

Building Safety & Compliance Dashboard

| Compliance area | Total properties | Properties with compliance requirement | Properties with no compliance requirement | Compliant | % | Not Compliant | % | DoT* | Commentary | Due in next 30 days |
|----------------------------------|------------------|--|---|-----------|--------|---------------|-------|------|---|---------------------|
| Domestic Dwellings | | | | | | | | | | |
| Gas | 9750 | 7971 | 1779 | 7968 | 99.96% | 3 | 0.04% | ↑ | Status - These 3 properties outstanding at the time of reporting were completed in the first week of September. | 43 |
| Electric (5-year programme) | | 9750 | 0 | 9553 | 97.98% | 188 | 1.93% | ↑ | <p>Status: There are 188 properties without a valid EICR.</p> <p>Of these, 5 have an EICR which is overdue beyond the 10 year statutory requirement. The oldest being 4 properties where no records of previous inspections could be identified and 1 property which reached went beyond the 10 year anniversary date in March 2025. Of these 2 properties have had the initial test completed and we are arranging for remedial works to be completed and 1 property has an injunction</p> <p>There is a further 9 properties which will reach the 10 year anniversary date within the next 12 months. Of these x1 property is an upcoming void, x1 property is at stage 15 of the access procedure, x2 properties are at stage 7, x5 properties are at stage 9. Note SCH operate a 15 stage access process which is in line with guidance provided by our Legal Team.</p> <p>58 electrical inspections outstanding at the time of reporting have been confirmed as completed. System issues have delayed the receipt of EICRs. SCH's contractor is working hard to remedy this and send through the backlog.</p> <p>Mitigating Actions: All EICRs which are beyond the 5 year re-inspection requirement are part of performance improvement plan overseen by the Building Safety Manager.</p> <p>Management of the EICR programme is now mirroring the same resource and access process in place for gas to further improve the performance.</p> <p>Discussions ongoing with contractor to confirm a timescale when the system issues will be resolved. This is being monitored and if not resolved by</p> <p>Timeframe: N/A - Mitigation measures now in place</p> <p>Forecast: Access remains a challenge, however the team are confident that all EICRs due beyond the 10 year statutory requirement will be completed by end of Q2.</p> | 91 |
| Asbestos surveys (non-statutory) | | 9698 | 0 | 9569 | 98.67% | 129 | 1.33% | N/A | This an internal target to have asbestos management surveys for all property types that are pre 2000 construction. Those with post 2000 construction do not have a compliance requirement. | N/A |
| Communal blocks/schemes | | | | | | | | | | |

