

Somerset West and Taunton Council

Landlord Health and Safety Property Compliance Update Report

This matter is the responsibility of Executive Councillor Member Francesca Smith

Report Author: Adam Evans, Compliance Manager Housing Property

Report Date: 11th January 2021

1 Executive Summary / Purpose of the Report

1.1 This report has been updated as of the 11th January 2021 and placed into context specifically for the Tenants Strategic Group, providing an updated position for the main landlord health and safety property compliance disciplines, focusing on item 4.3 Fire Safety. Understandably, the Covid-19 pandemic has significantly impacted our ability to progress with a number of the required actions since the last update provided to the Audit, Governance and Standards Committee on 7th December 2020. In particular, limitations within resource (both internally, and for contractors) has led to challenges in undertaking the necessary works. Obtaining access from some vulnerable tenants who are shielding or are anxious about allowing people into their homes during all three lock downs to date, which continues to create difficulties in maintaining compliance in some areas. However, we are continuing with all compliance activities.

1.2 The information within this report summarises the current compliance of Somerset West and Taunton Council in relation to the following six key areas:

- Asbestos management
- Electrical safety
- Fire safety
- Gas safety
- Lift and Stair-lift management
- Water management (Legionella)

Each compliance area is monitored separately as defined by properties contained within either the Council's Housing Revenue Account (HRA) or General Fund (GF) accounts. HRA Blocks refer to all communal area(s) within the block (including any meeting halls), HRA Commercial refers to non-residential properties (e.g. shops or offices), HRA Dwellings refers to the individual property (e.g. house, bungalow, flat, etc.) and GF Property refers to the entire building.

1.3 The report identifies:

- Somerset West and Taunton Councils current compliance status (as at 11th January 2021)
- Comparative performance from the previous report submitted to the Audit, Governance and Standards Committee on 7th December 2020 wherever possible. This is shown in brackets on each dataset on the relevant table.

Table properties have changed since the last report following a validation process of required compliance activities, and the separation of properties for ease of servicing and reporting.

- Achievements and successes since the last report.
- Alignment of audit categories to revised work streams / programmes of work.
- Issues adversely affecting compliance and action being taken.
- Regulations / legislation which affects the way Somerset West and Taunton Council manages its compliance.

1.4 Risk ratings and timescales:

- Somerset West and Taunton Council will review and where suitable use the ratings and timescales suggested by its approved contractors when receiving an inspection report.
- Where no timescales are given by the contractor, Somerset West and Taunton Council timescales as set out in its relevant policies will be adopted, currently a number of policies and their procedures have been reviewed, redrafted and circulated for comment and consultation.
- Hazards deemed as urgent or as emergency works will be actioned as soon as reasonably practicable. This may include restricting access to areas immediately until the hazard can be removed.
- Somerset West and Taunton Council may at times review hazards and change their priority if the original priority does not reflect the current use of the building or if there has been additional measures put in place that reduces the overall risk.

1.5 The information presented within this report has been compiled from data supplied by the Housing Property team, persons responsible for compliance works, the facilities team and external contractors.

1.6 A rolling review of all compliance areas against every property for which Somerset West and Taunton Council has property compliance responsibility has been undertaken since the last report to the audit committee. This review has improved data, resulting in an updated property compliance database which provides an improved monitoring capability for this activity, and thus will lead to an increased level of assurance on performance. As a result of this work, it should be noted that some of the original property numbers have changed.

1.7 Following on from this review, we are continuing to pursue an approach that all potential compliance activities require checking. This task is considerable – there are over 18,000 property compliance checks required over the Council's overall stock portfolio, ranging from weekly checks to 5 yearly inspections. If there is any doubt about the validity of a previous survey or inspection we will re-inspect, or if best practice, or a change in regulations has occurred, we will programme in the necessary action/works.

