

Housing Management Performance Report Quarter 4 and end of year 2017/18: additional information about asbestos and Legionella safety

Asbestos

The council has completed a planned review of the housing asbestos management strategy. The strategy clearly defines the requirements, roles, responsibilities and processes that housing and service providers are required to follow to ensure compliance when managing asbestos within our housing stock. This is delivered in line with the council's Management of Asbestos Standard.

As part of the review the council has increased information, training and access to the asbestos register for housing. There is also a clear survey/ resurvey and removal strategy and whole property surveys are carried out as standard practice when undertaking works.

The strategy is in place to ensure residents and staff are appropriately informed and protected from the risks associated with asbestos.

The council carries out annual inspections of all communal areas that have been identified as containing asbestos based materials.

During the 2017/18 financial year, 435 inspections were carried out of communal areas and 1,355 of dwellings. Properties will continue to be inspected as appropriate remaining on the inspection schedule until a time when the asbestos based materials are removed.

There has been a continued commitment from the council's partnership with Mears to progress the strategy for managing, maintaining and removing asbestos from council homes and communal ways as detailed below:

- There has been particular focus in the partnership on aligning asbestos data, updating the asbestos register and developing processes with contractors to update records.
- Mears and the council have also been focused on implementing the management procedures detailed in the Asbestos Strategy; this has included ensuring clear processes for data management and delegation of activities. Where these have not been straight forward officers have worked in partnership directly with supply chain providers to solve problems.
- The council is currently preparing for an internal assessment with colleagues in Orbis Health and Safety which will further help to test the strategy and processes in place.

Legionella

Communal hot and cold water systems are subject to a detailed inspection programme across the council's housing stock. The inspection programme is based upon the Health & Safety Executive's Approved Code of Practice L8 HSG274 and operates as follows:

Seniors housing

Weekly:

- Flush infrequently used outlets and log.

Monthly:

- Check and record flow and return temperatures on all hot water system (HWS) units more than 15 litres Storage.
- Check and record distribution temperatures on all sentinel hot and cold water outlets.

Quarterly:

- Clean, descale and disinfect all shower heads and hoses.
- Check and record subordinate loop temperatures where accessible.
- Check and record distribution temperatures on 1 in 12 remaining hot and cold water outlets.

Bi Annually:

- Check operation, usage and distribution temperatures on all point of use (POU), combi and other low capacity hot water units 15 litres or less.

Annually:

- Carry out operational, visual and temperature checks on all cold water storage tanks including header tanks on flat back HWS units.
- Cold water storage tanks: temperature checks on tanks will be undertaken in the summer period.
- Review effectiveness of existing control scheme.
- Carry out full service and re-calibrate all thermostatic mixing valves (which regulate shower and bath temperatures to prevent scalding) on site.
- Flush and purge to drain all expansion vessels on site, undertake a Legionella & bacterial sample on completion (communal systems only).

Scheme Manger Tasks:

- Flush void flats water outlets weekly and log.
- Scheme Managers will have access to the staff Health & Safety intranet portal.

General needs housing blocks with communal cold water

Annually:

- Carry out operational, visual and temperature checks on all cold water storage tanks. Temperature checks on tanks will be undertaken in the summer period.
- Carry out potable water quality sampling.

General needs housing block with communal hot water

Monthly:

- Check and record flow and return temperatures on all HWS units more than 15 litres Storage.
- Check and record distribution temperatures on all sentinel hot and cold water outlets (these are the nearest and furthest taps from the water supply).

- Check and record distribution temperatures on 1 in 12 remaining hot and cold water outlets.

Quarterly:

- Clean, descale and disinfect all shower heads and hoses – communal areas only.
- Check and record subordinate loop temperatures where accessible.

Bi Annually:

- Check operation, usage and distribution temperatures on all POU's, combi and other low capacity hot water units 15 litres or less.

Annually:

- Carry out operational, visual and temperature checks on all cold water storage tanks including header tanks on flat back HWS units.
- Review effectiveness of existing control scheme.
- Carry out full service and re-calibrate all thermostatic mixing valves (which regulate shower and bath temperatures to prevent scalding) on site – communal areas only.
- Flush and purge to drain all expansion vessels (small tanks which protect against excessive water pressure) on site, undertake a Legionella & bacteria sample on completion (communal systems only).

Other notable information:

- 20% of the housing stock is risk assessed annually.
- Review of the risk assessment is undertaken.
- The high rise flats which have cold water storage tanks have been replaced with smaller hygienic tanks.
- There is an ongoing program to convert from tanks to mains supply in low rise where possible
- Programmed in for this financial year, is the upgrade of the wholesome water (mains water suitable for drinking, cooking etc.) system at Essex Place.
- The council is currently surveying the wholesome water risers at Ellen House to ascertain their condition.
- A leaflet on Legionella awareness for our tenants and leaseholders is being produced.
- Housing arranges ongoing training on Legionella awareness for relevant staff.

