

Appendix B – Q1 2020/21 Compliance Works Update

Water Hygiene

Water Hygiene testing has now progressed with a more robust schedule of testing. Testing of tap temperatures at 21 properties from commencement of the contract was the only water hygiene testing being carried out until June 2020. SBC have now instructed Osborne to include the below testing to maximise the safety of our residents and ensure water the hygiene testing schedule remains robust.

- Cold water storage tank testing
- Weekly flushing of little used outlets
- Point of use water heaters
- Descale of shower head and spray taps
- TMV fail safe and maintenance
- Calorifier inspection
- Water connections to outside services

2 yearly risk assessments have been completed in June 2020 and remedial works following the assessment will commence shortly.

SBC are currently 100% percent across all water testing

Asbestos

All annual re- inspection surveys have been completed to 491 blocks from 491. The next re-inspection programme will commence in October 2020.

Asbestos removal recommended in the loft space will commence shortly. In addition to the current Asbestos management, SBC are looking to implement Asbestos management surveys to be carried out at all domestic dwellings in the near future, providing a wide spread overview of asbestos across the HRA stock.

SBC are currently 100% compliant across asbestos management and re-inspection surveys.

Fire Risk Assessment

The FRA programme continues to progress with various work steams currently underway including the below:

Total properties where FRA were carried out is 506 and 42% of actions have been completed.

Current actions to date resulting from FRA's carried out is 12,076. Completed actions completed are 5120 with 6956 open actions to be completed. There are 4336 actions outstanding (but not overdue) and 2620 actions outstanding which are overdue.

- Fire stopping at low rise blocks – 461 blocks completed out of 491
- Fire Stopping to De des schemes - completed
- Installation of fire doors – On going
- Installation of resident store doors -211 doors replaces to date
- Replacement of electrical over boxes to meet current guidelines – Completed at 126 blocks
- Installation of “fire door keep shut” signage completed at 57 blocks.
- Installation of “ no smoking signage” completed at 102 blocks
- EICR communal remedial works – 105 blocks completed to date
- Rubbish Clearance of combustible items from electrical cupboards – on going.

SBC and OPSL meet once a week to discuss all matters relating to compliance, including fire safety group, regular contact with Royal Berkshire Fire Service and weekly meetings with housing people services staff relating to fire safety.

LGSR (Landlord Gas Safety Record) Annual Statutory Requirement across all Housing Stock:

- 100% compliant on Landlord gas safety checks for the past 28 consecutive months on all HRA properties
- During COVID-19 pandemic we have introduced availability of the specialist contractor Cablesheer to attend the properties where residents were affected by COVID
- Housing (People) Services, HDC and Osborne work closely in order to resolve any matters arising on gas servicing
- HDC Team risk assessing individual tenant’s circumstances to ensure that the service is carried out in a safe manner for both our residents and operatives
- All testing is carried out within public health guidelines Including social distancing, hand sanitising and protective equipment
- Gas servicing programme was realigned to achieve an even flow month on month
- HDC have changed to quarterly servicing of commercial boilers to ensure that these units are kept in good working condition
- Pendeen Court heating plant and radiators replacement was approved and the works will commence in the end of August 2020
- HDC Team instructed third party auditor PCM to carry out 10% of inspections completed by Osborne; all audits are reviewed on monthly basis
- Gas Safety policy, management plan and operational guidance were published in 2019 and are due for review in September 2020 which is currently taking place

EICR (Electrical Installation Condition Report) Domestic Properties – 5 yearly Statutory Requirement

- 79% compliant on electrical testing to domestic dwellings
- In order to achieve 100% compliance on electrical testing 2020/2021 programme of 1463 inspections was formalized and issued to Osborne in July 2020, works commenced on sites on 27th July 2020
- During COVID-19 pandemic all testing is carried out within public health guidelines including social distancing, hand sanitising and protective equipment
- HDC Team instructed third party auditor PCM to carry out 10% of inspections completed by Osborne; all audits are reviewed on monthly basis
- Electrical Safety policy, management plan and operational guidance were published in 2019 and are due for review in September 2020 which is currently taking place.

Fixed Wire Testing – 5 yearly Statutory Requirement

- Following to the Fire Risk Assessments which were carried out on all HRA blocks it was identified that electrical testing in the communal areas of the blocks was overdue
- HDC Team formalized the large programme of electrical inspections and remedial works which is currently being delivered by Osborne; the programme is expected to be completed by the end of September 2020
- Electrical Testing and works were not affected by COVID-19 pandemic and all testing continues to be carried out within public health guidelines including social distancing
- HDC Team instructed third party auditor PCM in July 2020 to carry out 10% of inspections completed by Osborne; all audits are reviewed on monthly basis

ELT (Emergency Lighting Testing) - Monthly Statutory Requirement

- 99% compliant on emergency lightning testing
- Due to the refurbishment works at Broom and Poplar House and the shops which are being closed at Trelawney Avenue since COVID-19 pandemic, we were unable to achieve 100% compliance
- HDC Team instructed third party auditor PCM to carry out 10% of inspections completed by Osborne; all audits are reviewed on monthly basis
- HDC Team is working closely with Osborne and PCM in order to reduce the time of completing remedial works related to emergency lighting units
- Emergency Lighting Testing was not affected by COVID-19 pandemic and all testing continues to be carried out within public health guidelines including social distancing

Communal Passenger Lifts Servicing - Monthly Statutory Requirement

- 100% compliant on communal passenger lifts servicing
- 20 lifts in our stock are managed through a cyclical programme of servicing
- HDC Team and Osborne are reviewing special component orders and timescales associated with lift repairs to understand what changes may be required to improve the repair service
- Lift servicing inspections were not affected by COVID-19 pandemic and all testing continues to be carried out within public health guidelines including social distancing
- All passenger lifts are Thoroughly Examined by independent insurance provider, Allianz and the records of inspections are regularly reviewed
- Lifts Safety policy, management plan and operational guidance were published in 2019 and are due for review in September 2020 which is currently taking place

Domestic Stair Lifts Servicing - Six-Monthly Statutory Requirement

- It was identified that Slough Borough Council does not have a servicing regime for all lifting equipment which is installed within HRA properties
- Information available from the Home Improvement Agency, responsible for installation of these major adaptations has been unreliable and records of condition and servicing inadequate, therefore HDC Team instructed Osborne to carry out a condition survey at number of properties where we believed that lifting equipment was installed
- Currently we have completed 77 out of 87 surveys required
- As the result of the surveys which were completed, we have identified that the lifting equipment in the properties is in poor condition and the remedial works are required in order to bring the lifts to the safe functioning