

Building Safety & Compliance Dashboard												
Compliance area	Total properties	Properties/assets with compliance requirement	Properties/assets with no compliance requirement	Compliant	%	Not Compliant	%	DoT*	Total No. Overdue by 90 Days or Less	Total No. Overdue by More Than 90 Days	Commentary	Due in next 30 days
Domestic Dwellings												
Gas	9686	7923	1763	7923	100.00%	0	0.00%	↑	0	0	Meets target.	53
Electric (5-year programme)		9686	0	9573	98.83%	113	1.17%	↓	40	73	Status: There were 113 properties overdue at the time of reporting. Of these 6 were confirmed as completed and awaiting certificates to be issued by the contracor. Oldest Compliance Due Date : The oldest overdue EICRs are the 4 properties which do not have record of a previous EICR. The next oldest overdue EICR was due on 08/10/2018 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. We have recruited a Legal Enforcement Officer, start date 07/07/2026. Following training, they're priority will be processing outstanding EICRs on a risk based priority. SCH have extended the remit for the Customer Experience team to include access, 2 Customer Liaison Officers have been appointed. They will work along side the Legal Enforcement Officer to gain access.	29
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	886	6	880	6	100.00%	0	0.00%	↔	0	0	Meets target.	0
Electric (5-year programme)		657	229	636	96.80%	21	3.20%	↑	1	20	Status: 21 communal EICRs overdue. These communal electrical installations are supplied by adjacent domestic properties, the properties are now privately owned and not the responsibility of SCH. Oldest Compliance Due Date : The oldest overdue communal EICR has a due date of 08/10/2023 Mitigating Actions: The Capital Team are reviewing options for installing a communal electrical supply, which will enable SCH to complete these communal electrical inspections. Timeframe: The Programme of work is being planned by the Capital Team	1
Asbestos surveys (re-inspection)		688	198	648	94.19%	40	5.81%	↓	40	0	Status: There were 40 communal Asbestos re-inspections overdue at the end of June. Mitigating Actions: All overdue re-inspection are now complete. 33 of the overdue were completed within 3 days of end of month, with the remaining 8 re-inspections completed on 10/07/2026. Timeframe: These have all now been completed.	20
Water Risk Assessment (WRA) (2-year programme)		52	834	44	84.62%	8	15.38%	↓	8	0	Status: 8 WRAs are overdue at end June 2026. 6 were completed before the end of June but awaiting signoff by contractor. Oldest Compliance Due Date : The oldest overdue WRA has a due date of 14/06/2026. Mitigating Actions: No significant changes to the water system since the existing WRA was completed with remedial works continuing. Timeframe: Both overdue WRA are being completed on 18/07/2026.	9

