

HEALTH AND SAFETY COMPLIANCE IN COUNCIL HOUSING 2024/25

Quarter 1

April 1st – June 30th



DARLINGTON

Borough Council

Summary

This is a compliance report covering from **1st April 2024 to 30th June 2024** focusing on Asbestos, Electrical Safety, FRAs, Fire Doors, Gas Safety, Legionella and Lifts for DBC's Sheltered schemes and tenanted properties. RAG Rating provides you with a summary of information. At a basic level Green means fully compliant at the period end, while Amber was not 100% compliant but actions are in place to rectify. Red alerts you to the fact that it is out of compliance and action is required in some way, as there is no robust plan in place.

Area of compliance	RAG Rating
Asbestos – (Management Surveys Programme)	100%
Asbestos – (Housing)	100%
Damp & Mould	N/A
Electrical Safety – (Housing)	82.36%
Electrical Safety – (Sheltered Schemes)	100%
Fire Risk Assessments - (Sheltered Schemes / Community centres)	94.9%
Fire Risk Assessments - (Blocks of Flats)	On hold
Fire doors (Installations)	25.22%
Fire doors (Inspections – new doors)	N/A
Gas Safety – (Sheltered Schemes)	100%
Gas Safety – (Housing)	99.74%
Smoke Alarms & CO – (Smoke Alarms)	99.74%
Smoke Alarms & CO – (CO Alarms)	99.80%
Legionella – (Sheltered accommodation inspection, and monitoring)	100%
Lifts	100%
Stairlifts	96.43%
Stairlifts (Insurance)	91.07%

The certificate compliance is signed off by the gas and electrical managers. Housing Asset & Compliance conduct sample checks against completed certificates to confirm compliance. This is further being developed through exploration of TCW (The Compliance Workbook) system which enables certificates to be analysed against the many rules and regulations to highlight areas for review.

Definitions

BS01 – Gas safety checks (P30)

Proportion of homes for which all required gas safety checks have been carried out. This TSM must reflect the compliance position at the end of each reporting year.

Providers must ensure that all statutory obligations in relation to carrying out gas safety checks relating to this unit were met and that these were appropriately recorded. This includes statutory obligations for keeping gas safety checks up to date, but not the completion of remedial actions that may be identified in gas safety checks.

Gas safety checks relating to a dwelling unit include all checks required both inside the dwelling and on any communal or relevant part that serves the dwelling. For example, if a gas safety check is required on a communal boiler that serves a number of relevant dwelling units, providers must ensure that this check is carried out to be able to report compliance for these units. Dwelling units for which all required gas safety checks were not carried out as at year end must not be counted within item A of the TSM calculation, even if the reason for this concerned an inability to gain access to the dwelling unit (or a communal or other relevant part). If a vacant dwelling had its gas supply disconnected, then any required records relating to disconnection would be included as a gas safety check reflected in this TSM.

BS02 – Fire safety checks (P32)

Proportion of homes for which all required fire risk assessments have been carried out.

Providers must ensure that all statutory obligations in relation to carrying out FRAs for a particular property were met, and that these were appropriately recorded, in order to report compliance for the dwelling units in that property in item A above. This includes statutory obligations for keeping FRAs up to date through interim reviews, but not the completion of remedial actions that may be identified in FRAs. Although this TSM does not measure remedial actions, providers must of course ensure that these are carried out as required.

A 'property' in this context means a building that requires an FRA – this is typically a building with two or more dwelling units and at least one communal part (e.g., a tower block). All communal parts (e.g., lifts, stairwells etc.) and other relevant parts of the property (e.g., storage rooms, external wall systems, balconies, and flat front doors etc.) which are required to be included within the scope of FRAs must be covered. If multiple FRAs were required for a property, providers must have ensured that all these FRAs were carried out in order to report compliance for the dwelling units within this property.

