

	Target	PHP		BCP		Target	PHP		BCP	
		Actual	Prev	Actual	Prev		Actual	Prev	Actual	Prev

Fire Safety

Percentage of communal areas with in date Fire Risk Assessments (FRA).

100.00%	100.00%	100.00%	100.00%	95.37%
0	0	0	0	12
0	0	0	3	56

Number of FRA reviews overdue at end of quarter.

Number of communal areas where the FRA was not renewed prior to expiry since last reporting date.

Number of remedial actions outstanding for completion:

Priority - High

Priority - Medium

Priority - Low

Legacy

0	0	5	19	4
0	0	10	189	32
0	0	0	506	179
0	3	3	3	3

Legionella Management

Percentage of properties with communal water facilities that have been risk assessed.

Percentage of properties with a current risk assessment.

Number of remedial actions outstanding for completion.

Percentage of on-site checks completed in the quarter.

100.00%	100.00%	100.00%	100.00%	100.00%
100.00%	100.00%	100.00%	100.00%	100.00%
0	2	3	5	5
100.00%	100.00%	100.00%	81.76%	87.42%

Periodic Electrical Testing

Percentage of properties with current satisfactory electrical inspection.

Number of properties where electrical inspection expired prior to renewal since last reporting date.

100.00%	99.25%	98.92%	85.83%	84.02%
0	34	49	159	271

Lift Safety - Non-Domestic

Number of non-domestic lifts overdue a 6-monthly examination. (LOLER)

Number of dangerous or potentially dangerous defects outstanding.

Percentage of non-domestic lifts with an up-to-date service.

Number of properties where a service was not completed prior to the due date since the last reporting date.

0	0	0	0	0
0	0	0	0	0
100.00%	100.00%	100.00%	100.00%	81.13%
0	0	0	5	10

Lift Safety - Domestic

Number of domestic lifts overdue a thorough examination at end of quarter.

Number of dangerous or potentially dangerous defects outstanding at end of quarter.

0	0	0	6	0
0	0	0	0	0

Gas Servicing

Landlord Gas Safety Record (LGSR) compliance at end of quarter.

Number of overdue properties at end of quarter.

Number of overdue properties subject to legal proceedings at end of quarter.

Number of properties where LGSR expired before renewal since last reporting date.

100.00%	100.00%	100.00%	100.00%	100.00%
0	0	0	0	0
0	0	0	0	0
0	0	0	4	6

Asbestos Management

Percentage of communal areas surveyed for asbestos.

Number of ACM re-inspections not completed prior to due date since last reporting date.

Number of remedial actions outstanding.

100.00%	100.00%	100.00%	100.00%	100.00%
0	0	0	0	0
0	0	0	0	0

SUPPORTING COMMENTS

PHP	BCP	PHP	BCP
<p>Fire Safety - Remedial actions overdue</p> <p>3 x Legacy Actions - 66a-D Dale Close one door left to change but having access issues, 140-154 Egmont Road flat 142 left to replace, 115-118 Sterte Court Flat 118 door has now been surveyed</p>		<p>Legionella Management - No. of remedial actions outstanding</p> <p>Lagland Court - Access issues into flat 38 and 19, have involved housing and passed over leaseholder information to help with this. Outstanding remedial works at Woodlark House - discussed with Ecosafe that these need rectifying by end of October.</p>	
<p>2 Legacy actions at at Bethany and 1 at Craven Court have been mitigated with the Fire Brigade.</p> <p>506 Low- 152 of Low related to storage of EICR certificates and 225 relate to letterbox replacement programme.</p>		<p>The outstanding inspections are because the contractor cannot get safe access to lifts.</p>	
<p>Lift Safety - Non-domestic</p>		<p>Periodic Electrical Testing</p>	
<p>5 showed outstanding last quarter on the portal on the 1st July. 1 was a broken lift at Bethany House and 4 were services not done in previous month at 1 Forsyth Gardens, 401 Holdenhurst Road, 83 Southbourne Road and Talbot Woods Court.</p>		<p>There have been a number of no access properties that have caused us an issue in terms no response from the residents from repeated telephone calls, letters and cold calls. We have managed to push these through with engaging additional contractors and involving PHP surveyors to increase frequency of our contact.</p>	
<p>Gas Servicing</p>		<p>Lift Safety - Domestic</p>	
<p>None outstanding at the end of the quarter.</p>		<p>The 6 lifts that have not been completed were not attended due to the client being unavailable. 5 are rebooked for October dates. The other we were waiting for a valid contact number.</p>	
<p>Asbestos Management</p>			
		<p>All flatblock inspections up to date. Asbestos usually checked during the third and final cycle which is about to begin.</p>	