

Melton Borough Council – Housing Service




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





Month/Year – For Data November 2024


Executive Summary – Performance across all areas has either improved or remained static or remained static.


It should be noted that all of the actions from our Fire Risk Assessments are now complete, with the exception of the paperwork for two actions. Once paperwork is received this will move to 100% complaint.


	<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	Improved
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>99.04% Smoke Detectors – 1770 out of 1787 Completed</p> <p>99.04% CO Detectors – 1457 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	36 Cases Reported in November
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	99.27% - 1775 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	Improved
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	Improved
Comments & Actions	This is fire stopping work that will lead to the removal of fire alarms.

	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	Improved
Comments & Actions	One has been confirmed as blocked up changing the total from 54 to 53.

	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.
Performance Trend	Static

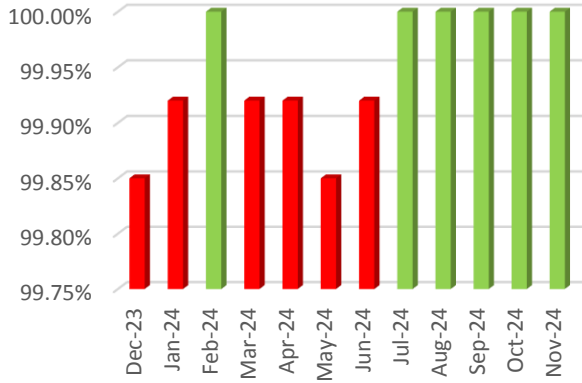
Comments & Actions	<p>This is the figure for a representative survey and a target for each property to have an individual asbestos management survey that has been completed within the last 5 years.</p> <p>Contract and budget in place, some challenges with access to properties. Close working between compliance 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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Melton Borough Council – Housing Service

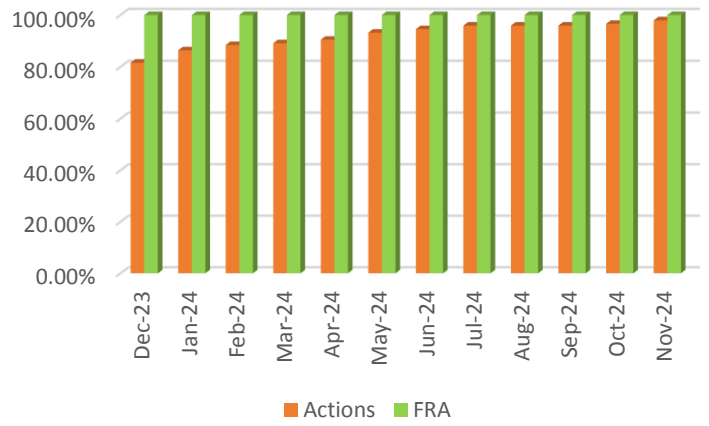
Health and Safety Compliance Report – Part 3 12 Month Overview of Part 1



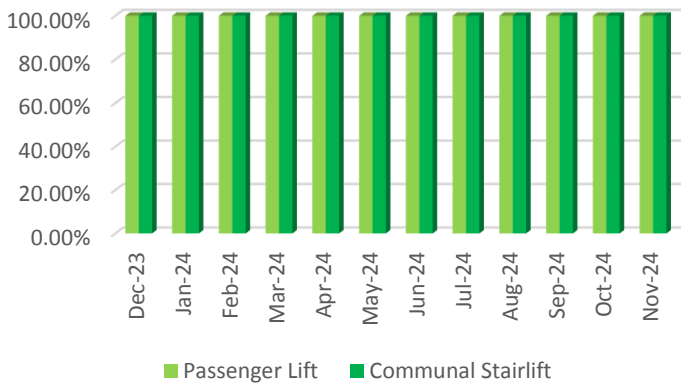
Gas Service In Date - Completed within last 12 Months



