

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	7960	99.86%	11	0.14%	↓	Status :Status - There were 11 gas safety checks overdue at the time of reporting. All safety checks have since been completed. SCH's access procedure was followed on all cases.	82
Electric (5-year programme)		9750	0	9612	98.58%	138	1.42%	↓	Status : 138 properties without a valid EICR at the time of reporting. 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. An interface fix has been put in place. While this seems to have stabilised the interface, there is still missing data prior to this fix and we are working hard to update this. A process review is also underway to ensure current process is robust and aligns with best practice. Implementation of this process is planned for December. Timeframe : On-going 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 early Q4. This is amended from initial target of Q2.	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	884	6	878	6	100.00%	0	0.00%	↔	Meets target.	0
Electric (5-year programme)		810	74	775	95.68%	35	4.32%	↓	Status : 35 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. Mitigating Actions : Challenges continue to be experienced for access. Alternative solution are being investigates to provide individual landlord supplies to these communal areas. Timeframe : Receipt of options, costings and evaluation, anticipated Q3. Forecast : Programme of work to be developed following review of proposal	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

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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
Fire Risk Assessments (FRA)		675	209	671	99.41%	4	0.59%	↓	<p>Status: There are 4 outstanding low rise FRA reports.</p> <p>Mitigating Actions: Forward job orders have been raised in advance to improve contractor planning and sequencing. Governance oversight has been strengthened to monitor inspection completion and QA turnaround.</p> <p>Timeframe: Outstanding FRA documentation is expected to be received and uploaded during December 2025, subject to system resolution and contractor delivery.</p> <p>Forecast: A revised servicing and ordering process is being implemented so FRA job orders are raised automatically one month in advance. This forward planning approach is expected to reduce the risk of future non-compliance.</p>	19
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	Nov-25	YTD	Target	Previous Year	DoT*	Commentary
Percentage Damp and Mould Inspections completed within timescale	90.83%	90.38%	100%	80.33%	↓	<p>Issue: For damp and mould remedial works for October and November, post October 27th, AWAB's law came into force, and performance is 100%. For remedial works before October 27th, we are still completing this work at 59.68%; however, it is out of date. This is mainly due to access issues.</p> <p>Inspection damp and mould performance is down, mainly due to sickness and available resources.</p> <p>Mitigating Actions: For inspections, we are now back to speed with resources, so performance will improve significantly.</p> <p>Forecast: The target of 100% for inspections will not be achieved by the end of the financial year; we are confident it will be in the high 90%. Remedial performance: If we report on post October 27th, we are confident we will reach the 100% target. Access issues could affect performance.</p>
Percentage Damp and Mould remedials completed within timescales	79.34%	51.75%	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 Risk Assessments	High-Rise	FRA Action	175	140	122	0	2	12	16	23	20.00%	<p>Status: Six Low-Rise Block Fire Risk Assessments are currently out of compliance, with a further two due by the end of December 2025. A number of FRAs have been completed and received, while others remain outstanding or pending upload to C365.</p> <p>Mitigating action: FRA inspections have been completed and received for several sites (08/12/2025). Upload issues within C365 are being addressed. January job orders have been raised in advance to support contractor planning. Engagement with the FRA contractor has taken place to review delivery and forward scheduling.</p> <p>Timeframe: Outstanding FRA documentation is expected to be received and uploaded during December 2025, subject to system resolution and contractor</p>	↓	7
	Low-Rise	FRA Action	275	85	19	0	60	45	6	145	69.09%		13	
Fire Door Inspections	High-Rise	Fire Door Inspection Action(Communal)	2474	0	0	144	0	1857	0	473	100.00%	<p>Status: A number of High-Rise Block fire door inspections are currently out of compliance. Inspections were completed earlier in December but remain open in C365 pending contractor QA and reporting. There are no overdue communal fire door actions. A betterment programme is underway to replace the doors within the High Rise Portfolio.</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 16 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)	449	16	0	5	16	424	0	4	96.44%		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: Forward job orders have been raised for future inspection cycles to support improved contractor planning. High-risk fire door issues are removed from planned programmes and addressed via reactive response where required.</p> <p>Timeframe : Final QA return dates are awaited from the contractor.</p> <p>Forecast: Improved forward ordering and strengthened contract governance are expected to reduce repeat inspection delays once current QA actions are closed.</p>		
		Fire Door Inspection Action(Domestic)	303	0	0	1	0	302	0	0	100.00%			
Water Risk Assessments	High-Rise		305	250	103	0	143	8	4	47	18.03%	<p>Status: There are currently 317 outstanding WRA actions. A increase from 290 since the last report was issued. The oldest action due date is October 2024. We have received evidence for a further 118 actions (92 of which are currently overdue) which we are currently reviewing to enable closure of the actions. 23 actions are currently awaiting access from residents to complete.</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 anticipated all actions being completed by end Nov 2025. Note: Phase 3 works currently underway relates to action in domestic dwellings. Gaining access has delayed delivery of the programme. The contractor is lettering, calling, messaging, and visiting the properties to facilitate access to complete phase 3.</p>	↑	52
	Low-Rise		77	67	35	0	32	0	0	10	12.99%		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				
Passenger Lifts	High-Rise	4	0	0	0	0	4	0	4	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	331	45	0	0	0	0	45	286	86.40%	<p>Status: There are 45 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: Signage - Signage has been procured and is held in stores, including protective coverings. Installation planning was delayed due to staff sickness and prioritisation of statutory asbestos works. Ventilation in domestic dwellings - Arrangement for ventilation measures under review. Action 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: Installation is scheduled for completion by the second week of January 2026, agreed with the Asbestos Contracts Officer.</p> <p>Forecast: Once installation is complete, actions will be closed with no anticipated recurrence.</p>	↑	0