1.8 A summary of key activities and successes since the last report include:

- A continuation of review and validation of all compliance areas against every property for which Somerset West and Taunton Council has property compliance responsibility
- Reassessment of suitable Risk Assessment and Method Statements (RAMS) to mitigate against Covid-19 risks to residents, staff and contractors

- Procurement of contracts to deliver programmes of work to ensure 100 % compliance, including fire risk assessments, flat entrance door replacement programme, Water hygiene servicing/testing and additional electrical certification.
- Production of a new compliance policy and associated procedures for Water Safety Management, Electrical Safety, Gas Safety and Lifts and Lifting Equipment
- Contact with residents on fire safety
- Continuing with the works programme to carry out Fire Risk Assessment recommended remedial actions and maintenance inspections
- Continuing with Gas Safety checks
- Continuation of a programme of Water Risk Assessments

1.9 Whilst the works outlined in this report are undertaken to ensure safety, a number of them have a consequential effect of mitigating negative impacts on the environment and climate change. For example, regular servicing of gas boilers to maximise their efficiency, and fire safety measures to reduce the likelihood of fires occurring (such as fire safety housekeeping) both minimise the release of harmful emissions.

2 Recommendation

2.1 The contents of the report and progress being made in relation to landlord property safety compliance be noted.

3 Risk Assessment

3.1 Somerset West and Taunton Council has an obligation to comply with landlord statutory health and safety responsibilities. The required arrangements for managing these responsibilities are in place and activities are carried out in accordance with the relevant regulations, approved codes of practice and associated HSE guidance. These provide the default position of the organisation whether or not internal procedures, policies and practices exist.

4 Background and Full Details of the Report

4.1 Asbestos Management

4.1.1 A number of positive activities have been undertaken to progress asbestos management. These include undertaking further asbestos management surveys by specialist external contractors, and providing an in-house re-inspection programme, to further facilitate our compliance in the monitoring of asbestos containing materials within our communal areas.

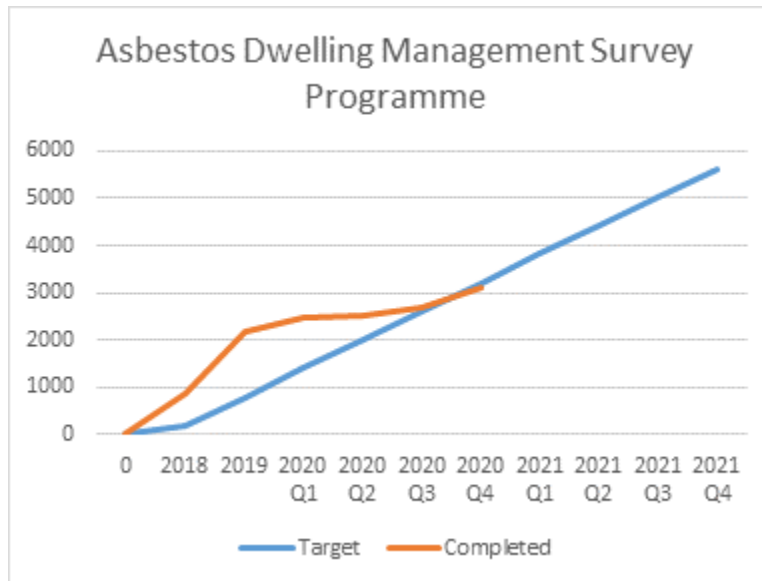
4.1.2 Somerset West and Taunton Council has a legal duty to manage asbestos containing materials within areas deemed as non-domestic, as outlined in Regulation 4 of the Control of Asbestos Regulations 2012 (CAR2012). It should be noted that any domestic property where works are to be undertaken is deemed as a workplace under the Health and Safety at Work Act 1974, and therefore will require asbestos information to be supplied as part of the pre-construction information. This is a requirement of the Construction (Design and Management) Regulations 2015 (CDM 2015).