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|--|------------------|--|---|-----------|---------|---------------|-------|------|--|---------------------|
| Gas | 884 | 6 | 878 | 6 | 100.00% | 0 | 0.00% | ↔ | Meets target. | 0 |
| Electric (5-year programme) | | 810 | 74 | 778 | 96.05% | 32 | 3.95% | ↓ | <p>Status: There are 32 communal EICRs overdue. These are being investigated by the Compliance Team and our Contractors</p> <p>Mitigating Actions: Site inspections have been completed, all properties are communs attached to flats over garages. There is lighting in the communs powered from the flats. One or both flats are privately owned, we are investigating access rights for testing or alternative means to power the lights.</p> <p>Timeframe: Investigation will conclude on 31/08/2025</p> <p>Investigation Results: It is not feasible to gain access to private properties. Even if this was possible SCH would become responsible for the whole electric instalation and would need to complete C1 and C2 repairs. Capital investment is required to install one consumer unit per block and rewire the communs. Blocks have 2 to 3 communal areas. We can then manage/maintain and ensure compliance.</p> <p>Forecast: Currently ongoing</p> | 1 |
| Asbestos surveys (re-inspection) | | 688 | 196 | 688 | 100.00% | 0 | 0.00% | ↔ | Meets target. | 0 |
| Water Risk Assessment (WRA) (2-year programme) | | 53 | 833 | 53 | 100.00% | 0 | 0.00% | ↔ | Meets target. | 0 |
| Lifts (passenger and goods) | | 46 | 841 | 46 | 100.00% | 0 | 0.00% | ↔ | Meets target. | 2 |
| Fire Risk Assessments (FRA) | | 675 | 209 | 674 | 99.85% | 1 | 0.15% | ↓ | <p>Status: 1 x Overdue FRA for Kingshurst House</p> <p>Mitigating Actions: Kingshurst House FRA was pulled forward before the anniversary date in 2025 due to the bridge works. On 365, 4 actions for Kingshurst House have been identified. 2 have been completed, 1 waiting for confirmation to be closed down (Fusible link survey which has now been complete by Hardells) and the last action has been ordered with Dodds to tidy up the loose wiring in the dry riser cupboards.</p> <p>Timeframe: October / November to bring in line with Type 3 FRA. Discussion with Tersus booked in for 17/09/2025</p> <p>Investigation Results: SCH have asked Tersus to cost Type 3 FRA's over the next 2 months. Once the Type 3 FRA's are complete, SCH propose to split the High Rise FRA's over a 12 month period rather than over the space of 2 months. This will allow SCH to better manage actions that are found on the FRA over 12 months than over 2 months.</p> <p>Forecast: SCH have a meeting with Tersus on 17/09/2025 to discuss the arrangements of the Type 3 FRA and start dates in line with the current due dates for the High Rise FRA's in October / November / December 2025</p> | 19 |
| Communal Fire Door Inspections | | 37 | 847 | 37 | 100.00% | 37 | 0.00% | ↔ | Meets target. | 0 |
| Structural Surveys | | 37 | 847 | 37 | 100.00% | 37 | 0.00% | ↔ | Meets target. | 0 |

