

**TITLE OF REPORT:** Progress against compliance actions at month ending 31<sup>st</sup> December 2021

**Purpose of the Report**

To seek the views of the Housing, Environment and Healthier Communities OSC on the progress against compliance actions at month ending 31<sup>st</sup> December 2021.

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**HRA Compliance Risk Summary**



- 1. Fire risk assessments
- 2. Fire risk assessment corrective maintenance
- 3. Asbestos inspections
- 4. Asbestos corrective actions
- 5. Electrical inspections
- 6. Electrical corrective actions
- 7. Gas servicing
- 8. Gas corrective actions
- 9. Passenger lift servicing
- 10. Passenger lift corrective actions
- 11. Domestic lift servicing
- 12. Domestic lift corrective actions
- 13. Water risk assessments
- 14. Water corrective actions

**Note:** This must be read in conjunction with full reports

- Key: -**
- = Movement in month
  - = Unchanged risk



## 1. Fire Safety

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	2749.00	2930.00	78.93	782.00	↑181.00	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
FRAs communal High Rise 19/20	1019.00	1017.00	1017.00	99.80	2.00	→0.00	A
FRAs communal High Rise 20/21	120.00	114.00	115.00	95.83	5.00	↑1.00	A
FRAs communal High Rise 21/22	99.00	88.00	89.00	89.90	10.00	↑1.00	A
FRAs Communal Mid and Low Rise 19/20	2532.00	2456.00	2456.00	97.00	76.00	→0.00	A
FRAs Communal Mid and Low rise 20/21	206.00	115.00	115.00	55.83	91.00	→0.00	A
FRAs Communal Mid and Low rise 21/22	168.00	50.00	50.00	29.76	118.00	→0.00	A
Fire Door replacement (High Rise)	1961.00	1718.00	1718.00	87.61	243.00	→0.00	G

### Commentary

Remedial actions arising from FRAs for the High Rise Blocks and Low/Mid Rise Blocks.

Figures shown below as of 31/12/2021.

#### High Rise

**Total: 17 actions remaining**

#### Compartmentation/Firestopping issues (x 11)

- 4 x Structural repairs
- 1 x Flat front doors
- 2 x Riser cupboard doors
- 2 x Bin chute
- 1 x Glazing
- 1 x Electric cable

#### Fire Safety/Security (x 6)

- 2 x CCTV repairs
- 1 x Plastic cable ties need replaced with metal ties
- 1 x Combustible materials require removing
- 1 x Defective communal lighting
- 1 x Manual call point recommended

All high-rise corrective actions arising from FRAs were subject to an action plan, which had a proposed completion date of December 2021. This has not been achieved.

All high rise block risk assessments are up to date with the next round due to start in February 2022. 25 Building Risk Register inspections have been carried out by TWFRS Fire Safety section during 2021.

An on site audit of the fire safety action plan, at Redheugh and Eslington, occurred on the 7<sup>th</sup>

December 2021. TWFRS were satisfied that all actions had been completed and signed off the action plans, with no further actions or recommendations.

A programme for type 4 inspections will be made in early 2022. These include destructive sampling in both the building common parts and living areas.

There are currently 25 flat front doors across the high rise stock, requiring to be replaced. However these will be subject to court enforcement actions; due to the continued denial of access. (New door stock will not be on site until beginning of March). BSM and Senior Building Safety Officer (Fire) to instigate Court Warrant actions.

5 flats remain occupied within Crowhall Towers.

#### Low/Mid-rise actions 2019/2020

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

76 OVERALL CURRENT ACTIONS FOR 19/20;

- 34 low risk compartmentation improvements will commence after the high rise blocks have been completed.
- 5 electrical repairs
- 1 action 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

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

91 OVERALL CURRENT ACTIONS FOR 20/21;

- 4 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.
- 23 electrical repairs
- 30 general repairs (breakdown below);
  - 14 minor flat door repairs
  - 1 communal window repairs
  - 15 communal door repairs
- 3 misrepairs

#### Low/Mid-rise actions 2021/2022

118 OVERALL CURRENT ACTIONS FOR 21/22;

- 16 housing management issues. Regular H&S (with fire safety element) inspections by

Housing Management now supplement FR+A's.

- 29 low risk compartmentation improvements will commence after the high blocks have been completed
- 18 electrical repairs
- 41 general repairs (breakdown below);
  - 9 minor flat door repairs
  - 32 communal door repairs
- 6 misc repairs
- 1 PAT Testing
- 7 design actions

OVERALL TOTAL = 285 CURRENT (CUR) ACTIONS ACROSS ALL FINANCIAL YEARS.

