

Update on Housing Health and Safety Checks actions from the meeting on 21 June 2017

Introduction

This briefing note updates members on key areas of discussion at the Committee on 21 June 2017 following the Housing Health and Safety Checks report.

Action Updates

Minute reference	Update												
<p>1. Electrical and gas testing</p> <p>Independent review of Mitie remaining 591 Electrical Installation Condition Reports (EICR) test reports not covered by the original sample review but due to staff resource had not been commissioned</p>	<p>At the June 2017 Committee officers confirmed they would commission Phoenix Compliance Management Ltd (PCM) to undertake a sample review of Mitie's remaining 591 EICR electrical test reports not covered by their original December 2016 review.</p> <p>The PCM 10% sample audit review is ongoing and at the time of writing 25 EICR audits were complete with the remainder due for completion in September 2017. PCM advise site audits of these historical EICR test locations have found only one discrepancy.</p> <p>However, PCM have noted that Mitie's original EICR subcontractor's certification is not always completed correctly and contains some inaccuracies. Notwithstanding these historic certification issues PCM have reassured LBHF these sites are safe.</p> <p>PCM continues to carry out sample audit checks on Mitie's EICR electrical tests, and Landlord Gas Safety Record, with faults or errors being reported and rectified by Mitie. Results from PCM audit checks of Mitie's completed Gas Safety and EICR tests are summarised in the table below:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th colspan="2" style="background-color: #e1f5fe;">Mitie's EICR electrical testing</th> <th style="background-color: #ffe0b2;">Pass Rate</th> <th style="background-color: #ffe0b2;">Fail Rate</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>PCM Site Audits</td> <td style="text-align: center;">90%</td> <td style="text-align: center;">10%</td> </tr> <tr> <td style="text-align: center;">2</td> <td>PCM Desktop Audit</td> <td style="text-align: center;">87%</td> <td style="text-align: center;">13%</td> </tr> </tbody> </table>	Mitie's EICR electrical testing		Pass Rate	Fail Rate	1	PCM Site Audits	90%	10%	2	PCM Desktop Audit	87%	13%
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<p data-bbox="102 913 448 954">2. Fire safety strategy</p> <p data-bbox="92 976 458 1234">LBHF's 2017 Fire Safety Strategy and responsibilities under health and safety regulations and approach to fire safety and risk management.</p>	<p data-bbox="491 913 1445 1133">The Fire Safety Strategy 2017 refocuses our approach and incorporates several best practice guidance sources. This includes the guidance issued in June by the Chief Fire Officers Association on 'Person Centered Fire Risk Assessments', the London Fire Brigade's Audit Tool and the LGA Fire Safety in purpose-built blocks of flats.</p> <p data-bbox="491 1171 1385 1319">The strategy sets out our twin-track approach on fire risk assessments (see below) and fire safety training for staff. The strategy captures feedback received on former versions by the London Fire Brigade.</p> <p data-bbox="491 1357 1437 1429">A key part of the strategy is our 'Fire Safety Plus' Programme. It commits to an immediate investment of up to £20m to ensure:</p> <ul data-bbox="539 1429 1270 1541" style="list-style-type: none"> ▪ Electrical checks and white goods replacement. ▪ Fire door checks and replacements. ▪ Heat detector checks and replacements. 																
<p data-bbox="102 1574 360 1653">3. Fire Risk Assessments</p> <p data-bbox="92 1675 461 1823">Publishing of FRAs. And target date for completion update of all FRAs (December 2017)</p>	<p data-bbox="491 1574 1430 1771">All LBHF high rise tower blocks were checked since the Grenfell Tower fire. The cladding of the tower blocks on the Edward Wood Estate is a 'rock wool' insulation material which is not the same type used at Grenfell Tower. They passed the independent fire tests and no further recommendations or actions are required.</p> <p data-bbox="491 1798 1457 1991">A programme to quality check all FRAs is well underway for all 6+ storey blocks, sheltered housing accommodation and temporary accommodation hostels. Our in-house team of fire risk assessors is leading the programme for updating all two to five storey FRAs. The programme will be completed by December 2017.</p>																

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	LBHF is committed to making FRA information publicly accessible via LBHF's website. Fire Safety Checks were completed for communal areas of all LBHF's 2+ storey blocks in August 2017. This checked fire safety, the operation of fire doors, fire related repairs and the obstruction of fire escape routes. A summary of the checks will be made public via LBHF's website.
<p>4. Sprinklers</p> <p>Sprinkler installation programme update in terms of final proposals and scheduling.</p>	Expert fire safety consultancy Colin Todd Associates have been commissioned to provide specialist advice on LBHF's approach to sprinklers systems. The Committee will be updated on this work at the next meeting.
<p>5. Residents complaints</p> <p>Analysis of complaints and whether there has been repeat complaints (as per the claim at Grenfell of power surges)</p>	An analysis of resident complaints has been undertaken to establish if there are any persistent or repeated concerns about fire safety or other compliance issues. This found no evidence of repeat or persistent enquiries relating to blocks.

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