

Compliance Dashboard Summary v2.3 Latest Management Report

Date of Report: 09/09/2024 18:43

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Management Report Summary User Notes: Use this worksheet to export a copy for wider distribution.

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| | Properties | | | | Compliance | | | | | Comments |
|--|--------------|--------------|---------------|---------------------|------------|---------------|--------------------|----------------------------|--------------------------------|--|
| | Total Assets | On Programme | Off Programme | Validation Required | Compliant | Non-compliant | Current Compliance | %Change / Weekly Snap-Shot | %Change from Management Report | |
| Domestic Dwellings | | | | | | | | | | |
| Change in Asset Count ↑ 8 | | | | | | | | | | |
| Gas (LGSR Programme) In Date | 5623 | 4653 | 732 | 238 | 4653 | 0 | 100.00% | → 0.00% | → 0.00% | Business as usual. |
| CO Detection Installed (Y/N) | 5623 | 4622 | 749 | 252 | 4609 | 13 | 99.72% | ↑ 0.78% | ↑ 0.78% | Reviewing list of non-compliant with Contractor for existing evidence to confirm compliant position, (or otherwise) and where non-compliant provide works orders to install. Complete by 31/03/25 |
| Electric (5-Yr EICR Programme) In Date | 5623 | 5564 | 58 | 1 | 5474 | 90 | 98.38% | ↑ 0.03% | ↓ -0.23% | Programme for outstanding EICR's raised 03/2024 to resolve non-compliance. Expect to be caught up, (allowing for 'no access' issues) by end of October. Thereafter programmes will be sent six months in advance of due by date. |
| Smoke Detection Installed (Y/N) | 5623 | 5529 | 93 | 1 | 5324 | 205 | 96.29% | ↑ 0.29% | ↑ 0.27% | Reviewing list of non-compliant with Contractor for existing evidence to confirm compliant position, (or otherwise) and where non-compliant provide works orders to install. Complete by 31/03/25 |
| Communal Blocks & Schemes (+Maisonettes for Asbestos) | | | | | | | | | | |
| Change in Asset Count → 0 | | | | | | | | | | |
| Gas (LGSR Programme) | 270 | 8 | 262 | 0 | 8 | 0 | 100.00% | → 0.00% | → 0.00% | Business as usual. |
| Electric (5-Yr EICR Programme) | 270 | 255 | 15 | 0 | 245 | 10 | 96.08% | ↑ 12.94% | ↑ 0.78% | Programme for outstanding EICR's raised 03/2024 to resolve non-compliance. Expect to be caught up, (allowing for 'no access' issues) by end of October. Thereafter programmes will be sent six months in advance of due by date. |
| Fire Risk Assessment | 270 | 270 | 0 | 0 | 270 | 0 | 100.00% | ↑ 3.70% | ↑ 3.70% | Delivery mechanism for Cyclical programme of renewal of FRA's agreed on 16/05 with Contractor. Standard Template, (based on Policy) agreed with Contractor. |
| Asbestos Management | 496 | 238 | 85 | 175 | 223 | 15 | 93.70% | ↑ 0.08% | ↑ 0.08% | Programme for obtaining outstanding/refreshed Asbestos Management/Reinspection surveys raised 04/2024. Current completion date estimated by Contractor to be May 2025 |
| Water Hygiene (Legionella) Risk Assessment | 270 | 14 | 252 | 4 | 14 | 0 | 100.00% | → 0.00% | → 0.00% | Business as usual. |
| Lifts Full Inspection | 26 | 24 | 2 | 0 | 24 | 0 | 100.00% | → 0.00% | → 0.00% | Business as usual. Christine Ledger Square. (decommissioned from use). Yeomanry Close in Refurbishment. |
| Community Centres | | | | | | | | | | |
| Change in Asset Count → 0 | | | | | | | | | | |
| Gas (LGSR Programme) | 4 | 4 | 0 | 0 | 4 | 0 | 100.00% | → 0.00% | → 0.00% | Business as usual. |
| Electric (5-Yr EICR Programme) | 4 | 4 | 0 | 0 | 4 | 0 | 100.00% | → 0.00% | → 0.00% | Business as usual. |
| Fire Risk Assessment | 4 | 4 | 0 | 0 | 4 | 0 | 100.00% | → 0.00% | → 0.00% | Business as usual. |
| Asbestos Management | 4 | 4 | 0 | 0 | 4 | 0 | 100.00% | → 0.00% | → 0.00% | Business as usual. |
| Water Hygiene (Legionella) Risk Assessment | 4 | 4 | 0 | 0 | 4 | 0 | 100.00% | → 0.00% | → 0.00% | Business as usual. |

Fire Safety Outstanding Actions Summary:

| Block Archtype | Risk | | | Comments |
|-------------------------|------|--------|-----|---|
| | High | Medium | Low | |
| High Rise 18+ | 1 | 45 | 11 | High risk: One action which is currently in progress Extend the automatic fire detection inside the electric cupboards for early warning and ensure persons inside the apartments next to it are alerted immediately. Overdue since July 22 waiting documentary evidence of completion following the contractor visit in November 23. Medium risk outstanding since July/August/October 22 in varying positions of action with all actions expected to be complete within 6 months. Low risk outstanding and overdue since October 22 expected to be complete by March 24 |
| Medium Rise 11-18 | 26 | 119 | 16 | High risk outstanding and overdue since August 2022 (see below list of issues), Medium risk outstanding and overdue since October 2022. The high-risk actions fall within two common themes primarily: 9 inspection of roof void access and electrical intake cupboards. Surveys have been commissioned; 6 regarding reviewing fire action notices and visiting staff training records. |
| Low Rise Combined | 464 | 2086 | 298 | High risk outstanding and overdue since August to October 2022. Medium risk outstanding and overdue since July 2022. Low risk outstanding and overdue since April 2023. No date 645. There are no life critical actions at any of the buildings. The majority of high-risk actions are non-fabric related. The high-risk actions within the Low rise fall into several common themes: - 87 actions concern 'management confirm that the common area fixed electrical system has been inspected and tested within the last 5 years in accordance with BS7671:2008 (as amended). The position is that the reinspection is complete however we have not closed down the actions as we are waiting the certification being provided. - Numerous actions concern 'residents must be reminded of the importance of keeping doors closed' the position is that residents will be receiving this information in the Christmas newsletter 2023. - 22 actions relate to 'fire safety signage to be reviewed' The position is that we are in the process of reviewing and upgrading and will have this work completed within 6 months. - 77 actions relate to fire door surveys of doors. The position is that surveying has started with additional resources being put in place. Communal doors of the high rise, 11-18m buildings and 42 low rise buildings are now completed. The aim is for this work to be completed within the next 12 months. |
| Sheltered | 30 | 91 | 14 | High risk outstanding and overdue since May 22. Medium risk outstanding and overdue since July 2022. Low risk outstanding and overdue since October 2022. The high-risk actions within the Sheltered fall into several common themes primarily: - 15 actions around roof void access and compartmentation. The survey for which has been commissioned. 6 actions relating to reviewing signage and 5 other issue relates to logging the training of staff which is also in progress. |
| Christine Ledger Square | 17 | 55 | 3 | |