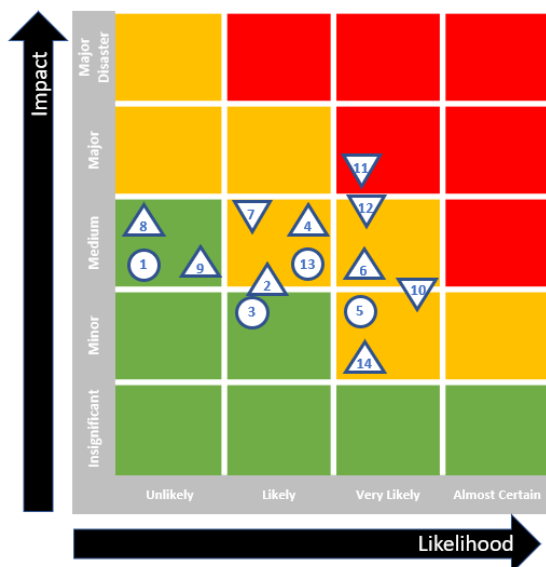


Progress against compliance actions at month ending 30th September 2021

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HRA Compliance Risk Summary



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2. Fire risk assessment corrective maintenance
3. Asbestos inspections
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Note: This must be read in conjunction with full supporting reports

Key: -
  = Movement in month
 = Unchanged risk

1. Fire Safety

Area	Target	Prev Month	Month End	%	Variance		RAG
FRA's (Communal) All	471.00	471.00	471.00	100.00	0.00	→0.00	G
Fire Door Inspections (Communal)	3712.00	1707.00	2100.00	56.57	1612.00	↑393.00	G
Fire Door Inspections (Domestic)	1961.00	0.00	0.00	0.00	1961.00	→0.00	A
Corrective Maintenance	No	Prev Month	Month End	%	Incomplete		RAG
FRA's communal High Rise 19/20	1019.00	1005.00	1014.00	99.51	5.00	↑9.00	A
FRA's communal High Rise 20/21	120.00	91.00	113.00	94.17	7.00	↑22.00	A
FRA's communal High Rise 21/22	99.00	49.00	85.00	85.86	14.00	↑36.00	A
FRA's Communal Mid and Low Rise 19/20	2538.00	2419.00	2442.00	96.22	96.00	↑23.00	A
FRA's Communal Mid and Low rise 20/21	206.00	54.00	91.00	44.17	115.00	↑37.00	A
FRA's Communal Mid and Low rise 21/22	155.00	3.00	19.00	12.26	136.00	↑16.00	A
Fire Door replacement (High Rise)	1961.00	1421.00	1578.00	80.47	383.00	↑157.00	G

Commentary

Remedial actions arising from FRAs for the High Rise Blocks and Low/Mid Rise Blocks have now been split into financial year for 2019/2020, 2020/2021 and 2021/2022. Table shown below (Figures as of 01/10/2021).

High Rise

Total: 26 actions remaining

Compartmentation/Firestopping issues (x 19)

- 8 x Structural repairs
- 3 x Flat front doors
- 2 x Riser cupboard doors
- 2 x Communal fire doors
- 2 x bin chute
- 1 x Glazing
- 1 x Electric cable

Fire Safety/Security (x 7)

- 2 x CCTV repairs
- 1 x Plastic cable ties need replaced with metal ties
- 1 x Intumescent vent needs investigated
- 1 x Combustible materials require removing
- 1 x Deffective communal lighting
- 1 x Manual call point recommended

All high-rise corrective actions arising from FRAs are within an ongoing action plan. High rise block fire remedials have a proposed completion of December 2021.

High Rise Actions 2019/2020

There are 5 high rise actions remaining from this time period. These are of a low-risk nature or linked to the door replacement programme or minor compartmentation action, and are in

programmed schemes.

High-rise actions 2021/2022

The 2021 round of high-rise FRA reviews have been completed. A total of 99 actions were recorded, with 85 having been resolved, leaving 14 to complete.

All high-rise blocks will be inspected, by TWFRS Fire Safety section, over the coming months and any recommendations will be acted upon. To date there have been 13 Building Risk Register inspections carried out, 11 of which were deemed to be 'broadly compliant' with some minor issues. These 13 blocks were deemed to be of a higher priority. A further 5 blocks have been booked in for inspection, between 04/10/21 & 09/11/21.