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Lifts (passenger and goods)		75	N/A	75	100.00%	0	0.00%	↔	0	0	Meets target.	26
Fire Risk Assessments (FRA)		680	206	662	97.35%	18	2.72%	↔	18	0	Status: There were 18 fire risk assessment outstanding at the end of June. . Mitigation: All Fire Risk Assessment were completed by end of June.We continue to experience delays in the receiving of this data. SLA for provision of reports will continue to be monitored and any intervention required will be made. Timeframe: Ongoing	18
Communal Fire Door Inspections		37	849	11	29.73%	27	72.97%	↓	27	0	Status: There were 27 fire door inspection outstanding at the end of June. Mitigation: All Fire Door inspections were completed by end of June.We continue to experience delays in the receiving of this data. SLA for provision of reports will continue to be monitored and any intervention required will be made. Timeframe: Ongoing	0
Structural Surveys		37	849	37	100.00%	0	0.00%	↔	0	0	Meets target.	0
0												
Damp & Mould	Jun-26		YTD		Target	Previous Year	DoT*	Commentary				
Percentage Damp and Mould Inspections completed within timescale	89.04%		95.44%		100%		↓	Status: Performance for damp and mould inspections was 89.04% at the end of June. In total, 74 inspections were completed and 8 were completed outside of timescale. Property 1 & 2 - Tenant requested to rebook Property 3, 4 & 5 - Not been possible to gain access Property 6 & 7 attended but mins/hours over 24 hour target Property 8 - missed job- has been scheduled Mitigating Actions: SCH are conducting deepdive into DMC and exploring developing case management software which will help to prevent any oversight and ensure compliance Timescales: phase 1 - Oct 26 phase 2 - Jan 27				
Percentage Damp and Mould remedials completed within timescales	89.29%		92.48%		100%		↓					
Status: Performance for damp and mould remedials was 92.48% at the end of June. There were 84 remedial cases completed in the month of June, 9 remedial cases were completed outside of the target. Property 1 & 9 – delayed due to resources Property 2 & 3 - Dodds electrical Property 4 - Dealyed roof & loft repair Property 5 & 6 –appointments offered within timeframe, rescheduled to suit tenant Property 7 - Dodds loft survey Property 8 - attended but 50 mins over target cut off Mitigating Actions: We are currently undertaking a detailed review of the process for damp and mould cases (DMC) and no access. A Healthy Homes Manager is expected to be in post by the end of July. We are also looking to implement a tracker for all DMC jobs to improve visibility. Note: New methodology has been applied as per the requirements of Awaab's Law, to link all required remedial works to one job, rather than measuring them individually. For example, if a case has four jobs linked to it, if any of those jobs are completed outside of the 5/60 day target, it will be considered completed out of target against the case.												

*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

Description: Risk Register Performance Report provides performance on completion of follow-on action identified following compliance service visits. This measured against the recommended time period to complete the actions. High Risk Actions were erroneously identified using the complete by date given by the contractor - of these none are actually high risk going forward SEVERITY will identify high risk actions.