- 4.1.3 Somerset West and Taunton Council holds an Asbestos Register containing relevant asbestos information to keep its staff, contractors and visitors safe during normal activities. This information is held within a cloud based server and as a hard copy (commercial properties only) in the building compliance folder.
- 4.1.4 Somerset West and Taunton Council holds basic information on both its housing stock and GF Property, using data from a range of asbestos management surveys previously undertaken. However, following a review of the data held, it has been decided that only surveys undertaken after August 2018 (which follow a more robust methodology) will be used to manage asbestos containing materials and supplied to contractors as pre-construction information. This will ensure that a detailed asbestos register of SWT's stock portfolio is maintained and surveys are suitable for works being carried out. Asbestos surveys to communal areas of flat blocks where required by Regulation 4 of CAR2012 have been undertaken, and a programme of updated domestic surveys to validate those currently held by the Council and surveys to General Fund (GF) properties is progressing. The approved Asbestos Procedures document allows for safe management of asbestos pending completion of these surveys, e.g. prior to undertaking construction work when asbestos-containing materials are most likely to be disturbed a 'refurbishment and demolition survey' is undertaken, and all void properties have an asbestos management survey undertaken prior to re-letting.
- 4.1.5 The following table provides an update of the current position in relation to asbestos surveys undertaken post-August 2018. **Where properties are found to contain asbestos (except for dwellings) they will be subject to future re-inspection.** Note: table properties aligned with validation process and review of data.

Property Account Type	Number of Properties	Number Surveyed	Future Re-inspection	Percentage Surveyed
HRA - Blocks	528	528	437	100%
HRA – Meeting Halls	18	18	9	100%
HRA – Guest Rooms	10	10	6	100%
HRA – Dwellings	5616	3104	N/A	55% (52%)
HRA - Commercial	3	3	1	100%
GF – All Properties	50	50	31	100% (96%)

Note: The programme of asbestos management surveys for HRA Dwellings is currently programmed for completion by December 2021, and the GF properties have all been completed by their target date December 2020.

4.1.6 The following graph shows progress of the HRA Dwellings asbestos management survey programme:



Note: There have been an increasing number of refusals during the current and previous lockdown periods, due to difficulty obtaining access from some vulnerable tenants who are shielding or are anxious about allowing people into their homes.

4.1.7 Following the asbestos surveys undertaken, where we have found asbestos present we have established a re-inspection programme. The following table provides an update of the current position in relation to asbestos re-inspections:

Property Account Type	Number of Properties	Number Surveyed	Percentage Surveyed
HRA - Blocks	4376	437	100%
HRA – Meeting Halls	10	10	100%
HRA – Guest Rooms	6	6	100%
HRA - Commercial	1	1	100%
GF – All Properties	31	31	100%

4.2 Electrical Safety

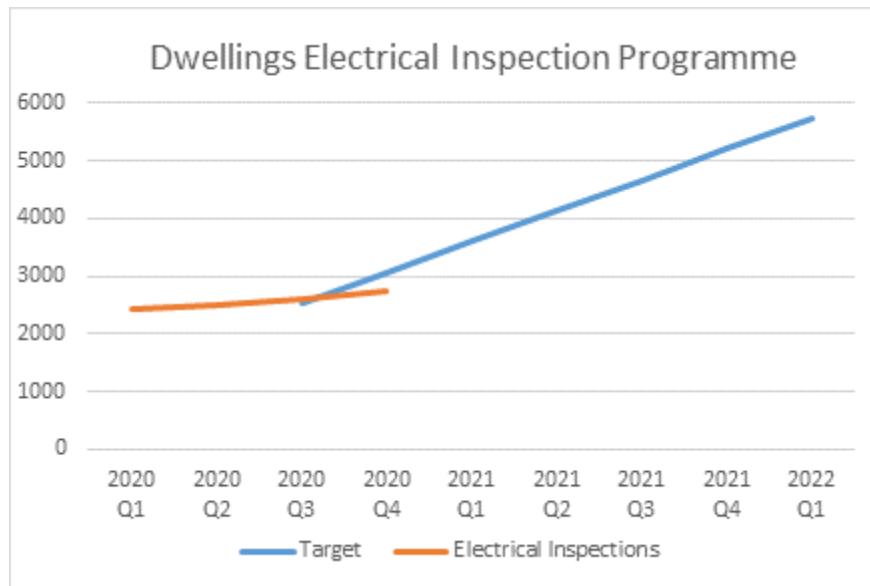
4.2.1 Completion of electrical safety checks has also been challenging during the Covid-19 pandemic. Non-availability of external contractors during the lockdown periods, in-house electricians being required to focus on emergency electrical repairs, and difficulties in recruitment of additional suitably qualified electricians continue to make effective progress problematic. However, the recent recruitment of an Electrical and Mechanical Manager in the Compliance team, and the procurement of external contractors will facilitate undertaking the necessary electrical safety checks.

