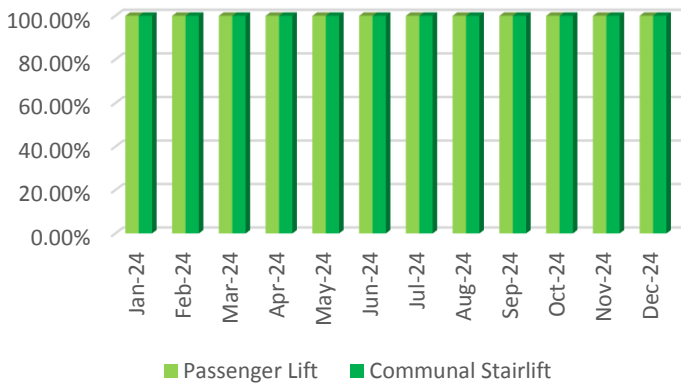
Gas Service In Date - Completed within last 12 Months



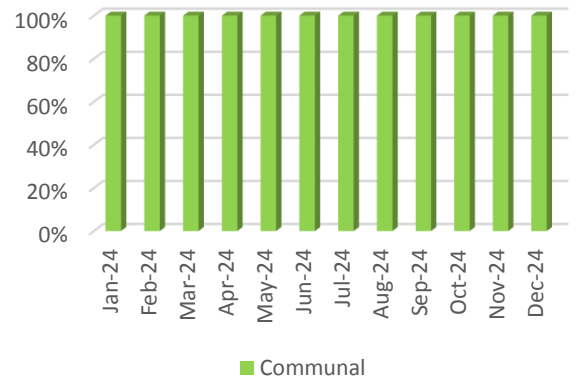
FRA and Actions Completed



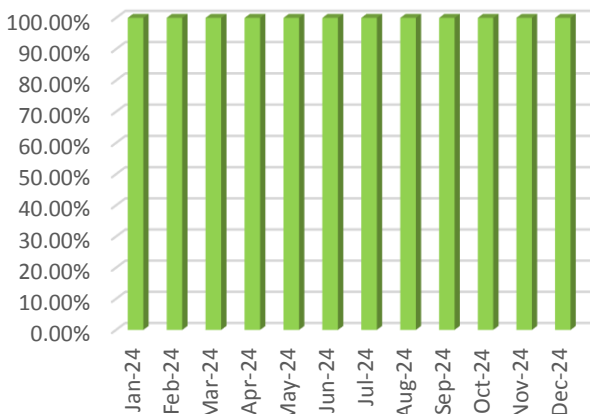
Communal Lift Service and Safety Checks Completed



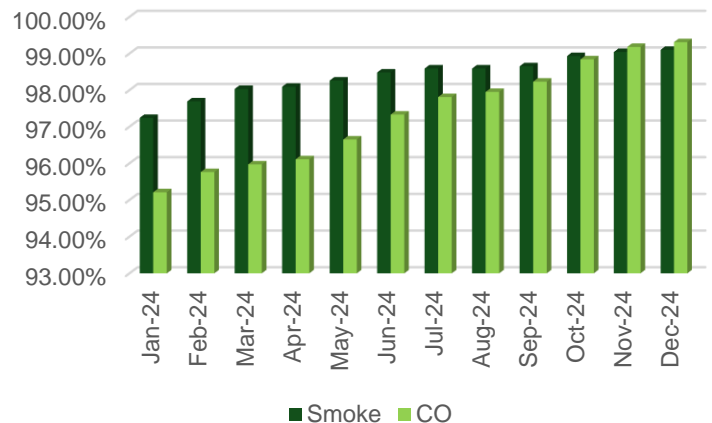
Properties & Communals with Compliant Management Survey



