


Board of Directors 26th February 2018	
Report authorised by: Will Manning, Director of Asset Management Report Author: Seton Akojenu, Head of Health and Safety	Report type: For information
Title: Health and Safety Dashboard	

1. Summary of Report

This report updates the board on the performance of Health & Safety within Tower Hamlets Homes. Overall across a number of indicators performance has been satisfactory, this includes 100% compliance on gas safety, and excellent progress in responding to fire deficiency notices. Areas for improvements are, display screen equipment (DSE) assessments and accident reporting.

2. H&S dashboard

Please see appendix “A” for detailed tables

2.1 Fire risk assessments

Keystone Risk Management (KRM software) is now live and is in the process of being uploaded with actions that have arisen out of fire risk assessments. KRM will record all updates relating to individual fire risk actions including completion dates. KRM will have facility to provide data for monitoring and management purposes. It is expected that these reports will give updates and insight into progress in delivering all the future risk actions over the coming 3 – 4 years.

2.2 Accident data

Accident data is recorded when members of staff have/experience incidents of a health and safety nature and enables the employer to effectively monitor health and safety at work. At THH we also record information relating to contractors working on council homes. During the period Oct – Dec 2017 five accidents were reported. The Head of Health and Safety advises that this is an unusually low figure given the size of work force and type of business. Benchmark information suggests that around 20 accidents or incidents should be expected each quarter. The Head of H&S is promoting the need to properly report all incidents using the incident reporting line.

2.3 DSE assessments

Of the 33 computer users who joined THH since October 2017, seven have undertaken DES assessments. It is expected that as staff move into new accommodation and new ways of working are embedded this figure will improve going forward.

2.4 Estate inspections

The estate inspection target (27) for October to December 2017 has been met. There are no serious matters to report to Board and all actions that arose during the period have been completed.

2.5 Staff training

The H&S training held from the start of the current financial year to date, the number of sessions held for each course and number of attendees are stated below:

a) Personal safety and lone working (1 session):	11
b) Working at heights (2 sessions):	18
c) Asbestos and sharps (3 sessions):	87
d) Asbestos awareness (2 sessions):	21
e) Manual Handling (1session):	25
f) Fire safety awareness (3 sessions):	28

2.6 Gas safety

100% compliance achieved both for dwelling and communal gas safety checks. Overall this is an area of strength due to consistently good performance.

2.7 Water safety

Cold and hot water storage tanks require regular inspection/testing for water temperature to ensure that legionella bacteria is prevented.

- Hot and cold water temperature tests: 100% compliance achieved.
- Water sampling and analysis tests: 100% compliance achieved

2.8 Lifts

Lifting Operations and Lifting Equipment Regulations (LOLER) inspections are required every 6 months for passenger lifts. During the period Oct to Dec 2017 all lifts were inspected and 100% compliance was achieved.

Stair lifts – Stair lifts in residents' homes also require inspections and servicing. During the period up to December 2017 there were 188 stair lifts in council homes, 183 had been inspected, whilst access difficulties delayed the inspection of the remaining five.

2.9 Automatic gates

For the period Oct to Dec 2017, six automatic gates required inspection. Five gates were inspected and found to be operating satisfactorily whilst one gate required work.

2.10 Fire safety equipment

Dry risers: During the period 118 dry risers required inspection. Of the 118, one required further work.

Fire/smoke alarms: 18 alarms and smoke control systems were checked during the period and 100% compliance was achieved

Chute sprinklers: The 22 chute sprinklers were serviced and maintained in good states of repair.

3.0 Fire deficiencies identified by LFB

Of the 14 blocks in which deficiencies were identified by the LFB from 28 June to date, remedial actions have been completed in nine. Updates on the five outstanding blocks are provided below:

- a) Dickinson House: Block has been decanted and planned for renovation.
- b) Dunmore Point: Works identified by LFB completed. Major works are in progress.
- c) Malting House and Brewster House: These are parts of the 'substantial risk' blocks and are undergoing major works. The LFB has been informed.
- d) Robin Hood Gardens: There are difficulties accessing the 3 remaining dwellings.

Appendix A – H&S dashboard figures

Appendix B - LFB Tracker