This TSM must reflect the compliance position at the end of each reporting year. Subject to statutory obligations, it may reflect FRAs conducted within the current reporting year or previous reporting years.

BS03 – Asbestos safety checks (P33)

Proportion of homes for which all required asbestos management surveys or re-inspections have been carried out.

Providers must ensure that all statutory obligations in relation to carrying out asbestos management surveys or re-inspections for a particular property were met, and that these were appropriately recorded, in order to report compliance for the dwelling units in that property in item A above. This includes statutory obligations for keeping surveys and re-inspections up to date but not the completion of remedial actions that may be identified (except for those related to re-inspection specifically).

If multiple asbestos management surveys or re-inspections were required for a property, providers must have ensured that all these were carried out in order to report compliance for the dwelling units within this property.

This TSM must reflect the compliance position at the end of each reporting year. Subject to statutory obligations, it may reflect asbestos management surveys or re-inspections conducted within the current reporting year or previous reporting years.

BS04 – Water safety checks

Proportion of homes for which all required legionella risk assessments have been carried out. This includes statutory obligations for keeping LRAs up to date but not the completion of remedial actions that may be identified in LRAs (except for those relating to re-inspection specifically). Although this TSM does not measure remedial actions more generally, providers must of course ensure that these are carried out as required.

This TSM must reflect the compliance position at the end of each reporting year. Subject to statutory obligations, it may reflect LRAs conducted within the current reporting year or previous reporting years.

Legionella Risk Assessment, (LRAs) relating to a dwelling unit include all LRAs or re-inspections required both within the dwelling and on any communal or other relevant parts of the property that serve the dwelling. This includes hot and cold-water systems which

serve dwelling, whether or not such systems are communal, or only serve the dwelling. For example, if an LRA is required on a communal water tank that serves a number of relevant dwelling units, providers must ensure that this LRA is carried out to be able to report that all required LRAs have been carried out for these dwelling units. If multiple LRAs were required for a dwelling unit (e.g., within the dwelling and on a related communal part), providers must have ensured that all these checks were carried out to report compliance.

BS05 – Lift safety checks

Proportion of homes for which all required communal passenger lift safety checks have been carried out. This TSM must reflect the compliance position at the end of each reporting year.

In order to report that all LOLER inspection reports have been carried out for a particular property – and therefore for the dwelling units in that property – providers must ensure that LOLER inspection reports had been carried out for every communal lift within the property and that these were appropriately recorded.

For the purposes of this TSM, carrying out a LOLER inspection report for a communal passenger lift means meeting the requirements of LOLER in relation to examinations and inspections as if the lift were subject to those requirements. This is irrespective of whether the requirements of LOLER strictly apply or not. This includes the requirements of LOLER in relation to keeping examination and inspection reports up to date, but not the completion of remedial actions that may be identified in inspection reports. Although this TSM does not measure remedial actions, providers must of course ensure that these are carried out as required.

A communal passenger lift within a property is a lift provided for use of the occupants of a dwelling unit in common with the occupants of at least one other unit in the property. In this context, a property is a building with at least one such communal lift (e.g., a tower block).

The calculation of this TSM must reflect LOLER inspection reports on all communal passenger lifts in properties in which there are one or more relevant dwelling units owned by the provider. This includes communal passenger lifts which are owned or controlled by a third party. For example,

Where the provider owns LCRA and/or LCHO units in a property owned by a third-party landlord, then these dwelling units must not be counted within item A of the TSM calculation unless the provider had obtained evidence or otherwise made sure that LOLER inspection reports had been carried out for every communal passenger lift in the property. Dwelling units must not be double counted in either part A or B of the TSM calculation. Any vacant LCRA or LCHO dwelling units within each property must be included within the

calculation of this TSM.

Asbestos Management Survey Programme

8 schemes for which a survey is required.

0 asbestos management surveys due in Q1

For the Regulator, we must present this as the “Number of dwelling units owned within properties for which an asbestos management survey or re-inspection was required to have been carried out as at year end” rather than the number of properties.