Following a flat fire, TWFRS audited 2 blocks (Redheugh and Eslington Court) and identified a number of work standard issues as well as some poor housekeeping points. An action plan was agreed with the fire service and all 'immediate' actions were resolved within the timescales set. This was to replace temporary coverings on resident damage to fire doors and some minor fire stopping. As a result of the TWFRS Action Plan, new FRA's were conducted on Eslington Court (23/07/21) and Redheugh Court (03/08/21).

Invasive external surveys (core drilling) have been carried out on the following blocks, to determine whether fire rated cavity wall insulation can be installed: - Adelaide, Bensham, Brisbane, Melbourne, St Cuthberts, Sydney and Warwick. The results are awaited from the Home Ownership Team, Asset manager.

Type 2 (common areas) inspections are being carried out prior to the flat door installation and any compartmentation issues are resolved before they are installed.

Ad-hoc type 4 FRA have been carried out in blocks that have had fire incidents or have had deficiencies noted. A programme for type 4 inside (flats) inspections will be formulated in early 2022.

High rise Fire doors –

There are currently 88 Fire doors at Crowhall Towers included in the target figures, however this block is due for demolition, once the block is empty these will be removed from the overall target figures.

Low/Mid-rise actions 2019/2020

All 19/20 low and mid-rise corrective actions resulting from FRAs are within an ongoing action plan. 2442 of 2538 are complete with 96 remaining. These actions are tracked regularly on Northgate and action completion breakdown records are updated whenever actions are set to 'COM' on the system.

Detail: (majority planned for completion by March 2022).

96 OVERALL CURRENT ACTIONS FOR 19/20;

- 5 portable appliance tests, programme currently running.
- 35 low risk compartmentation improvements will commence after the high rise blocks have been completed.

- 14 bin chute removals (All external access hatches have now been bricked up)
- 5 electrical repairs
- 1 actions with design
- 34 general repairs (breakdown below);
 - 15 minor flat door repairs
 - 10 communal window repairs
 - 9 communal door repairs
- 2 Misc repairs

Low/Mid-rise actions 2020/2021

All 20/21 low and mid-rise corrective actions resulting from FRAs are within an ongoing action plan. 91 of 206 are complete with 115 remaining. These actions are tracked regularly on Northgate and action completion breakdown records are updated whenever actions are set to 'COM' on the system.

115 OVERALL CURRENT ACTIONS FOR 20/21;

- 26 housing management issues. Regular H&S (with fire safety element) inspections by Housing Management now supplement FRA's.
- 31 low risk compartmentation improvements will commence after the high blocks have been completed.
- 24 electrical repairs
- 31 general repairs (breakdown below);
 - 14 minor flat door repairs
 - 1 communal window repairs
 - 16 communal door repairs
- 3 misc repairs

Low/Mid-rise actions 2021/2022

All 21/22 low&mid-rise corrective actions resulting from FRAs are recorded on the Northgate system for completion, 19 of 155 are complete with 136 remaining.

A new process has been introduced to ensure actions are delivered to construction services in a better format. Actions are now uploaded onto Northgate as Business Actions for the tracking aspect of the process (for use by compliance and other applicable teams), then appropriate actions are uploaded onto Northgate as 'Service Requests' (SRQs). Service requests enable construction services to prioritise workload based on the risk rating of the action and make financial planning of the work easier through the use of 'Schedule of Rate Codes' (SORs - attached to the SRQ).

An upcoming action plan meeting with construction services (date TBC) will address outstanding actions from 19/20, 20/21 & 21/22 tax years. As part of this meeting, an approximate completion date for all actions from previous tax years will be set out and prioritised based on the risk profile (current tax year has ongoing action uploads, will also be addressed to the current position on the date of the meeting).

136 OVERALL CURRENT ACTIONS FOR 21/22;

- 38 housing management issues. Regular H&S (with fire safety element) inspections by Housing Management now supplement FRA's.
- 26 low risk compartmentation improvements will commence after the high blocks have been completed
- 18 electrical repairs
- 40 general repairs (breakdown below);
 - 9 minor flat door repairs
 - 31 communal door repairs
- 7 misc repairs
- 1 PAT Testing
- 6 design actions

There are 138 fire resistant cupboard improvements and 89 emergency lights that are within a major works plan and are a recommendation of the FRA. The completion timescale is within 5 years and will be monitored annually in successive risk assessment reviews.

