

### 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
<b>Domestic Dwellings</b>										
Gas	9750	7950	1779	7950	100.00%	0	0.00%	↑		757
Electric (5-year programme)		9750	0	9554	97.99%	196	2.01%	↑	<p><b>Status:</b> There are 188 properties without a valid EICR. Of these, 9 had 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.</p> <p>There is a further 9 properties which will reach the 10 year anniversary date within the next 12 months.</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>System issues have delayed the receipt of EICRs. SCH's contractor is working hard to remedy this and send through the backlog. It is estimated that 58 EICR documents are outstanding at the 31/08/2025.</p> <p><b>Timeframe:</b> N/A - Mitigation measures now in place</p> <p><b>Forecast:</b> 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>	57
Asbestos surveys (non-statutory)		9509	241	9380	98.64%	129	1.36%	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
<b>Communal blocks/schemes</b>										
Gas		6	878	6	100.00%	0	0.00%	↔		0

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<b>Electric (5-year programme)</b>	884	810	74	778	96.05%	32	3.95%	↓	<p><b>Status:</b> There are 32 communal EICRs overdue. These are being investigated by the Compliance Team and our Contractors</p> <p><b>Mitigating Actions:</b> 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>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.</p> <p>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><b>Timeframe:</b> Investigation will conclude on 31/08/2025</p> <p><b>Forecast:</b> Currently ongoing</p>	0
<b>Asbestos surveys (re-inspection)</b>		688	196	688	100.00%	0	0.00%	↔	Meets target.	0
<b>Water (2-year programme)</b>		52	833	52	100.00%	0	0.00%	↔	Meets target.	0
<b>Lifts (passenger and goods)</b>		46	841	46	100.00%	0	0.00%	↔	Meets target.	2
<b>Fire risk assessments</b>		675	209	675	100.00%	0	0.00%	↔	Meets target.	10
<b>Communal Fire Door Inspections</b>		37	847	37	100.00%	0	0.00%	↔	Meets target.	0
<b>Structural Surveys</b>		37	847	37	100.00%	0	0.00%	↔	Meets target.	0

Damp & Mould	Jul-25	YTD	Target	Previous Year	DoT*	Commentary
<b>Percentage Damp and Mould Inspections completed within timescale</b>	90.63%		100%	80.33%	↑	<p><b>Status:</b> The number of damp and mould reports continue to reduce. Performance in July has improved to its highest position this year. whereby the number of inspections and remedials overdue have decreased during throughout June and July.</p> <p><b>Mitigating Actions:</b> The Damp &amp; 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 &amp; Development has been approved, with a focus upon Heathy 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>

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Compliance area	Total properties	Properties with compliance requirement	Properties with no compliance requirement	Compliant	%	Not Compliant	%	DoT*	Commentary	Due in next 30 days
<b>Percentage Damp and Mould remedials completed within timescales</b>	39.69%		36.09%		100%	32.24%		↑	<p><b>Timeframe:</b> No new actions.</p> <p><b>Forecast:</b> Existing works orders will be completed by the end of September. 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				
FRA	High rise	FRA Action	518	55	1	0	54	462	0	1	89.38%	FRA Actions <b>Status:</b> There are 60 overdue FRA actions. Job orders required to address actions have been issued to contractors <b>Mitigating action:</b> 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. <b>Timeframe:</b> All mitigating actions have been implemented.	↑	7
		Fire Door Inspection Action	3387	17	1	167	16	2621	0	582	99.50%	<b>Forecast:</b> We anticipate all overdue actions to be completed by end of Q2 <b>Fire Door Inspection Actions</b> <b>Status:</b> There are no overdue communal fire door actions. All 114 overdue actions relate to flat door replacements. Job orders have been issued to contractors to undertake the work. This is part of an on-going programme which had initial delays in the mobilisation stage. This has been further compounded by access issues. <b>Mitigating action:</b> 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. <b>Timeframe :</b> All mitigating measures are in place. <b>Forecast:</b> Building Safety Team working towards all overdue actions being completed by end October 2025.		0
	Low rise	FRA Action	248	32	10	1	18	99	4	116	87.10%			13
		Fire Door Inspection Action	827	96	1	0	96	729	0	1	88.27%			0
Legionella	High rise		603	424	257	0	167	101	0	78	29.68%	<b>Status:</b> There are currently 606 outstanding WRA actions. The oldest action due date is October 2024. Work to complete recommended is now progress following delay in mobilisation.  Work to complete 416 actions has been commissioned to our specialist contract. - 42 actions have been completed. Evidence of completion has been received and being reviewed by the Compliance Team. - 136 actions programmed for completion between 4th August and 15th August 2025. - Following review of quotes provided for a further 494 actions. Contractors have been requested to review quotes against new specification. Revised quotes expected week commencing 11th August 2025. - The remaining 47 actions relate to areas which could be inspected due to access and are being progressed by the Compliance Team. <b>Mitigating Actions:</b> Project Plan has been developed to enable comprehensive oversight of the delivery of works. <b>Timeframe:</b> All mitigating measures in place. <b>Forecast:</b> Delivery of outstanding water risk assessment actions is anticipated by 30th September.	↓	113
	Low rise		252	182	126	0	56	24	0	46	27.78%			33
Passenger Lifts	High rise		3	0	0	0	3	0	0	0	100.00%	Meets target	↕	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				
	<b>Low rise</b>	<b>5</b>	<b>0</b>	0	0	5	0	0	0	100.00%			<b>0</b>