3 of the 8 buildings listed are Community Centre’s, therefore have no dwelling units within them and are excluded from the figures we will submit to the Regulator.

In the 5 schemes, there are 212 dwelling units. Of these, **100%** are compliant.

Asbestos General Housing

	Q1	Q2	Q3	Q4	Total
No. properties needing surveys (major works/refurbs)	177				
No. properties which have surveys	177				
% compliant (% properties that have undergone a survey that was deemed necessary)	100%				
Total number of properties which have had a survey (cumulative)	3,420				
Numbers properties with survey, where Asbestos present	1,996				
Numbers properties with survey, where Asbestos is not present	1,424				

Damp & Mould

	Q1	Q2	Q3	Q4	TOTAL
Jobs reported	256				256
Jobs cancelled	13				13
Jobs completed (of those reported)	119				119
Jobs open	124				124
% completed	46.48%				46.48%

In Q1, jobs were reported in 166 different properties. *1 property was a block.

Of the 119 completed, 77% were completed in target time.

Of the 124 still open, at least 43 of these jobs are in properties which have then had further works completed, so can be closed. Of these jobs, 61 are from April, 49 are from May and 14 are from June.

Electrical Safety – Domestic Electrical Installation Conditions Report (DEICR) Council Housing

Electrical installations in our properties are subject to an EICR at 5-year intervals. Once electrical safety is in the Asset system, we will re-programme to make spread the inspections evenly over the 5-year period.

Overall compliance for quarters

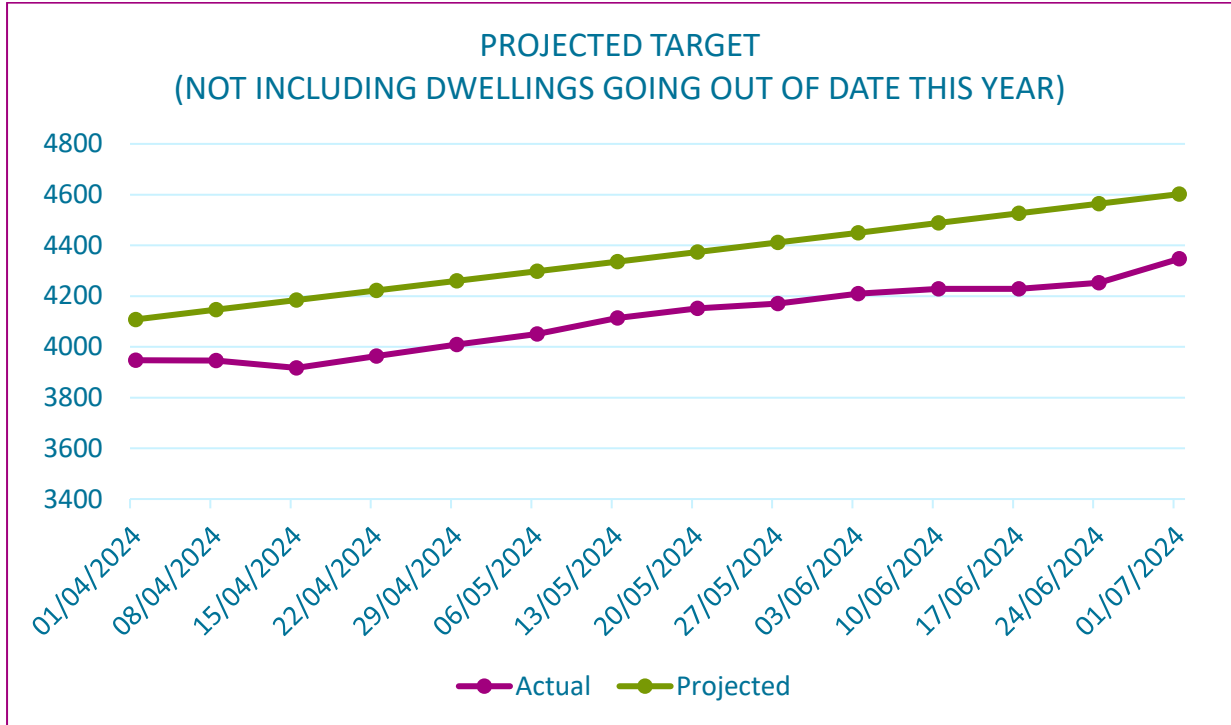
Date	Overall, compliance at end of quarter	Overall, out of compliance	Total	Total compliance as %
Q1	4333	928	5261	82.36%
Q2				
Q3				
Q4				

