

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	9737	7971	1779	7968	99.96%	3	0.04%	↑	Status :Status - The no access process has been followed. The report issued on the 21/01/26 shows 100% compliance	82
Electric (5-year programme)		9737	0	9570	98.28%	167	1.72%	↓	Status: 167 properties without a valid EICR at the time of reporting.	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%	↔	<p>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.</p> <p>Mitigating Actions: Challenges continue to be experienced for access. Alternative solution are being investigates 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

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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
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%	0	0.00%	↔	Meets target.	0
Structural Surveys		37	847	37	100.00%	0	0.00%	↔	Meets target.	0

Damp & Mould	Dec-25	YTD	Target	Previous Year	DoT*	Commentary	
Percentage Damp and Mould Inspections completed within timescale	89.06%		90.12%		100%	80.33%	↓ Issue: Inspections - Performance for damp and mould inspections was at 89.06% at the end of December. Performance was impacted by staffing issues during the month of December. The team is now at full capacity and is working on completing inspections Remedials - Performance for Damp and mould remedial works raised post introduction of Awaab's law remains 100%. Performance for remedial works raised pre-Awaab's Law remains below KPI with 59.68% being completed within timescales. Performance was impacted mainly due to access issues. Mitigating Actions: The team is now at full capacity which will improve performance.
Percentage Damp and Mould remedials completed within timescales	85.34%		54.92%		100%	32.24%	↑ 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%. Performance against remedial actions remains affected by cases raised pre-October 2025 and access issues. Plans are in place to address the backlog and improve overall performance.

*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	142	92	84	6	1	12	7	32	35.21%	<p>Status: 171 overdue FRA actions. This an aimproved position compared to the last report. All actions due up to March 2026 have been issued to relevant parties.</p> <p>Mitigating action: All actions due up to March 2026 have been issued to relevant parties. A review of the action process and timeframes allocated for completing actions has been undertaken. This has highlighted changes that can be made to the process to improve performance. A set of new timeframes has also been proposed to our fire consultants which allow a pragmatic approach and aligns with best practice while ensuring resident safety.</p> <p>Timeframe: New process in is now in place. Proposed timescales are awaiting confirmation from fire consultants. We are aiming to have the new timescales in place by end of Feb 2026.</p> <p>Forecast: We are working towards having no overdue actions from end of Q4 onwards. Actions relating to domestic doors will be dependant on access.</p>	↑	7		
	Low-Rise	FRA Action	281	79	16	1	57	53	6	148	71.89%			13		
Fire Door Inspections	High-Rise	Fire Door Inspection Action(Communal)	2368	0	0	143	0	1753	0	472	100.00%	<p>Status: There are 16 overdue domestic door remedial overdue.</p> <p>Mitigating action: A programme of work is in place. Building Safety Team are working through access issues preventing works being completed.</p> <p>Timeframe : All mitigating measures are in place.</p> <p>Forecast: On-going</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		242	205	89	0	112	0	4	37	15.29%	<p>Status: There are currently 265 outstanding WRA actions. A reduction from 317 since the last report was issued. The oldest action due date is October 2024. Of the total remaining actions, 245 are in domestic dwellings. 67 of these having been attended to and we are awaiting confirmation that the actions can be closed. The remaining properties we are being progressed through access routes. 62 having been handed back to SCH following exhaustion of access attempts by the contractor.</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: 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. This will be supported by the Building Safety & Compliance team.</p>	↑	52		
	Low-Rise		70	60	30	0	30	0	0	10	14.29%			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. The overdue actions fall within 3 categories.</p> <p>Signage - Signage has been procured and is held in stores, including protective coverings. Installation, previously planned to be completed in-house, has now been outsourced due to resource issues. Work is scheduled to be completed by the end of January.</p> <p>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

Building Safety Concerns														
Detailed Performance	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	YTD	RAG	Target	Commentary
Total number of building safety concerns reported	23	35	41	44	104	55	48	60	36	28			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	4				
% Completed in timescale	100.00%	42.86%	68.75%	46.15%	59.00%	55.22%	100%	100%	100%	100%			85.00%	
Open High Priority Concern (Cummulative)	10	3	5	8	15	17	2	0	1	12				
Of which are overdue	9	3	1	6	14	16	0	0	1	12			0	
Open Medium Priority Concern	24	38	44	43	23	51	37	20	16	11				
Of which are overdue	5	7	7	23	12	22	0	0	0	0			0	
Open Low Priority Concern	17	28	37	39	24	41	9	19	19	6				
Of which are overdue	0	10	9	11	10	16	0	0	0	0			0	
Total open building safety concerns	51	69	85	90	65	107	108	33	26	25				
Of which are overdue	14	20	17	40	36	54	62	0	1	8			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	Dec-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%	85.34%		54.92%	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	56		56		
	Number of open remedial works in target	98	120	148	136	121	92	84	98	68	70	68	4	113	217		217		
	Total of open remedial works	478	550	559	497	472	458	406	228	183	149	144	4	181	273		273		
	Remedials raised	114	174	176	174	152	115	101	148	54	135	165	6	175	201		1252		
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%	97.65%	100.00%	90.83%	89.06%		90.12%	100.00%	
	Number of open inspections out of target	40	54	58	46	33	34	23	15	4	1	1	1	6	9		9		
	Number of open inspections in target	59	79	58	60	48	27	31	0	12	34	6	23	0	32		32		
	Total Number of open inspections	99	133	116	106	81	61	54	15	16	35	7	24	6	41		41		
	Inspections raised	66	155	93	93	74	55	55	52	14	75	63	26	123	122		659		
HHSRS/Disrepair	Open HHSRS issues involving damp & mould (cat 1)	0	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		2		
	Open disrepair cases involving damp & mould	72	77	72	71	63	67	69	72	74	73	81	81	81	90		90		

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	Dec-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%	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%	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%	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>
Number of Properties without Sprinklers	-	-	-	-	-	-	-	-	57	54	54	54	54	0	<p>Since gaining access to some of these properties, sprinklers have been installed in 19 of the 73 outstanding flats, leaving 54 properties still outstanding due to access issues at the end of October.</p>

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	Dec-25	YTD	Commentary
Fire incidents in high rise properties	2	0	0	0	0	0	0	0	0	1	1	0	0	2	No incidents recorded for Novemebr
Fire incidents in low rise properties	0	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	0	1	
Total fire incidents	2	0	1	0	0	1	0	0	0	1	0	0	0	2	

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	1841	97.05%	56	2.95%	↓
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	2774	99.89%	3	0.11%	↔
Electric (5-year programme)		3004	0	2959	98.50%	77	2.56%	↓
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	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	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.