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|---|------------------|--|---|-----------|---------------|----------------------|-------------|---|------------|---------------------|
| Damp & Mould | Aug-25 | | YTD | | Target | Previous Year | DoT* | Commentary | | |
| Percentage Damp and Mould Inspections completed within timescale | 97.92% | | 87.41% | | 100% | 80.33% | ↑ | <p>Status: The number of damp and mould reports continue to reduce. Performance in August has improved to its highest position this year, whereby the number of inspections and remedials overdue have decreased during throughout July and August.</p> <p>Mitigating Actions: The Damp & Mould action tracker is in place and being managed centrally, this includes actions from audits and other service improvement initiatives. A new management structure in Asset Management & Development has been approved, with a focus upon Healthy Homes. The team will be led by a Healthy Homes Manager with increased resources for property inspections. In terms of works through the winter periods we will be supported by the wider DLO where necessary, however this will be at the detriment of none DMC works. We will also have the ability to call upon the new SPMP to deliver works beyond the capacity of the in-house team. This will however increase costs to our current budgets.</p> | | |
| Percentage Damp and Mould remedials completed within timescales | 55.00% | | 39.10% | | 100% | 32.24% | ↑ | <p>Timeframe: No new actions.</p> <p>Forecast: Existing works orders will be completed by the end of October. Work has been completed to implement changes to ensure compliance with Awaab's Law. However, it is unlikely target will be achieved due to performance in the first 6 months of the year.</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 | Total overdue | High Risk | | Medium Risk | | Low Risk | | % | Commentary | DoT | Due in next 30 days |
|------------------------|---------------|-----------------------------|----------------------|---------------|-----------|-------------|-------------|-------------|----------|-------------|---------|---|-----|---------------------|
| | | | | | Overdue | Not Overdue | Overdue | Not Overdue | Overdue | Not Overdue | | | | |
| Fire Risk Assessments | High rise | FRA Action | 34 | 25 | 11 | 0 | 3 | 0 | 11 | 9 | 26.47% | FRA Actions Status: There are 62 overdue FRA actions. Job orders required to address actions have been issued to contractors. Delays in completion paperwork to SCH still on-going. This has been caused by IT issues which the contractor is addressing. | ↑ | 7 |
| | | Fire Door Inspection Action | 4574 | 209 | 85 | 167 | 48 | 3404 | 76 | 794 | 95.43% | Mitigating action: An early warning notice has been issued to contractors to highlight concerns with the delay in completion evidence being issued. Successful follow up meetings have been held with contract managers which has already seen improved performance. A WIP report has also been put in place to enable improved tracking of job orders issued to contractors. | | 0 |
| | Low rise | FRA Action | 258 | 37 | 11 | 1 | 22 | 103 | 4 | 117 | 85.66% | Timeframe: All mitigating actions have been implemented. Forecast: We anticipate all overdue actions to be completed by end of Q2 | | 13 |
| | | Fire Door Inspection Action | 518 | 55 | 1 | 0 | 54 | 462 | 0 | 1 | 89.38% | Fire Door Inspection Actions Status: There 192 overdue communal fire door remedial actions. Jobs orders for the work were raised and issued w/c 8th September following finalising of programme. Work is scheduled to commence 15th Sept. There are 72 overdue domestic fire door reduction which a reduction from 114 from the last report. Works . This is part of an on-going programme which had initial delays in the mobilisation stage. This has been further compounded by access issues which are being managed. Mitigating action: WIP report has been put in place to enable improved tracking of programme. This also enables contractor to update on access issues to allow early intervention. An access procedure has been put in place to address any access issues. Timeframe : All mitigating measures are in place. Forecast: Building Safety Team working towards all overdue actions being completed by end October 2025 where access is provided. | | 0 |
| Water Risk Assessments | High rise | | 523 | 356 | 189 | 0 | 167 | 91 | 0 | 76 | 31.93% | Status: There are currently 532 outstanding WRA actions. The oldest action due date is October 2024. Work to complete recommended actions is now in progress following delay in quotes being submitted and mobilisation. Of 995 action identified following WRAs, 206 have been completed. Mitigating Actions: Project Plan has been developed to enable comprehensive oversight of the delivery of works. Timeframe: All mitigating measures in place. | ↑ | 113 |
| | Low rise | | 239 | 176 | 126 | 0 | 50 | 24 | 0 | 39 | 26.36% | Forecast: Of the remaining 762 actions, 324 are scheduled for completion by end of September 2025. Job order for remaining 438 actions will be issued in September following submission of quotes. | | 33 |
| Passenger Lifts | High rise | | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 11 | 100.00% | Meets target | ↔ | 0 |
| | Low rise | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 100.00% | | | 0 |

Risk Register Performance

| Compliance Area | Property Type | Total active actions | Total overdue | High Risk | | Medium Risk | | Low Risk | | % | 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 | 0 | 100.00% | Meets target | ↔ | 0 |
| | Low rise | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 100.00% | | | 0 |
| Structural Surveys | High rise | 549 | 185 | 0 | 0 | 0 | 0 | 185 | 364 | 66.30% | <p>Status: There are 185 actions overdue for actions from structural surveys. 111 action relate to issuing guidance to residents and installation of signage to raise awareness of risks associated with explosive substances. The remaining overdue actions relate to confirmation of early warning system for gas leaks and ventilation. All actions are being progressed by the Building Safety Compliance Team with the latest completion date has been ammended to mid-October 2025.</p> <p>Mitigating actions: A project plan has been developed by the Building Safety Team which will managed jointly with the Investment Team. Actions have been issued to relevant teams to enable the planning process to commence.</p> <p>Timeframe: All mitigation actions in place.</p> <p>Forecast: All overdue actions will be completed by end of mid-October 2025</p> | ↔ | 0 |