Q1 Breakdown

Total completed = 675 electrical inspections

GOOM completed 391 electrical inspections

DBC completed 284 electrical inspections



Performance against cyclical programme and backlog 2024/25

Date	Due to expire in quarter	Programme / backlog (ALREADY EXPIRED)	Total	Completed within the quarter	Progress against programme
Q1	166	494	660	675	+15
Q2	103	494	597		
Q3	109	179	288		
Q4	115	0	115		
Total	493	1,167	1,660		

Electrical Certificate quality check

DATA TEAM Quality Checks	Q1	Q2	Q3	Q4	Total
No. checks due	90	60	29	12	
No. checks completed	90				
Sample %	13.33%				

No. validated with Electrical Manager	4				
Number of properties with outstanding actions (by time of report)	0				

Our goal is to achieve a minimum 10% sample of the quarterly due items.

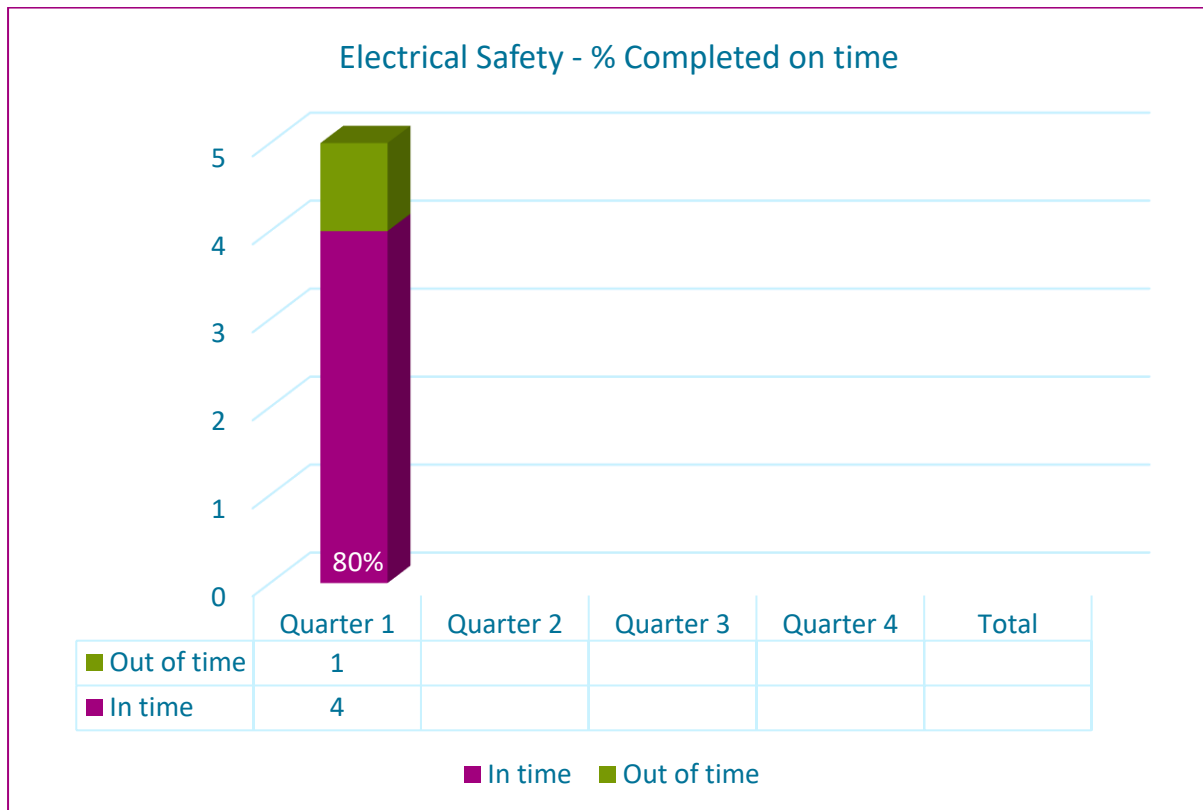
During each quarter, the data quality team aims to conduct checks on a minimum 10% of the total electrical condition reports completed within the period.

