

Property Compliance –October 2024 KPI pack

Compliance Update – October KPI Pack

Please find the October KPI pack attached, providing an update on performance since the preparation of the report to the Housing Committee. Below is a summary of the key changes month-on-month:

- **Gas Compliance:**
No change. Two properties remain overdue for their annual gas safety inspection. Both are currently in the legal process.
- **Fire Safety:**
Improved position. Fourteen overdue fire safety actions were completed in October, reducing the number of outstanding actions to 119. Progress is being made in securing arrangements to deliver the remaining actions, with the fire door contract in place and the compartmentation contract approved. We are now awaiting completion of contract documentation before work can commence.
- **Electrical Safety:**
Improved position. A total of 113 electrical safety checks were completed in October, reducing the number of homes overdue for checks under the 5-year cycle to 38.
- **Asbestos Management:**
Slight improvement. One garage re-survey remains overdue due to access issues, but the associated residual risk is considered very low. All other surveys are up to date.
- **Water Safety:**
Improved position. The remaining four outstanding actions were completed in October.
- **Lifts Compliance:**
No change.
- **Damp, Mould, and Condensation:**
Slight deterioration. The number of open cases increased by 11 to 137 compared to September. This is expected as we enter colder weather. New cases are being addressed in accordance with agreed processes and timescales.
- **Stock Condition Survey:**
Improved position. The survey programme began in early October. Although progress has been slower than anticipated due to initial teething issues and resource scaling by the contractor, 103 surveys were completed in October.
 - **HHSRS Findings:** One Category 1 and one Category 2 Hazard were identified. These cases were reported through the automated process to ensure timely action and are being addressed accordingly.