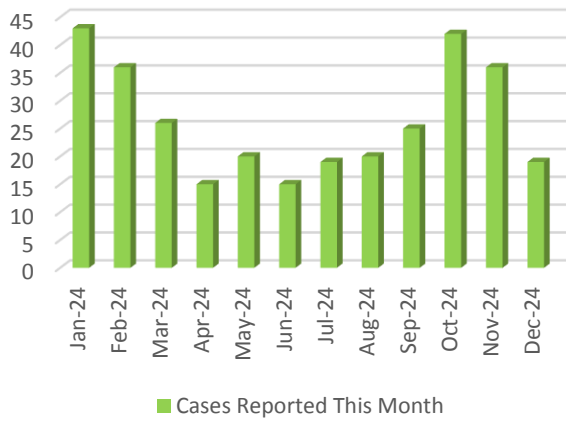
Water Hygiene Risk Assessment



Properties with Compliant Detection



Damp & Mould Cases



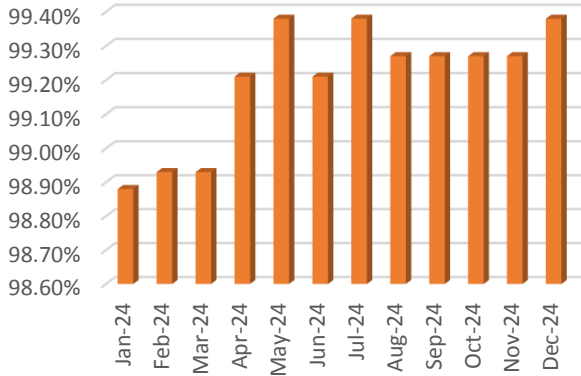
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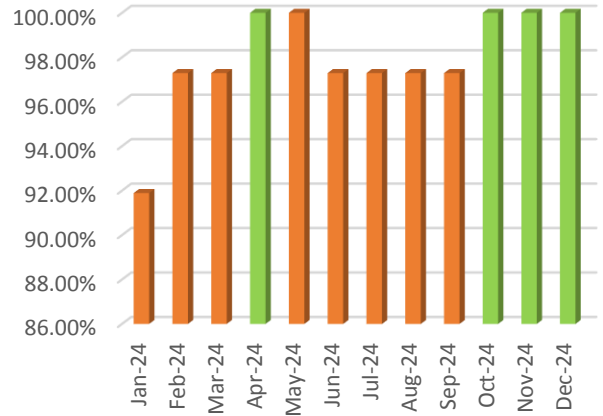
Health and Safety Compliance Report – Part 3 12 Month Overview of Part 2



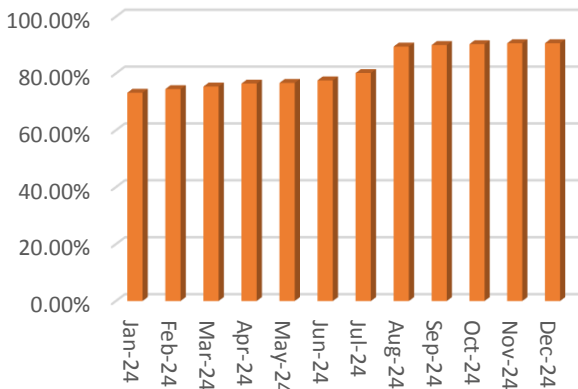
EICR In Date - Completed within last 5 years



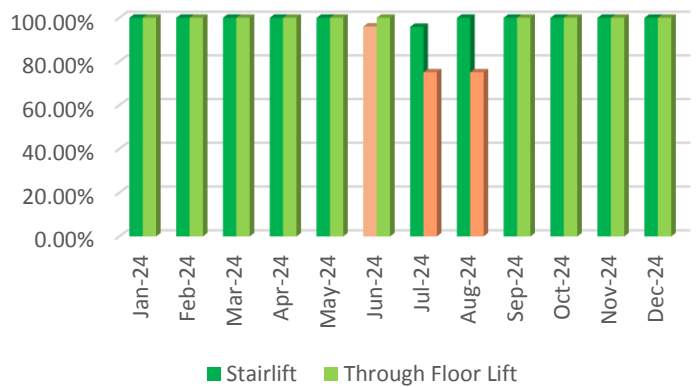
Completed Oil Service



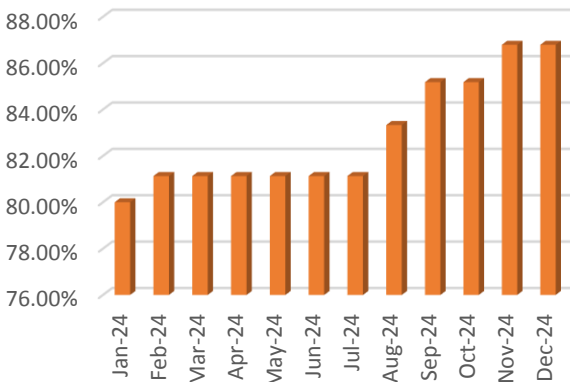
Completed Compartmentation Survey Actions



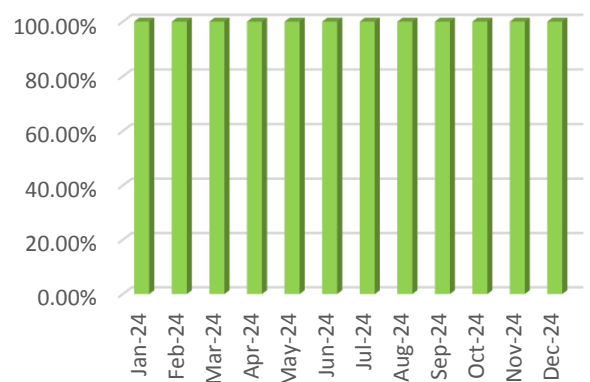
Service of Stairlifts and Through Floor Lifts in Properties



Solid Fuel Inspected within last 12 Months



Properties Requiring a Radon Test



Properties with Compliant Management Survey

