

POLICY & PERFORMANCE IMPROVEMENT COMMITTEE

30 JANUARY 2023

APPENDIX TO MINUTES

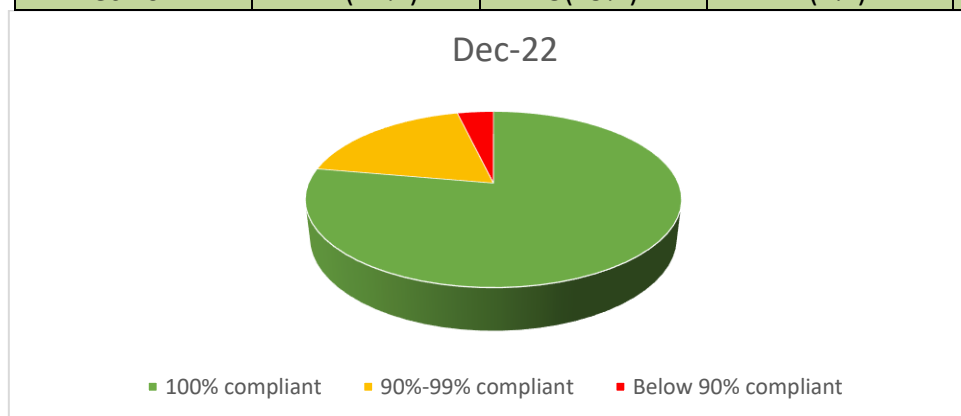
Compliance Performance Briefing Note – Quarter 3 – 2022/23

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%  |