

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		7971	1779	7969	99.97%	2	0.03%	↓	Status - There were 2 gas safety checks overdue at the time of reporting. Both safety checks have since been completed. SCH's access procedure was followed on both cases.	82
Electric (5-year programme)	9750	9750	0	9553	97.98%	138	1.42%	↑	<p>Status: 138 properties without a valid EICR at the time of reporting. We have subsequently completed a further 12, reducing the overall total to 126. Of the 126, 4no are beyond the 10year statutory requirement. (2 are appointed for October, 1 is appointed in November, 1 property is subject of a multi team focus group to address unauthorised tenant alterations). Looking forward, 4 properties 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, and follow the same access procedures used for gas compliance. Interface issues remain, with solutions being explored between SCH/Dodds and MRI (Open Housing)</p> <p>Timeframe: N/A - Mitigation measures now in place</p> <p>Forecast: No 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>	60
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										
Gas		6	878	6	100.00%	0	0.00%	↔	Meets target.	0

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Electric (5-year programme)	884	810	74	777	95.93%	33	4.07%	↓	<p>Status: 33 communal EICRs overdue. These communal electrical installations are supplied by adjacent domestic properties, where access to domestic properties is required to complete the communal EICR,</p> <p>Mitigating Actions: Challenges continue to be experienced for access. Alternative solution are being investigated to provide individual landlord supplies to these communal areas.</p> <p>Timeframe: Receipt of options, costings and evaluation, anticipated Q3.</p> <p>Forecast: Programme of work to be developed following review of proposal</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	675	100.00%	0	0.00%	↔	Meets target.	19
Communal Fire Door Inspections		37	847	37	100.00%	37	0.00%	↔	Meets target.	0
Structural Surveys		37	847	37	100.00%	0	0.00%	↔	Meets target.	0
Damp & Mould										
	Sep-25	YTD		Target	Previous Year	DoT*	Commentary			
Percentage Damp and Mould Inspections completed within timescale	93.88%		93.88%	100%	80.33%	↑	<p>Issue : We are seeing a reduction in the number of damp and mould reports. Overall performance hindered by no access, however positive progress made in the reduction of inspections and remedial actions. All inspections are booked and within KPI target. 23 new work orders are appointed, 16 relate to access issues.</p> <p>Mitigating Actions: A revised DMC dashboard has been agreed and will be implemented for 27 October. Action plan in place resulting from audits and other service improvement initiatives. Revised process with video conferencing being rolled out, including enhanced scrutiny of all emergency and DMC reported works via the contact centre. Capacity to reschedule works prioritising matters of DMC if necessary, and access to contractor resource if needed.</p> <p>Forecast: Existing work orders will be completed by the end of October. Work has been completed to implement changes to ensure compliance with Awaah's Law. However, achieving overall target for the year is</p>			

Performance as at: End of September 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
Percentage Damp and Mould remedials completed within timescales	70.08%		70.08%		100%	32.24%	↑		Implement changes to ensure compliance with Alwales Law. However, achieving overall target for the year is unlikely, due to performance in the first six months of the year.	