Fire Incidents

| Detailed Performance | Dec-24 | Jan-25 | Feb-25 | Mar-25 | Apr-25 | May-25 | Jun-25 | Jul-25 | Aug-25 | YTD | Commentary |
|--|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|-------------------------|
| Fire incidents in high rise properties | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | No incidents recorded . |
| Fire incidents in low rise properties | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Fire incidents in other residential properties | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | |
| Total fire incidents | 2 | 0 | 1 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | |

Damp & Mould

| Detailed Performance | | Dec-24* | Jan-25 | Feb-25 | Mar-25 | Apr-25 | May-25 | Jun-25 | Jun-25 | Aug-25 | YTD | Target | Commentry | |
|----------------------|--|------------|------------|------------|------------|------------|------------|------------|------------|------------|-----|------------|-----------|---|
| Remedials | % Damp remedials completed in target | 35.71% | 44.78% | 32.43% | 30.36% | 39.04% | 31.97% | 31.62% | 39.69% | 97.92% | | 97.92% | | Reporting From August 2025 will only include Rent Groups A-F , previously it included ALL Rent Groups. Therefore the performance figures will differ. |
| | Number of open remedial works out of target | 380 | 430 | 411 | 361 | 351 | 366 | 322 | 130 | 115 | | 112 | | |
| | Number of open remedial works in target | 98 | 120 | 148 | 136 | 121 | 92 | 84 | 98 | 68 | | 68 | | |
| | Total of open remedial works | 478 | 550 | 559 | 497 | 472 | 458 | 406 | 228 | 183 | | 180 | | |
| | Remedials raised | 114 | 174 | 176 | 174 | 152 | 115 | 101 | 148 | 54 | | 54 | | |
| Inspections | % Damp inspections completed in target | 96.43% | 49.54% | 46.32% | 68.13% | 82.35% | 81.97% | 86.96% | 90.63% | 55.00% | | 55.00% | | |
| | Number of open inspections out of target | 40 | 54 | 58 | 46 | 33 | 34 | 23 | 15 | 4 | | 4 | | |
| | Number of open inspections in target | 59 | 79 | 58 | 60 | 48 | 27 | 31 | 0 | 12 | | 12 | | |
| | Total Number of open inspections | 99 | 133 | 116 | 106 | 81 | 61 | 54 | 15 | 16 | | 16 | | |
| | Inspections raised | 86 | 155 | 93 | 93 | 74 | 55 | 55 | 52 | 14 | | 14 | | |
| HHSRS/Disrepair | Open HHSRS issues involving damp & mould (cat 1) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | 0 | | |
| | Open HHSRS issues involving damp & mould (cat 2) | 290 | 310 | 376 | 451 | 483 | 483 | 498 | 504 | 506 | | 506 | | |
| | Open disrepair cases involving damp & mould | 72 | 77 | 72 | 71 | 63 | 67 | 69 | 72 | 74 | | 74 | | |

| Building Safety Concerns | | | | | | | | | | | |
|---|---------|--------|--------|--------|--------|--------|--|-----|-----|--------|---|
| Detailed Performance | Mar-25 | Apr-25 | May-25 | Jun-25 | Jul-25 | Aug-25 | | YTD | RAG | Target | Commentary |
| Total number of building safety concerns reported | 23 | 35 | 41 | 44 | 104 | 55 | | 302 | | N/A | <p>Status: There were 54 overdue building safety concerns at the time of reporting. Job orders have been issued to complete the required works</p> <p>Mitigating Actions: A Work in progress report has been in put in place which has resulted in improved performance.</p> <p>Timeframe: N/A</p> <p>Forecast: Performance is expected to be on target by end of Q3.</p> |
| Completed | 12 | 26 | 28 | 32 | 64 | 30 | | 192 | | | |
| % Completed in timescale | 100.00% | 42.86% | 68.75% | 46.15% | 59.00% | 55.22% | | | | 85.00% | |
| Open High Priority Concern (Cummulative) | 10 | 3 | 5 | 8 | 15 | 17 | | | | | |
| Of which are overdue | 9 | 3 | 1 | 6 | 14 | 16 | | | | 0 | |
| Open Medium Priority Concern | 24 | 38 | 44 | 43 | 23 | 51 | | | | | |
| Of which are overdue | 5 | 7 | 7 | 23 | 12 | 22 | | | | 0 | |
| Open Low Priority Concern | 17 | 28 | 37 | 39 | 24 | 41 | | | | | |
| Of which are overdue | 0 | 10 | 9 | 11 | 10 | 16 | | | | 0 | |
| Total open building safety concerns | 51 | 69 | 85 | 90 | 65 | 107 | | | | | |
| Of which are overdue | 14 | 20 | 17 | 40 | 36 | 54 | | | | 0 | |