Damp & Mould

Detailed Performance		Dec-24*	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25 PreAwaabs law	Oct-25 PostAwaabsLaw	Nov-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%	82.14%	100.00%	79.34%		51.75%	100.00%	<p>A review of the HHSRS process was undertaken in November 2025 which found that</p> <p>Performance on Damp and Mould cases were reported using a spreadsheet that contained jobs raised over the past few years. The spreadsheet contained 508 open jobs. After a reconciliation and creation of the current year HHSRS data, and reporting month on month, the new numbers were established, which are significantly lower, as they reflect current data. The 508 jobs were assessed to ensure that the relevant jobs were booked for them (data is available for the assessment). From October 2025, the reporting has included up-to-date current Capital HHSRS data.</p>
	Number of open remedial works out of target	380	430	411	361	351	366	322	130	115	79	76	0	68		68		
	Number of open remedial works in target	98	120	148	136	121	92	84	98	68	70	68	4	113		113		
	Total of open remedial works	478	550	559	497	472	458	406	228	183	149	144	4	181		181		
	Remedials raised	114	174	176	174	152	115	101	148	54	135	165	6	175		1051		
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%	97.85%	100.00%	90.83%		90.38%	100.00%	
	Number of open inspections out of target	40	54	58	46	33	34	23	15	4	1	1	1	6		6		
	Number of open inspections in target	59	79	58	60	48	27	31	0	12	34	6	23	0		0		
	Total Number of open inspections	99	133	116	106	81	61	54	15	16	35	7	24	6		6		
	Inspections raised	86	155	93	93	74	55	55	52	14	75	63	26	123		537		
HHSRS/Disrepair	Open HHSRS issues involving damp & mould (cat 1)	0	0	0	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	508	3	3	2		2		
	Open disrepair cases involving damp & mould	72	77	72	71	63	67	69	72	74	73	81	81	81		81		

Building Safety Concerns														
Detailed Performance	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25		YTD	RAG	Target	Commentary
Total number of building safety concerns reported	23	35	41	44	104	55	48	60	36				N/A	<p>Status: There were no 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: N/A</p>
Completed	12	26	28	32	64	30	23	28	10					
% Completed in timescale	100.00%	42.86%	68.75%	46.15%	59.00%	55.22%	100%	100%	100%				85.00%	
Open High Priority Concern (Cummulative)	10	3	5	8	15	17	2	0	1					
Of which are overdue	9	3	1	6	14	16	0	0	1				0	
Open Medium Priority Concern	24	38	44	43	23	51	37	20	16					
Of which are overdue	5	7	7	23	12	22	0	0	0				0	
Open Low Priority Concern	17	28	37	39	24	41	9	19	19					
Of which are overdue	0	10	9	11	10	16	0	0	0				0	
Total open building safety concerns	51	69	85	90	65	107	108	33	26					
Of which are overdue	14	20	17	40	36	54	62	0	1				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	Oct-25	Nov-25	YTD	Commentary
Fire incidents in high rise properties	2	0	0	0	0	0	0	0	0	1	1	0	2	No incidents recorded for Novemembr
Fire incidents in low rise properties	0	0	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	0	0	1	
Total fire incidents	2	0	1	0	0	1	0	0	0	1	0	0	2	

Smoke, CO Alarms and Sprinklers

Detailed Performance	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-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%	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%	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>
Progress on fitting of Sprinklers	-	-	-	-	-	-	-	-	97.03%	97.19%	97.19%	97.19%	100.00%	<p>Out of the 1,919 high-rise flats, 73 dwellings were outstanding from the sprinkler fitting program due to access issues.</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	428	99.53%	2	0.47%	↔
Electric (5-year programme)		1897	0	1838	96.89%	59	3.11%	↓
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	2771	99.78%	6	0.22%	↔
Electric (5-year programme)		3004	0	2959	98.50%	66	2.20%	↓
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%	35	4.53%	↔
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	634	99.37%	4	0.63%	↑

*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.