*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	33	28	10	0	3	0	15	5	15.15%	<p>Status: There are 28 overdue action for high-rise blocks and 46 overdue actions for low-rise blocks.</p> <p>Mitigating action: The remaining action are complex and require consultation with fire consultants. All actions have been commissioned and progress is being made to complete the actions. A work in progress report has also been put in place to allow tracking and oversight of actions issued. The Building Safety Team are working towards ensuring all actions due within 2 months are on the WIP report any given time.</p> <p>Timeframe: All mitigating measures are in place.</p> <p>Forecast: We anticipate having no overdue action by end Dec 2025. Actions in</p>	↑	7		
	Low-Rise	FRA Action	300	46	20	0	54	115	0	139	84.67%			13		
Fire Door Inspections	High-Rise	Fire Door Inspection Action(Communal)	3028	0	0	167	0	2263	0	598	100.00%	<p>Status: There 17 overdue domestic fire door actions. Completion of actions has been delayed due to access issues. Oldest overdue action was due November 2024.</p> <p>There are no overdue communal fire door actions. A bettermeant programme is currently underway to undertake works to address all communal door and flat door actions. The communal door programme has a target completion date of March 2026 and flat door programme has a target completion date of June 2026.</p> <p>Mitigating action: Building Safety Managers took part in the big-conversation initiative and focused on safety and access. Properties where access has not been granted are subject to an on-going access procedure.</p> <p>Timeframe : All mitigating measures are in place.</p> <p>Forecast: Legal packs and statements are being prepared for the 17 overdue actions for review by the Legal Team end of Nov 2025. The communal door programme has a target completion date of March 2026 and flat door programme has a target completion date of June 2026.</p>	↑	15		
		Fire Door Inspection Action(Domestic)	455	17	1	4	16	430	0	4	96.26%			35		
	Low-Rise	Fire Door Inspection Action(Communal)	214	0	0	0	0	213	0	1	100.00%			<p>Status: There 55 overdue domestic fire door remedial actions. Work has been commissioned to undertake the required work. This has been delayed due to access. Oldest action was due in July 2024.</p> <p>Mitigating action: All no access properties are subject to on-going attempts to gain access to undertake the work. Contractor has been authorised to offer flexible appointments.</p> <p>Timeframe : All mitigating measures are in place.</p> <p>Forecast: Legal packs for actions with a due date between July 2024 - December 2024 are being prepared for end Of Nov 2025 for review by the</p>	↑	
		Fire Door Inspection Action(Domestic)	304	55	1	0	54	303	0	0	99.67%					
Water Risk Assessments	High-Rise		403	290	116	0	164	61	4	58	29.53%	<p>Status: There are currently 385 outstanding WRA actions. A reduction from 532 since the last report was issued. The oldest action due date is October 2024.</p> <p>Of 995 action identified following WRAs, 461 have been completed since the programme for remedial works was started.</p> <p>Mitigating Actions: Project Plan in place to enable comprehensive oversight of the delivery of works. This is supported by weekly reports submitted to SCH by contractor and regular contract delivery meetings.</p> <p>Timeframe: All mitigating measures in place.</p> <p>Forecast: Works programme provided by our contractor anticipates all actions being completed by end Nov 2025. Note: Phase 3 works currently underway relates to action in domestic dwellings. Completion of the action by the the target date might be hindered by access.</p>	↑	52		
	Low-Rise		131	95	55	0	1	40	0	35	57.25%			1		
Passenger Lifts	High-Rise		4	0	0	0	0	4	0	4	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				
Passenger Lifts	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	475	111	0	0	0	0	111	364	76.63%	<p>Status: There are 111 actions overdue for actions from structural surveys. This is a reduction from 185 since the last report was issued.</p> <p>The overdue actions fall within 3 categories: Singage - Design and production of signage commissioned and in progress Project plans - Review of CAPEX project plans to reflect recommended additional text in progress Ventilation in domestic dwellings - Arrangement for ventilation measures under review. Ation relates to risk of gas leaks at the 9 HRBs where we have gas.</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: Teams working towards completing overdue actions by end of</p>	↑	0

Fire Incidents

Detailed Performance	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	YTD	Commentary
Fire incidents in high rise properties	2	0	0	0	0	0	0	0	0	1	1	One fire incident in September at 5 Poplar Avenue: Fire service reported the fire was caused by a toaster. No injuries for the tenant was reported. Fire services and tenant confirmed that smoke alarms were activated. Fire was limited to the kitchen and 50% of the property was affected by the smoke.
Fire incidents in low rise properties	0	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	1	
Total fire incidents	2	0	1	0	0	1	0	0	0	1	2	

Damp & Mould															
Detailed Performance		Dec-24*	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25		YTD	Target	Commentary
Remedials	% Damp remedials completed in target	35.71%	44.78%	32.43%	30.36%	39.04%	31.97%	31.62%	39.69%	47.06%	70.08%		42.71%	100.00%	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	79		79		
	Number of open remedial works in target	98	120	148	136	121	92	84	98	68	70		70		
	Total of open remedial works	478	550	559	497	472	458	406	228	183	149		149		
	Remedials raised	114	174	176	174	152	115	101	148	54	135		705		
Inspections	% Damp inspections completed in target	96.43%	49.54%	46.32%	68.13%	82.35%	81.97%	86.96%	90.63%	97.83%	93.88%		88.32%	100.00%	
	Number of open inspections out of target	40	54	58	46	33	34	23	15	4	1		1		
	Number of open inspections in target	59	79	58	60	48	27	31	0	12	34		34		
	Total Number of open inspections	99	133	116	106	81	61	54	15	16	35		35		
	Inspections raised	86	155	93	93	74	55	55	52	14	75		325		
HHSRS/Dsrepair	Open HHSRS issues involving damp & mould (cat 1)	0	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	512		512		
	Open disrepair cases involving damp & mould	72	77	72	71	63	67	69	72	74	74		74		

Building Safety Concerns											
Detailed Performance	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	YTD	RAG	Target	Commentary
Total number of building safety concerns reported	23	35	41	44	104	55	48			N/A	<p>Status: There were 62 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	23				
% Completed in timescale	100.00%	42.86%	68.75%	46.15%	59.00%	55.22%	100%			85.00%	
Open High Priority Concern (Cummulative)	10	3	5	8	15	17	2				
Of which are overdue	9	3	1	6	14	16	0			0	
Open Medium Priority Concern	24	38	44	43	23	51	37				
Of which are overdue	5	7	7	23	12	22	0			0	
Open Low Priority Concern	17	28	37	39	24	41	9				
Of which are overdue	0	10	9	11	10	16	0			0	
Total open building safety concerns	51	69	85	90	65	107	108				
Of which are overdue	14	20	17	40	36	54	62			0	

Smoke and CO Alarms

Detailed Performance	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-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%	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%	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%	42	2.21%	↓
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%	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.