

Building Safety & Compliance Dashboard

Compliance area	Total properties	On programme	Off programme	Compliant	%	Not Compliant	%	DoT*	Commentary	Due in next 30 days
Domestic Dwellings										
Gas	9756	7974	1782	7972	99.97%	2	0.03%	↑	<p>Status: At the time of reporting, there was one high rise flat and one low rise flat with an outstanding gas safety check. For one of these the gas safety due date was 17th April 2025, and 29th April 2025 for the other.</p> <p>Mitigating Actions: As at 13th May the high rise property had been completed. For the one property remaining a legal pack has been requested, SCH are in contact with tenants mother to assist in attempting to make access. A Building Safety Manager is also now in post to oversee both gas and electrical servicing programmes.</p> <p>Timeframe: Following the legal process for legal action is anticipated to take eight to ten weeks to gain access and complete the service.</p> <p>Forecast: As at the 13th May, there were 10 properties due to go out of compliance in the next seven days.</p>	68
Electric (5-year programme)		9756	0	9630	98.71%	126	1.29%	↑	<p>Status: There were 126 properties with an outstanding EICR at the time of reporting. This is an improvement in terms of domestic properties. As at 14th May, there remains 7 properties without a valid EICR in the last 10 years (oldest being 24th October 2004). In terms of the other 119 properties, the oldest due date is March 2020.</p> <p>Mitigating Actions: Of the 7 properties past the 10 year legal term, one has a servicing appointment for 20th May and another has a rewire scheduled from 27th May. For the remaining properties, for one property an application has been made to court to serve an injunction, two others are going through the legal process, one has an appointment to assess property condition before rewire required and for the final property the Building Safety team are working with Housing Services to try and open communication with the tenant. For other properties which are overdue, the building safety team continue working closely with other teams within SCH to gain access, and attending where other appointments are booked. The team are also working to better evaluate risks prior to a property becoming non compliant.</p> <p>Timeframe: Access remains a challenge, however team are working towards having similar performance as in gas by Q2.</p> <p>Forecast: Work continues on the 7 properties which are over 10 years, the electrical compliance tracker indicates anticipated completion in June for six of the seven properties.</p>	6
Asbestos surveys (non-statutory)		9756	0	9628	98.69%	128	1.31%	N/A	This an internal target to have asbestos management surveys for all property types that are pre 2000 construction.	N/A
Communal blocks/schemes										
Gas		6	878	6	100.00%	0	0.00%	↔	Meets target.	0
Electric (5-year programme)		810	74	810	100.00%	0	0.00%	↔	Meets target.	0

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Compliance area	Total properties	On programme	Off programme	Compliant	%	Not Compliant	%	DoT*	Commentary	Due in next 30 days
Asbestos surveys (re-inspection)	884	688	196	688	100.00%	0	0.00%	↔	Meets target.	70
Water (2-year programme)		52	832	52	100.00%	0	0.00%	↔	Meets target.	0
Lifts (passenger and goods)		44	840	44	100.00%	0	0.00%	↔	Meets target.	4
Fire risk assessments		675	209	674	99.85%	1	0.15%	↓	<p>Status: There was one low rise block with an outstanding FRA at the end of April. This FRA was due on 22nd April 2025.</p> <p>Mitigating Actions: Tersus have been issued the full years FRA schedule in advance, and any delays in completions are addressed through contract management meetings. Tersus have confirmed the delay was due to staff sickness.</p> <p>Timeframe: The FRA was completed by Tersus on 13th May 2025, and certification has now been received by SCH.</p> <p>Forecast: All FRAs are due to be compliant for the May report.</p>	11
Communal Fire Door Inspections		37	847	37	100.00%	0	0.00%	↔	Meets target.	37
Structural Surveys		37	847	37	100.00%	0	0.00%	↔	Meets target.	37