- 4.2.2 Somerset West and Taunton Council have a duty to periodically inspect and test electrical installations within its stock. All void properties have an electrical inspection undertaken prior to re-letting.
- 4.2.3 Somerset West and Taunton Council have an Electrical Safety Policy and associated procedures in place, which have been reviewed and drafted for circulation/consultation.
- 4.2.4 Somerset West and Taunton Council have adopted the following periodic inspections:
- Domestic Properties – 5 year cycle
 - Common Parts of domestic buildings – 5 year cycle
 - Commercial buildings owned and operated by SWT – As recommended from previous test certificate between - 1-5 year cycle.
- 4.2.5 Inspections are actively monitored by both the Housing Property team and the Property Compliance team to ensure that the periodic inspection regime is suitable from the amount and type of remedial works that are identified following inspection.
- 4.2.6 All electrical inspections are currently undertaken by external contractors (with the exception of void properties), project managed by the Housing Property team.
- 4.2.7 All Code 1 hazards ('Danger present - Risk of injury') which are identified during the inspection are rectified on site, and if they cannot be rectified the areas are made safe until works can be completed. Code 2 hazards ('Potentially dangerous') are programmed to be undertaken urgently. Any Code 3 hazards ('Improvement recommended') are reviewed and, if required, are included in future planned programmes.
- 4.2.8 The following table provides an update of the current position in relation to electrical inspections. Note: table properties aligned with validation process and review of data:

Property Account Type	Number of Properties	Number Inspected	Percentage Compliant
HRA - Blocks	342	320	94% (87%)
HRA – Meeting Halls	18	17	94% (94%)
HRA – Guest Rooms	10	9	90% (90%)
HRA - Dwellings	5745	2736	48% (47%)
HRA - Commercial	3	2	67% (67%)
GF - Properties	50	47	94% (92%)

Note: Electrical tests to HRA Blocks and HRA Commercial are now due for completion by mid-January 2021 following delay due to the pandemic, additional remedial works required, and HRA Dwellings are due for completion by end March 2022. Also, the HRA Meeting Hall and Guest Room inspection were due for completion by end December 2020 and has been revised to complete, due to delay in material supply by mid-January.

4.2.9 The following graph shows the new HRA Dwellings programme for electrical inspections:



Note: This programme commenced on 9th November 2020 and is anticipated to meet the target programme by the end of Q1 2022. In addition, it should be noted that during the course of this programme 732 electrical inspection certificates will expire – these will be included in this programme.

4.2.10 Portable Appliance Testing (PAT) is a statutory requirement under the Health and Safety at Work Act 1974, Electricity at Work Regulations 1989, Provision and Use of Work Equipment Regulations 1988, and the Management of Health and Safety Regulations 1999 to ensure electrical safety of portable electrical appliances.

The following table provides an update of the current position in relation to electrical portable appliances. Note: table properties have been aligned with the recent validation process and review of data:

Property Account Type	Number of Properties	Number Inspected	Percentage Compliant
HRA - Blocks	0	0	N/A
HRA – Meeting Halls	18	16	89% (100%)
HRA – Guest Rooms	9	9	100%
HRA - Commercial	2	2	100%
GF - Properties	12	12	100%

Two meeting halls portable appliances have dropped out of compliance inspection programme, whilst out of use during current lock down and will be tested as resources/restrictions permit and/or prior to opening.

