

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	9755	7977	1778	7962	99.81%	15	0.19%	↓	<p>Status: Gas compliance has been impacted by the commencement of the new SPMP contract. At the time of reporting, there was one high rise flat, 11 low rise flats, two houses and one bungalow with an outstanding gas safety check. All properties had due dates during May, as the end of May the oldest overdue was due on 14th May 2025.</p> <p>Mitigating Actions: As at 10th June 11 of these had been completed. For the four properties remaining, legal packs have been requested for two properties, one has a confirmed appointment in June and for the one other property the tenant has passed away and neighbourhood services are processing the death certificate.</p> <p>Timeframe: Following the legal process for legal action is anticipated to take six to eight weeks to gain access and complete the service.</p> <p>Forecast: Gas performance is expected to be recovered by 31st July.</p>	61
Electric (5-year programme)		9755	0	9630	98.72%	125	1.28%	↑	<p>Status: There were 125 properties with an outstanding EICR at the time of reporting. As at 10th June, the number of properties without a valid EICR in the last 10 years (oldest being 24th October 2004) had reduced to 6 however one further has now gone over 10 years. In terms of the other 118 properties, the oldest due date is August 2020. Standard access procedures have been followed. For the properties over 10 years, works are underway and near completion for one property and another is going through the legal process.</p> <p>Mitigating Actions: Electrical compliance is mirroring the same no access procedure as gas, and additional resources are in place to further improve the performance.</p> <p>Timeframe: Access remains a challenge, however the team are working towards having similar performance as in gas by Q2. Work continues on all properties which are out of compliance.</p> <p>Forecast: Based on current trends it is unlikely that we will meet target by the end of year, but this will continue to be monitored closely.</p>	17
Asbestos surveys (non-statutory)		9514	241	9386	98.65%	128	1.35%	N/A	This is 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
Electric (5-year programme)		810	74	810	100.00%	0	0.00%	↔	Meets target.	0
Asbestos surveys (re-inspection)		688	196	688	100.00%	0	0.00%	↔	Meets target.	79

Performance as at: End of May 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
Water (2-year programme)	884	51	833	51	100.00%	0	0.00%	↔	Meets target.	0
Lifts (passenger and goods)		43	841	43	100.00%	0	0.00%	↔	Meets target.	2
Fire risk assessments		675	209	675	100.00%	0	0.00%	↑	Meets target.	7
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	Apr-25	YTD	Target	Previous Year	DoT*	Commentary
Percentage Damp and Mould Inspections completed within timescale	81.97%	82.17%	100%	80.33%	↓	<p>Status: As we enter the summer period, we have seen a reduction in the number of reports (both in terms of inspections and associated remedial works). In terms of open inspections, there are 61 open at the end of May relating to 60 properties. The oldest overdue was due in September 2024. For remedial works, there 458 jobs open relating to 388 properties. The oldest overdue was due in January 2024.</p> <p>Mitigating Actions: A review of outstanding works has been completed, and appointments arranged where possible. Where necessary, access procedures are followed. The Damp & Mould action tracker is also in place and being managed centrally, this includes actions from audits and other service improvement initiatives in place.</p> <p>Timeframe: As anticipated in the previous report, there has been a reduction in new works raised and expect this to continue as we move into the summer period. The backlog is to be cleared by end of August. Work is underway to ensure compliance with Awaab's Law from October 2025.</p> <p>Forecast: Improved performance is anticipated to continue through the summer period, however it is unlikely target will be achieved.</p>
Percentage Damp and Mould remedials completed within timescales	31.97%	35.49%	100%	32.24%	↓	

*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	High rise	FRA Action	42	18	10	4	2	2	6	18	57.14%	<p>Status: Of the 270 overdue actions, 127 relate to flat front door replacements. 93 of these relate to low rises, and 34 to high rises. These works are being undertaken by Absolute, but are currently having some issues with access.</p> <p>There are also 58 actions relating to flat front door repairs, 47 for communal fire door repairs, and 17 relate to trivial breach. The remainder relate to façade, compartmentation, records, glazing, housekeeping 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 98 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. Further fire door actions have also been issued to Dodds for completion.</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>		1
		Fire Door Inspection Action	2106	51	1	4	50	2044	0	7	97.58%			94
	Low rise	FRA Action	128	17	3	1	10	53	4	57	86.72%			5
		Fire Door Inspection Action	849	184	1	0	183	664	0	1	78.33%			363
Legionella	High rise	590	254	251	4	3	258	0	74	56.95%	<p>Status: There are currently 357 outstanding WRA actions. The oldest action due date is October 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>Mitigating Actions: 248 actions have been issued to Dodd Group. 168 are within the above outstanding, and the remaining 80 for actions not yet due. This works relate to 168 High Risk Actions, 59 Medium Risk Actions and 32 Low Risk Actions. A further 66 High Risk Actions have been identified where commencing a weekly flushing regime will mitigate the identified risk. This has commenced at some locations with our inhouse staff, and costs have been collated for contractors to complete where staff are unable. Cyclical control measures recommended in the water risk assessments are in place. The majority of remaining actions relate to domestic installations. Dodd Group will check the flow temperature of all water heaters on cyclical service visits, and reset where necessary. We will also produce a customer leaflet that can be left with customers to advise the importance of water safety. Where water tanks have been identified within domestic properties we have requested possible options from Dodd Group, which will inform our remedial/control plan.</p> <p>Timeframe: Remedial works are due to commence through Dodd Group W/C 16/06/2025, with remedial actions being completed based on risk profile order.</p> <p>Forecast: Delivery of outstanding water risk assessment actions is anticipated by 30th September.</p>		113	
	Low rise	205	103	101	0	2	62	0	40	49.76%			33	
Passenger Lifts	High rise	5	1	0	0	0	0	1	4	80.00%	<p>There were two overdue actions at the end of month. For the low rise action, the works have taken longer than anticipated due to the presence of asbestos. The asbestos work required at is being managed by LES now, as it needs an engineer to remove the brakes shoes. This was originally being managed by SCH, but the asbestos operative didn't have the skill base to remove the brakes. Their supplier will remove the asbestos and reline the brakes, then dispose of the asbestos.</p> <p>For the high rise action, works have been more complex than anticipated due to the lifting ring has been partially obscured by the sprinkler work boxing. This has no effect on the operation of the lifts, as the lifting eye would only be used for moving heavy materials into the lift motor room and would always be weight tested before being used.</p>		4	
	Low rise	2	1	0	0	0	0	1	1	50.00%			1	