The outcome of the Quarter 1 quality check showed that 86 out of 90 certificates were fully compliant. The 4 certificates that failed the check were not scanned onto the corresponding address. However, following an update, these certificates have now been scanned onto the properties and will continue to be listed as compliant.

Electrical Safety – Sheltered Schemes, Extra Care & Community Centres

Electrical installations in our 18 properties are subject to an EICR at 5-year intervals.

Total compliance at end of Q1 is **100%**.



2 properties had C2 risks but these have since been completed.

7 properties are due for electrical tests in 2024/2025:

Quarter 1 April – June

5 due for safety checks, 4 completed within date and 1 completed nine days late.

Quarter 2 July - September

0 properties due.

Quarter 3 October - December

0 properties due.

Quarter 4 January – March

2 properties due.

Fire Risk Assessment – Fire Regulatory Reform Audits (FRRA)

FRRA’s run on a cycle of three-year cycle, covering 18 Sheltered Schemes and Community Centres

2024/25 – 8 blocks required for FRA.

	Q1	Q2
No. due	7	1
No. completed	5	
No. completed in date	0	
No. incomplete	2	
Compliance	71.43%	

	Year 1 (2022/23)		Year 2 (2023/24)		Year 3 (2024/25)		Total	
	Blocks	Dwellings	Blocks	Dwellings	Blocks	Dwellings	Blocks	Dwellings
No. due	9	333	1	75	8	334	18	742
No. completed	9	333	1	75	5		15	
No. completed in date	9	333	1	75	0		10	
Completed	100%	100%	100%	100%			83.33%	

For the Regulator, we must present this as the “Number of dwelling units owned within properties for which an FRA was required” rather than the number of properties.

8 of the 18 buildings listed are Community Centre’s, therefore have no dwelling units within them and are excluded from the figures we will submit to the Regulator.

In the 10 schemes, there are 353 dwelling units. Of these, **94.9%** are compliant.

As of August 19th 2024, all blocks are compliant (100%); the remaining two had been completed on 23/7/24.

Actions

Risk Level	Category	Total Identified in Quarter	Total Completed in Quarter	Outstanding in Quarter	Outstanding from pre-quarter
Priority 1	High Risk	5	3	2	8
Priority 2	Medium Risk	9	6	3	12
Priority 3	Low Risk	1	1	0	1
Priority 4	Goodwill Advice	0	0	0	1
TOTAL		15	10	5	22

Of the 8 outstanding from Quarter 1 at end of Quarter 1, 7 had been completed by 20/9/24.

Of the 22 outstanding from pre-Quarter 1, 7 had been completed by 20/9/24.

Fire Risk Assessment – Blocks of Flats

The FRA for blocks runs on a three-year cycle. There are a total of 195 blocks which are split into 3 different cycle groups. Each cycle group looks at blocks in 20-22 different addresses / areas each.

