	BCP Target	Compliar Actual	rce Perfor Trend	mance Reporting - QTR 1 2019/20	Target	06/08/201 Actual Trend	
Fire Safety				Legionella Management			
Percentage of communal areas with Fire Risk Assessments (FRA).	100.00%	100.00%		Percentage of properties with communal water facilities that have been risk assessed.	100.00%	100.00%	
Percentage of FRA reviews overdue.	0.00%	0.00%		Percentage of risk assessments overdue for	0.00%	0.00%	
Number of communal areas where the FRA was not renewed prior to expiry since last	0	0		review. Number of remedial actions outstanding for	0	6	
reporting date. Number of remedial actions overdue for	Ů	•		completion. Percentage of monthly on-site checks not			
completion:	ı			completed.	0.00%	20.00%	
Priority - High (1 - 6 months)	0	3		<u>Comments</u>			
Priority - Medium (6 - 12 months)	0	112		* As of the end of June, 6 No remedials jobs we these have now been completed. ** From April inspections were scheduled, 15 were not completed.	to June - 72	site	
Priority - Low (12 months)	0	0		reasons. These outstanding blocks will be rolled July report for confirmation of completion has ye the contractor, this is expected week ending 16t inspections are expected to be completed.	t to be subm	nitted by	
Number of properties subject to FRA's that have an annual Fire Risk Assessment Reassessment to support a 3 and 5 year full review	269	269		inspections are expected to be completed.			
Comments High - The remaining high risks effect properties remain a high risk due to the specific design of the layout. 2 matters relate to blocks where balconie been illegally infilled. Action taken in 2018 still or Medium - Risks relate to flat front fire doors and doors which are due to be replaced by our BRE house team using Gerda doors. Low - Each proremaining low risks; Valid EICR, Testing of fire a	the internal the shave the shave the shade in the shade trained in- the shade the shad			Periodic Electrical Testing Percentage of properties overdue satisfactory electrical inspection.	0.00%	1.06%	
emergency lighting, lone working and will always based on 269 applicable communal areas. PAS methodology. This would equate to 807 issues w not recorded as low risk issues within the FRA in above as they are managed by individual suppor policies. HRA has an annual policy of reassess assess communal areas to ensure no changes a common parts or fire precautions; noting the zero policy.	79 which are information rting nent to are made to			Number of properties where electrical inspection expired prior to renewal since last reporting date.	0	54	
				Percentage of communal areas overdue a	0.00%	48.67%	
				satisfactory EICR in qtr. 1 Percentage of completed fire alarm weekly tests on programme (based on 13'988 tests			
				annually) NB no weekly tests were ever missed	100.00%	98.07%	
				Percentage of completed emergency lighting tests on programme (flash test) NB no weekly flash tests were missed	100.00%	100.00%	
Lift Safety - Non-Domestic				Comments			
Number of non-domestic lifts overdue a 6-monthly examination.	0	0		Backlog due to realignment of EICR date to quir maximum in line with guidance and based on ag 18th edition amendments (Jan 2019) are applied therefore a wide scale retrofit of cable containm	e / condition I retrospectiv	of wiring. ely	
Number of dangerous or potentially dangerous defects outstanding.	0	0		progress. 3rd party contractors on board since A with workload. Qtr. 1 saw wide scale upgrading. Emergency light systems so communal EICRs w	April 2019 to / replaceme	assist nt of	
Percentage of non-domestic lifts with an up-to-date service.	100.00%	100.00%					
Number of properties where a service was not completed prior to the due date since the last reporting date.	0	0		Lift Safety - Domestic Number of domestic lifts overdue a thorough	•		
Lift availability (In service)	90%	93.98%		examination.	0	0	
Number of lift "breakdown" occurrences requiring attendance from contractor based on 31 passenger lifts (Reference only)	0	67					
Number of "breakdown's" attended within SLA	100%	100%		Number of decrees a second-like decrees			
<u>Comments</u> RJ Lifts commenced contract on Jan 2019 offering				Number of dangerous or potentially dangerous defects outstanding.	0	0	
TVC portal and RJ Lifts clik portal allow for desk time intervention and live management of LOLEF breakdowns and fault finding. A breakdown occu	R inspections,	, servicing,		Percentage of domestic lifts with an up-to-date service.	100.00%	97.43%	
event which stops the lift or causes an automatic target is based upon the out of service period dic and servicing as well as equipment. Current full of taking place of all passenger lifts.	tated by mair	ntenance		Number of properties where a service was not completed prior to the due date since the last reporting date.	0	0	
Gas Servicing				Comments		-	
Landlord Gas Safety Record (LGSR) compliance.	100.00%	99.7%*		97.43% one missed service was missed. 38 of 3 qtr. were tested - missing only one as equipmen service were no longer required as service user	t and therefo	ore	
Percentage of overdue properties.	0.00%	0.23%		deceased reported for accuracy.			
Number of overdue properties subject to legal proceedings.	0	17					
Number of properties where LGSR expired before renewal since last reporting date. (no	0	0		Asbestos Management Percentage of communal areas surveyed for			
data available)				asbestos.	100.00%	100%*	
Comments Comments - The performance is assessed on `a year to date basis` up				Percentage of dwellings surveyed for asbestos.	100.00%	95.91%**	
to June 2019/ 1st quarter.				Percentage of Asbestos Containing Material (ACM) overdue for re-inspection. This is presumed to relate to domestic properties with ACM's only, these are inspected every 5 years. This is required under the Health and Safety at Work Act 1974 in addition to communal area as employees are expected to work within the properties	0.00%	0.00%	
				Number of ACM re-inspections not completed	0	0	
				prior to due date since last reporting date. Number of remedial actions overdue for completion.	0	0	
				Comments * This inspection is completed annu			

Comments * This inspection is completed annually from Sept to Dec . ** It is presumed this refers to AIB inspections within domestic properties (i.e. dwellings) .