



# Agenda

Meeting: **Overview and Scrutiny Committee**  
Date: **10 September 2019**  
Time: **7.00 pm**  
Place: **Council Chamber - Civic Centre, Folkestone**

To: **All members of the Overview and Scrutiny Committee**

The committee will consider the matters, listed below, at the date, time and place shown above. The meeting will be open to the press and public.

Members of the committee, who wish to have information on any matter arising on the agenda, which is not fully covered in these papers, are requested to give notice, prior to the meeting, to the Chairman or appropriate officer.

This meeting will be webcast live to the council's website at <https://folkestone-hythe.public-i.tv/core/portal/home>. Although unlikely, no guarantee can be made that Members of the public in attendance will not appear in the webcast footage. It is therefore recommended that anyone with an objection to being filmed does not enter the council chamber.

## 7. **East Kent Housing Update (Pages 3 - 10)**

This report provides members of the Overview and Scrutiny Committee with an update on the performance of East Kent Housing (EKH) during the first quarter of 2019/20.

\*Explanations as to different levels of interest

(a) A member with a disclosable pecuniary interest (DPI) must declare the nature as well as the existence of any such interest and the agenda item(s) to which it relates must be stated. A member who declares a DPI in relation to any item must leave the meeting for that item (unless a relevant dispensation has been granted).

(b) A member with an other significant interest (OSI) under the local code of conduct relating to items on this agenda must declare the nature as well as the existence of any such interest and the agenda item(s) to which it relates must be stated. A member who declares an OSI in relation to any item will need to remove him/herself to the public gallery before the debate and not vote on that item (unless a relevant dispensation has been granted). However, prior to leaving, the member may address the meeting in the same way that a member of the public may do so.

### **Queries about the agenda? Need a different format?**

Contact Kate Clark – Tel: 01303 853267  
Email: [committee@folkestone-hythe.gov.uk](mailto:committee@folkestone-hythe.gov.uk) or download from our website  
[www.folkestone-hythe.gov.uk](http://www.folkestone-hythe.gov.uk)

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(c) Members may make voluntary announcements of other interests which are not required to be disclosed under (a) and (b). These are announcements made for transparency reasons alone, such as:

- membership of outside bodies that have made representations on agenda items, or
- where a member knows a person involved, but does not have a close association with that person, or
- where an item would affect the well-being of a member, relative, close associate, employer, etc. but not his/her financial position.

Voluntary announcements do not prevent the member from participating or voting on the relevant item



Report Number:

**OS/19/04**

**To:** Overview and Scrutiny Committee  
**Date:** 10 September 2019  
**Status:** Non-key decision  
**Responsible Officer:** Susan Priest, Head of Paid Service  
**Cabinet Member:** Councillor David Godfrey, Cabinet Member for Housing, Transport and Special Projects

**SUBJECT:** East Kent Housing Compliance Update: Supplementary Report

**SUMMARY:**

This supplementary report provides members with an update on key areas of compliance across the Council's housing stock managed by East Kent Housing (EKH). The report was provided to the Council by EKH on 4 September and due to the sensitivity of the information within the report, it has been provided as a restricted item. Deborah Upton, Chief Executive of EKH, will be attending the meeting to respond to any questions and comments arising from this report.

**REASONS FOR RECOMMENDATIONS:**

- a) To ensure Overview and Scrutiny Committee is informed on all aspects of compliance across the Council's housing stock.

**RECOMMENDATIONS:**

- 1. To receive and note report OS/19/04.
- 2. To scrutinise the contents of the report provided by EKH, attached as Appendix 1.

## 1. INTRODUCTION

- 1.1 EKH continue to update the information held on levels health and safety compliance across the Council's housing stock in the district.
- 1.2 The report set out in appendix 1 updates on the following areas of compliance:
  - Gas Safety
  - Asbestos management
  - Electrical safety
  - Passenger lifts
  - Fire Safety
  - Legionella Testing and Safety
- 1.3 The update was provided by EKH on the 4 September and for this reason it was not possible to include this as part of the original report pack provided to Overview and Scrutiny Committee. Due to sensitivity of the information within the report shown in Appendix 1, it has been provided as a restricted item so as not to cause unnecessary alarm or concern to tenants while corrective actions are being put in place to mitigate risks.
- 1.4 Deborah Upton, Chief Executive of EKH, will be attending the meeting to respond to any questions and comments arising from this report.

## 2. LEGAL/FINANCIAL AND OTHER CONTROLS/POLICY MATTERS

- 2.1 **Legal (SR)** - There are no legal implications arising from this report.
- 2.2 **Resources (AH)** – Although the performance of EKH has a direct impact on both finance and value for money, this report does not result in any specific financial implications.
- 2.3 **Equality (SR)** – There are no equality or diversity implications arising from this report.
- 2.4 **Communications (AW)** – Communications is key work streams with the aim of ensuring tenants receive timely updates as and when required. Improving communications to inform and involve tenants is an aim of the work stream.

