

# COMMUNITY & SOCIAL AFFAIRS COMMITTEE

23 JANUARY 2018

## REPORT OF HEAD OF COMMUNITIES & NEIGHBOURHOODS

### HEALTH & SAFETY UPDATE- PROPERTY

#### 1.0 PURPOSE OF REPORT

- 1.1 To advise members of the processes and update on various health & safety aspects of Property Maintenance & Management.

#### 2.0 RECOMMENDATION

- 2.1 **Members are asked to note the update provided in section 3.2 on various Health & Safety aspects of Property Maintenance & Management.**

#### 3.0 KEY ISSUES

##### .3.1 Property Management & Maintenance

The Council in addition to its Housing Stock of 1830 properties also own and manages a number of corporate property assets that require on-going health & safety checks due to their use and purpose to ensure that remain a safe place for people to live or work in in.

The key aspects of the health & safety areas that the council is responsible for is outlined in section 3.2 below.

##### 3.2 Key health & Safety Aspects

1. Gas safety testing and certificates are at 100%.

Gas servicing is currently 99.99%. Officers are currently working with legal services to obtain legal access to 2 properties to carry out the annual gas safety check. Access is difficult to obtain in a very few cases due to tenants either do or don't allow access in the timescale required.

2. Legionella testing is 100%.

This is at 100%. We undertake risk assessments of all buildings with communal stored water and undertake flushing and sampling regimes in line with the risk assessment. Where sampling results in a positive result for the legionella bacteria, we undertake remedial works to remove the danger.

3. Fire Risk Assessments are all up to date and alterations with properties such as Granby House have been incorporated into these.

All schemes have a current FRA from a third party contractor and complimented by a Leicestershire Fire & Rescue Audit. Any actions are followed up and budgets are in place to address any actions identified. Since Grenfell these have become more rigorous, regardless of the council not having any high storey blocks or the use of AMC

cladding. Increased demand following Grenfell has meant a shortage in the supply of fire related materials, and this has led to a slight delay in the installation of fire doors at Granby House and actions and timescales are agreed with LFRS who do follow up on actions identified.

4. Evacuation and fire safety drills and instructions are made visible for tenants in flats.

This is based on the fire risk assessment and fire policy at each scheme. For example, Granby House has a stay put policy whereas the Council offices have an evacuation policy, and we hold regular drills. These are picked up at the time of the FRA assessment and signage is being reviewed at all schemes as part of the 100% inspection of all properties as part of a programmed cycle.

5. Weekly fire safety checks in communal blocks are all at 100%.

There are a number of checks required in relation to fire safety. Some are weekly, other fortnightly, still others monthly or six monthly. The frequency of these is usually dependant on the fire risk assessment. However, checks are undertaken at the prescribed interval.

6. Lift Maintenance

A joint contract for both HRA stock and Corporate Property is held which includes a 6 monthly lift maintenance service. Members are asked to note officers are currently exploring options to introduce a 2<sup>nd</sup> lift at Granby House. This is due to best practice rather than any assessment requirement.

3.3 Members are asked to note that remedial works arise from the fire risk assessment on a regular basis. As these are undertaken on an annual basis in recognition of the dynamic nature of our tenant group, new actions arise so there is always a regular H & S element within the repairs and maintenance budgets with the Housing Revenue account as well as the general property maintenance budget.

#### **4.0 POLICY AND CORPORATE IMPLICATIONS**

4.1 Apart from some of the statutory requirements and for the council's responsibility to ensure places are safe to visit, live and work in, there are clear links to priorities in the corporate plan related to a decent place and promoting. Independence.

#### **5.0 FINANCIAL AND OTHER RESOURCE IMPLICATION**

5.1 There is a sufficient budget within the HRA to deal with any actions that arise from a FRS assessment, recently the Granby house refurbishment was successful in dealing with some of the area identified, this has further been added to meet the fire door requirements.

5.2 Members are asked to note the HRA has sufficient resources to address health & safety aspect so for property maintenance.

#### **6.0 LEGAL IMPLICATIONS/POWERS**

6.1 No direct legal implications have been identified in relation to the recommendations in this report.

#### **7.0 COMMUNITY SAFETY**

7.1 There are clear links to community safety in the work undertaken in this area and these are identified within each FRA report..

## 8.0 **EQUALITIES**

8.1 No EIA has been completed as part of this report.

## 9.0 **RISKS**

9.1 A Risk register is kept as part of the FRA report for each scheme..

## 10.0 **CLIMATE CHANGE**

10.1 No direct impactions have been identified.

## 11.0 **CONSULTATION**

11.1 No consultation has been undertaken in relation to the recommendation in this report..

## 12.0 **WARDS AFFECTED**

12.1 All wards are affected.

Contact Officer:	H Rai
Date:	08/01/18
Appendices:	None.
Background Papers:	None
Reference:	X: C'tees, Council & Sub-C'tees/CSA/23-01-18/HR- Health & Safety