

APPENDIX 1

Compliance Workstream	Total Stock / Blocks	Total incl Sub Block	Stock / Blocks Not Applicable	Stock / Blocks Applicable	Number Compliant	Current Number Non-Compliant	% Compliant 08/10/20	% Compliant 01/12/20	% Compliant 04/01/21	Direction of Travel
ASBESTOS										
Communal Management Surveys	259	329	230	99	99	0	Not Verified	100%	100%	
Re inspections up to date	259	329	230	99	94	5	Not Verified	94.00%	94.95%	Clarified number covered by Duty to Manage. New communal areas added where previous reports identified asbestos, added to PA Group's contract
Domestic Surveys	4314		44	4270	1552	2720	Not Verified	Not Verified	36.35%	Data now on SAM data base
ELECTRICAL SAFETY										
Communal areas with valid EICR	259		118	141	140	1	83%	94.20%	99.29%	1 missing Wellesley Terrace booked 14/01/21, confirmed no Electrical Installation Condition Report (EICR) required for 56-62 Beaufoy Terrace
Domestic properties with valid EICR	4314			4314	2201	2113	44%	47.82%	51.02%	Performance has improved as the figures now include EICRs that are not on Corgi, monitored on SAM data base
FIRE RISK ASSESSMENTS										
Fire Risk Assessments required	259	329	105	224	216	8	98%	98.70%	96.43%	Identified 2 King Street that needs an Fire Risk Assessment (FRA) as it has

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										a communal area. This has been booked for 5/02/21. Others expired order placed with DDS (contractor)
ALL FRA works arising				1887	1402	485	Not Verified	59.74%	74.30%	Data still includes some completed works by APL (contractor). Numbers being adjusted now each month reflecting new FRAs being carried out as existing ones expire, works required also adjusting which alters % completed
FRA works overdue still remaining pre October 2020				472	24	448				Individual works rating Severe 52, Moderate 312, Slight 102, None 6
FRA works overdue still remaining post October 2020				229	192	37				Individual works ratings Moderate 18, Slight 19
Current Risk Rating Substantial								49	49	5 FRAs do not have an overall risk rating, will require new FRAs. And King Street not yet done. Previous month included corporate properties now excluded
Current Risk Rating Moderate								171	165	

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Current Risk Rating Tolerable and Trivial								4	4	
FRA with no risk rating								5	6	
EMERGENCY LIGHTING										
Emergency Lighting valid tests	259	329	187	142	142	0	98%	97.92%	100.00%	PJC confirm St Barts included in paperwork for Hazelwood Meadow
SMOKE DETECTORS										
Properties with Smoke Detectors	4314						Not Verified	Not Verified	Not Verified	Still checking this Data, aim to be in a position to have data June 21
FIRE ALARMS										
Fire Alarms tested	259	329	212	117	116	1	100%	100.00%	99.15%	<p>The following blocks have been referred to PJC (contractor) to check out as may have alarms</p> <p>Creighton Flats 1-8 Curzon Road Dane House 1-5 Herbert Street 2-6A Honfleur Road 1-11 Odds Queens Rise 25-31 Odds St Georges Crescent 22-28 St Giles Close 21-27 Odds</p> <p>Waiting for alarm to be handed over to PJC for Norman Tailyour house</p>

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GAS SAFETY										
Communal boilers with valid LGSR				20	20	0	100%	100%	100%	Data has been verified
Domestic properties with an LGSR	4314		307	4007	4006	1	99.90%	99.97%	99.97%	1 property without Landlord Gas Safety Record (LGSR) where legal action has resulted in order to allow entry.
NON GAS Properties										
Heating Non LGSR Compliance	4314		4007	307	199	108	62%	64.17%	64.82%	Data has been verified and stock numbers adjusted to reflect those owned and not requiring an LGSR
LIFT INSTALLATIONS										
Communal passenger lifts	259	254		6 lifts (5 locations)	6	0	100%	100%	100%	Data on Crimson reports portal
Domestic (Stairlifts, Hoists, Through floor lifts)				99	44	55		40.40%	44.44%	Increased number with Lift Operations & Lifting Equipment Regulations (LOLER) and servicing reports, access issues with Covid and back log with contractors due to so many being added to contracts
LEGIONELLA										
Legionella Risk Assessments required	259	329	291	38	38	0	Not Verified	100%	100%	Data verified, 5-15 Jubilee Road being re assessed to clarify if checks are needed
Works arising*							Not Verified	Not Verified	249	

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Risk Rating High									59	Risk ratings based on individual works risk rating rather than the risk rating of the Risk Assessment overall
Risk Rating Medium									165	
Risk rating Low									25	
FIRE EXTINGUISHERS	259		250	9	9	0		88.89%	100.00%	All serviced but one due to be removed at Lancaster Hse as no longer required
PAT TESTING	259		252	7	7	0		100%	100%	All certificates on file, dates on Tracker Recall to PJC (contractor) re guest room at Eastry Court)