

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Housing Portfolio Holder

15 February 2012

AUTHOR/S: Executive Director (Operational Services) / Corporate Manager (Affordable Homes)

AFFORDABLE HOMES HEALTH AND SAFETY

Purpose

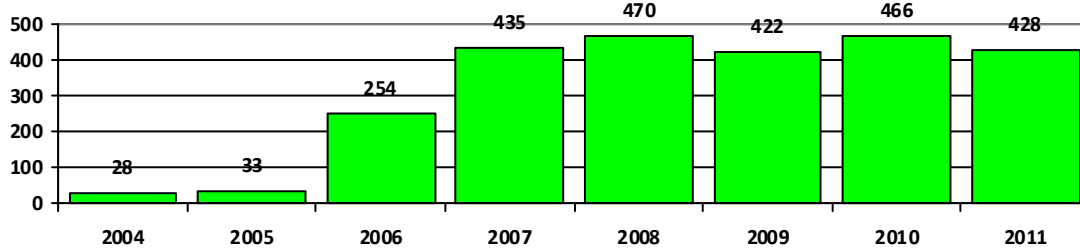
1. To update the Housing Portfolio Holder.

Background

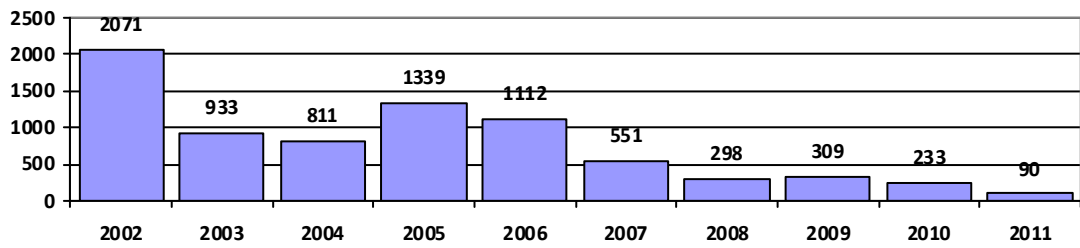
2. The Council's Affordable Homes section is responsible for a wide range of health and safety matters. These include the safe maintenance of the fabric of Council houses, duties towards homeless applicants, safeguarding duties towards vulnerable children and adults and health and safety considerations for staff working with equipment and lone working.
3. This regular update focuses on five of the key issues, which are overseen by Affordable Homes:
 - Gas safety
 - Electrical safety
 - Fire risk assessments
 - Asbestos
 - Legionella
4. The following issues have arisen since the last report to the Portfolio Holder:

Gas safety	We are still maintaining zero compliance on gas servicing, and having a good return on our ES properties sending in their gas inspection certificates. 3206 gas installations have been serviced since 1/4/11, and 2579 repairs have been completed in the same period.
Electrical safety	The contract has been awarded to Scottish & Southern Electric. This covers all electrical rewiring and upgrading works. 256 properties have been passed to them for electrical upgrade works. 6 have been completed and 58 properties have had electrical upgrading works carried out by the DLO since 1/4/11. A further 1525 properties have been passed to Scottish & Southern Electric as the first part of the programme for electrical testing. These are properties where no previous inspections have been carried out.
Fire risk assessments	Following the recent independent risk assessment the programme of replacement front doors is underway. To date, 32 have been completed, with a further 2 in progress. Work is now being started to ensure that fire safety compliance is up to date in all of the sheltered housing communal rooms.
Asbestos	Training is being arranged for front line staff on asbestos awareness.

Electrical Tests



Asbestos Surveys



Background Papers: the following background papers were used in the preparation of this report: None

Contact Officer: Dave Purnell - Tel: 01954 713045