2 Asbestos

Area	Target	Prev Month	Month End	%	Variance		RAG
Asbestos (Communal)	401.00	401.00	401.00	100.00	0.00	→0.00	G
Corrective Maintenance	No	Prev Month	Month End	%	Incomplete		RAG
Asbestos Re-inspections 2020-21	132.00	128.00	131.00	99.24	1.00	↑3.00	A
Asbestos Re-inspections 2021-22	9.00	8.00	8.00	88.89	1.00	→0.00	A
Operational Asbestos Survey Remedials to July 2020	539.00	216.00	220.00	40.82	319.00	↑4.00	A
Operational Asbestos Survey Remedials July 2020 to March 2021	533.00	438.00	476.00	89.31	57.00	↑38.00	A
Operational Asbestos Survey Remedials April 2021 to Current	324.00	0.00	66.00	20.37	258.00	↑66.00	A

Communal Management Surveys

Figures at 30th September 2021	Quarter Target	Prev Week	Current Week	Progress Within Quarter %	Variance		RAG
•Q1 (Apr-Jun) Asbestos (Communal)	48.00	48.00	48.00	100.00	0.00	→0.00	G
•Q2 (Jul-Sep) Asbestos (Communal)	90.00	83.00	90.00	100.00	0.00	↑7.00	G
•Q3 (Oct-Dec) Asbestos (Communal)	99.00	0.00	0.00	0.00	99.00	→0.00	G
•Q4 (Jan-Mar) Asbestos (Communal)	164.00	0.00	0.00	0.00	164.00	→0.00	G

Commentary

Known asbestos containing material monitoring.

- Quarter 1 – 48 – All 48 sites due in Quarter 1 have been completed, surveys issued, Keystone updated and uploaded by the contractor into Northgate.
- Quarter 2 – 90 – All Q2 sites have been completed.
- Quarter 3 – 99 – Orders have been released to the contractor. BST are trying source keys to issue to the contractor. Works are due for completion by 31st December 2021
- Quarter 4 – 164 – due for release 01/01/2022 completion March 2022
- Cumulative for 2021/22 – 147 out of 401 in line with programme schedule with all 401 within their 12 month monitoring timescale.

Progress and targets will be monitored in the northgate contract as the primary source of data.

Remedials:

2020-21 – 131 of 132 remedials complete.

We have sourced a key for the property with the remaining action. The key is with the contractor and will be completed w/c 4th October.

2021-22

Q1 - 8 of 9 remedials complete. The remaining action is low risk from guttering. It is with R&M as the repair requires scaffolding and reinstatement of guttering that cant be completed by the asbestos contractor alone. This work is due to have a planning inspection on 12th October, once the planning inspection is carried out then the works can be programmed in.

Q2 – 1 of 2 remedials completed. The remaining action has been instructed and due for complete w/c 4th October

Operational Instructed Survey Actions –

Area - Operational Instructed Survey Actions - to July 2020	Target	Prev Week	Current Week	%	Variance		RAG
By Category -	No	Prev	Current	%	Incomplete		RAG
Outstanding High risk	7.00	7.00	7.00	100.00	0.00	→0.00	G
Outstanding Medium risk	186.00	165.00	167.00	89.78	19.00	↑2.00	A
Outstanding Low risk	146.00	19.00	20.00	13.70	126.00	↑1.00	A
Outstanding Very low risk	200.00	25.00	26.00	13.00	174.00	↑1.00	A
Operations Asbestos Survey Remedials	539.00	216.00	220.00	40.82	319.00	↑4.00	G

Area - Operational Instructed Survey Actions (July 2020 - March 2021)	Target	Prev Week	Current Week	%	Variance		RAG
By Category -	No	Prev	Current	%	Incomplete		RAG
Outstanding High risk	5.00	5.00	5.00	100.00	0.00	→0.00	G
Outstanding Medium risk	104.00	95.00	95.00	91.35	9.00	→0.00	A
Outstanding Low risk	215.00	189.00	203.00	94.42	12.00	↑14.00	A
Outstanding Very low risk	209.00	149.00	173.00	82.78	36.00	↑24.00	A
Operations Asbestos Survey Remedials	533.00	438.00	476.00	89.31	57.00	↑38.00	A