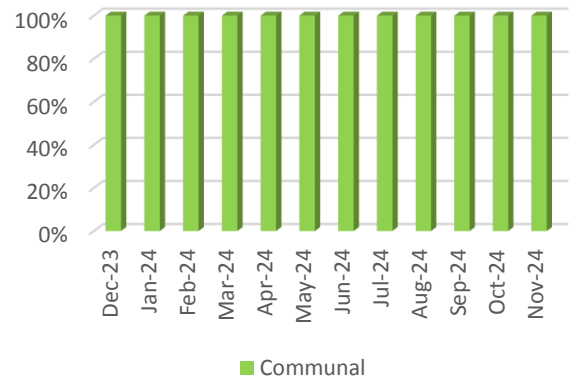
FRA and Actions Completed



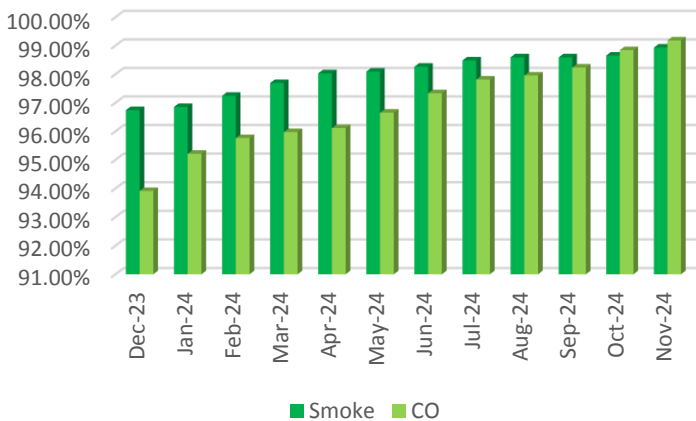
Communal Lift Service and Safety Checks Completed



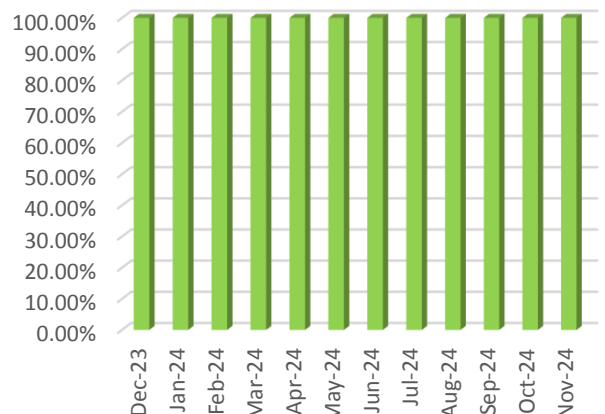
Properties & Communals with Compliant Management Survey



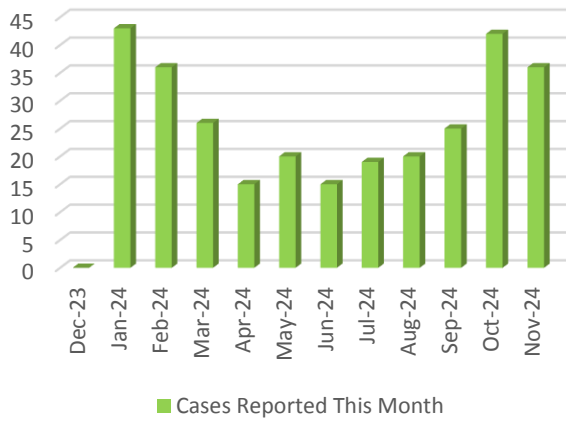
Properties with Compliant Detection



Water Hygiene Risk Assessment



Damp & Mould Cases



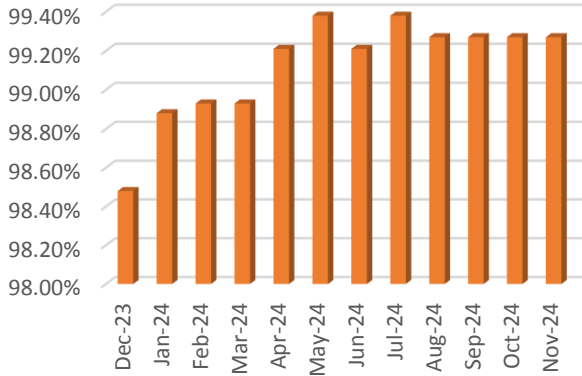
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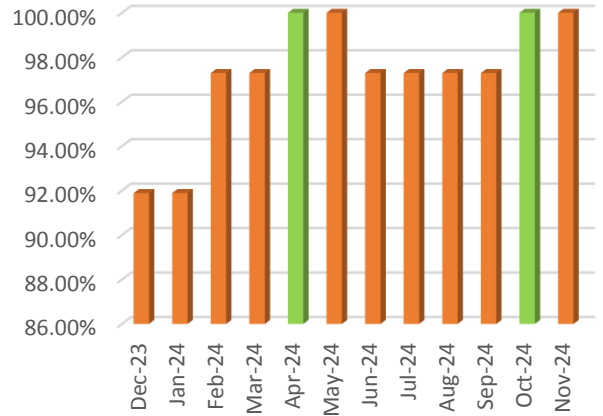
Health and Safety Compliance Report – Part 3 12 Month Overview of Part 2



