

	31/03/2022				29/04/2022				31/05/2022				Comments
	Baseline number	Compliant	Non Compliant	% Compliant	Baseline number	Compliant	Non Compliant	% Compliant	Baseline number	Compliant	Non Compliant	% Compliant	
<b>Legionella</b>	46	28	18	60.87%	46	38	8	82.61%	33	31	2	93.94%	All sites have been visited and we are currently waiting for two reports which should be uploaded by 7/6/22. 9 properties removed from programme, confirmed no communal water supplies. A further 4 properties have no communal water supplies other than a bib tap serving individual flats. These have also been removed from the baseline figure and we will be discussing the management of these with the tenants concerned. Letters to be sent by end of June 2022.
<b>Gas</b>	4645	4622	23	99.50%	4645	4645	0	100.00%	4644	4642	2	99.96%	2 outstanding properties: Tenant away from property until mid June but booked in on their return expired 27/5/22, 97 Goodliffe expired 17/5/22 - not been able to contact tenant - awaiting Court date. The baseline has been checked and adjusted to include newly acquired properties and disposals from RTB's.
<b>Electrical</b>	6216	5113	1103	82.26%	6216	5203	1013	83.70%	6087	5270	817	86.58%	Baseline figure adjusted to remove RTB, added new properties plus the inclusion of the revised communal blocks. 30 appointments booked. DPI switches required at 52 properties. A further 80 properties are in WIP. 210 properties require rewires, 141 are on the rewire programme with the contractor and a further 69 are programmed as part of the Earlsfield improvement programme. Baseline adjustment related to some previous compliant properties.
<b>Asbestos (re-inspections)</b>	260	98	162	37.69%	259	180	79	69.50%	204	204	0	100.00%	Baseline adjusted to remove properties where there is no asbestos and where there is no asbestos identified in the property but the location could not be accessed.

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<b>Fire Risk Assessments</b>	148	145	4	97.97%	148	148	0	100.00%	148	148	0	100.00%	We are maintaining the inspection programme and are working between two and three weeks ahead of schedule.
<b>Lift inspections</b>	13	12	1	92.31%	13	13	0	100.00%	13	13	0	100%	

Compliance Activity	Red	Amber	Green
Legionella	<95%	95.01-99.99%	100%
Gas	<99.8%	99.81-99.99%	100%
Electrical	<98%	98.01-99.99%	100%
Asbestos	<85%	85.01-99.99%	100%
FRA Actions	<97%	97.01%-99.99%	100%