Area - Operational Instructed Survey Actions (April 2021 - Current)	Target	Prev Week	Current Week	%	Variance		RAG
By Category -	No	Prev	Current	%	Incomplete		RAG
Outstanding High risk	7.00		7.00	100.00	0.00	↑7.00	G
Outstanding Medium risk	101.00		59.00	58.42	42.00	↑59.00	A
Outstanding Low risk	102.00		0.00	0.00	102.00	→0.00	A
Outstanding Very low risk	114.00		0.00	0.00	114.00	→0.00	A
Operations Asbestos Survey Remedials	324.00	0.00	66.00	20.37	258.00	↑66.00	A

Commentary
<p>The remaining medium risk actions are;</p> <p>2019-March 21 17 Butterfly houses/ other construction style houses with loft issues to be sealed by R& 14 other jobs which have been issued to a contractor to close out. Access is proving difficult and we are engaging the services of the housing officers to assist with access.</p> <p>Low and very low risk actions are still under review to establish if these actions require completion / monitoring.</p> <p>April 21 – March 22 324 actions</p>

7 High Risk completed out of 7
59 medium out of 101
0 low risk out of 102
0 very low risk out of 114

3 Electrical Safety

Area	Target	Prev Month	Month End	%	Variance		RAG
Fixed Wire Test Target (Year 3)	3305.00	1197.00	1379.00	41.72	1926.00	↑182.00	A
Fixed Wire Test (Communal)	696.00	640.00	640.00	91.95	56.00	→0.00	A
Emergency Lighting Service Q2	240.00	142.00	226.00	94.17	14.00	↑84.00	A
Corrective Maintenance	No	Prev Month	Month End	%	Incomplete		RAG
Electrical Safety (Domestic) 19/20	1362.00	1016.00	1136.00	83.41	226.00	↑120.00	A
Electrical Safety (Domestic) 20/21	2297.00	811.00	862.00	37.53	1435.00	↑51.00	A
Electrical Safety (Domestic) 21/22	844.00	44.00	119.00	14.10	725.00	↑75.00	A
Electrical Safety (Communal) 19/20	373.00	135.00	135.00	36.19	238.00	→0.00	A

Commentary

Overall				
Corrective Maintenance	No	COM	To Do	% Complete
Total	4503	2117	2386	47.01%
19/20 Domestic Remedial Year 1	1362	1136	226	83.41%
20/21 Domestic Remedial Year 2	2297	862	1435	37.53%
21/22 Domestic Remedial Year 3	844	119	725	14.10%

Breakdown of outstanding domestic remedial actions –

- 1661 year 1 and 2 remedials currently with McVickers and FM. Expected completion March 22
- 706 Year 3 remedials allocated to new contractor AJ Keith and 19 year 3 with Mcvickers
- 345 remedials require a rewire & 65 require Distribution Board replacement. Currently being tendered for a contractor with expected completion of March 22.

Electrical remedials have a monthly review to prioritise orders by risk.

FWT per property

In total 19180 properties managed within the electrical contract

14332 have a condition report within 5 years 74.7 %

16765 have a condition report of any age, 85.9 %

4 Gas Safety

Area	Target	Prev Month	Month End	%	Variance		RAG
Gas Servicing Outstanding	0.00	35.00	39.00	0.23	39.00	↓4.00	A
Solid Fuel Servicing	0.00	0.00	0.00	0.00	0.00	→0.00	G
Corrective Maintenance	No	Prev Month	Month End	%	Incomplete		RAG
Gas follow on works (non-urgent)	1509.00	746.00	838.00	0.00	671.00	↑92.00	A
Electrical (Gas Follow on Works non-urgent)	805.00	0.00	0.00	0.00	805.00	→0.00	A

Commentary

As of 30 September 2021, 39 LGSRs were out of time.

