

## Housing Service Performance

● Within Target ● Close to Target ● Outside Target

### COMPLIANCE KPIs, 31 March 2023

Compliance Area	PI Code	Performance Indicator	Risk	Target Number	Number Compliant	Total Overdue		Management Comment
Asbestos	BS03	Number of blocks & communal areas with a valid asbestos inspection (Yearly)		143	44	99	●	We have 143 communal areas that require an asbestos inspection annually, we have completed 44 and 99 are overdue between 3 and 6 months. All outstanding surveys will be completed no later than May 2023. Surveys are now being monitored weekly to ensure that we complete within timescales.
Electrical Systems (contracted maintenance)	ET01(a)	Number of properties with a valid electrical inspection certificate (EICR - 5 yearly)		4179	3548	631	●	We have 4,179 properties that require a 5 yearly electrical inspection; we have completed 3,548 and 631 properties are outside the 5 year period. A new contract has been mobilised as a matter of urgency and all inspections will be completed with properties having a 5 year certificate by the end of November 2023. The inspections are now being monitored daily and a preliminary investigation has been undertaken into the causes of the failures.
	ET01(b)	Category 1 & Category 2 actions arising from an unsatisfactory EICR (residential dwellings)	C1 (point of test)	31	31	0	●	We had 31 Category 1 actions and all of these have been completed at the point of testing.
			C2 (urgent)	tbc	tbc	tbc	●	An audit of Category 2 actions being completed is being undertaken and initial findings are indicating that we have a substantial number of Category 2 actions that are outstanding and overdue.
	ET02(a)	Number of distribution boards in communal areas with a valid electrical inspection certificate (EICR - 5 Yearly)		160	157	3	●	We have 160 communal areas requiring inspection and have completed 157 with 3 outstanding and overdue. The outstanding and overdue inspections will be completed by June 2023. We now have weekly monitoring in place.
	ET02(b)	Category 1 & Category 2 actions arising from an unsatisfactory EICR (communal areas)	C1 (point of test)	0	0	0	●	We had zero Category 1 actions.
			C2 (urgent)	tbc	tbc	tbc	●	An audit of Category 2 actions being completed is being undertaken and initial findings are indicating that we have a number of Category 2 actions that are outstanding and overdue.
Fire Risk Assessment	BS02(a)	Number of blocks & communal areas with a valid fire risk assessment (Yearly)		143	143	0	●	All Fire risk assessments are in place for all communal areas, community centres & district offices.
	BS02(b)	Actions arising from fire risk assessments	High	6	3	3	●	We had 6 high level actions and have completed 3 with 3 outstanding and overdue. The 3 outstanding actions relate to one fire door and this will be completed by June 2023. An interim fire strategy has been put in place to mitigate the risk while this repair is being completed.
			Medium	716	155	561	●	We had 716 medium priority actions and have completed 155 with 561 outstanding and overdue. The 561 that are outstanding and overdue are being validated as some have been completed and a number have been batched into planned works and this has been agreed by the Fire Service.
			Low (Recommendations)	438	51	387	●	We have had 438 recommendations and these are considered in the day to day management and policy decisions being made.
Fire Protection Systems (contracted maintenance)	FP01	Number of domestic fire doors with a valid inspection (in development)		n/a	n/a	n/a	●	The requirement for fire doors inspection applies to buildings above 11 meters in height above ground floor level. EDDC only have one in scope building but as a measure of good practice we have implemented a fire door inspection regime across all our blocks of flats and this commenced this year. The one block that is in scope will be completed in June 23. This indicator is in development
	FP02	Number of communal fire doors with a valid inspection.		n/a	n/a	n/a	●	The requirement for fire doors inspection applies to buildings above 11 meters in height above ground floor level. EDDC only have one in scope building but as a measure of good practice we have implemented a fire door inspection regime across all our blocks of flats and this commenced this year. The one block that is in scope will be completed in June 23. This indicator is in development
Gas Safety (contracted maintenance)	BS01	Number of homes that have a valid gas safety check (LGSR)		3135	3135	0	●	All properties have had the necessary landlord's gas safety check carried out within timescale.
Lifting Equipment (contracted maintenance)	BS05	Number of blocks with a valid lift inspection certificate (LOLER)		7	4	3	●	We have a total of 7 lifts requiring inspections and have completed 4 with 3 outstanding and overdue. The 3 outstanding actions required further testing which resulted in them becoming overdue and these will be completed by end of May 2023. In future all testing will be brought forward to ensure completion within timescales.
Smoke & Carbon Monoxide Alarm Regulations 2022	SM01	Number of properties with a co detector (in development)		n/a	n/a	n/a	●	This became legislation in October 2022. We currently install CO2 detectors in all our properties where required. This indicator is currently being validated and will be reported to the next HRB.
	SM02	Number of properties with a smoke detector (in development)		n/a	n/a	n/a	●	This became legislation in October 2022. We currently install smoke detectors in all our properties. This indicator is currently being validated and will be reported to the next HRB.
Water Management (contracted maintenance)	BS04	Number of blocks & communal areas that have a valid legionella risk assessment		21	21	0	●	All blocks have a legionella risk assessment which have been reviewed bi-annually in line with Statutory Legislation.