Risk Register Performance																	
Compliance Area	Property Type		Total active actions	Total overdue	Total No. Overdue by 90 Days or Less	Total No. Overdue by More Than 90	Total No. of Completed YTD	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	54	27	23	4	45	1	2	4	0	22	25	50.00%	Status: There were 27 overdue FRA actions at the end of the month. This an improved position compared to the last report. Oldest Action(s) : High-Rise 25/10/2025 Low-Rise 27/11/2025	↓	3
	Low-Rise	FRA Action	163	39	36	3	225	1	6	0	1	38	117	76.07%	Mitigating action: Most of the actions are historic actions where there has been problems gaining the evidence or in the case of the High Rise action that require access to the customer property, this. Actions relating to housekeeping a process has been developed with Estates to ensure these will be closed in a timely manner. We continue to work with the contractor to ensure actions have evidence directly uploaded to C365 by them directly. Actions were erroneously identified as high risk as the incorrect category was used. None of the actions identified as high risk are, they are Trivial and Best Practice. We have reinstated the regular meetings with our estates team and a meeting is being scheduled for the Estates Team, BST, and Customer Engagement to work on the continuing issue of items being stored in communal areas. Timeframe: N/A Forecast: The number of overdue actions continues to reduce month on month. Our target of having zero overdue action on our risk register will remain unchanged and will be monitored on a monthly basis.		14
Fire Door Inspections	High-Rise	Fire Door Inspection Action(Communal)	170	1	1	0	544	0	2	0	42	1	125	99.41%	Status : There was 1 Overdue actions at the end of June Mitigation: There were delays in gaining the data to ensure the completed doors could be closed in C365 and some admin error, which has now been rectified and we continue to close these actions down, a number of duplicate actions have also been identified these are also being managed within C365. Timeframe : Ongoing	↑	1
		Fire Door Inspection Action(Domestic)	346	303	303	0	103	5	0	295	43	3	0	12.43%	Status : There were 303 Overdue actions at the end of June Mitigation: Because of the volume of work required, all actions will be raised as a programme of work with DODDs. Timeframe: Ongoing	↓	0
	Low-Rise	Fire Door Inspection Action(Communal)	174	174	174	0	8	0	0	173	0	1	0	0.00%	Status : There were 174 Overdue actions at the end of June Mitigation:The low rise communal doors form part of a betterment programme - doors that require immediate repair will still be completed under the normal remedial process all other doors will form part of the betterment programme and dates will be amended to reflect the programme dates. The work to update C365 with dates that accurately reflect the programme continues Timeframe: N/A	↔	0
		Fire Door Inspection Action(Domestic)	241	225	225	0	56	0	0	225	16	0	0	6.64%	Status : There were 225 Overdue actions at the end of June Mitigation: Because of the volume of work required, all actions will be raised as a programme of work with DODDs. Timeframe: Ongoing	↓	0
Water Risk Assessments	High-Rise		278	194	18	176	3	97	0	88	55	9	29	30.22%	Status: There are currently 252 outstanding WRA actions. An increase from 227 since the last report was issued. The oldest action due date is October 2024. Of the overdue actions 186 are in domestic dwellings. The existing project plan is being reviewed to prioritise domestic remedials based on learnig from Redwood House. Oldest Actions : 25/10/2024 Mitigating Actions: The Project Plan is 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. A programme of water control regime is in place. This includes regular monitoring of temperatures, flushing outlets and clearing tanks. We have queried if there is a need for further interim measures via a specialist consultant whilst we continue to progress the actions.	↓	45
	Low-Rise		90	58	8	50	0	26	0	28	29	4	3	35.56%	Forecast: Phase 3 works currently underway relates in the main to actions in domestic dwellings. Phase 3 works will now expand from the 10% of properties captured with the WRA, and individual resident profiles, along with knowledge of the existing water system, now will influence the delivery priorities.		29
Passenger Lifts (LOLER)	High-Rise		3	0	0	0	7	0	1	0	2	0	0	100.00%	Meets target	↔	0
	Low-Rise		2	0	0	0	4	0	0	0	2	0	0	100.00%	Meets target	↔	0

Risk Register Performance																
Compliance Area	Property Type	Total active actions	Total overdue	Total No. Overdue by 90 Days or Less	Total No. Overdue by More Than 90	Total No. of Completed YTD	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	0	0	0	100.00%	Meets target	↔	0
	Low-Rise	0	0	0	0	0	0	0	0	0	0	0	100.00%	Meets target	↔	0
Structural Surveys	High rise	167	37	37	0	37	0	0	0	0	37	130	77.84%	Status : There were 37 Overdue actions at the end of June Mitigation: Timeframe:	↓	0
Compliance Area	Property Type	Total active actions	Total overdue	Total No. Overdue by 90 Days or Less	Total No. Overdue by More Than 90 Days	Total No. of Completed YTD	Code 1 (Danger Present)		Code 2 (Potentially Dangerous)		Further Investigation Required		%	Commentary		
							Overdue	Not Overdue	Overdue	Not Overdue	Overdue	Not Overdue				
Electrical	High-Rise	4	2	2	0	2	0	0	2	2	0	0	50.00%	Status: There are 17 overdue actions. All actions have been instructed. Completion of the required work has been inhibited by access.		
	Low-Rise	30	15	13	2	0	0	0	15	15	0	0	50.00%	Mitigating actions: Access issues are being monitored and managed by the Compliance Team and The Customer Experience Access Team. Timeframe: N/A Forecast: October 2026		

Compliance	Property Type	Total Audits Completed	Total Failed	Outcomes	Count	Commentary	DoT*
Gas	Domestic	25	3	Category 1 (At Risk or Immediately Dangerous)	1	Status: There was 1 At Risk situations identified in the month of May. This was due to "Flue System" - Air integrity sample point missing where combustion does not enter room. There were 0 Immediately dangerous faults identified. Mitigating actions: Engineer Replaced during audit, Test cap could have been removed at any stage since service date. Test caps ordered and issued to all engineers. Timeframe: N/A Forecast: N/A	
				Category 4 (Certificate Errors or Omissions)	2	Status: There were 2 audit findings. Mitigating actions: Cert rewrote, Request to remove from audit as service completion date was April. Timeframe: N/A Forecast: N/A	

