

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	7970	99.99%	1	0.01%	↑	<p>Status: There was 1 gas safety check overdue as at the end of June which has since been completed.</p> <p>Mitigating Actions: SCH's access procedure was adhered to.</p> <p>Timeframe: N/A</p> <p>Forecast: N/A</p>	52
Electric (5-year programme)		9750	0	9634	98.81%	116	1.19%	↑	<p>Status: There were 116 properties with an outstanding EICR as at 30th of June. Of these, 9 had an EICR which is overdue beyond the 10 year statutory requirement. The oldest being 5 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. 3 have since been completed reducing the number to 6.</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>Timeframe: N/A - Mitigation measures now in place</p> <p>Forecast: Access remains a challenge, however the team are working towards having similar performance as in gas by end of Q2.</p>	34
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
Communal blocks/schemes										
Gas		6	878	6	100.00%	0	0.00%	↔	Meets target.	0

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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
Electric (5-year programme)	884	810	74	788	97.28%	22	2.72%	↓	<p>Status: There are 22 communal EICRs overdue. These are being investigated by the Compliance Team and our Contractors</p> <p>Mitigating Actions: Site visits are being conducted to survey the installations</p> <p>Timeframe: Surveys will be completed 21/07/2025</p> <p>Forecast: All actions from the surveys will be implemented by end of July 2025</p>	1
Asbestos surveys (re-inspection)		688	196	688	100.00%	0	0.00%	↔	Meets target.	17
Water (2-year programme)		52	833	52	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		675	209	675	100.00%	0	0.00%	↔	Meets target.	40
Communal Fire Door Inspections		37	847	37	100.00%	0	0.00%	↔	Meets target.	0
Structural Surveys		37	847	37	100.00%	0	0.00%	↔	Meets target.	0

Damp & Mould	Jun-25	YTD	Target	Previous Year	DoT*	Commentary
Percentage Damp and Mould Inspections completed within timescale	86.96%		100%	80.33%	↓	<p>Status: The number of damp and mould reports continue to reduce. We anticipate all outstanding inspections will be undertaken by the end of August. We have 29 properties in progress. There were 283 programmed remedial works. At the point of writing the commentary, 121 are for mould treatment, 162 are larger more complex works and there are 37 properties with access issues. These have a target completion date of the end of September and they have all been appointed.</p> <p>Mitigating Actions: The Damp & Mould action tracker is also in place and being managed centrally, this includes actions from audits and other service improvement initiatives.</p> <p>Timeframe: No new actions.</p>
Percentage Damp and Mould remedials completed within timescales	31.62%		100%	32.24%	↓	<p>Forecast: Existing works orders will be completed by end of September. Work has been completed to impelment changes to ensure compliance wit Awaab's Law. However, it is unlikely target will be achieved.</p>

Performance as at: End of June 2025

Description: Building Safety & Compliance Dashboard provides our performance against legislative and best practice cyclical anniversary dates.



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
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*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	36	16	7	4	2	1	6	15	55.56%	FRA Actions Status: There are 33 overdue FRA actions. Job orders required to address actions have been issued to contractors 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. Timeframe: All mitigating actions have been implemented.	↑	7
		Fire Door Inspection Action	3420	18	1	167	17	2653	0	582	99.47%	Forecast: We anticipate all overdue actions to be completed by end of Q2 Fire Door Inspection Actions Status: 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. 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.		0
	Low rise	FRA Action	223	17	5	2	8	82	4	122	92.38%			13
		Fire Door Inspection Action	827	96	1	0	96	729	0	1	88.27%			0
Legionella	High rise		603	374	257	0	117	151	0	78	37.98%	Status: There are currently 529 outstanding WRA actions. The oldest action due date is October 2024. There was a delay in recommended actions being implemented due to actions being monitored on a 3rd party system. Actions are now being monitored through C365 which enables effective management and delivery of required works. Further delays were experienced in the works being commissioned as we needed to appoint and mobilise a contractor to undertake the work. - 42 actions have been completed. Evidence of completion has been received and being reviewed by the Compliance Team. - Job orders to undertake works for 248 actions have been commissioned and are currently in progress. - Quotes to undertake works for a further 494 actions have been received by the Compliance Team and being reviewed with the view to issue job orders to the contractor by 25th July 2025. - The remaining 47 actions relate to areas which could be inspected due to access and are being progressed by the Compliance Team.	↓	113
	Low rise		228	155	117	0	38	30	0	43	32.02%	Mitigating Actions: Project Plan has been developed to enable comprehensive oversight of the delivery of works. Timeframe: All mitigating measures in place. Forecast: Delivery of outstanding water risk assessment actions is anticipated by 30th September.		33
Passenger lifts	High rise		2	0	0	0	0	0	2	0	100.00%	No overdue remedials from re-inspection surveys.	↑	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				
	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%	No overdue remedials from re-inspection surveys.	↔	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	YTD	Commentary
Fire incidents in high rise properties	2	0	0	0	0	0	0	0	No incidents recorded .
Fire incidents in low rise properties	0	0	0	0	0	0	0	0	
Fire incidents in other residential properties	0	0	1	0	0	1	0	0	
Total fire incidents	2	0	1	0	0	1	0	0	