**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 being end of August 2025 for the installation of signage.</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: Project plan will be finalised by end of July 2025 and project launch meeting to be held in August 2025. Note this aimed at the longer term actions.</p> <p>Forecast: All overdue actions will be completed by end of August 2025</p>	↔	0

**Fire Incidents**

Detailed Performance	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	YTD	Commentary
Fire incidents in high rise properties	2	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	
Fire incidents in other residential properties	0	0	1	0	0	1	0	0	0	
Total fire incidents	2	0	1	0	0	1	0	0	0	

Damp & Mould												
Detailed Performance		Dec-24*	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25		YTD	Target
Remedials	% Damp remedials completed in target	35.71%	44.78%	32.43%	30.36%	39.04%	31.97%	31.62%	39.69%		36.09%	100.00%
	<b>Number of open remedial works out of target</b>	<b>380</b>	<b>430</b>	<b>411</b>	<b>361</b>	<b>351</b>	<b>366</b>	<b>322</b>	<b>130</b>		<b>130</b>	0
	Number of open remedial works in target	98	120	148	136	121	92	84	98		98	
	Total of open remedial works	478	550	559	497	472	458	406	228		228	
	Remedials raised	114	174	176	174	152	115	101	148		516	
Inspections	% Damp inspections completed in target	96.43%	49.54%	46.32%	68.13%	82.35%	81.97%	86.96%	90.63%		85.36%	100.00%
	<b>Number of open inspections out of target</b>	<b>40</b>	<b>54</b>	<b>58</b>	<b>46</b>	<b>33</b>	<b>34</b>	<b>23</b>	<b>15</b>		<b>15</b>	
	Number of open inspections in target	59	79	58	60	48	27	31	0		0	
	Total Number of open inspections	99	133	116	106	81	61	54	15		54	
	Inspections raised	86	155	93	93	74	55	55	52		236	
HHSRS/Disrepair	Open HHSRS issues involving damp & mould (cat 1)	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		504	
	Open disrepair cases involving damp & mould	72	77	72	71	63	67	69	72		74	

Building Safety Concerns									
Detailed Performance	Mar-25	Apr-25	May-25	Jun-25	Jul-25	YTD		Target	Commentary
Total number of building safety concerns reported	23	35	41	44	Spreadsheet not completed				Not completed
Completed in month	2	7	16	6	Spreadsheet not completed				
% Completed in timescale	100.00%	42.86%	68.75%	100.00%	Spreadsheet not completed			85.00%	
Open High Priority Concern	10	3	5	8	Spreadsheet not completed				
Of which are overdue	9	3	1	6	Spreadsheet not completed			0	
Open Medium Priority Concern	24	38	44	43	Spreadsheet not completed				
Of which are overdue	5	7	7	23	Spreadsheet not completed			0	
Open Low Priority Concern	17	28	37	39	Spreadsheet not completed				
Of which are overdue	0	10	9	11	Spreadsheet not completed			0	
Total open building safety concerns	51	69	85	90	Spreadsheet not completed				
Of which are overdue	14	20	17	40	Spreadsheet not completed			0	

### Smoke and CO Alarms

Detailed Performance	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	YTD	Target	Commentary
Progress on fitting of smoke alarms	99.94%	99.94%	99.96%	99.97%	99.97%	99.99%	99.99%	99.99%	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>Two void buy back properties reported outstanding last period have now been completed. This leaves 1 void buy back property outstanding. Works have been confirmed as 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%	99.99%	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>Two void buy back properties reported outstanding last period have now been completed. This leaves 1 void buy back property outstanding. Void works to this property are on-going. 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*
<b>Domestic</b>								
Gas	1897	430	1467	430	100.00%	1	0.23%	↔
Electric (5-year programme)		1897	0	1867	98.42%	32	1.69%	↓
Asbestos surveys (non-statutory)		1895	2	1849	97.57%	46	2.43%	N/A
<b>Communal blocks/schemes</b>								
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*
<b>Domestic</b>								
<b>Gas</b>	3004	2777	227	2777	100.00%	0	0.00%	↓
<b>Electric (5-year programme)</b>		3004	0	2959	98.50%	45	1.50%	↑
<b>Asbestos surveys (non-statutory)</b>		2851	153	2814	98.70%	37	1.30%	N/A
<b>Communal blocks/schemes</b>								
<b>Gas</b>	847	6	841	6	100.00%	0	0.00%	↔
<b>Electric (5-year programme)</b>		773	74	751	97.15%	22	2.85%	↔
<b>Asbestos surveys (re-inspection)</b>		651	196	651	100.00%	0	0.00%	↔
<b>Water (2-year programme)</b>		15	832	15	100.00%	0	0.00%	↔
<b>Lifts (passenger and goods)</b>		6	841	6	100.00%	0	0.00%	↔
<b>Fire risk assessments</b>		638	209	636	99.69%	2	0.31%	↑

\*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	8077	100.00%	0	0.00%	↑
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	4280	100.00%	8	0.19%	↑

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