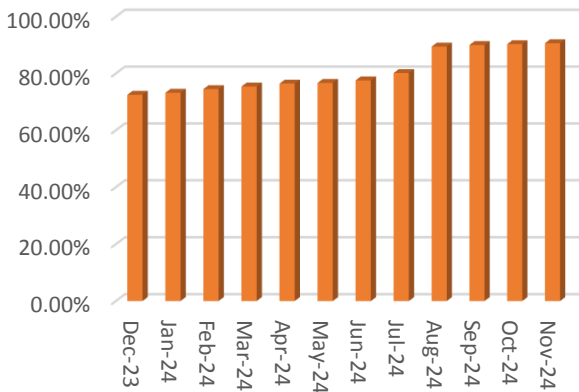
EICR In Date - Completed within last 5 years



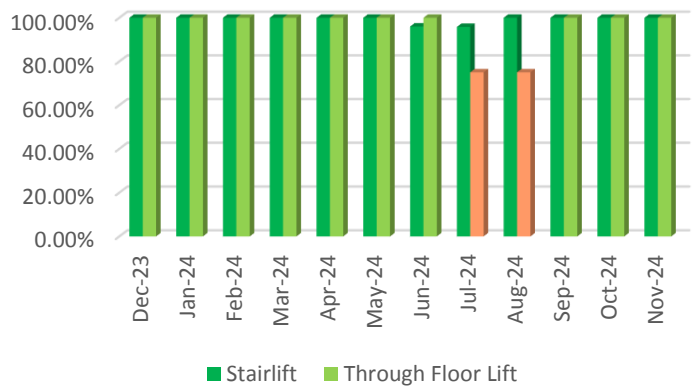
Completed Oil Service



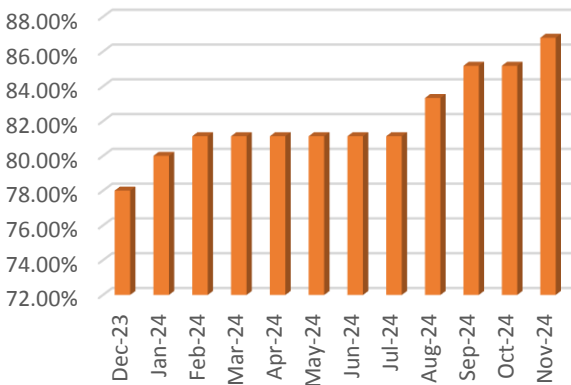
Completed Compartmentation Survey Actions



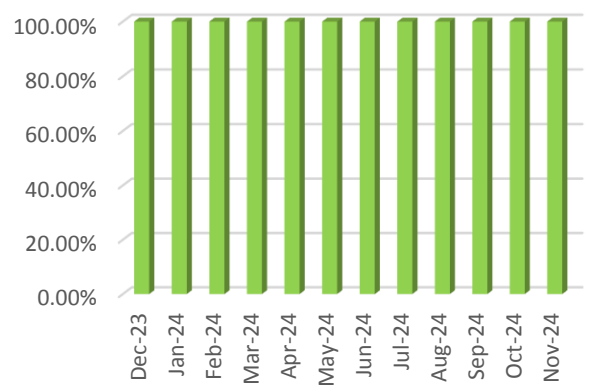
Service of Stairlifts and Through Floor Lifts in Properties



Solid Fuel Inspected within last 12 Months



Properties Requiring a Radon Test



Properties & Communals with Compliant Management Survey