17 in warrant process

1 Keelman homes – New boiler installed - awaiting certification

10 Leaseholders on TGHC gas servicing scheme

10 Leaseholders that have a covenant in place to provide a gas service certificate

1 Leaseholder that has gas capped

Council Owned properties – Gas Servicing at 30th September 2021

16873 properties required a gas service

16856 properties have an intime LGSR

17 properties have an out of time LGSR

99.89% compliant LGSRs

Risk assessments continue for all out of time gas services based on the following:

Age and type of appliance

Previous maintenance work and breakdown history

Presence of CO alarms

Vulnerable tenant status

Non urgent gas/electrical follow on works have been subcontracted to an electrical contractor.

All solid fuel servicing up to date – next services due October 2021.

5 Mechanical

Area	Target	Prev Month	Month End	%	Variance		RAG
Mechanical - Passenger Lift Service	64.00	62.00	64.00	100.00	0.00	↑2.00	G
Mechanical - Platform Lifts Service	36.00	30.00	25.00	69.44	11.00	↓-5.00	R
Mechanical - Hoists Service	102.00	60.00	63.00	61.76	39.00	↑3.00	R
Mechanical - Stair Lifts Service	596.00	372.00	355.00	59.56	241.00	↓-17.00	R
Mechanical - Bath lifts service	10.00	7.00	8.00	80.00	2.00	↑1.00	A
Mechanical - Passenger Lift Thorough	64.00	63.00	64.00	100.00	0.00	↑1.00	G
Mechanical - Platform Lifts Thorough	36.00	18.00	25.00	69.44	11.00	↑7.00	R
Mechanical - Hoists Thorough	102.00	58.00	72.00	70.59	30.00	↑14.00	R
Mechanical - Stair Lifts Thorough	596.00	335.00	384.00	64.43	212.00	↑49.00	R
Mechanical - Bath lifts Thorough	10.00	5.00	4.00	40.00	6.00	↓-1.00	R
Mechanical - Auto-Doors Service	130.00	56.00	8.00	6.15	122.00	↓-48.00	R
Corrective Maintenance	No	Prev Month	Month End	%	Incomplete		RAG
Area	Target	Prev Month	Month End	%	Variance		RAG
Mechanical - Passenger Lift	0.00	6.00	7.00	N/A	-7.00	↓-1.00	A
Mechanical - Platform Lift	0.00	2.00	4.00	N/A	-4.00	↓-2.00	A
Mechanical - Hoists	0.00	7.00	4.00	N/A	-4.00	↑3.00	A
Mechanical - Stair Lifts	0.00	45.00	53.00	N/A	-53.00	↓-8.00	A
Mechanical - Bath Lifts	0.00	1.00	1.00	N/A	-1.00	→0.00	A
Mechanical - Auto-Doors	0.00	1.00	1.00	N/A	-1.00	→0.00	A

Commentary

- Passenger lift remedials – 7 in total currently 6 still in target.
- Platform lifts – New contract in place with TKE. Service overdue at 10 properties. Cyclical Project Manager to arrange customer letters
- Platform lifts Thorough Inspections – 11 overdue inspection. 2 lifts not in use – inspections suspended. 9 non access this month.
- Hoists service – New contract with Care-ability. 39 services overdue, 3 void properties, 19 non access events. Cyclical Project Manager to arrange customer letters
- Hoists Thorough Inspections – There are 30 overdue inspections 5 of which HSB have attempted but failed to get access this month.
- Stair lifts – 241 services currently overdue 6 of which are void and there have been 27 non access. Cyclical Project Manager to arrange customer letters.
- Stair lift Thorough Inspections – 212 overdue inspections - HSB have attempted but failed to access 98 of the 212 (4 non access this month).
- Stair lifts corrective - 53 in total 4 still in target.
- Adjustable Baths service – 1 overdue, 1 on hold. Contractor have mde several attempts to contact customers without success. Cyclical Project Manager to arrange customer letter
- Adjustable Baths Thorough Inspections – HSB have attempted but failed to access 4 of the 5 overdue. 1 inspection on hold as the SU passed away.
- Auto-door – The contract has been extended with current contractor until 31st March. As the contract was not renewed before the the next services were due, orders could not be raised. Orders have now been raised for the services however some are overdue from July. Orders have been raised for contractor with a Service target date October 31st. Commercial team time to re-tender by 31st March.

