

# Housing Service Performance

(as at 30-Nov-2022)

● Within Target ● Close to Target (within 5%) ● Outside Target

COMPLIANCE KPIS				October 2022				November 2022				Management Comment	Status
Compliance Area	PI Code	Compliance Detail	Risk	Total due to be Completed	Total Completed	Total Overdue		Total due to be Completed	Total Completed	Total Overdue			
Fire Risk Assessment	FR01	Completed fire risk assessments for blocks and communal areas		-	-	-	●	-	-	-	●		DRAFT
	FR02	Analysis of fire risk assessment actions	High	-	-	-	●	-	-	-	●		DRAFT
			Medium	-	-	-	●	-	-	-	●		
			Low	-	-	-	●	-	-	-	●		
Asbestos	AB01	Asbestos reports and reinspections held on Register		4,056	3,936	120	●	4,056	3,936	120	●		
	AB02	Analysis of Asbestos Containing Materials (ACMs) based upon Priority Risk and jobs completed	Very High	0	0	0	●	0	0	0	●		
			High	21	15	6	●	21	15	6	●		
			Medium	281	251	30	●	283	256	27	●		
			Low	2,110	1,831	279	●	2,111	1,839	272	●		
			Very Low	2,767	2,467	300	●	2,769	2,477	292	●		
Gas Safety (contracted maintenance)	GS01	Analysis of capped off domestic and communal appliances		9	9	0	●	11	11	0	●		
	GS02	Communal and domestic gas appliances with a LGSR service within 12 months		3,155	3,155	0	●	3,153	3,153	0	●		
Water Management (contracted maintenance)	WM01	Number of legionella risk assessments within 24 months		20	14	6	●	20	14	6	●		DRAFT
	WM02	Analysis of legionella risk assessment actions	High	0	0	0	●	0	0	0	●		DRAFT
			Medium	0	0	0	●	3	3	0	●		
			Low	1	0	1	●	1	0	1	●		
WM03	Legionella contractor monthly servicing		20	0	20	●	20	0	20	●		DRAFT	
WM04	Weekly flushing (non-residential)		20	-	-	●	20	-	-	●		DRAFT	
Fire Protection Systems (contracted maintenance)	FP01	Analysis of blocks where fire alarm systems servicing (6 monthly)		-	-	-	●	-	-	-	●		DRAFT
	FP02	Analysis of emergency lighting systems 3hr discharge tests (contractor annual soak test)		-	-	-	●	-	-	-	●		DRAFT
	FP03	Analysis of block fire fighting equipment servicing - dry risers, sprinklers, extinguishers (contractor 6 or 12 monthly service per component)		-	-	-	●	-	-	-	●		DRAFT
Fire Protection Systems (estate led maintenance)	FP04	Analysis of weekly fire alarm testing		-	-	-	●	-	-	-	●		DRAFT
	FP05	Compliance check actions (analysis of actions from fire safety checks) EM / MSO weekly / monthly visual checks depending on component - fire exits, extinguishers, dry risers, AOVs	High	-	-	-	●	-	-	-	●		DRAFT
			Medium	-	-	-	●	-	-	-	●		
			Low	-	-	-	●	-	-	-	●		
	FP06	Analysis of monthly block emergency light testing		-	-	-	●	-	-	-	●		DRAFT
	FP07	Analysis of monthly communal smoke/heat detector flick test		-	-	-	●	-	-	-	●		DRAFT
FP08	Analysis of fire drills		-	-	-	●	-	-	-	●		DRAFT	
Electrical Systems (contracted maintenance)	ET01	Analysis of EICR certificates completed for domestic properties within 5 year check		-	-	-	●	-	-	-	●		DRAFT
	ET02	Analysis of EICR certificates completed for blocks within 1 year check		-	-	-	●	-	-	-	●		DRAFT
	ET03	Analysis of domestic properties EICR certificates where unsatisfactory EICR certs C1,C2,C3,F1,F2 actions	C1	-	-	-	●	-	-	-	●		DRAFT
			C2	-	-	-	●	-	-	-	●		
			C3	-	-	-	●	-	-	-	●		
F1			-	-	-	●	-	-	-	●			
			F2	-	-	-	●	-	-	-	●		

	ET04	Analysis of blocks EICR certificates where unsatisfactory EICR certs C1,C2,C3,F1,F2 actions	C1	-	-	-	●	-	-	-	●	DRAFT
			C2	-	-	-	●	-	-	-	●	
			C3	-	-	-	●	-	-	-	●	
			F1	-	-	-	●	-	-	-	●	
			F2	-	-	-	●	-	-	-	●	
Lifting Equipment (contracted maintenance)	LT01	Analysis of LOLER inspections (incl. stair lifts, passenger lifts, lifting beams, platform lifts) 6 monthly	High	-	-	-	●	-	-	-	●	DRAFT
			Medium	-	-	-	●	-	-	-	●	
			Low	-	-	-	●	-	-	-	●	
	LT02	Communal lifting equipment serviced within 3 months (passenger lifts)	7	0	7	●	7	0	7	●	DRAFT	
LT03	Domestic lifting equipment serviced within 6 months (stair lifts, lifting beams, platform lifts)	83	21	62	●	83	21	62	●	DRAFT		

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