



**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.