6. Water Safety

Area	Target	Prev Month	Month End	%	Variance		RAG
Water Risk Assessments (All)	19500.00	7819.00	7819.00	40.10	11681.00	→0.00	A
Water Risk Assessments - Communal	63.00	63.00	63.00	100.00	0.00	→0.00	G
Water TMV Servicing	220.00	0.00	86.00	39.09	134.00	↑86.00	G
Corrective Maintenance	No	Prev Month	Month End	%	Incomplete		RAG
Water - dead legs	2857.00	2502.00	2553.00	89.36	304.00	↑51.00	A
Water - major works	79.00	0.00	66.00	83.54	13.00	↑66.00	A

Commentary

The water risk assessment programme – unable to recruit plumbers, contract has now gone out to tender. Water Risk Assessment template completed and awaiting Northgate build. The initial phase will assess high risk resident properties and then an archetype approach.

Communal areas requiring water risk assessments - Due to the corruption of the Access Database for Water Hygiene we are unable to confirm/verify any remedials carried out. It is our intention to review the 63 Water Risk assessments and confirm the required outstanding remedials through site visits.

The TMV maintenance programme has commenced with 86 completed by RF Hendersons.

Water major works are currently being reviewed and prioritised by level of risk. The change in target figure is due to this now being recorded by number of orders required per site rather than individual addresses. F&E water tank replacement upgrades are now complete.

7 Data Management

Risk management module testing is continuing. The module now creates a pdf risk assessment document and automates the process of raising works orders and business actions. Fire risk assessment templates are now in the process of being created for different building types ie low rise, mid rise and high rise. Full end to end FRA and Action procedure being rewritten for the new module capability. Expected completion of module and procedures ready for Jan 2022.

Servicing and Inspection module currently in development by NEC with an initial release date of September 2021. Expected completion in live for April 2022. New module will replace several of the planned maintenance contracts currently in use.

Mobile solution has been agreed and implementation into the database has commenced with NEC. Cloudbased mobile solution set up meeting with consultant taking place on 25th Oct. Following the ICT work internal set up of inspectors will be required. Full procedures to be written for use of mobile solution. This will then be able to be used for both the risk management module and servicing and inspection module. The end user, assessor or engineer, can then use either an ios or android phone/tablet on a purpose built platform that is user friendly and more efficient. Expected live use with risk module by January 2022.

Various power-bi reports are being written or revised to provide additional or new information. This will feed into the new dashboard development and golden thread data.

Property data management protocol being reviewed and rewritten to accommodate new systems and to include audit and stress testing of data. New protocol to be complete by December 2021.