2024/2025 Update – Although legislation does not give a specific time period for how often to undertake a fire risk assessment, it states that the person responsible for the assessment must review it ‘regularly’ to make sure it’s up to date.

Year & Group	Number of blocks	Next due
2023/24 (GROUP A)	76	2026/27

2024/25 (GROUP B)	52	2027/28
2025/26 (GROUP C)	67	2028/29

2024/25 (GROUP B) – This group is made up of 52 individual blocks due for checks across 22 different addresses, with all due dates being in Q1 of the 24/25 financial year. Next set of due dates 2027/28.

52 were planned in Q1, but there has been a pause on completing FRA’s until the relevant FRA training was completed, to ensure we have the relevant competency and compliance in carrying out the FRA’s. The certification and relevant registration for the first part was received on 14th June. The second part took place w/c 13th August 2024.

Will report performance once the programme has been re-established.

Fire Action Log

Risk Level	Category	Total Identified in Quarter	Total Completed in Quarter	Outstanding in Quarter	Outstanding from pre-quarter
Priority 1	High Risk	17	4	13	11
Priority 2	Medium Risk	0	0	0	
Priority 3	Low Risk	0	0	0	
TOTAL		17	4	13	11

Update 19/8/24 – Of the 13 from Q1 which were still open on 30th June, there are now only 2 open.

Fire Safety – Doors

- Housing have commenced a 3-year programme of works to replace fire doors in communal blocks to bring them up to current new standards as set out in Fire Safety (England) Regulations 2022.
- An increased inspection regime to complement the Fire Risk Assessment is also due to commence to ensure any fire doors that have failed their original compliance are replaced on a responsive basis.

- A fire safety document is in development with management which goes in depth about safety policies and covers fire doors.

All the non-sheltered scheme doors are due to be replaced as part of the programme. Inspections of all doors are due to be completed by July to ensure prioritization in the programme is appropriate.

Compliance (non-scheme)	Q1	Q2	Q3	Q4
No. installed in Qtr.	65			
No. doors compliant	255			
No. doors not compliant	756			
% doors compliant	25.22%			

% fire doors compliant has improved from 18.79% last quarter.

FIRE DOOR INSTALL (not inc. schemes)	Year 1 (2023/24)**	Year 2 (2024/25)	Year 3 (2025/26)	Total
No. due	228	342	441	1,011
No. completed	190	65 so far		
No. of outstanding	38			
Percentage completed of those due	83.33%	19% so far	0%	0%

38 outstanding in Year 1 was due to no accesses.

Fire doors will all be due 6 monthly visual inspections after being fitted. So a door fitted in Q1 24/25 will have a visual inspection in Q3, followed by a full annual inspection in Q1 25/26, then a visual inspection in Q3 and so on.

FIRE DOOR ANNUAL FULL INSPECTIONS 2024 – 2025 Anniversary of install	Q1	Q2	Q3	Q4	Total
No. doors due inspection	0	0	0	190	190
No. doors inspected	0	0	0		
% doors inspected which were compliant	N/A	N/A	N/A		

All 1,011 doors have been inspected by the surveying team and will be re-inspected by Anglian upon survey.

In sheltered schemes, we will be more rational. One door will be core drilled to understand compliance and so will need replacing, then results will be applied to others in the same building or of the same type (will need clarification on which). Therefore, it is unknown how many are due to be replaced until all tests have been completed. These figures are therefore not included above. Building Services will carry out the work on communal doors, not Housing.

Gas Safety – Sheltered Schemes

Gas Safety checks are completed on a yearly cycle.

Compliance to date – As of 30/6/2024 the council are at **100%** compliance for all 16 schemes.

Gas Safety - Housing

5,007 of the 5,020 properties requiring a gas safety check, had one in place on 30th June which is **99.74%** compliance. Our annual target is 99.5%, so we have met it on this occasion.