4.3 Fire Safety

- 4.3.1 Progress on fire safety continues to be challenging during the current lock down of the Covid-19 pandemic. However, some positive work has been possible to the common parts of our residential blocks. Commencement of another programme of Fire Risk Assessments (FRA's), programmed visits by the Housing team to advise residents on fire safety (and where necessary enforce clearance of communal areas), continuing with our works programme to carry out Fire Risk Assessment recommended remedial actions wherever possible, commencement of a flat entrance fire door replacement programme, and further validation and inspection of existing fire doors within the housing stock continue.**
- 4.3.2 The Chief Executive is Somerset West and Taunton Council's responsible person – as defined in Article 3 of the Regulatory Reform (Fire Safety) Order 2005 (RRFSO2005). Article 9 of the RRFSO2005 requires that the responsible person must make a suitable and sufficient assessment of the risks to which relevant persons are exposed for the purpose of identifying the measures they need to take. To satisfy this requirement, Somerset West and Taunton Council undertake fire risk assessments to all properties deemed as non-domestic, including the communal areas of domestic buildings.
- 4.3.3 The duty to ensure that Article 9 of the RRFSO2005 is met is the responsibility of the Assistant Director Housing Property.
- 4.3.4 Somerset West and Taunton Council have a Fire Safety Policy and associated Procedures to ensure it manages this compliance activity in its property portfolio safely and in line with relevant legislation. This policy will be reviewed to accommodate anticipated legislative changes following Government review and consultation.
- 4.3.5 Current legislation states that Fire Risk Assessments should be reviewed regularly or when circumstances change relating to the property and / or its occupants.
- 4.3.6 Somerset West and Taunton Council have adopted the following timescales for fire risk assessment based on a risk rating:
- Communal areas to domestic blocks (excluding sheltered blocks) – Biennial with a review annually
 - Communal areas to sheltered blocks - Annually
 - Commercial Properties – Annually
 - Any high-risk properties identified via FRA's – Annually
- 4.3.7 Fire risk assessments have previously been undertaken to all of Somerset West and Taunton Council's HRA Blocks and twenty-two of the GF properties. In addition, all of the HRA blocks FRA's have been reviewed within the last 12 months.** Ongoing validation has established a need for further new FRA's to be undertaken, and a specialist consultant has been procured and a new programme commenced.

All HRA blocks are 'low rise' (the majority of which are two storey), are mainly of traditional construction, and do not have any aluminium composite material (ACM) type cladding.

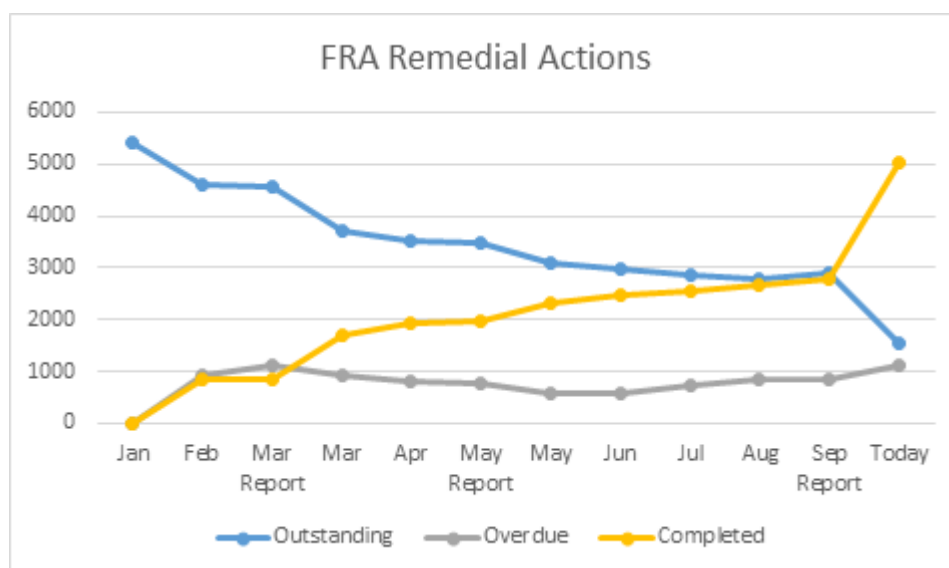
The following table provides an update of the current position in relation to new fire risk assessments. Note: table properties aligned with validation process and review of data:

Property Account Type	Number of Properties	Number Inspected	Percentage Compliant
HRA - Blocks	347	162	47% (45%)
HRA – Meeting Halls	18	3	17% (28%)
HRA – Guest Rooms	10	1	10% (30%)
HRA - Commercial	4	4	100%
GF - Properties	28	18	64% (71%)

Note: Whilst the Third lockdown continues to impede the delivery of the new tranche of outstanding FRA's, an accelerated programme has now started with the new specialist consultant and these are now programmed for completion by end March 2021.

