

POLICY & PERFORMANCE IMPROVEMENT COMMITTEE

30 JANUARY 2023

APPENDIX TO MINUTES

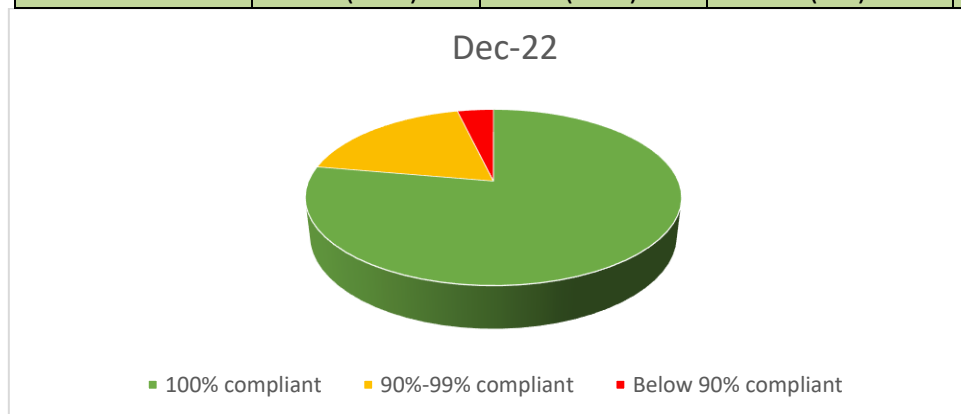
Compliance Performance Briefing Note – Quarter 3 – 2022/23

Below is the performance of housing compliance services at the end of December 2022, focusing on exceptions performance, which is outside the Councils target parameters. This performance relates to the Council’s legal and regulatory landlord responsibilities for 27 building safety measures including fire protection, gas, asbestos, electrical and water as well as summarising details of the Council’s housing stock.

These 27 indicators are “RAG” rated, as follows:

- Green: At target.
- Amber: Within 10% of target.
- Red: below 10% of target







Month	Compliant	90% -99% compliant	Below 90% compliant	Total
June 2021	20 (74%)	4 (15%)	3 (11%)	27
Sept 2021	19 (70%)	5 (19%)	3 (11%)	27
Dec 2021	20 (74%)	5 (19%)	2 (7%)	27
Mar 2022	23 (85%)	4 (15%)	0	27
June 2022	20 (74%)	6 (22%)	1 (4%)	27
Sept 2022	18 (67%)	6 (22%)	3 (11%)	27
Dec 2022	21(77%)	5(19%)	1(4%)	27















Housing Compliance Performance Exceptions



- **Gas Servicing – AMBER.** 26 properties - 99.5% compliant
- **Oil Servicing – RED** 32 homes not completed, 6 in a legal process
- **EICR certifications less than 5 years old – AMBER.** 109 properties without certification less than 5 years old, 46 of these in an enforcement process (plus HouseMark indicator)
- **Stairlift Servicing – AMBER** - 3 stairlifts outstanding through non access
- **Hoist Servicing – AMBER** - 1 hoist outstanding due to hospitalisation

Fire Safety





	Fire	Annual Target	Target for Month	Total for Month	Outstanding	Compliance	
						Annual	Month
1	Type 3 Fire Risk Assessments	139	0	0	0	100% 	100% 
2	Fire Alarm Testing (including emergency lighting)	6780	540	540	0	100% 	100% 
3	Sprinkler system	6	0	0	0	100% 	100% 

Heating Appliance Servicing








	Heating Systems	Annual Target	Target for Month	Total for Month	Out of Compliance	Compliance	
						Annual	Month
4	Valid Gas Annual Safety Inspection	5199	509	483	26	99.5% 	94.89% 
5	Solid Fuel	22	1	1	0	100% 	100% 
6	Oil Servicing	205	32	0	32 (including 6 with legal packs)	84.39% 	0% 
7	LPG Gas Servicing	3	0	0	0	100% 	100% 
8	Commercial Boilers	4	0	0	0	100% 	100% 
9	Heat Pumps	89	0	0	0	100% 	100% 

10	Electric	18	0	0	0	100% 	100% 
----	----------	----	---	---	---	---	---





Asbestos Works

	Asbestos	Annual Target	Target for Month	Total to Month	Outstanding	Compliance	
						Annual	Month
11	Asbestos Surveys (Domestic)	333 (Running total 260)	27	27	0	100% 	100% 
12	Asbestos Surveys (Communal)	125 (per 1999 blocks)	0	0	0	100% 	100% 







Electrical Safety

	Electrical 5 Year	Annual Target	Target for Month	Total for Month	Outstanding	Compliance	
						Annual	Month
13	Domestic Testing	1161	202	139	63 (and 46 in an enforcement process)	98.8% 	68.81% 
14	Housemark Data - Domestic EICR certified < 5 years old	5545	N/A	N/A	63	98.8% 	N/A
15	Non-domestic Testing	133	0	0	0	100% 	100% 
16	PAT Testing	37	9	9	0	100% 	100% 





Water Safety

	Safety Works	Annual Target	Target for Month	Total for Month	Outstanding	Compliance	
						Annual	Month
17	Legionella testing	194	12	12	0	100% 	100% 
18	Gladstone house Bacteria Testing Potable Water	1	0	0	0	100% 	100% 








Lifting Equipment

	Other Safety Works	Annual Target	Target for Month	Total for Month	Outstanding	Compliance	
						Annual	Month
19	Passenger and Goods Lift Servicing	96	7	7	0	100% 	100% 
20	Stair lift Servicing	92	21	18	3	96.74% 	85.71% 
21	Hoist Servicing	30	11	9	2	93.33% 	81.82% 

Environmental

	Safety Works	Annual Target	Target for Month	Total for Month	Outstanding	Compliance	
						Annual	Month
22	Play Park Inspections	884	85	85	0	100% 	100% 
23	Tree Surveys	1	0	0	0	100% 	100% 

Blocks

	Other Safety Works	Annual Target	Target for Month	Total for Month	Outstanding	Compliance	
						Annual	Month
24	General Block Inspections	1212	101	101	0	100% 	100% 
25	Gladstone House Air Conditioning	1	0	0	0	100% 	100% 
26	Gladstone House Commercial Ductwork	1	0	0	0	100% 	100% 
27	Community Rooms	360 (30 c/rooms inspected monthly)	30	30	0	100% 	100% 