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	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26		YTD	RAG	Target	Commentary
Total number of building safety concerns reported	23	35	41	44	104	55	48	60	36	28	19	43	46	60	65	91				N/A	Status: There were no overdue building safety concerns at the time of reporting. Job orders have been issued to complete the required works Mitigating Actions: A work in progress report has been in put in place which has resulted in improved performance. Timeframe: N/A Forecast: N/A
Completed	12	26	28	32	64	30	23	28	10	4	0	12	0	26	24	32					
% Completed in timescale	100.00%	42.86%	68.75%	46.15%	59.00%	55.22%	100%	100%	100%	100%	0%	100%	100%	100%	100%	100%				85.00%	
Open High Priority Concern (Cumulative)	10	3	5	8	15	17	2	0	1	12	7	24	4	5	7	0					
Of which are overdue	9	3	1	6	14	16	0	0	1	12	0	0	0	0	3	0				0	
Open Medium Priority Concern	24	38	44	43	23	51	37	20	16	11	11	5	24	22	40	88					
Of which are overdue	5	7	7	23	12	22	0	0	0	0	0	0	0	0	0	0				0	
Open Low Priority Concern	17	28	37	39	24	41	9	19	19	6	1	6	19	33	16	3					
Of which are overdue	0	10	9	11	10	16	0	0	0	0	0	0	0	0	0	0				0	
Total open building safety concerns	51	69	85	90	65	107	108	33	26	25	19	43	46	28	42	58					
Of which are overdue	14	20	17	40	36	54	62	0	1	8	0	0	1	0	3	0				0	

Detailed Performance		Dec-24*	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25 Pre Awareness law	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26		YTD	Target	Commentary	
Damp & Mould Remedial Works	Number of open remedial works out of target	380	430	411	361	351	366	322	130	115	79	76	68	56	52	66	67	49	76	74		74		0	Status: There were 74 remedial works out of target at the end of June.
	Number of open remedial works in target	98	120	148	136	121	92	84	98	68	70	68	113	217	178	283	341	303	243	211		211		N/A	Oldest overdue remedial works: There are 5 remedial cases where the works exceed over 6 months. These all relate to access issue, and 1 external contractor case waiting for materials. On investigation there appears to be a mix of access issues and delays with external contractors.
	Total of open remedial works	478	550	559	497	472	458	406	228	183	149	144	181	273	230	349	408	352	319	285		285		N/A	Mitigating Actions: We have referred the oldest cases and are working with tenancy to try to gain access. We are currently awaiting a deep dive into Damp and Mould, and have appointed a new Healthy Homes Manager to support process and monitoring of cases. Further work is being done to resolve the outstanding external overdue works.
	Remedials raised	114	174	176	174	152	115	101	148	54	135	165	175	201	223	290	256	210	157	175		542		N/A	Timeframe: Healthy Homes manager is due to
Damp & Mould Inspection	Number of open inspections out of target	40	54	58	46	33	34	23	15	4	1	1	6	9	3	3	1	1	2	1		1		0	Status: There was 1 inspection out of target for June. This has been scheduled OCT due to customer availability.
	Number of open inspections in target	59	79	58	60	48	27	31	0	12	34	6	0	32	0	11	50	14	20	42		42		N/A	Mitigating Actions: N/A
	Total Number of open inspections	99	133	116	106	81	61	54	15	16	35	7	6	41	3	14	51	15	22	43		43		N/A	Timeframe: N/A
	Inspections raised	86	155	93	93	74	55	55	52	14	75	63	123	122	156	151	131	74	73	93		240		N/A	
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	2	2	1	44									
	Open disrepair cases involving damp & mould	72	77	72	71	63	67	69	72	74	73	81	81	90	99	104	130								

