

# Health and Safety Compliance in Council Housing

Health and Housing Scrutiny Committee  
29 June 2022



**DARLINGTON**  
Borough Council

# Performance Results 2021-22

Asbestos

Electrical Safety

Fire Regulatory Reform Audits

Gas Safety

Legionella

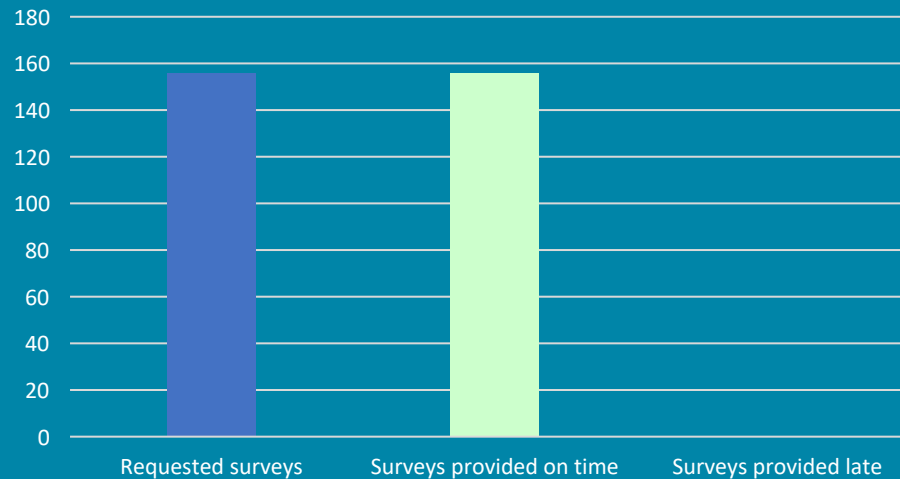


# Asbestos

## Programme for 2021-22

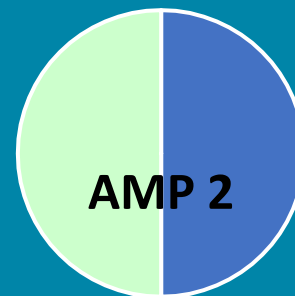
- 156 Asbestos refurbishment and demolition surveys requested
- 156 Completed on time
- 100% Compliance achieved

Asbestos Refurbishment and Demolition Surveys



## Asbestos Management Surveys 2021-22

- 19 Surveys required
- 19 Completed on time
- 100% Compliance achieved



■ Required ■ Completed on time



# Electrical Safety

## Electrical Installation Condition Reports (EICR), Council Housing

Electrical installations in our properties are subject to an EICR at 5-year intervals, or 10-year intervals for new build properties.

- 890 Checks due to be completed in 2021-22
- 611 Completed (or 68.7%)
- 191 Outstanding or progressing
- 17 Visits booked
- 71 No access

Performance was significantly impacted due to Covid and unlike gas we have no legal way to enforce access. However under the terms of the new tenancy agreement we will be able to issue tenancy breach notices.

To improve we are looking at better information on the internet, articles in news letters and customer engagement. Aiming to raise the profile of EICRs and improve safety for all tenants.

## Sheltered, Extra Care and Community Centres.

No buildings were due to be checked in 2021-22

All 19 are within compliance

Completed EICR	19
5 Year programme	19
None compliant	

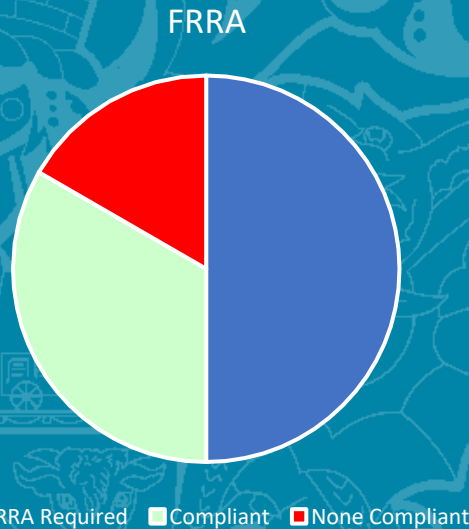


# Fire Regulatory Reform Audits

## Sheltered Schemes and Community Centres

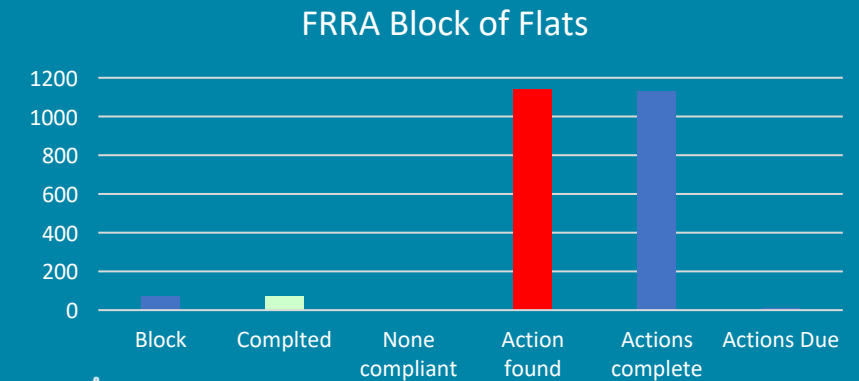
- 18 sheltered schemes and community centres due
- 12 properties compliant
- 6 properties non-compliant
- 66.6% compliant