Building Safety Concerns									
Detailed Performance	Mar-25	Apr-25	May-25	Jun-25		YTD		Target	Commentary
Total number of building safety concerns reported	23	35	41	44		143			<p>Status: There are 90 open building safety concerns, of which 40 are overdue. All of the 40 overdue actions have works order raised to contractors for completion. We have experienced delays in receiving completion evidence from contractors which is being addressed through contract meetings.</p> <p>Mitigating action: Early warning notice issued to contractor which highlights issues to key stakeholders. Meetings held with contract managers to put in place plans to address delays. A WIP report has also been put in place to enable improved tracking and management of works issued.</p> <p>Timeframe: All mitigating actions in place. Contractor will be providing updates at weekly delivery meetings and monthly operational meetings.</p> <p>Forecast: All overdue concerns which are not limited by access to individual dwelling to completed by end August 2025</p>
Completed in month	2	7	16	6		31			
% Completed in timescale	100.00%	42.86%	68.75%	100.00%		70.97%		85.00%	
Open High Priority Concern	10	3	5	8		8			
Of which are overdue	9	3	1	6		6		0	
Open Medium Priority Concern	24	38	44	43		43			
Of which are overdue	5	7	7	23		23		0	
Open Low Priority Concern	17	28	37	39		39			
Of which are overdue	0	10	9	11		11		0	
Total open building safety concerns	51	69	85	90		90			
Of which are overdue	14	20	17	40		40		0	

Damp & Mould											
Detailed Performance		Dec-24*	Jan-25	Feb-25	Mar-25	Apr-25	Jun-25		YTD		Target
Remedials	% Damp remedials completed in target	35.71%	44.78%	32.43%	30.36%	39.04%	31.62%		34.39%		100.00%
	Number of open remedial works out of target	380	430	411	361	351	322		322		0
	Number of open remedial works in target	98	120	148	136	121	84		84		
	Total of open remedial works	478	550	559	497	472	406		406		
	Remedials raised	114	174	176	174	152	101		363		
Inspections	% Damp inspections completed in target	96.43%	49.54%	46.32%	68.13%	82.35%	86.96%		83.43%		100.00%
	Number of open remedial works out of target	40	54	58	46	33	23		23		
	Number of open remedial works in target	59	79	58	60	48	31		31		
	Number of open inspections	99	133	116	106	81	54		54		
	Inspections raised	86	155	93	93	74	55		161		
HHSRS/Disrepair	Open HHSRS issues involving damp & mould (cat 1)	0	0	0	0	0	0		0		
	Open HHSRS issues involving damp & mould (cat 2)	290	310	376	451	483	498		498		
	Open disrepair cases involving damp & mould	72	77	72	71	63	69		69		

Smoke and CO Alarms

Detailed Performance	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-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%	<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%	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 ongoing. 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%	0	0.00%	↔
Electric (5-year programme)		1897	0	1867	98.42%	30	1.58%	↓
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%	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	3004	2777	227	2777	100.00%	0	0.00%	↓
Electric (5-year programme)		3004	0	2959	98.50%	45	1.50%	↑
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%	22	2.85%	↔
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	8076	99.99%	1	0.01%	↓
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	4288	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.