**Actions monitored outside of this report.**

There are 139 fire resistant cupboard improvements, 83 emergency lights and 12 Bin Chute Scheme Actions 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)	402.00	402.00	402.00	100.00	0.00	→0.00	G
Corrective Maintenance	No	Prev Month	Month End	%	Incomplete		RAG
Communal Asbestos Re-inspections remedials 2021-22	14.00	9.00	12.00	85.71	2.00	↑3.00	A
Operational Asbestos Survey Remedials pre April 2021	305.00	282.00	296.00	97.05	9.00	↑14.00	A
Operational Asbestos Survey Remedials April 2021 to current	158.00	55.00	57.00	36.08	101.00	↑2.00	A

### Communal Management Surveys

Figures at 31st December 2021	Quarter Target	Prev Month	Current Month	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	90.00	90.00	100.00	0.00	→0.00	G
•Q3 (Oct-Dec) Asbestos (Communal)	100.00	99.00	100.00	100.00	0.00	↑1.00	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 Q1 sites have been completed.
- Quarter 2 – 90 – All Q2 sites have been completed.
- Quarter 3 – 100 – All Q3 sites have been completed.
- Quarter 4 – 164 – Orders released Jan 2022. Completion March 2022
- Cumulative for 2021/22 – 238 out of 402 in line with programme schedule with all 402 within their 12 month monitoring timescale.

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

#### Remedials:

2021-22

12 of 14 remedials complete.

The remaining action from quarter 2 is awaiting action from Housing Management for removal of tenant stored items.

1 new action is to be planned in.

## Operational Instructed Survey Actions –

Area - Operational Instructed Survey Actions Pre April 2021	Target	Prev Week	Current Week	%	Variance		RAG
By Category -	No	Prev	Current	%	Incomplete		RAG
Outstanding High risk	12.00	12.00	12.00	100.00	0.00	→0.00	G
Outstanding Medium risk	293.00	270.00	284.00	96.93	9.00	↑14.00	A
Operations Asbestos Survey Remedials	305.00	282.00	296.00	97.05	9.00	↑14.00	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	15.00	10.00	12.00	80.00	3.00	↑2.00	A
Outstanding Medium risk	143.00	45.00	45.00	31.47	98.00	→0.00	A
Operations Asbestos Survey Remedials	158.00	55.00	57.00	36.08	101.00	↑2.00	A

### Commentary

The remaining medium risk actions are;  
Pre April 2021

- 5 Butterfly actions remaining due to tenant difficulties. 4 other actions are being planned in.

April 21 – Current

Within the high risk category there are 3 actions remaining.

- 1 action the tenant is in hospital and cant be completed
- 2 actions are in void properties and are being included in the void works
- In the medium category there are 98 actions.
- 79 of the actions have exceeded the recommended dates to resolve.
- Actions are being chased up with the person responsible for the survey to check that the actions are being planned in.
- **Butterfly house type Issues -**
  - 5 properties pre April require access restrictions. They are with R&M to restrict access.
  - When working in these properties Construction Services will factor in loft restrictions.
  - In total there are 419 of these house types across the borough. A schedule of planned works will be made in the New Year to restrict loft access.

### 3. Electrical Safety

Area	Target	Prev Month	Month End	%	Variance		RAG
Fixed Wire Test Target (Year 3)	3305.00	2205.00	2443.00	73.92	862.00	↑238.00	A
Fixed Wire Test (Communal)	696.00	640.00	640.00	91.95	56.00	→0.00	A
Emergency Lighting Service Q3	224.00	126.00	192.00	85.71	32.00	↑66.00	A
<b>Corrective Maintenance</b>	<b>No</b>	<b>Prev Month</b>	<b>Month End</b>	<b>%</b>	<b>Incomplete</b>		<b>RAG</b>
Electrical Safety (Domestic) 19/20	1319.00	1141.00	1145.00	86.81	174.00	↑4.00	A
Electrical Safety (Domestic) 20/21	2008.00	1315.00	1453.00	72.36	555.00	↑138.00	A
Electrical Safety (Domestic) 21/22	825.00	277.00	295.00	35.76	530.00	↑18.00	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	12.00	14.00	14.14	85.00	↑2.00	A