Smoke, CO Alarms and Sprinklers Systems																						
Detailed Performance	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Nov-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26		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%	97.80%	98.17%	97.28%	96.29%	95.63%		95.63%	100.00%	Status: There are 423 properties reported as having failed or missing smoke alarms at the end of the month. Oldest Actions: The oldest smoke detector issue was identified on gas record completed on 08/05/2025. Mitigating Actions: A programme of works has been developed and jobs have been issued to Dodds on risk based approach. Actions will be closed down when evidence is provided. Timeframe: All mitigating measures in place. Forecast: All jobs are raised on a 28 day timescales.
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%	97.14%	97.42%	96.45%	94.79%	94.26%		94.26%	100.00%	Status: There are 455 properties reported as having failed or missing smoke alarms at the end of the month. Oldest Actions: The oldest CO detector issue was identified on gas record completed on 08/05/2025. Mitigating Actions: A programme of works has been developed and jobs have been issued to Dodds on risk based approach. Actions will be closed down when evidence is provided. Timeframe: All mitigating measures in place. Forecast: All jobs are raised on a 28 day timescales.
Progress on fitting of Sprinklers	-	-	-	-	-	-	-	-	97.03%	97.19%	97.19%	97.19%	97.24%	97.24%	97.24%	97.24%	97.34%	97.34%		97.34%	100.00%	Out of the 1,919 high-rise flats, 51 dwellings were outstanding from the sprinkler fitting program due to access issues.
Number of Properties without Sprinklers	-	-	-	-	-	-	-	-	57	54	54	54	53	53	53	53	51	51		51	0	

Fire Incidents

Detailed Performance	Apr-26	May-26	Jun-26	YTD	Commentary
Fire incidents in high rise properties	0	0	0	0	No incidents in June
Fire incidents in low rise properties	0	0	0	0	
Fire incidents in other residential properties	0	0	0	0	
Total fire incidents	0	0	0	0	

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	1894	431	1463	431	100.00%	0	0.00%	↔
Electric (5-year programme)		1894	0	1866	98.52%	28	1.48%	↓
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	36	97.30%	1	2.70%	↑
Water (2-year programme)		37	0	33	89.19%	4	10.81%	↓
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	11	29.73%	26	70.27%	↓
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	2984	2760	224	2760	100.00%	0	0.00%	⬆
Electric (5-year programme)		2984	0	2906	97.39%	78	2.61%	⬇
Asbestos surveys (non-statutory)		2851	153	2814	98.70%	37	1.30%	N/A
Communal blocks/schemes								
Gas	849	6	843	6	100.00%	0	0.00%	↔
Electric (5-year programme)		620	229	598	96.45%	22	3.55%	⬇
Asbestos surveys (re-inspection)		651	198	612	94.01%	39	5.99%	⬇
Water (2-year programme)		15	834	15	100.00%	4	26.67%	⬇
Lifts (passenger and goods)		5	844	5	100.00%	0	0.00%	↔
Fire risk assessments		643	206	625	97.20%	18	2.80%	⬇

*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	9686	7923	1763	7923	100.00%	0	0.00%	↑
Electric		9686	0	9548	98.58%	138	1.42%	↓
Asbestos surveys (re-inspection)		4220	5466	4064	96.30%	156	3.70%	↑
Water (2-year programme)		2110	7576	1809	85.73%	301	14.27%	↓
Lifts (All lifting equipment)		1997	7689	2022	100.00%	0	0.00%	↔
Fire risk assessments		4309	5377	4239	98.38%	70	1.62%	↓

*Direction of Travel - an up arrow indicates improving performance, and a down arrow represents worsening performance between the previous two months.