Damp & Mould	Apr-25	YTD	Target	Previous Year	DoT*	Commentary
Percentage Damp and Mould Inspections completed within timescale	82.35%	82.35%	100%	80.33%	↑	<p>Status: The accelerated stock condition surveys has continued to lead to an increase in the reports. The team is currently ensuring they meet the requirements of Awaab's Law, and whilst it is anticipated we are compliant the full guidance is due to be circulated in September 2025.</p> <p>In terms of open inspections, there are 81 open at the end of April relating to 80 properties. For remedial works, there 472 jobs open relating to 399 properties.</p> <p>Mitigating Actions: The Repairs, Capital and BI teams are working to triangulate data from Stock Condition Surveys to produce proactive programmes by property archetype. We have agreed a new structure that will help improve performance. This consists of a new Healthy Homes Manager; this will lead to an additional inspector that we believe will meet our requirements.</p>
Percentage Damp and Mould remedials completed within timescales	39.04%	39.04%	100%	32.24%	↑	<p>Timeframe: As anticipated in the previous report, there has been some improvement and expect this to continue as we move into the summer period.</p> <p>Forecast: Improved performance is anticipated to continue as a result of available resources and the summer period.</p>

*Direction of Travel - an up arrow indicates improving performance, and a down arrow represents worsening performance between the previous two months.

**Throughout this report, there has been a change in calculation between November/December to only include socially rented stock

Risk Register Performance

Compliance Area	Property Type	Total active actions	High Priority		Medium Priority		Low Priority		%	Commentary	DoT	Due in next 30 days
			Overdue	Not Overdue	Overdue	Not Overdue	Overdue	Not Overdue				
Fire	High rise	2155	4	17	56	2046	2	30	97.12%	<p>Status: Of the 274 overdue actions, 142 relate to flat front door replacements. These works are being undertaken by Absolute, but are currently having some issues with access. There are also 59 actions relating to flat front door repairs, 47 for communal fire door repairs, and six relate to trivial breach. The remainder relate to façade, compartmentation, records, glazing, and signage. The oldest action due date is February 2024.</p> <p>Corrective action required: Majority of actions are glazing and fire door repairs. Building Safety and Compliance Team have received high number of dwelling fire door replacement completions which are being processed. Fire Door works have been issued to Absolute, and so far 79 of 171 domestic doors and 13 of 30 communal doors have been completed. SCH is waiting for certification in order to close down the actions. Any further orders will be issued to Dodds.</p> <p>Forecast: Delivery of the fire remediation actions is anticipated by 31st July. However, most of the actions relate to fire doors for which access is required, so delivery to programme is dependent on access being granted.</p>	↓	14
	Low rise	930	3	4	197	691	0	35	78.49%			19
Legionella	High rise	599	253	4	3	265	0	74	57.26%	<p>Status: There are currently 335 outstanding WRA actions. The oldest action due date is July 2024. The root cause for the delay in the works being undertaken was due to the requirement to appoint and mobilise a contractor to undertake the work.</p> <p>Corrective action required: Initial programme issued to appointed contractor to commence remediation works. A delivery programme based on risk is being compiled, we have requested advise on any further mitigating measures we can put in place whilst we are working through the programme, such as flushing, sampling etc. All cyclical control measures recommended in the water risk assessments are in place. This will allow for longer term planning for the delivery of the actions. We are commencing a weekly flushing regime for infrequently used outlets while we determine if items need to be removed. The WRA programme is also in the process of being uploaded onto C365 to allow stronger oversight. This was previously managed and monitored on the contractor portal.</p> <p>Forecast: Delivery of the water risk assessment actions is anticipated by 30th September.</p>	↓	3
	Low rise	217	76	35	3	63	0	40	63.59%			35
Passenger Lifts	High rise	4	0	0	0	0	0	4	100.00%	↔	0	
	Low rise	1	0	0	0	0	0	1	100.00%		0	

