

Housing Maintenance Compliance Update HOSP 17th March 2021

Richard Fudge

The 2019 Review put compliance at the very fore.

A suite of new policies were developed.



The Compliance Team

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Gas Manager

Gas Engineers

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Asset
Management and
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Maintenance
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Electrical
Manager

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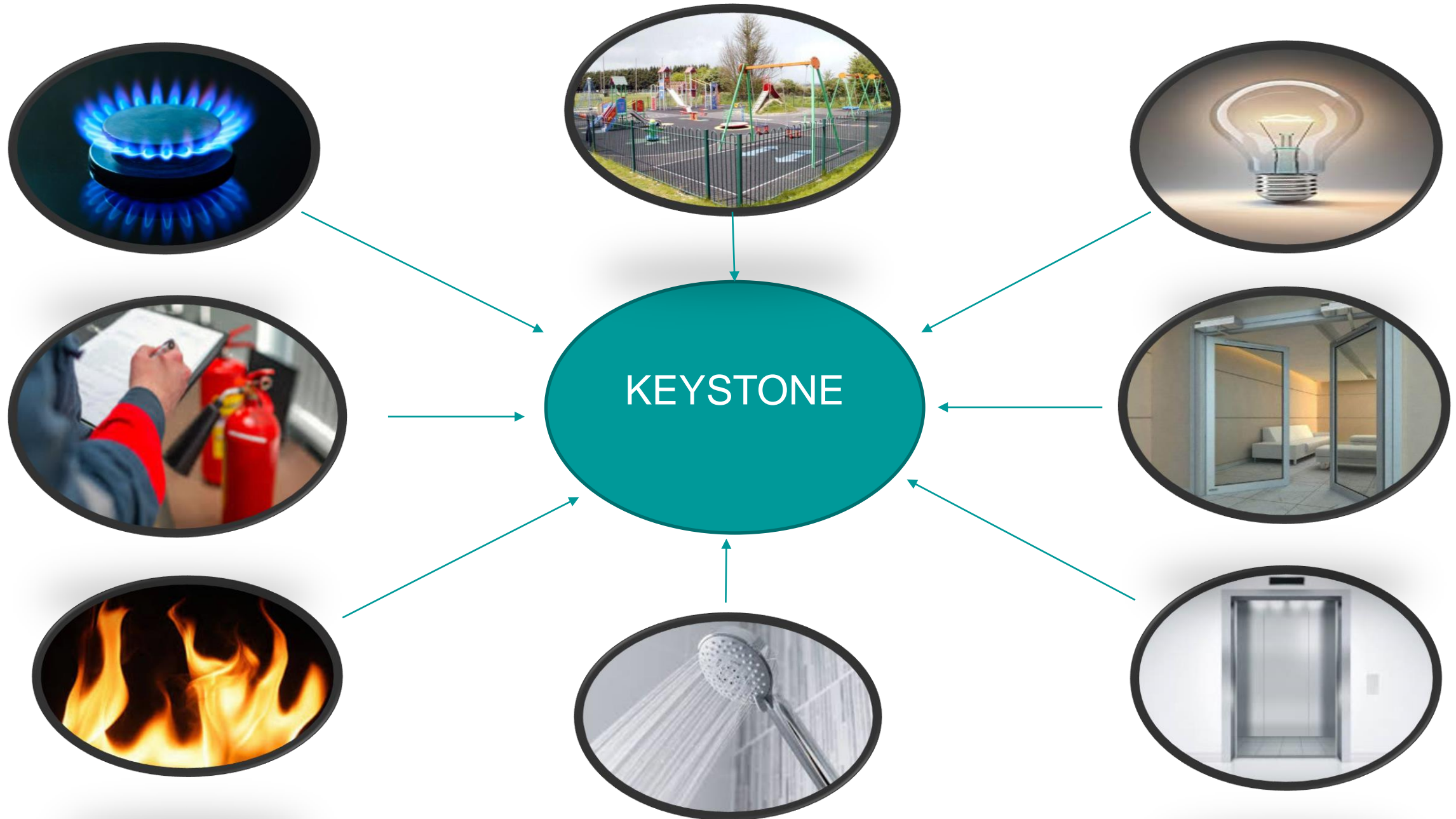
Accredited Organisations

Gas audit
Electric audit
Webinars
Safety bulletins
Training

The logo for ASCP features a large, stylized letter 'A' in orange with a white checkmark inside it, followed by the letters 'S', 'C', and 'P' in a bold, dark blue sans-serif font.