4.3.8 All remedial actions raised from FRA's are being validated and the required works are being programmed/actioned by the Property Compliance team, Housing Property team and the Housing team. A number of improvement works which provide additional fire safety measures to existing properties which met building regulations current at the time of their original construction are to be undertaken (e.g. emergency lighting). These actions, together with other packages of work (e.g. fire safety signage, replacement flat entrance doors) have been added to a programme of works which are being actively progressed, which also include meeting halls and guest rooms.

The below chart demonstrates the last year's progression on FRA remedial actions:



The following table shows the outstanding remedial actions and includes over 600 previously added fire risk remedial actions generated at the last report to the audit committee:

Remedial Action Type	Number of Outstanding Actions	Number of Overdue Actions
Bin Store	10	10
Communal Fire Doors	264	214
Compartmentalisation	71	34
Compliance Management	133	102
Detection and Alarm	25	12
Electrical Improvement	282	189
Emergency lighting	16	16
Fire Signage	121	113
Flat Entrance Fire Doors	313	220
Flat Store Fire Doors	9	3
Flooring	97	64
Housekeeping	39	36
Means of Escape	31	15
Repairs, Testing and Maintenance	104	71
Tenancy Management	44	34
Total	1559 (1674)	1133 (733)

Note: the number of outstanding actions changes as the recommended remedial actions from the ongoing programme of Fire Risk Assessments currently being undertaken by a specialist consultant are received, as these will supersede previous FRA's. As works are undertaken to resolve existing remedial actions, and potentially additional recommended remedial actions are added from new FRA's (e.g. due to changes in legislation or best practice), then this becomes, in effect, a moving target.

Since the report to the Audit, Governance and Standards Committee on 7th December 2020 the level of overdue remedial actions have increased. This is primarily due to Fire doors and electrical improvements. We are currently working with our fire door supplier to address the overdue items required, Electrical improvement works are currently being procured.

A review of all of these outstanding actions continues, and programmes of work and how these are best undertaken as quickly as possible are being implemented.

4.3.9 The following table provides an update of the current position in relation to fire detection and emergency lighting inspections. Note: table properties are aligned with current validation process and review of data information in brackets indicate previous totals:

Property Account Type	Inspection Type	Number of Properties	Number Inspected	Percentage Compliant
GF – Properties	Fire Alarm: weekly test	20	19	95% (75%)
	Fire Alarm: 6 monthly service and test	21	20	95% (100%)
	Emergency Lighting: monthly service and test	27	27	100%
	Emergency Lighting: annual service and test	27	26	96% (93%)
HRA - Blocks	Fire Alarm: weekly test	8 (6)	8	100% (83%)
	Fire Alarm: 6 monthly service and test	8 (6)	6	75% (100%)
	Emergency Lighting: monthly service and test	82 (53)	78	95% (100%)
	Emergency Lighting: annual service and test	82 (53)	79	96% (100%)
HRA – Meeting Halls	Fire Alarm: weekly test	9	9	100%
	Fire Alarm: 6 monthly service and test	9	9	100%
	Emergency Lighting: monthly service and test	13	13	100%
	Emergency Lighting: annual service and test	13	13	100%
HRA - Guest Rooms	Fire Alarm: weekly test	0	0	N/A
	Fire Alarm: 6 monthly service and test	0	0	N/A
	Emergency Lighting: monthly service and test	1	1	100% (0%)
	Emergency Lighting: annual service and test	1	1	100% (0%)
HRA - Commercial	Fire Alarm: weekly test	1	1	100% (67%)
	Fire Alarm: 6 monthly service and test	1	1	100% (67%)
	Emergency Lighting: monthly service and test	2	2	100% (100%)
	Emergency Lighting: annual service and test	2	1	50% (100%)

Note 1: HRA Guest Room emergency lighting had been identified during the current validation process and has now been completed as programmed to be tested by end November 2020. Also, the GF properties fire alarm weekly tests showing as non-

compliant relate to properties closed during the current lockdown and these will recommence prior to re-opening.