#### Commentary

Overall				
Corrective Maintenance	No	COM	To Do	% Complete
<b>Total</b>	<b>4152</b>	<b>2893</b>	<b>1259</b>	<b>69.68%</b>
<b>19/20 Domestic Remedial Year 1</b>	<b>1319</b>	<b>1145</b>	<b>174</b>	<b>86.81%</b>
<b>20/21 Domestic Remedial Year 2</b>	<b>2008</b>	<b>1453</b>	<b>555</b>	<b>72.36%</b>
<b>21/22 Domestic Remedial Year 3</b>	<b>825</b>	<b>295</b>	<b>530</b>	<b>35.76%</b>

Breakdown of outstanding domestic remedial actions –

- 536 year 1 and 2 remedials are currently with McVickers. Expected completion March 22
- 490 Year 3 remedials have been passed to to new contractor AJ Keith, 19 year 3 remedials are with Mcvickers and 511 with internal teams - 1020 in total.
- 345 remedials require a rewire & 65 require Distribution Board replacement. These are currently being tendered for a contractor with expected completion of March 22.

Electrical remedials have a monthly review to prioritise orders by risk and sent to McVickers as a priority.

Communal area EICR program has been passed to Gateshead Construction Services, these works have begun, awaiting figures of completions.

#### **FWT per property**

In total 19094 properties managed within the electrical contract

15353 have a condition report within 5 years 80.4 %

17405 have a condition report of any age, 91.2 %

Emergency lighting is now being installed in mid rise blocks, initially there are 14 blocks in the scheme, all of these are now complete.



#### 4. Gas Safety

Area	Target	Prev Month	Month End	%	Variance		RAG
Gas Servicing Outstanding	0.00	24.00	20.00	99.88	20.00	↑4.00	A
Solid Fuel Servicing	0.00	0.00	0.00	100.00	0.00	→0.00	G
Corrective Maintenance	No	Prev Month	Month End	%	Incomplete		RAG
Gas follow on works (non-urgent)	1905.00	1074.00	1151.00	60.42	754.00	↑77.00	A
Electrical (Gas Follow on Works non-urgent)	805.00	0.00	0.00	0.00	805.00	→0.00	A

#### Commentary

As of 31<sup>st</sup> December 2021, **20** LGSRs were out of time.

19 in warrant process

1 New Boiler Install process (Tech Referred)

Council Owned properties – Gas Servicing at 31<sup>st</sup> December 2021

16837 properties required a gas service

16817 properties have an intime LGSR

20 properties have an out of time LGSR

99.88% compliant.

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 reviewed and high priority works have now been allocated to an electrical contractor.

Solid fuel servicing up to date. Next servicing due April / May 2022.

## 5. Mechanical

Area	Target	Prev Month	Month End	%	Variance		RAG
Mechanical - Passenger Lift Service	64.00	56.00	50.00	78.13	14.00	↓-6.00	R
Mechanical - Platform Lifts Service	36.00	16.00	13.00	36.11	23.00	↓-3.00	R
Mechanical - Hoists Service	101.00	65.00	55.00	54.46	46.00	↓-10.00	R
Mechanical - Stair Lifts Service	591.00	371.00	185.00	31.30	406.00	↓-186.00	R
Mechanical - Bath lifts service	11.00	6.00	6.00	54.55	5.00	→0.00	R
Mechanical - Passenger Lift Thorough	64.00	64.00	64.00	100.00	0.00	→0.00	G
Mechanical - Platform Lifts Thorough	36.00	26.00	25.00	69.44	11.00	↓-1.00	R
Mechanical - Hoists Thorough	101.00	64.00	62.00	61.39	39.00	↓-2.00	R
Mechanical - Stair Lifts Thorough	591.00	355.00	255.00	43.15	336.00	↓-100.00	R
Mechanical - Bath lifts Thorough	11.00	6.00	3.00	27.27	8.00	↓-3.00	R
Mechanical - Auto-Doors Service	96.00	80.00	91.00	94.79	5.00	↑11.00	A
<b>Corrective Maintenance</b>	<b>No</b>	<b>Prev Month</b>	<b>Month End</b>	<b>%</b>	<b>Incomplete</b>		<b>RAG</b>
Mechanical - Passenger Lift	0.00	23.00	37.00	N/A	-37.00	↓-14.00	A
Mechanical - Platform Lift	0.00	6.00	6.00	N/A	-6.00	→0.00	A
Mechanical - Hoists	0.00	3.00	3.00	N/A	-3.00	→0.00	A
Mechanical - Stair Lifts	0.00	77.00	114.00	N/A	-114.00	↓-37.00	A
Mechanical - Bath Lifts	0.00	2.00	2.00	N/A	-2.00	→0.00	A
Mechanical - Auto-Doors	0.00	0.00	1.00	N/A	-1.00	↓-1.00	A

