

TDC COMPLIANCE METRICS

Compliance Regime	Total Stock/Blocks	Stock/Blocks Not Applicable to work stream	Stock/Blocks/Inst allations Applicable to work stream	Number Compliant	Number Non Compliant	Percentage	Comments
Date of Report: 01/07/2021							
Current Stock at the date of the report							
Domestic rented units	3069	3x RTB					
Residential Blocks	274						
Commercial	4						
Garage blocks	34						
Lifts							
Lift Installations - Communal	x	x	14	14	0	100.00%	
Stairlifts			77	65	12	84.42%	2 lifts removed since last month
Through Floor Lifts			21	15	6	71.43%	1 lift isolated since last month
Outstanding Risks Identified			Passenger lifts	Stairlifts	Through floor		
Defect B			53	7	1		Passenger lift remedials have gone up due to lolders at Invicta House
Defect A			0	0	0		
Total Identified risk			53	7	1		
Water							
Legionella Risk Assessments	274		27	27	0	100.00%	
Arising Items							
Low			2	2	0		
Medium			99	99	0		
High			47	37	10		
Total identified risks			148				
Fire							
Fire Risks Assessments req. to be undertaken	274	104	172	172	0	100.00%	
Trivial Risks			45				
Tolerable Risks			0				
Moderate			108				
Substantial			18				
Intolerable			1				
In Review			0				
Total identified risks			172				Overdue actions by workstream and risk rating

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Compliance Regime	Total Stock/Blocks	Stock/Blocks Not Applicable to work stream	Stock/Blocks/Installations Applicable to work stream	Number Compliant	Number Non Compliant	Percentage	Comments	
FRA works arising from FRA			147	83	64	56.46%	Planned works overdue actions 5 xSubstantial, 30x Moderate,	
FRA non works arising from FRA			93	77	16	82.80%	Compliance-overdue 1x trivial, Moderate 13,	
Fire Alarms	274	242	32	32	0	100.00%	Housing-overdue 13 x Moderate	
Emergency Lighting	274	157	117	117	0	100.00%	Repairs-overdue 2 x trivial 16x Moderate	
Communal Smoke detectors					0			
Total			389	309	80			
Asbestos								
Communal	274	155	118	114	4	96.61%	The 4 non compliant are on a 9 month cycle as opposed to the usual 12 month.	
Domestic	3072	78	2994	1550	1444	51.77%	PAG have suggested we review this cycle as there is a low set medium risk.	
Commercial	4	0	2	2	0	100.00%	TDC have reviewed these items and as they are recorded "manage in situ" they will	
Garage - Communal	34	0	34	0	34	0.00%	be extended to 12 month re-inspections, this will show on our July report.	
Garages - Individual	354							
Electrical								
Electrical Installations - Communal	274	109	165	162	3	98.18%	We have now received the non compliant certs and all three communal blocks are booked in for the 17th July for works and confirmed with the contractor. Domestic: 13 are voids counted in the non compliance No access is a continuing problem.	
Electrical Installations - Domestic	3069	0	3069	2056	1013	66.99%		
Commercial	4	0	2	2	0	100.00%		
Garage - Communal	34	33	1	1	0	100.00%		
Gas								
Gas Safety Communal	274	274	0	0	0	N/A		
Gas Safety Domestic	3069	456	2613	2613	0	100.00%		
			Programme Total	2613				