

Property Services Scorecard - FY 2021-22

No	Data	Target	Mar-22		RAG	Commentary	RAG Rating Logic		
			Number Overdue	%			G	A	R
Fire Risk Assessments and Actions									
1	Fire Risk Assessments	100.00%	0	100.00%	G		All documentation completed	Documentation or assessments late, but low numbers or low risk	Overdue and not completed a regulatory requirement/ high risk or high numbers
2	Overdue FRA P1X Actions (In a Programme)	0	0		G				
3	Overdue FRA P1X Actions (Not in a Programme)	0			G				
4	Overdue FRA P1 Actions (In a Programme)	0	9		A	[9]	Fire compartmentation in a programme due for completion 2022/23		
5	Overdue FRA P1 Actions (Not in a Programme)	0	16		A	[16]	Most actions relate to gaining access to leaseholder or tenanted dwellings and taking legal action for access		
6	Overdue FRA P2 Actions	0	2968		A	[2968]	Most significant actions relate to leasehold flat front doors (2) Environmental (1231) Home Ownership (1) Housing (401) Repairs (1117) Asset Management (216) Compliance Team		
7	Overdue FRA P3 Actions	0	552		A	[552]	(383) Compliance Team (6) Home Ownership (21) Repairs (142) Asset Management		
Gas Safety									
8	Gas safety checks (domestic assets)	100.00%	0	100.00%	G				
9	Gas safety checks (communal assets)	100.00%	1	97.78%	A	[1]	Completed outside of LH's target date but within legislative requirement		
10	Gas safety checks (PSL properties)	100.00%	0	100.00%	G				
11	Ducts inspected	100.00%	0	100.00%	G				
Fire Equipment Servicing									
12	Fire Alarms	100.00%	10	98.79%	R	[7]	Serviced in early April		
13	Automatic Opening Vents	100.00%	0	100.00%	G				
14	Emergency Lighting	100.00%	10	99.03%	R	[10]	Serviced in early April		
15	Dry Risers	100.00%	0	100.00%	G				
16	Wet Risers	100.00%	0	100.00%	G				
17	Sprinklers	100.00%	0	100.00%	G				
Water Hygiene									
18	Water Tank Risk Assessments 100%	100.00%	0	100.00%	G				
19	Water Tank Overdue Risk Actions 100%	100.00%	0	100.00%	G				
Asbestos (Communal Only)									
20	Asbestos Surveys	100.00%	0	100.00%	G				
21	Asbestos Actions	100.00%	0	100.00%	G				
Lifts									
22	Passenger Lift Safety Inspections (LOLER)	100.00%	15	93.64%	R	[15]	Lifts out of service require inspection when back in service		
22	Passenger Lift Services	100.00%	3	98.73%	A	[3]	Service completed on 01/04/2022 outside of LH's target but within legislative requirements		
Lightning Conductors									
24	Services Completed	100.00%	0	100.00%	G				
Playground Inspections									
25	Number of RoSPA	100.00%	0	100.00%	G				
EICR certificates (Domestic and Communal)									
26	Domestic EICR certificates up to five years old	100.00%	577	95.72%	R		11 properties requiring a new certificate are currently Void's. These will receive a satisfactory certificate at the end of the void works. SIAM Team have 48 properties that are in their current major works programme and they will be providing Satisfactory Certificates for these properties		
27	Communal EICR certificates up to five years old	100.00%	2	99.85%	A		Unsatisfactory Certificates – 2 (Asset Management are completing works and will issue new compliant certificates upon completion of lateral mains renewal)		