| Smoke and CO Alarms | | | | | | | | | | | |
|-------------------------------------|--------|--------|--------|--------|--------|--------|--------|---------|---------|---------|---|
| Detailed Performance | Jan-25 | Feb-25 | Mar-25 | Apr-25 | May-25 | Jun-25 | Jun-25 | Aug-25 | YTD | Target | Commentary |
| Progress on fitting of smoke alarms | 99.94% | 99.94% | 99.96% | 99.97% | 99.97% | 99.99% | 99.99% | 100.00% | 100.00% | 100.00% | <p>Dodds complete 5 year electrical testing and Annual gas safety check which includes checks and replacements of defective smoke alarms. We have developed and are currently implementing a process which allows data capture within C365.</p> <p>Three void buy back properties reported outstanding last period have now been completed. We are awaiting completion evidence. The properties are void and SCH previously had no compliance obligations for the properties.</p> |
| Progress on fitting of CO alarms | 99.97% | 99.97% | 99.95% | 99.96% | 99.96% | 99.99% | 99.99% | 100.00% | 100.00% | 100.00% | <p>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 have developed and are currently implementing a process which allows data capture within C365.</p> <p>Three void buy back properties reported outstanding last period have now been completed. We are awaiting completion evidence. The properties are void and SCH previously had no compliance obligations for the properties.</p> |

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 | 430 | 100.00% | 2 | 0.47% | ↔ |
| Electric (5-year programme) | | 1897 | 0 | 1867 | 98.42% | 52 | 2.74% | ↓ |
| Asbestos surveys (non-statutory) | | 1895 | 2 | 1849 | 97.57% | 46 | 2.43% | 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% | 1 | 0.00% | ↔ |
| Communal Fire Door Inspections | | 37 | 0 | 37 | 100.00% | 23 | 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 | 3004 | 2777 | 227 | 2777 | 100.00% | 1 | 0.00% | ↓ |
| Electric (5-year programme) | | 3004 | 0 | 2959 | 98.50% | 71 | 2.36% | ↑ |
| Asbestos surveys (non-statutory) | | 2851 | 153 | 2814 | 98.70% | 37 | 1.30% | N/A |
| Communal blocks/schemes | | | | | | | | |
| Gas | 847 | 6 | 841 | 6 | 100.00% | 0 | 0.00% | ↔ |
| Electric (5-year programme) | | 773 | 74 | 751 | 97.15% | 32 | 4.14% | ↔ |
| 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) | | 6 | 841 | 6 | 100.00% | 0 | 0.00% | ↔ |
| Fire risk assessments | | 638 | 209 | 638 | 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 (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 | 9750 | 8077 | 1672 | 8074 | 99.96% | 3 | 0.04% | ↑ |
| Asbestos surveys (re-inspection) | | 4240 | 5510 | 4240 | 100.00% | 0 | 0.00% | ↔ |
| Water (2-year programme) | | 2113 | 7637 | 2113 | 100.00% | 0 | 0.00% | ↔ |
| Lifts (All lifting equipment) | | 2022 | 7733 | 2022 | 100.00% | 0 | 0.00% | ↔ |
| Fire risk assessments | | 4288 | 5462 | 4287 | 99.98% | 1 | 0.02% | ↑ |

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