## 3. CONTACT OFFICERS AND BACKGROUND DOCUMENTS

Councillors with any questions arising out of this report should contact the following officer prior to the meeting/

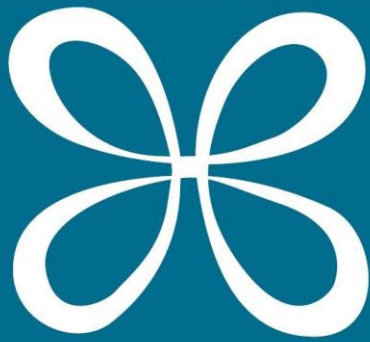
Adrian Hammond - Housing Services Manager  
[Adrian.hammond@folkestone-hythe.gov.uk](mailto:Adrian.hammond@folkestone-hythe.gov.uk)

The following background documents have been relied upon in the preparation of this report:

East Kent Housing Compliance Report (4 September 2019)

Appendix1: East Kent Housing Compliance Report (4 September 2019)

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**East Kent  
Housing**

## **PROPERTY SERVICES**

### **Compliance**

#### **Report:**

**Folkestone & Hythe District Council**

**Date:**

**4 September 2019**

## 1 Introduction

This report covers a number of compliance areas relating to Folkestone & Hythe District Council, both for individual properties and for blocks.

We are still in a process of gathering data from contractors and various systems, to ensure that we are accurately reporting, and where we have not had sight of a document then we are reporting it as not existing.

## 2 Compliance Summary: Communal Blocks (FHDC)

The table below shows a summary of the Compliance status for Communal Blocks for FHDC:

F&HDC Compliance	Gas	Asbestos	EICR	Passenger Lifts	Fire Risk Assessment
Compliant	8	120	39	13	146
Non Compliant	0	128	147	0	0
Total	8	248	186	13	146
Total props	248	248	248	248	248
Compliant %	100.00%	48.39%	20.97%	100.00%	100.00%

Gas, lifts and fire risk assessments are all showing as 100% compliant.

However with Fire Risk Assessment have a number of required actions.

Council	Total Full FRAs Required	Total Full FRAs Available	Available with Trivial Risk Rating	Available with Tolerable Risk Rating	Available with Moderate Risk Rating	Available with Substantial Risk Rating	Available with Intolerable Risk Rating	Outstanding Actions
East Kent Housing FHDC	178	178	57	10	109	2	0	442

We are using the APL contractor to attend these actions and they should be completed within the next 18 months. As we are taking a planned approach to the works, in FHDC's case we will be dealing with the 2 at substantial risk first, and then the 109 moderate, aiming for all FRAs to be at Tolerable or below



Asbestos is undergoing a gap analysis process, whereby a programme will be identified to complete asbestos management surveys to any block where there is no asbestos information. A new contract commenced 1st April 2019 with asbestos contractors PA Group, and progress is being made to provide asbestos management surveys across the board. Historically, asbestos data has been held by the Council's asbestos contractor and, under the new contract, the data will be migrated into a new portal to be owned by the Council.

F&HDC Compliance	Fire Alarm	Legionella Risk Assessment	Emergency Lighting
Compliant	99	25	59
Non Compliant	4	0	50
Total	103	25	109
Total props	248	248	248
Compliant %	96.12%	100.00%	54.13%

All properties have an up to date legionella risk assessment, but there are outstanding actions which need to be undertaken. Contractor was due to provide pricing information by end of August however this is still to be received.

All emergency lighting has been replaced or repaired, where needed, but we are still awaiting some certificates and therefore this will not be shown as 100% until they are received.

We are awaiting arrival of a few fire alarm certificates therefore this will not be shown as 100% until they are received. .

### Compliance Summary: Domestic Properties (FHDC)

F&HDC	EICR	Asbestos	Gas	Smoke Detectors
Total Compliant	930	871	2161	3207
Total Prop Count	3396	3396	2161	3396
Non Compliant	2466	2525	0	189
% Compliant	27.39%	25.65%	100.00%	94.43%

EICRs are completed on a 10-yearly basis (statutory) although good practice is five years and the Council may be moving to this programme. There are a number of EICRs outstanding, and the Council is considering the use of a contractor to undertake these. We are presently undertaking gap analysis with Mears before confirming gap numbers.

Not every property requires an asbestos survey. Prior to any intrusive work being carried out then a survey will be needed. Our contractors ensure that their staff check whether there is asbestos information held prior to carrying out work, and the contractors receive regular training and toolbox talks on asbestos and how to identify it.

Gap analysis for smoke alarms is continuing. Presently the Gas Servicing Contract requires the contractor to check and replace if necessary.