Risk Register Performance

Compliance Area	Property Type	Total active actions	High Priority		Medium Priority		Low Priority		%	Commentary	DoT	Due in next 30 days
			Overdue	Not Overdue	Overdue	Not Overdue	Overdue	Not Overdue				
Asbestos	High rise	0	0	0	0	0	0	0	100.00%	No overdue remedials from re-inspection surveys.	↔	0
	Low rise	0	0	0	0	0	0	0	100.00%			0
Structural Surveys	High rise	549	0	0	0	0	0	549	100.00%	No overdue remedials from structural surveys.		0

Damp & Mould										
Detailed Performance	Nov-24	Dec-24*	Jan-25	Feb-25	Mar-25	Apr-25		YTD		Target
% Damp remedials completed in target	43.48%	35.71%	44.78%	32.43%	30.36%	39.04%		39.04%		100.00%
Number of open remedial works	460	478	550	559	497	472		472		
Number of open remedial works out of target	318	380	430	411	361	351		351		
% Open remedial works in target	30.87%	20.50%	21.82%	26.48%	27.36%	25.64%		25.64%		
Remedials raised	181	114	174	176	174	151		151		
% Damp inspections completed in target	92.52%	96.43%	49.54%	46.32%	68.13%	82.35%		82.35%		100.00%
Number of open inspections	75	99	133	116	106	81		81		
Number of open inspections out of target	10	40	54	58	46	33		33		
% Open inspections in target	86.67%	59.60%	59.40%	50.00%	56.60%	59.26%		59.26%		
Inspections raised	144	86	155	93	93	74		74		
Open HHSRS issues involving damp & mould	268	290	310	376	451	483		483		
Open disrepair cases involving damp & mould	75	72	77	72	71	63		63		

Description: Building Safety Concerns dashboard provides performance on addressing fire and building safety related concerns reported by residents. Performance is measured against period allowed to address concerns raised. It also contains performance against Stage 1 complaints regarding compliance.

Building Safety Concerns								
Detailed Performance	Feb-25	Mar-25	Apr-25		YTD		Target	Commentary
Total number of building safety concerns reported	14	23	38		38			<p>Of the 20 concerns which are overdue, all have jobs raised. Nine of these are raised to Dodds, eight are to Absolute, and three to be completed by MST. A process has been put in place to monitor the concerns. The tracker is managed within the Building Safety Team and updated when concerns are received in the inbox. It is then issues to the relevant BSM to identify level of risk and work to be taken. The tracker is then circulated to the BSMs twice weekly to for updates. The oldest concern due date is February 2025.</p>
Total number reportable on Assure	0	0	0		0			
Total MOR reportable	0	0	0		0			
Completed in month	0	2	3		3			
% Completed in timescale	NA	100.00%	0.00%		0.00%		85.00%	
Open High Priority Concern	9	10	3		3			
Of which are overdue	5	9	3		3		0	
Open Medium Priority Concern	12	24	38		38			
Of which are overdue	0	5	7		7		0	
Open Low Priority Concern	13	17	28		28			
Of which are overdue	0	0	10		10		0	
Total open building safety concerns	34	51	69		69			
Of which are overdue	5	14	20		20		0	
Compliance Related Complaints								
Total number of compliance related complaints resolved	13	14	4		4			<p>All complaints related to compliance closed during April were completed within target timescales.</p>
% Resolved in timescale	69.23%	28.57%	100.00%		100.00%		85.00%	
Total number reportable on Assure	0	0	0		0			
Total MOR reportable	0	0	0		0			

Smoke and CO Alarms

Detailed Performance	Jan-25	Feb-25	Mar-25	Apr-25		YTD		Target	Commentary
Progress on fitting of smoke alarms	99.94%	99.94%	99.96%	99.97%		99.97%		100.00%	Dodds complete 5 year electrical testing which includes checks and replacements of defective smoke alarms. We are undertaking a review of how this information can be captured at a detailed level to include recommended replacement dates and ensuring this are adhered to. There are three properties missing smoke alarms, three are void buy back properties.
Progress on fitting of CO alarms	99.97%	99.97%	99.95%	99.96%		99.96%		100.00%	All properties have been visited and CO alarms fitted, alarms are checked and inspected annually as part of the gas servicing programme. Dodds carry out cyclical gas servicing on an annual basis at all properties with gas which includes checks and replacements of defective CO and smoke alarms. We are undertaking a review of how this information can be captured at a detailed level to include recommended replacement dates and ensuring this are adhered to. There are three properties missing CO alarms, three are void buy back properties.

