

APPENDIX 1 - BCP HOMES COMPLIANCE SCORECARD

October 2024

Compliance Area	KPI	Target	Aug	Sep	Oct	Travel	COMMENTARY
Fire	Percentage of homes (dwellings) in buildings that have had all the necessary Fire Risk Assessments (FRA's)	100%	99.74%	96.78%	100.00%	↑	5 actions outstanding at end of October (4 Med, 1Low) 2 - material delays prevented completion during October, planned for completion in November 3 - actions relation to repairs to residents fire doors which are in no access procedure Forward Plan Actions due over next three months: 38 in November (12 High, 26 Med, 0 Low) 2 in December (0 High, 2 Med, 0 Low) 17 in January (0 High, 9 Med, 8 Low) FRA's due over next three months: 2 in November 0 in December 6 in January
	Number of homes (dwellings) with Fire risk assessments overdue	0	10	125	0	↑	
	Total number of FRA remedial actions awaiting completion (including planned/programmed works)		289	138	100	↑	
	Total number of remedial actions (including planned/programmed works) overdue at end of reporting period	0	6	0	5	↓	
Compliance Area	KPI	Target	Aug	Sep	Oct	Travel	COMMENTARY
Gas	Percentage of homes (dwellings) that have had all the necessary gas safety checks.	100%	99.98%	99.98%	100.00%	↑	Reasons for 9 properties overdue during October 1 x Forced Access 2 x Wrongly completed on site when they would have been carded by engineer, picked up quickly as no CP12 and service undertaken 6 x As part of aligning the two gas programmes differing end dates were found, issue now rectified and services completed.
	Number of qualifying properties where LGSR has expired (homes (dwellings) & communal)		2	6	0	↑	
	Number of qualifying properties where LGSR expired before being completed		0	0	9	↓	
Compliance Area	KPI	Target	Aug	Sep	Oct	Travel	
Lift Safety - Non-Domestic	Percentage of homes (dwellings) in buildings where the communal passenger lifts have had all the necessary safety checks (LOLER)	100%	100.00%	100.00%	100.00%	→	
	Number of homes (dwellings) where LOLER not completed		0	0	0	→	
Compliance Area	KPI	Target	Aug	Sep	Oct	Travel	COMMENTARY
Lift Safety - Domestic	Percentage of homes (dwellings) in buildings where domestic through floor lifts have had all the necessary safety checks (LOLER)	100%	100.00%	100.00%	85.71%	↓	This equates to 2 through floor lifts as follows: First property overdue however mechanically and electrically isolated therefore safe Second property, difficulty gaining access in October, appointment booked for November
	Number of homes (dwellings) where LOLER not completed		0	0	0	→	

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Compliance Area	KPI	Target
Water	Percentage of homes (dwellings) that have had all the necessary legionella risk assessments.	100%
	Percentage of homes (dwellings) with all water checks up-to-date	100%
	Number of homes (dwellings) with water checks overdue	
	Number of remedial actions awaiting completion	
	Total number of remedial actions overdue	0
Compliance Area	KPI	Target
EICR (Electric Tests) - Domestic	Percentage of homes (dwellings) with an in date EICR	100%
	Number of homes (dwellings) with an expired EICR (5 yrs)	
	Number of homes (dwellings) where EICR had expired before being completed	
Compliance Area	KPI	Target
EICR (Electric Tests) - Non-Domestic	Percentage of communal areas with an in date EICR (5yrs)	100%
	Number of communal areas where EICR is over 5 years old	
Compliance Area	KPI	Target
Asbestos	Percentage of homes (dwellings) in buildings with communal areas that have had all the necessary asbestos management surveys or re-inspections.	100%

Aug	Sep	Oct	Travel
100.00%	100.00%	100.00%	➔
100.00%	100.00%	100.00%	➔
0	0	0	➔
199	184	8	⬆
1	1	0	⬆
Aug	Sep	Oct	Travel
98.76%	98.95%	99.18%	⬆
118	100	78	⬆
14	23	0	⬆
Aug	Sep	Oct	Travel
97.17%	98.38%	100.00%	⬆
14	8	0	⬆
Aug	Sep	Oct	Travel
98.39%	99.65%	100.00%	⬆

COMMENTARY
The 184 items raised with recent water quality risk assessments have now been reviewed. 176 have been identified as recommendations not remedials as they are improvements, i.e., removal of water tank and switch building to a mains water supply.
COMMENTARY
In line with promise to the Housing Regulator we have achieved the deadline of 1st November that all properties would have been completed or have had access attempted prior to their due date and as a result are now within the no access procedure, this accounts for 78 properties which are broken down below 14 have new planned appointments 35 have had no access (carded once or twice) 29 referred to Housing Management to support with arranging access after being carded twice Following consolidation of testing programme across the two neighbourhoods an exercise has taken place to smooth out programme over the next five years to remove peaks and troughs to make best use of internal resource available.
COMMENTARY
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RAG Rating

Red = Non-compliant.

Amber = Non-compliant, outstanding and access process at awaiting court or forced access stage.

Green = Compliant.