### Commentary

- Passenger lift service - 14 services due in December have not been completed.
- Passenger lift remedials –37 jobs outstanding of 29 are in target. Completion dates awaited.
- Platform lifts –23 of the 36 platform lifts are overdue service with dates awaited.
- Platform lifts thorough inspections – 11 overdue inspections, 2 lifts not in use – inspections suspended. 1 non access this month.
- Platform lifts corrective –6 outstanding, dates awaited.
- Hoists service –2 hoists added. 46 services overdue (34 properties). None of the overdue properties are void.
- Hoists Thorough Inspections –39 overdue inspections 34 of which no access.
- Stair lifts – 145 services currently overdue, 13 are void. 14 non access events logged. The actual number overdue is more than 145 as orders have not been issued for some lifts. Building Safety team to assist FM to correct the orders and plan with the contractor.
- Stair lift Thorough Inspections - 336 overdue inspections. 117 no access events.
- Stair lifts corrective – 19 of 114 still in target.
- Disabled baths service –5 overdue –orders with contractor, 1 on hold awaiting re-let.
- Disabled baths Thorough Inspections - 1 on hold, 1 new not due yet, 2 non access December, 8 non access overall. 2 minor defects – order with contractor.
- Auto-door – 5 services outstanding with contractor 2 of which are void. 3 are booked w/c 10/1/22.

## 6. Water Safety

Area	Target	Prev Month	Month End	%	Variance		RAG
<b>Water Risk Assessments (All)</b>	19500.00	7819.00	7819.00	40.10	11681.00	⇒0.00	A
<b>Water Risk Assessments - Communal</b>	63.00	63.00	63.00	100.00	0.00	⇒0.00	G
<b>Water TMV Servicing</b>	229.00	187.00	199.00	86.90	30.00	↑12.00	G
<b>Corrective Maintenance</b>	<b>No</b>	<b>Prev Month</b>	<b>Month End</b>	<b>%</b>	<b>Incomplete</b>		<b>RAG</b>
<b>Water - dead legs</b>	2823.00	2609.00	2615.00	92.63	208.00	↑6.00	A
<b>Water - major works</b>	79.00	66.00	66.00	83.54	13.00	⇒0.00	A

### Commentary

The water hygiene/legionella risk assessment tender process has now been postponed due to potential costs and the ongoing HRA budget review. Plans will now revert to employing plumbers plus operatives who will work in house and be able to carry out both assessments as well as fix minor remedial repairs identified within the assessments. This will also give additional resource for any small ad hoc repairs required for water compliance.

A 10 year schedule for domestic and public buildings water hygiene assessments is currently in development and will be ready for plumbers plus when in place. Year 1 of the schedule will consist of surveys to a minimum of 3 archetype properties and will also take into account customer vulnerabilities and disability to ensure correct prioritisation.

63 communal area Water Risk assessments will be included in the year 1 programme.

Remedial actions for cold water storage tanks at Birtley Villas and Pleasant Place have been reraised and are currently being planned by Gateshead construction services teams.

Water major works are currently being reviewed by asset management. The assessment will be prioritised by level of risk.

## 7. Data Management

Risk management module has now been made live in NEC and is available for public building FRA's. Some minor faults require rectification before it can be used. The fire safety team are working with ICT to continue to improve the process using the live system to record and monitor all new public building FRA's. Domestic buildings continue to be managed in the original planned maintenance process however are currently being reviewed and will be moved into the risk management module ready for the new financial year.

Additional 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 remedial action procedure being rewritten for the new module capability. Expected completion of module and procedures ready for February 2022.

Water hygiene risk assessment templates have now been finalised and will be added to the risk module. The water hygiene schedule is currently in development and will also be added to the risk module. All water hygiene systems to be in place for the new financial year and available for the plumbers plus.

Testing is continuing on the new Servicing and Inspection module released by NEC. Issues identified are being discussed with NEC. Currently the module is not suitable for more advanced programmes of work ie gas, electrical testing and planned maintenance contracts will continue for these areas of compliance and cyclical works. Discussions are ongoing with ICT development teams and initial use of the module may be for simple programmes of work such as water hygiene flushing. We will continue to develop planned maintenance contracts to ensure the continuation of compliance whilst ICT develop the new module in conjunction with NEC.

Initial consultation for the mobile solution took place in October. 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.