- Performance was significantly impacted due to Covid
- Sheltered and care schemes closed, causing access issues
- Poor performance issues with previous contractor, so a new contractor is being arranged
- All outstanding FRRAs will be completed once the new contractor is in place



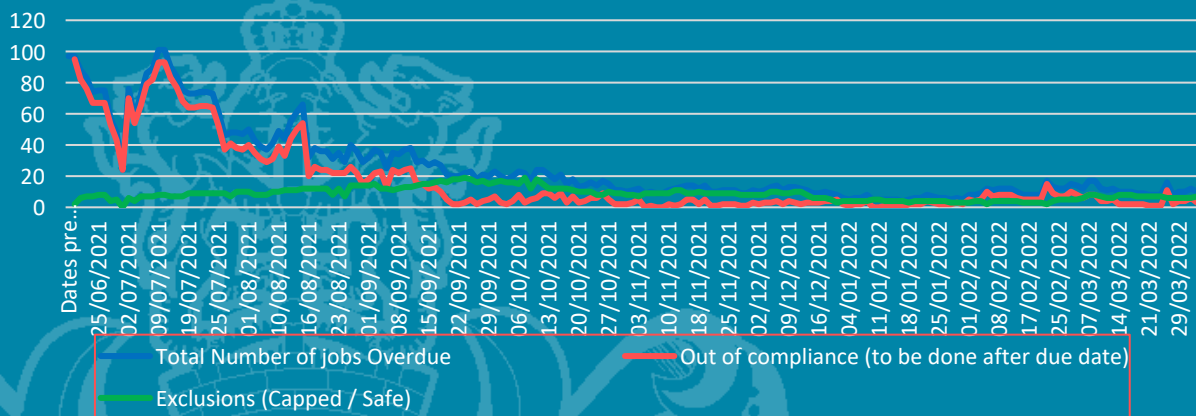
## Blocks of Flats

- 73 blocks due for risk assessment
- 100% completed in time
- This generated 1,140 actions
- 1,132 completed (or 99.3%)
- 8 outstanding (none high risk)
- Housing are working to resolve



# Gas Safety

### Housing Gas 2021-22

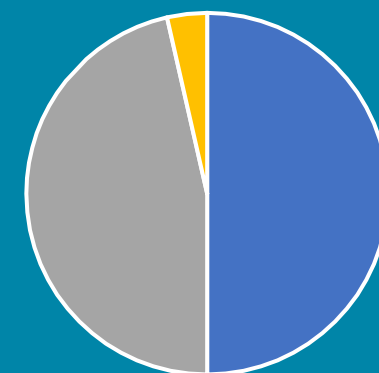


- A difficult start to the year. Covid had a negative impact on access and staffing levels
- Staff worked extremely hard to turn this around, completing 4,967 of the 4,977 properties due
- Of the remaining 10 properties, 7 had been capped or made safe, 3 remained outstanding
- We served 179 management letters and 47 abatements
- We applied for and were granted 3 warrants of access
- Target of 99.5% and achieved 99.8%

## Gas Sheltered Schemes

- 14 Properties due 2021-22
- 13 Completed on time
- 1 Completed 19 days late
- This was due to parts being required and a delay in the service certification being completed

### Gas Service



■ Properties due ■ Completed on time ■ Late



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# Legionella

## Legionella risk assessments - Council housing

- All Council housing is covered by generic risk assessments
- Moving forward, this will be more property specific and completed on voids properties initially

## Legionella risk assessments - sheltered accommodation

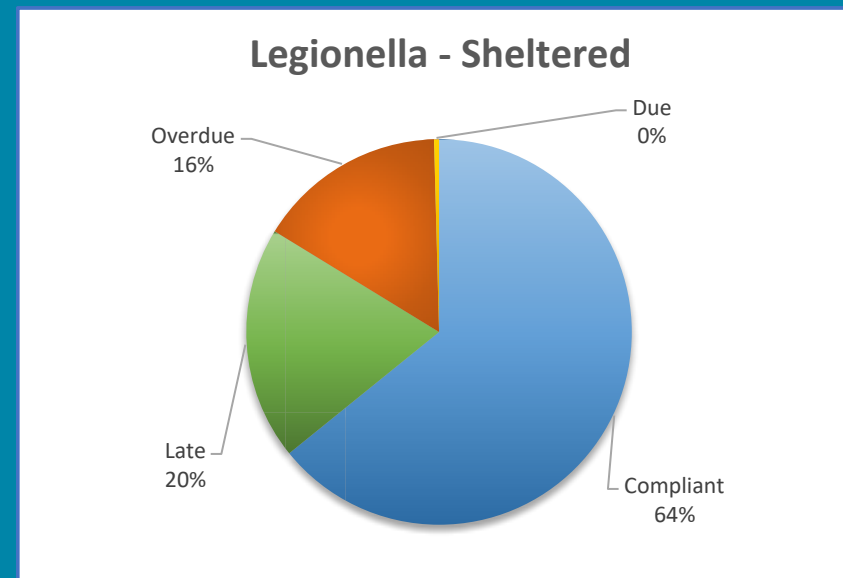
- 18 Due for review
- 18 Completed On time
- 100% compliance



- LRA Review due
- LRA Completed on time
- LRA Overdue

## Sheltered accommodation inspection and monitoring

- 240 Inspections due 2021-22
- 154 Completed on time
- 48 Completed late
- 38 Not completed



- Performance was significantly impacted due to Covid
- Improvement gained through a change in working practice to ensure better staff cover
- Most missed visits were for temperature monitoring and these buildings were managed on a risk assessment basis by careful monitoring of results from previous testing