Quarter	No. Completed	No. of Jobs overdue at end of quarter
Q1	1,238	13
Q2		
Q3		
Q4		

- We applied for 0 warrants of access in this quarter.
- We served 85 management letters and 55 abatements.
- 4 Successful MO visits to properties, and 34 unsuccessful
- There were 2081 phone calls made chasing up gas servicing for 1244 different properties.

As of 19th August, 10 of the 13 properties out of compliance at the end of Q1 had been completed.

Smoke & CO Alarms

Smoke alarms are needed for all properties, and these have all been installed. They are then checked annually during the gas service.

CO alarms - not needed for electric storage and ASHP properties. Checked annually at gas service along with the smoke alarms.

Smoke Alarms

Quarter	Due for inspection for 24/25	Total checked in last year	Total not checked	% checked
Q1	5029	4994	13	99.74%

Carbon Monoxide

Date	Due for inspection for 24/25	Total checked in last year	Total not checked	% checked
Q1	4914	4904	10	99.80%

Legionella – Risk Assessment, Council Housing

The risk assessment covering council housing is generic and is being reviewed to bring up to date with the current housing portfolio specification.

Legionella – Sheltered Accommodation Inspection & Monitoring

2 yearly risk reviews

There are 18 schemes requiring 2 yearly risk reviews for legionella.

Quarter 1 April – June

None due, but 3 completed during this period which were outstanding from previous year/
100% compliant

Quarter 4 January – March

4 due to be completed in quarter

For the Regulator, we must present this as the “Number of dwelling units owned for which an LRA was required to have been carried out as at year end” rather than the number of schemes.

8 of the 18 blocks listed are community centres, therefore have no dwelling units within them and are excluded from the figures we will submit to the Regulator.

In the 10 remaining schemes, there are 353 dwelling units. All dwelling units were compliant at the end of June 2024 **(100%)**.

LIFTS – Inspection Programme

10 schemes for which a test is required.

7 schemes are due for monthly tests (279 units)

All completed by end of period.

3 schemes are due for 3 monthly (74 units)

All completed by end of period.

For the Regulator, we must present this as the “Number of dwelling units owned within properties with communal passenger lifts for which all Lifting Operations and Lifting Equipment Regulations (LOLER) inspection reports were carried out and recorded as at year end” rather than the number of properties.

In the 10 schemes, there are 353 dwelling units. Of these, 100% are compliant.

Stairlifts – Lift Servicing

Our stairlifts supplier TK Elevator UK (TKE) handle repairs and annual services. Currently, we have 56 stairlifts installed in tenants' properties, with services scheduled every 6 months.

Quarter	Stairlifts Due	Stairlifts completed	Stairlifts completed within 6-month time scale	Stairlifts completed out of 6-month time scales	Overall compliance to date (cumulative)
Q1	23	28	14	14	54 out of 56 96.43%
Q2	26				
Q3	28				
Q4	26				
Total					

The completion of the two outstanding lifts is still pending, as access to the properties remains a challenge.

Stairlifts - Insurance

Our stairlifts insurance is overseen by the Zurich Insurance Group. Any failed inspections are promptly reported to Darlington Borough Council and addressed by TKE for repairs, typically within 24 hours of notification.

The inspection schedule for properties is determined by factors such as the make, model, and age of the lift. Older or refurbished lifts may require a 6-month inspection, while newer lifts typically undergo annual inspections.

16% of the properties will undergo inspection every 6 months. (9 out of 56)
The other 84% will be subject to yearly inspections. (47 out of 56)

Quarter	6 Month Due	6 Month Completed	Yearly Due	Yearly Completed	Overall compliance to date (cumulative)
Q1	7	6	10	6	51 out of 56 91.07%
Q2	2**		11		
Q3	7**		13		
Q4	2**		13		
Total	18 (9 properties)		47		

The Q1 breakdown shows 12 inspections were successfully conducted, out of 17 due.
19th August update – still 4 out of compliance (issues with access).