RAG Table

Area	Target	Prev Month	Month End	%	Variance		RAG
FRAs (Communal) All	471.00	471.00	471.00	100.00	0.00	→0.00	G
Fire Door Inspections (Communal)	3712.00	1707.00	2100.00	56.57	1612.00	↑393.00	G
Fire Door Inspections (Domestic)	1961.00	0.00	0.00	0.00	1961.00	→0.00	A
Asbestos (Communal)	401.00	401.00	401.00	100.00	0.00	→0.00	G
Fixed Wire Test Target (Year 3)	3305.00	1197.00	1379.00	41.72	1926.00	↑182.00	A
Fixed Wire Test (Communal)	696.00	640.00	640.00	91.95	56.00	→0.00	A
Emergency Lighting Service Q2	240.00	142.00	226.00	94.17	14.00	↑84.00	A
Gas Servicing Outstanding	0.00	35.00	39.00	0.23	39.00	↓4.00	A
Solid Fuel Servicing	0.00	0.00	0.00	0.00	0.00	→0.00	G
Water Risk Assessments (All)	19500.00	7819.00	7819.00	40.10	11681.00	→0.00	A
Water Risk Assessments - Communal	63.00	63.00	63.00	100.00	0.00	→0.00	G
Water TMV Servicing	220.00	0.00	86.00	39.09	134.00	↑86.00	G
Mechanical - Passenger Lift Service	64.00	62.00	64.00	100.00	0.00	↑2.00	G
Mechanical - Platform Lifts Service	36.00	30.00	25.00	69.44	11.00	↓-5.00	R
Mechanical - Hoists Service	102.00	60.00	63.00	61.76	39.00	↑3.00	R
Mechanical - Stair Lifts Service	596.00	372.00	355.00	59.56	241.00	↓-17.00	R
Mechanical - Bath lifts service	10.00	7.00	8.00	80.00	2.00	↑1.00	A
Mechanical - Passenger Lift Thorough	64.00	63.00	64.00	100.00	0.00	↑1.00	G
Mechanical - Platform Lifts Thorough	36.00	18.00	25.00	69.44	11.00	↑7.00	R
Mechanical - Hoists Thorough	102.00	58.00	72.00	70.59	30.00	↑14.00	R
Mechanical - Stair Lifts Thorough	596.00	335.00	384.00	64.43	212.00	↑49.00	R
Mechanical - Bath lifts Thorough	10.00	5.00	4.00	40.00	6.00	↓-1.00	R
Mechanical - Auto-Doors Service	130.00	56.00	8.00	6.15	122.00	↓-48.00	R
Corrective Maintenance	No	Prev Month	Month End	%	Incomplete		RAG
FRAs communal High Rise 19/20	1019.00	1005.00	1014.00	99.51	5.00	↑9.00	A
FRAs communal High Rise 20/21	120.00	91.00	113.00	94.17	7.00	↑22.00	A
FRAs communal High Rise 21/22	99.00	49.00	85.00	85.86	14.00	↑36.00	A
FRAs Communal Mid and Low Rise 19/20	2538.00	2419.00	2442.00	96.22	96.00	↑23.00	A
FRAs Communal Mid and Low rise 20/21	206.00	54.00	91.00	44.17	115.00	↑37.00	A
FRAs Communal Mid and Low rise 21/22	155.00	3.00	19.00	12.26	136.00	↑16.00	A
Fire Door replacement (High Rise)	1961.00	1421.00	1578.00	80.47	383.00	↑157.00	G
Asbestos Re-inspections 2020-21	132.00	128.00	131.00	99.24	1.00	↑3.00	A
Asbestos Re-inspections 2021-22	9.00	8.00	8.00	88.89	1.00	→0.00	A
Operational Asbestos Survey Remedials to July 2020	539.00	216.00	220.00	40.82	319.00	↑4.00	A
Operational Asbestos Survey Remedials July 2020 to March 2021	533.00	438.00	476.00	89.31	57.00	↑38.00	A
Operational Asbestos Survey Remedials April 2021 to current	324.00	0.00	66.00	20.37	258.00	↑66.00	A
Electrical Safety (Domestic) 19/20	1362.00	1016.00	1136.00	83.41	226.00	↑120.00	A
Electrical Safety (Domestic) 20/21	2297.00	811.00	862.00	37.53	1435.00	↑51.00	A
Electrical Safety (Domestic) 21/22	844.00	44.00	119.00	14.10	725.00	↑75.00	A
Electrical Safety (Communal) 19/20	373.00	135.00	135.00	36.19	238.00	→0.00	A
Emergency Lighting Installs (Communal Mid Rise)	99.00	0.00	0.00	0.00	99.00	→0.00	A
Gas follow on works (non-urgent)	1509.00	746.00	838.00	0.00	671.00	↑92.00	A
Electrical (Gas Follow on Works non-urgent)	805.00	0.00	0.00	0.00	805.00	→0.00	A
Water - dead legs	2857.00	2502.00	2553.00	89.36	304.00	↑51.00	A
Water - major works	79.00	0.00	66.00	83.54	13.00	↑66.00	A
Area	Target	Prev Month	Month End	%	Variance		RAG
Mechanical - Passenger Lift	0.00	6.00	7.00	N/A	-7.00	↓-1.00	A
Mechanical - Platform Lift	0.00	2.00	4.00	N/A	-4.00	↓-2.00	A
Mechanical - Hoists	0.00	7.00	4.00	N/A	-4.00	↑3.00	A
Mechanical - Stair Lifts	0.00	45.00	53.00	N/A	-53.00	↓-8.00	A
Mechanical - Bath Lifts	0.00	1.00	1.00	N/A	-1.00	→0.00	A
Mechanical - Auto-Doors	0.00	1.00	1.00	N/A	-1.00	→0.00	A