

Landlord Compliance Business As Usual Performance Report

PROVIDER: BRISTOL CITY COUNCIL

BAU

Workstream		Total Number of Assets in programme	Number Of Compliant Assets	Number of Non-Compliant Assets	COMPLIANCE (%)
GAS SAFETY	Domestic gas (LGSR)	20719	20712	7	99.97%
	Communal gas (LGSR)	2609	2609	0	100.00%
		No. of capped properties	No. of capped properties over 3 months		
	Properties with a capped gas supply		362		
		No of overdue checks			
	Overdue gas safety checks (<1 month)	7			
	Overdue gas safety checks (1-3 months)	0			
	Overdue gas safety checks (> 3 months)	0			

Comments:

The seven non access properties are progressing through BCC's standard non access process. All have been overdue for less than 1 month.

The capped properties are due to a mixture of void, non access and long term long access properties. Further analysis is underway on the capped properties and reasons. Also improvement in engagement between the gas team and Housing Management teams are planned.

Data Assurance: Medium

Workstream		Total Number of Assets in programme	Number Of Compliant Assets	Number of Non-Compliant Assets	COMPLIANCE (%)
ELECTRICAL SAFETY	5 Year EICR domestic testing cycle	26,709	9,527	17,182	36%
	10 Year EICR domestic testing cycle	26,709	13,386	13,323	50%
	Domestic properties with no EICRs*	0	0	0	na
	Communal EICRs	784	775	9	99%
		Overdue high risk - No. of C1 (danger to life)	Overdue medium risk - No. of actions C2 (potentially dangerous)	Overdue low risk - No. of actions C3 (improvement recommended)	
	Overdue electrical remedials (< 3 month)	0	250	0	
	Overdue electrical remedials (3-6 months)	0	11	0	
	Overdue electrical remedials (6-12 months)	0	13	0	
	Overdue electrical remedials (12+ months)	0	140	0	

Comments:

A data reconciliation is underway to validate the number of electrical assets. The current number of assets within a 5 year test cycle is 9,527 & the number of assets within a 10 year test cycle are 13,386. Properties where we have been unable to evidence satisfactory certificate. The data review is ongoing and a summary of the review findings are outlined below.

* The number of compliant assets has been taken from the Savills compliance data analysis.

*The electrical data review (EICR) has checked 12581 out of the 19,218 data anomalies identified by Savills, where we were unable to evidence a EICR certificate records and have either identified or found:

- 3050 satisfactory certificates against a 0-5 year cycle
- 2932 satisfactory certificates against a 5 - 10 year cycle (in total 5,982), which equates 42% percent of the number checked.
- 4218 certificates are missing following the ongoing data review.
- 2381 are unsatisfactory.
- The data review is currently showing C47% of certificates found are compliant.

Action Plan:

- A fourth contractor is being procured and this will increase the number of inspections being undertaken per month.
- The data review is continuing and will be completed in Q3 2024/25. Properties where we are unable to find satisfactory electrical certificates will be added to the electrical inspection programme.

Data Assurance - Low

Workstream		Total Number of Assets in programme	Number Of Compliant Assets	Number of Non-Compliant Assets	COMPLIANCE (%)
FIRE SAFETY	Fire Risk Assessments in high risk buildings	204	204	0	100%
	Fire Risk Assessments in non-high risk buildings	571	571	0	100%
	Overall Fire Risk Assessments	775	775	0	100%
Comments: Report taken from 30 September position					
		No. of high risk actions	No. of medium risk actions	No. of low risk actions	
	Overdue FRA remedial actions (<3 months)	41	1221	7	
	Overdue FRA remedial actions (3-6 months)	41	1354	11	
	Overdue FRA remedial actions (6-12 months)	58	2763	1	
	Overdue FRA remedial actions (12+ months)	11	16	0	
Comments:					
The council is currently 100% compliant on fire risk assessments.					
There are 5524 outstanding fire remedial actions. There are 151 outstanding high risk actions which are being prioritised for completion. There has been a reduction in high risk actions over the last few months and this is reflected in the backlog performance report in Appendix Aii. The building safety team are working with delivery teams to accelerate the completion of high and medium risk actions.					
Data Assurance - Low					

Workstream		Total Number of Assets in programme	Number Of Compliant Assets	Number of Non-Compliant Assets	COMPLIANCE (%)
SMOKE AND CO ALARMS	Smoke alarms / detectors	22923	12227	10696	53.34%
	Carbon monoxide alarms / detectors	20715	20462	253	98.78%
Comments:					
Smoke detectors and CO monitors are installed via a combination of programmes, that include the gas services, electrical inspections and planned maintenance activity.					
A data review is on going for the smoke detectors, the accuracy of data is improving, including information on the type and location of smoke detectors within the property. In addition to the compliant assets, an additional 7156 are known to be installed, however they are older than 10 years or haven't been inspected within the last 10 years. If these are added to the number installed within date then the number installed increases to 21839 or 81.78%. Further work is ongoing on the quality and consistency of the data sets.					
CO detectors: 173 properties have had the gas supply capped.					
Data Assurance: Low					