Property data management protocol being reviewed and rewritten to accommodate new systems and to include audit and stress testing of data. This has been delayed and should be ready for early in quarter 4 of the financial year.

## 8. 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	2749.00	2930.00	78.93	782.00	↑181.00	G
Fire Door Inspections (Domestic)	1961.00	0.00	0.00	0.00	1961.00	→0.00	A
Asbestos (Communal)	402.00	402.00	402.00	100.00	0.00	→0.00	G
Fixed Wire Test Target (Year 3)	3305.00	2205.00	2443.00	73.92	862.00	↑238.00	A
Fixed Wire Test (Communal)	696.00	640.00	640.00	91.95	56.00	→0.00	A
Emergency Lighting Service Q3	224.00	126.00	192.00	85.71	32.00	↑66.00	A
Gas Servicing Outstanding	0.00	24.00	20.00	99.88	20.00	↑4.00	A
Solid Fuel Servicing	0.00	0.00	0.00	100.00	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	229.00	187.00	199.00	86.90	30.00	↑12.00	G
Mechanical - Passenger Lift Service	64.00	56.00	50.00	78.13	14.00	↓-6.00	R
Mechanical - Platform Lifts Service	36.00	16.00	13.00	36.11	23.00	↓-3.00	R
Mechanical - Hoists Service	101.00	65.00	55.00	54.46	46.00	↓-10.00	R
Mechanical - Stair Lifts Service	591.00	371.00	185.00	31.30	406.00	↓-186.00	R
Mechanical - Bath lifts service	11.00	6.00	6.00	54.55	5.00	→0.00	R
Mechanical - Passenger Lift Thorough	64.00	64.00	64.00	100.00	0.00	→0.00	G
Mechanical - Platform Lifts Thorough	36.00	26.00	25.00	69.44	11.00	↓-1.00	R
Mechanical - Hoists Thorough	101.00	64.00	62.00	61.39	39.00	↓-2.00	R
Mechanical - Stair Lifts Thorough	591.00	355.00	255.00	43.15	336.00	↓-100.00	R
Mechanical - Bath lifts Thorough	11.00	6.00	3.00	27.27	8.00	↓-3.00	R
Mechanical - Auto-Doors Service	96.00	80.00	91.00	94.79	5.00	↑11.00	A
Corrective Maintenance	No	Prev Month	Month End	%	Incomplete		RAG
FRAs communal High Rise 19/20	1019.00	1017.00	1017.00	99.80	2.00	→0.00	A
FRAs communal High Rise 20/21	120.00	114.00	115.00	95.83	5.00	↑1.00	A
FRAs communal High Rise 21/22	99.00	88.00	89.00	89.90	10.00	↑1.00	A
FRAs Communal Mid and Low Rise 19/20	2532.00	2456.00	2456.00	97.00	76.00	→0.00	A
FRAs Communal Mid and Low rise 20/21	206.00	115.00	115.00	55.83	91.00	→0.00	A
FRAs Communal Mid and Low rise 21/22	168.00	50.00	50.00	29.76	118.00	→0.00	A
Fire Door replacement (High Rise)	1961.00	1718.00	1718.00	87.61	243.00	→0.00	G
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Electrical Safety (Domestic) 20/21	2008.00	1315.00	1453.00	72.36	555.00	↑138.00	A
Electrical Safety (Domestic) 21/22	825.00	277.00	295.00	35.76	530.00	↑18.00	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	12.00	14.00	14.14	85.00	↑2.00	A
Gas follow on works (non-urgent)	1905.00	1074.00	1151.00	60.42	754.00	↑77.00	A
Electrical (Gas Follow on Works non-urgent)	805.00	0.00	0.00	0.00	805.00	→0.00	A
Water - dead legs	2823.00	2609.00	2615.00	92.63	208.00	↑6.00	A
Water - major works	79.00	66.00	66.00	83.54	13.00	→0.00	A
Area	Target	Prev Month	Month End	%	Variance		RAG
Mechanical - Passenger Lift	0.00	23.00	37.00	N/A	-37.00	↓-14.00	A
Mechanical - Platform Lift	0.00	6.00	6.00	N/A	-6.00	→0.00	A
Mechanical - Hoists	0.00	3.00	3.00	N/A	-3.00	→0.00	A
Mechanical - Stair Lifts	0.00	77.00	114.00	N/A	-114.00	↓-37.00	A
Mechanical - Bath Lifts	0.00	2.00	2.00	N/A	-2.00	→0.00	A
Mechanical - Auto-Doors	0.00	0.00	1.00	N/A	-1.00	↓-1.00	A