

COMPLIANCE KPIs, 04 JULY 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	143	0	●	We have 143 communal areas that require an asbestos inspection annually.
Electrical Systems (contracted maintenance)	ET01(a)	Number of properties with a valid electrical inspection certificate (EICR - 5 yearly)		4176	3509	667	●	We have 4,176 properties that require a 5 yearly electrical inspection; we have completed 3509 & 667 are outside the 5 year period.
	ET01(b)	Category 1 & Category 2 actions arising from an unsatisfactory EICR (residential dwellings)	C1 (point of test)	31	31 (5%)	0	●	We had 31 Category 1 actions and all of these have been completed at the point of testing.
			C2 (urgent)		(5%)	2078 -	●	Following a thorough data validation we currently have a backlog of repairs from Covid & no accesses. We engaged an external consultant to review all the EICR's for Years 4 & 5 & are about to embark on a contract to clear these with the completion date for all outstanding repairs by December 2023. Weekly monitoring has been set up by the Compliance & Cyclical Servicing Manager & the Assistant Director for Housing. The Dodd Group have commenced testing & as such the number of C2's outstanding will reduce.
	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. These are due to be completed by 31st July 2023.
	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)			49	●	The outstanding repairs have been issued to our term contractor to complete these are ordered and are in hand.

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. We have just commissioned a new round of Fire Risk Assessments.
	BS02(b)	Actions arising from fire risk assessments	High	6	6	0	●	We have no outstanding high risk items
			Medium	716	418	298	●	New round of fire risk assessments has commenced & scheduled to complete by 30th September 2023 Issues relating to doors will be identified as part of our fire door inspection regime, findings assessed & remedial/replacement works will be delivered either via the fire door inspection programme or through a planned works upgrade programme. One planned works project is currently on site & due to complete by end of July 2023 which will address a number of the issues & further planned works to capture the remaining actions/works will be implemented. We work closely with Devon & Somerset Fire & Rescue Service & who have reviewed our position & have verified & agreed our approach to address the issues identified.
			Low (Recommendations)	438	252	186	●	The recommendations primarily relate to doors which are being addressed as part of our overarching fire door inspection: signage is currently being addressed by the provision of new updated signs: items defined as recommendations are being addressed by future upgrade programme works in line with timescales discussed with Devon & Somerset Fire & Rescue.
Fire Protection Systems (contracted maintenance)	FP01	Number of domestic fire doors with a valid inspection		22	22	0	●	We have one in scope building which is generally 4 stories with a small section deemed as being 5 story - therefore in scope. There are 22 flat front entrance fire doors which have all been inspected. All flats have fire doorsets fitted that were compliant with legislation
	FP02	Number of communal fire doors with a valid inspection.		12	12	0	●	We have one in scope building which is generally 4 stories with a small section deemed as being 5 story - therefore in scope. We are within target
Gas Safety (contracted maintenance)	BS01	Number of homes that have a valid gas safety check (LGSR)		3134	3134	0	●	Within target
Lifting Equipment (contracted maintenance)	BS05	Number of blocks with a valid lift inspection certificate (LOLER)		7	7 (5%)	0	●	Within target
Smoke & Carbon Monoxide Alarm Regulations 2022	SM01	Number of properties with a co detector (in development)		3291	3291	0	●	We have 3291 properties which require a CO detector, all properties have adequate detection installed.
	SM02	Number of properties with a smoke detector (in development)		4176	4176	0	●	We have 4176 properties which require smoke detection, all properties conform to a minimum LD3 Standard.
Water Management (contracted maintenance)	BS04	Number of blocks & communal areas that have a valid legionella risk assessment		21	21	0	●	Within target