Workstream		Total Number of Assets in programme	Number Of Compliant Assets	Number of Non-Compliant Assets	COMPLIANCE (%)
WATER SAFETY	Legionella risk assessments	207	207	0	100.00%
		Number of high risk remedial actions	Number of medium risk overdue remedial actions	Number of low risk remedial actions	
	Overdue water safety remedial actions (< 3 months)	0	0	0	
	Overdue water safety remedial actions (3-6 months)	0	0	0	
	Overdue water safety remedial actions (6-12 months)	0	0	0	
	Overdue water safety remedial actions (6-12 months)	0	0	0	
Comments:					
All works are progressing to programme with no outstanding actions. Work has been started implementing individual building schemes of control.					
Data Assurance: Medium					

Workstream		Total Number of Assets in programme	Number Of Compliant Assets	Number of Non-Compliant Assets	COMPLIANCE (%)
ASBESTOS SAFETY	Asbestos re-inspections	535	535	0	100.00%
	Overdue asbestos re-inspections (< 3 months)	0			
	Overdue asbestos re-inspections (3-6 months)	0			
	Overdue asbestos re-inspections (6-12 months)	0			
	Overdue asbestos re-inspections (12+ months)	0			
Comments:					
The remaining asbestos surveys of communal areas has been completed.					
The number of communal areas reported to the regulator in April 2024 was 645. This number has reduced due to rationalisation to identify buildings that are out of scope, therefore 110 buildings have no requirement for a management survey					
Data Assurance: Low. Lack of Assurance on data number.					

Workstream		Total Number of Assets in programme	Number Of Compliant Assets	Number of Non-Compliant Assets	COMPLIANCE (%)
LIFT SAFETY	Passenger lifts (LOLER) servicing	150	150	0	100.00%
	Overdue remedial actions (<3 months)	Overdue high risk - No. of C1 (danger to life) 0			
	Overdue remedial actions (3-6 months)	0			
	Overdue remedial actions (6-12 months)	0			
	Overdue remedial actions (12+ months)	0			

Comments:

All works are progressing to programme with no outstanding actions.

Data Assurance: Medium

Workstream		Number of open D&M cases	Open cases assessed as Category 1 HHSRS
DAMP AND MOULD	Damp and mould cases	3,289	TBC
	Cases overdue by <3 months	422	TBC
	Cases overdue 3-6 months	623	TBC
	Cases overdue by 6-12 months	1,870	TBC
	Cases overdue by 12+ months	363	TBC

Comments:

The ongoing data review is identifying an increasing number of open damp & mould cases. This will increase further as stock condition surveys are being completed. A dedicated damp & mould team has been set up. There are challenges regarding appointing and retaining staff to inspect and manage damp & mould works. Contractors capacity is also impacting on the councils ability to respond to damp & mould cases identified.

Work in ongoing to identify the number of category 1 HHSRS risk items.

Data Assurance: Low

Workstream		Total Number of Assets in programme	Number Of Compliant Assets	Number of Non-Compliant Assets	COMPLIANCE (%)
STOCK CONDITION	Meet the Decent Homes Standard (compliance figures taken from November as not available for October reporting)	26,366	25,003	1,363	94.83%
	<p>Comments:</p> <p>The performance reporting has been taken from draft reported figures from the end October 2024 as the September figures weren't available for consideration by the H&CSPB.</p> <p>The stock condition survey programme had completed 3,746 surveys at the end of September. There have been some concerns regarding the quality of some surveys and the programme was slowed down in October to allow the supplier to review surveys understated to date and improve the training of surveyors undertaking the stock condition surveys. The number of surveys has been reduced to enable better management and monitoring of surveys undertaken. The supplier is still confident that the target of 8,000 surveys will be achieved by the end of March 2024/25. Further work is underway to be able to accurately report the number, severity and status of HHSRS actions that result from a SCS.</p> <p>The 5.14% or 1363 Homes not meeting the Decent Homes standard consists of the following elements:</p> <ul style="list-style-type: none"> - HHSRS: 0.49% or 130 failures (Cat 1's - severe) (pass to the delivery team to progress remedial actions). - Reasonable Modern Facilities: 0% or 0 failures. - State of Repair: 4.29% or 1,130 failures (assessing the actions and progressing high health & safety risk actions as a priority) - Thermal Comfort: 0.36% or 96 failures. (passed to the heating team to progress any remedial works required). <p>Data Assurance: Medium</p>				