Description: Building Safety & Compliance Dashboard (High-Rise) provides our performance against legislative and best practice cyclical anniversary dates associated with high-rise buildings only.

Building Safety & Compliance Dashboard (High Rise)

Compliance area	Total properties	On programme	Off programme	Compliant	%	Not Compliant	%	DoT*
Domestic								
Gas	1897	430	1467	429	99.77%	1	0.23%	↔
Electric (5-year programme)		1897	0	1865	98.31%	32	1.69%	↓
Asbestos surveys (non-statutory)		1897	0	1851	97.58%	46	2.42%	N/A
Communal blocks/schemes								
Gas	37	0	37	NA	NA	0	0.00%	↔
Electric (5-year programme)		37	0	37	100.00%	0	0.00%	↔
Asbestos surveys (re-inspection)		37	0	37	100.00%	0	0.00%	↔
Water (2-year programme)		37	0	37	100.00%	0	0.00%	↔
Lifts (passenger and goods)		37	0	37	100.00%	0	0.00%	↔
Fire risk assessments		37	0	37	100.00%	0	0.00%	↔
Communal Fire Door Inspections		37	0	37	100.00%	0	0.00%	↔
Structural Surveys		37	0	37	100.00%	0	0.00%	↔

*Direction of Travel - an up arrow indicates improving performance, and a down arrow represents worsening performance between the previous two months.

Description: Building Safety & Compliance Dashboard (Low-Rise) provides our performance against legislative and best practice cyclical anniversary dates associated with low-rise buildings only.

Building Safety & Compliance Dashboard (Low Rise)

Compliance area	Total properties	On programme	Off programme	Compliant	%	Not Compliant	%	DoT*
Domestic								
Gas	3006	2776	230	2775	99.96%	1	0.04%	↑
Electric (5-year programme)		3006	0	2775	92.32%	54	1.80%	↓
Asbestos surveys (non-statutory)		3006	0	2969	98.77%	37	1.23%	↑
Communal blocks/schemes								
Gas	847	6	841	6	100.00%	0	0.00%	↔
Electric (5-year programme)		773	74	773	100.00%	0	0.00%	↔
Asbestos surveys (re-inspection)		651	196	651	100.00%	0	0.00%	↔
Water (2-year programme)		15	832	15	100.00%	0	0.00%	↔
Lifts (passenger and goods)		7	840	7	100.00%	0	0.00%	↔
Fire risk assessments		638	840	637	99.84%	1	0.16%	↓

*Direction of Travel - an up arrow indicates improving performance, and a down arrow represents worsening performance between the previous two months.

Description: Building Safety & Compliance Dashboard (TSMs) provides our performance against legislative and best practice cyclical anniversary dates reported by the TSM definition outlined by the Regulator of Social Housing. Here when calculating compliance for communal blocks, the number of in scope dwellings are used as opposed to the block as one unit. E.g. for gas the number of properties varies here, as any flats in a communal block served by a communal gas boiler are included.

[Technical Requirements](#)

Building Safety & Compliance Dashboard (TSMs)

Compliance area	Total properties	On programme	Off programme	Compliant	%	Not Compliant	%	DoT*
Gas	9756	8081	1675	8079	99.98%	2	0.02%	↑
Asbestos surveys (re-inspection)		4241	5515	4241	100.00%	0	0.00%	↔
Water (2-year programme)		2113	7643	2113	100.00%	0	0.00%	↔
Lifts (All lifting equipment)		2024	7732	2024	100.00%	0	0.00%	↔
Fire risk assessments		4289	5467	4287	99.95%	2	0.05%	↓

*Direction of Travel - an up arrow indicates improving performance, and a down arrow represents worsening performance between the previous two months.