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	0	0	0	0	0	0	549	100.00%	No overdue remedials from structural surveys.	↔	185

Damp & Mould											
Detailed Performance		Dec-24*	Jan-25	Feb-25	Mar-25	Apr-25	May-25		YTD		Target
Remedials	% Damp remedials completed in target	35.71%	44.78%	32.43%	30.36%	39.04%	31.97%		35.49%		100.00%
	Number of open remedial works out of target	380	430	411	361	351	366		366		0
	Number of open remedial works in target	98	120	148	136	121	92		92		
	Total of open remedial works	478	550	559	497	472	458		458		
	Remedials raised	114	174	176	174	152	115		267		
Inspections	% Damp inspections completed in target	96.43%	49.54%	46.32%	68.13%	82.35%	81.97%		82.17%		100.00%
	Number of open remedial works out of target	40	54	58	46	33	34		34		
	Number of open remedial works in target	59	79	58	60	48	27		27.00%		
	Number of open inspections	99	133	116	106	81	61		61		
	Inspections raised	86	155	93	93	74	55		129		
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	483		483		
	Open disrepair cases involving damp & mould	72	77	72	71	63	67		67		

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	Mar-25	Apr-25	May-25		YTD		Target	Commentary
Total number of building safety concerns reported	23	35	41		76			All of the 17 overdue actions have works order raised to contractors for completion. 10 of these have been raised to Dodds, and 7 are with Absolute for completion. Of these, 6 of these have had no access.
Completed in month	2	7	16		20			
% Completed in timescale	100.00%	42.86%	68.75%		60.87%		85.00%	
Open High Priority Concern	10	3	5		5			
Of which are overdue	9	3	1		1		0	
Open Medium Priority Concern	24	38	44		43			
Of which are overdue	5	7	7		7		0	
Open Low Priority Concern	17	28	37		37			
Of which are overdue	0	10	9		9		0	
Total open building safety concerns	51	69	85		85			
Of which are overdue	14	20	17		17		0	
Compliance Related Complaints								
Total number of compliance related complaints resolved	14	4	8		12			Of the 8 complaints related to compliance closed during May, 6 were completed within target timescales.
% Resolved in timescale	28.57%	100.00%	75.00%		83.33%		85.00%	

Fire Incidents

Detailed Performance	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	YTD	Commentary
Fire incidents in high rise properties	2	0	0	0	0	0	0	On 14/05/25 the tenant's son returned home. On opening the door smoke billowed out and the fire alarm was activated. Son called his mother. Mother called the fire brigade. Findings:
Fire incidents in low rise properties	0	0	0	0	0	0	0	According to information provided by the tenant. The fire was caused by the dog jumping up onto the electric stove. The dog was attempting to get to treats on a plastic cooking board on the kitchen side. The dog accidentally turned 2 hob plates on and managed to pull the chopping board onto the heated hobs.
Fire incidents in other residential properties	0	0	1	0	0	1	1	According to information provided by the fire service to the tenant, the plastic chopping board melted but did not catch alight although it generated a lot of smoke and heat damage. Repairs have been completed
Total fire incidents	2	0	1	0	0	1	1	

Smoke and CO Alarms

Detailed Performance	Jan-25	Feb-25	Mar-25	Apr-25	May-25		YTD		Target	Commentary
Progress on fitting of smoke alarms	99.94%	99.94%	99.96%	99.97%	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. The properties are void and SCH previously had no compliance obligations for the properties.
Progress on fitting of CO alarms	99.97%	99.97%	99.95%	99.96%	99.96%		99.97%		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. The properties are void and SCH previously had no compliance obligations for the 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)		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	3006	2779	227	2768	99.60%	11	0.40%	↓
Electric (5-year programme)		3006	0	2957	98.37%	49	1.63%	↑
Asbestos surveys (non-statutory)		2853	153	2816	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	773	100.00%	0	0.00%	↔
Asbestos surveys (re-inspection)		651	196	651	100.00%	0	0.00%	↔
Water (2-year programme)		14	833	14	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	9755	8084	1671	8069	99.81%	15	0.19%	↓
Asbestos surveys (re-inspection)		4241	5514	4241	100.00%	0	0.00%	↔
Water (2-year programme)		2108	7647	2108	100.00%	0	0.00%	↔
Lifts (All lifting equipment)		2022	7733	2022	100.00%	0	0.00%	↔
Fire risk assessments		4289	5466	4289	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.