Note 2: Twenty nine new installations of emergency lighting provision have been completed since 7th December 2020, another 22 are currently being installed and a further 260 sites are being procured under electrical improvements.

4.4 Gas Safety

- 4.4.1 Gas Safety checks continue to be required by the Health and Safety Executive (HSE) during the current Covid-19 lockdown period. Gas safety checks, servicing and repairs to 'Domestic' type boilers are undertaken by the Housing Property team, and works to Commercial boilers are carried out by external contractors.
- 4.4.2 Somerset West and Taunton Council has a duty under Regulation 36 of the Gas Safety (Installation and Use) Regulations 1988 to carry out annual safety checks on gas appliances / flues and implement an on-going maintenance regime to ensure the safe operation of gas appliances and associated pipework where gas is present.
- 4.4.3 Somerset West and Taunton Council have a Gas Policy and associated procedures to ensure that they meet their statutory requirements, Policies and Procedures have been reviewed and redrafted for comment/consultation.
- 4.4.4 As noted above, gas safety checks to 'Domestic' type boilers are carried out by the Housing Property team who issue the Landlord Gas Safety Record (LGSR) certificates. Monitoring of gas safety compliance to these properties is facilitated by the use of a dedicated software package, XTag-gas, which enables qualified engineers to sign in by touching their mobile device against a 'Tag' and an immediate geo-tagged, time-stamped and photo-verified account of all work carried out is then captured.
- 4.4.5 Somerset West and Taunton Council also undertake responsive repairs on gas appliances and systems owned by the Council, either following annual checks or breakdowns, together with a programme of planned replacements.
- 4.4.6 The following table provides an update of the current position in relation to gas safety:

Property Account Type	Number of Properties with Gas	Number Inspected	Percentage Compliant
HRA – Dwellings	4483	4483	100%
HRA – Blocks	3	3	100%
HRA – Meeting Halls	13	13	100%
HRA - Guest Rooms	0	0	N/A
HRA – Commercial	2	2	100%
GF – Properties	20	20	100%

We remain at 100% compliant despite current restrictions.

4.5 Lift and Stair-lift Maintenance

- 4.5.1 Maintaining compliancy for lift service and inspections during the current Covid lockdown period has been challenging due to difficulty obtaining access from some vulnerable tenants who are shielding or are anxious about allowing people into their homes. We continue to engage with residents to provide reassurance on how these works can be safely undertaken to encourage them to provide access wherever possible within government guidelines.
- 4.5.2 We have recently procured a new contractor for stair-lift servicing and repairs, and are working with them to ensure they provide an effective service, including implementing all necessary processes to remain Covid safe.
- 4.5.3 Regulation 9 of the Lifting Operations and Lifting Equipment Regulations 1998 (LOLER), requires Somerset West and Taunton Council to ensure all lifting equipment that is provided for use in work activities are inspected by a competent person at regular intervals.
- 4.5.4 Somerset West and Taunton Council have a Lift and Lifting Equipment Policy and associated procedures to ensure that they meet their statutory requirements, these have also been reviewed and updated for comment/consultation.
- 4.5.5 Somerset West and Taunton Council have currently adopted the following intervals for service and inspection:
- Stair-lifts – Annual service and inspection
 - Passenger Lifts and Through floor Lifts – 6 Monthly service and inspection
- 4.5.6 The following table provides an update of the current position in relation to lift maintenance. Note: table properties aligned with validation process and review of data:

Property Account Type	Inspection Type	Number of Properties	Number Inspected	Percentage Compliant
HRA - Dwellings	Stair-lifts: Annual service and inspection	75 (74)	72	96% (97%)
HRA - Dwellings	Through floor lifts: 6 monthly service and inspection	3	2	67% (100%)
HRA - Blocks	Stair-lifts: Annual service and inspection	5	5	100%
HRA - Blocks	Passenger lifts: 6 monthly service and inspection	3	1	33% (100%)
GF - Properties	Passenger lifts: 6 monthly service and inspection	4	3	75% (75%)

Note: The HRA Dwellings stair-lifts showing as non-compliant are due to a tenant shielding from Covid and awaiting confirmation service reports from our contractor, The GF property showing as non-compliant is passenger lifts at West Somerset House, which is currently closed during the current lockdown, these will be tested prior to opening.

4.6 Water Safety Management (Legionella)

- 4.6.1 Compliance to GF properties for water safety management is currently undertaken by external contractors who undertake water risk assessments (WRA's), identify any potential hazards relating to legionella bacteria and carry out water temperature checks.
- 4.6.2 All HRA properties also require consideration in regard to water safety and we have therefore carried out a comprehensive review and survey by the compliance team to identify through our validation process all HRA properties where there may be a potential water safety hazard. This identified dwellings, blocks and HRA commercial properties where undertaking an initial water risk assessment was felt to be beneficial in order to provide reassurance that any hazards identified could be remedied. We have now commenced a programme with a specialist consultant to undertake a programme of WRA's to these HRA blocks and commercial properties, together with any GF properties requiring an updated WRA. This includes obtaining water samples and having them analysed by a laboratory to check for legionella bacteria where required.
- 4.6.3 The Control of Substances Hazardous to Health Regulations 2002 and the HSE Approved Code of Practice (L8) The Control of Legionella Bacteria in Water Systems identifies Somerset West and Taunton Council's requirement to minimise the potential of legionella growth within its stock, including communal areas.
- 4.6.4 Somerset West and Taunton Council have a Water Safety Policy and associated Procedures to ensure that they meet their statutory requirements.
- 4.6.5 Somerset West and Taunton Council have adopted the following inspection regime:
- Risk assessments – interval period for re-inspection based upon recommendation in accordance within L8
 - Tank inspections (Communal stored water only) – Annual
 - Domestic properties inspections within a block where there is communal stored water – 100% inspection over 5 years (minimum of 20% per year)
 - Void Properties – Inspected at the time of being vacant (including undertaking any remedial works and flushing prior to re-letting)
 - Domestic Properties (no communal stored water) – Programme being developed
- 4.6.6 Remedial actions are carried out by external contractors and the Housing Property team.
- 4.6.7 The following tables provide an update of the current position in relation to water safety for GF properties. Note: table properties aligned with current validation process and review of data:

Water Risk Assessments

Property Account Type	Properties Requiring a Water Risk Assessment	Properties with a Water Risk Assessment	Percentage Compliant
GF - Properties	56	44	79% (61%)

The current programme of WRA's being undertaken by the newly appointed specialist consultant is planned to complete all outstanding WRA's for the GF properties by the end of November 2020, this has been now revised due to additional properties being identified and will be included in the current programme.

Monthly Temperature Checks

Property Account Type	Properties with Stored Communal Water	Properties with a monthly temperature check	Percentage Compliant
GF - Properties	40	38	95% (95%)

5 Links to Corporate Strategy

No direct links.

6 Finance / Resource Implications

As noted in 1.6 above, a rolling review of all compliance areas against every property for which Somerset West and Taunton Council has property compliance responsibility continues to be undertaken and budget requirements for inspections and associated programmes of work have been developed. These have been used during the 2021/22 budget setting process.

7 Legal Implications

As noted in Section 3 of this report, Somerset West and Taunton Council has an obligation to comply with landlord statutory health and safety responsibilities. All of the specific legislative requirements are outlined under the relevant activity areas in Section 4 of this report.

8 Asset Management Implications

The property stock portfolio owned by Somerset West and Taunton Council is a substantial asset. This report outlines how health and safety compliance of this asset base is being managed.