2021 Corporate Member





Overview of compliance

- Domestic Gas annual servicing – 98.58% - 4458 properties had gas inspections in the last year.
- Domestic electrical 5 yearly inspection – 99.18%
- Through floor lift inspection – 81.82%
- Through floor lift Service – 90.91%
- Domestic stairlift inspection – 85.03%
- Domestic stairlift Service – 94.56%
- Legionella – 92.86%

Gas and electric

During the Pandemic, at times it has been challenging getting access to properties.

- Fear
- Shielding
- Symptoms
- Lack of engagement through mental health

Steps taken to work with our tenants

- Telephone screening
- Door step risk assessment
- Face Covering
- Social distancing
- Hand washing
- Ventilation

However, ultimately we need access and we follow well tried and tested procedures to ensure that access is gained.

Legionella

Legionella bacteria can survive under a wide variety of environmental conditions although the temperature ranges 20°C to 45°C tend to favour growth. Legionella does not readily multiply below 20°C and will not survive above 60°C.

- Risk assessments carried out – actions completed include removal of dead-legs , “caution hot water signs”, lighting in loft spaces
- Weekly flushing of communal taps and toilets undertaken by Cleaners
- Monthly temperature checks by Specialist Contractors
- Servicing of thermostatic mixing valves by Specialist contractors

Playgrounds

Weekly Routine Visual Inspections –by Stock Condition Surveyors

- Includes the identification of obvious hazards resulting from use, weather and vandalism, broken parts ,bottles, litter, graffiti or equipment misuse.

Quarterly Operational Inspection –by Specialist ROSPA trained Contractor

- Operational Inspections provide a more detailed inspection to check the operation and stability of all equipment and surfaces especially for wear.
- Check repairs; rust and rot; bearings, Cleanliness, Equipment Ground Clearance, Exposed Foundations, Sharp Edges, Missing Parts, Excessive Wear (of moving parts) and Structural Integrity.

Annual Main Inspection –

These inspections will approximately be carried out every 12 months.

These check the overall safety of equipment, foundations and surfaces, the effects of weather, evidence of rotting or corrosion and any change in the level of safety as a result of repairs made and added or replacement components.

The annual Inspections are carried out by the Council's insurance inspector.

Lifts

- 147 domestic stairlifts.
- 11 through floor lifts
- 11 passenger lifts
- 10 communal stairlifts



In line with statutory requirements our policy requires that through floor lifts, passenger lifts and communal stairlifts are serviced and inspected once every 6 months.

All domestic stairlifts are serviced and inspected annually.

All other compliance currently on target.

- Fire Alarm Servicing
- Automatic Vents
- Fire Fighting equipment
- Lightning Conductors
- Emergency Lighting monthly and annually
- Legionella Annually
- automatic doors
- Play Equipment Weekly/quarterly/Annually
- Septic Tanks
- Sewage Treatment Plants
- Fall arrest systems
- PAT testing

Fire Risk assessments

NFDC employs the services of an independent Fire Risk assessment company

Usual position is to carry out an FRA on high risk blocks on an annual basis and remaining blocks every 3 years.

However in order to get a composite view of everything we carried out FRAS on all 204 blocks

All actions categorised and prioritised and turned into an action plan to formulate programmes of work.

There are no high risk actions, 528 medium risk and 37 low risk.

Action Plan in place to address these outstanding actions on a priority basis to be completed in the coming year.

New Building Safety Officers

A further enhancement to our commitment to fire and Health and Safety approved by EMT in autumn 2020 resulting in 3 new posts being approved.

Their role :-

- Engaging with residents in the safe management of their building
- Carrying out block inspections,
- general estate inspections,
- weekly fire alarm tests,
- weekly emergency lighting flick tests where required
- health and safety checks.
- Undertaking checks to ensure that all fire doors are in working order.



QUESTIONS?