

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	9681	7918	1763	7914	99.95%	4	0.05%	↓	4	0	Status: There were 4 properties overdue at the time of reporting. 3 were completed by 16th of September. The remaining property has been visited on seven separate occasions; however, each attempt was unsuccessful due to no access being provided.The no access process continues to be followed to acheive access. Mitigating Actions: A robust policy and procedure are in place which is followed.	58
Electric (5-year programme)		9681	0	9572	98.87%	109	1.13%	↑	30	79	Status: There were 109 properties overdue at the time of reporting. 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 and their priority is to process the 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 and are working along side the Legal Enforcement Officer to gain access.	44
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	880	6	100.00%	0	0.00%	↔	0	0	Meets target.	0
Electric (5-year programme)		657	229	634	96.50%	23	3.50%	↓	2	21	Status: 23 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: This work is being undertaken by the planned works team who have now recieved provional costs with a plan to have a programme of work confirmed by the end of September	1
Asbestos surveys (re-inspection)		688	198	688	100.00%	0	0.00%	↑	0	0	Meets target.	30
Water Risk Assessment (WRA) (2-year programme)		51	835	51	100.00%	0	0.00%	↑	0	0	Meets target.	11
Lifts (passenger and goods)		75	N/A	75	100.00%	0	0.00%	↔	0	0	Meets target.	10

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Fire Risk Assessments (FRA)	886	847	39	846	99.88%	1	0.12%	↑	1	0	Status: There was 1 fire risk assessment outstanding at the end of August. . Mitigation: The outstanding FRA was completed during the first week in August and is currently waiting to be entered into C365 which has been delayed due to a change to the template. Dates have been changed and actions updated in C365 manually while corrections are made to the template. Timeframe: Complete	31
Communal Fire Door Inspections		37	849	0	0.00%	37	100.00%	↓	37	0	Status: There were 37 fire door inspection outstanding at the end of August. Mitigation: There was a delay in recieveing the documents as they were stuck in QA by the contractor, however we were aware that the inspections had been completed on time. Further discussions with the contractor around the importance of ensuring information is provided by the compliance due date has been undertaken and it was agreed that orders would be issued earlier to prevent future lag in recieving information. All door inspections have been updated and is now showing 100% compliance. Timeframe: Complete.	0
Structural Surveys		37	849	37	100.00%	0	0.00%	↔	0	0	Meets target.	0
0												
Damp & Mould	Aug-26		YTD		Target	Previous Year	DoT*	Commentary				
Percentage Damp and Mould Inspections completed within timescale	90.91%		93.75%		100%		↓	Status: Performance for damp and mould inspections was 90.91% at the end of August. In total, 88 inspections were completed and 8 were completed outside of timescale. x4 Properties = No access x4 Properties = tenant requested to book outside of timeframes Mitigating Actions: SCH are developing case management software which will help to enhance oversight and ensure compliance and working with the no access group to overcome the access issues Timescales: phase 1 -Nov 26 phase 2 - Jan 27				

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Percentage Damp and Mould remedials completed within timescales	98.21%		92.41%		100%		↑				Status: Performance for damp and mould remedials was 98.21% at the end of August. There were 56 remedial cases completed in the month of August and 1 of those was completed out of target. 34 remedial works were completed without an inspection of those, one of those was out of target. 22 cases were linked to an inspection. Mitigating Actions: We are currently undertaking a detailed review of the process for damp and mould cases (DMC) as part of the wider Awaab's phase 2 project and no access project group continues to support with the older more difficult access cases. A Healthy Homes Manager is now in post. We are also working with BI to implement Create for case management for all DMC jobs to improve visibility and control. We are reviewing process and considering whether we can produce an inspection report for every case reported, even if damp and mould are not found, however this is resource dependant. 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	47	5	1	4	48	0	2	0	4	5	36	89.36%	Status: 5 overdue FRA actions at month end, all 5 are Low risk. Oldest action: 31/03/2026. Mitigating action: Actions are being progressed with the relevant teams and contractor, including customer-access requirements and the upload of completion evidence to C365. Timeframe: A review is to be undertaken by the BSM to develop an action plan to ensure furure actions remain on target. Forecast: The target remains zero overdue actions, with progress monitored monthly.	↑	15
	Low-Rise	FRA Action	247	53	46	7	281	2	12	0	1	51	181	78.54%	Status: 53 overdue FRA actions at month end: 2 High and 51 Low risk. Oldest action: 27/11/2025. Mitigating action: The High-risk action is being prioritised. Remaining actions are being progressed with the relevant teams and contractor, with completion evidence uploaded to C365. Forecast: The target remains zero overdue actions, monitored monthly.		24
Fire Door Inspections	High-Rise	Fire Door Inspection Action(Communal)	3173	277	275	2	557	109	19	42	2554	126	323	91.27%	Status: 277 overdue actions. C365 records 109 High, 42 Medium and 126 Low; however, the underlying findings comprise 198 Serious and 68 Trivial actions, so the recorded risk classifications require validation. Oldest action: 31/05/2026. Mitigating action: The communal fire-door programme has been completed. Type 3 walk-rounds are being used to identify any outstanding or subsequent repairs, which will be progressed with the contractor. Completion evidence is being obtained and uploaded to C365 to support closure. Forecast: The overdue total should reduce as repairs are completed and supporting evidence is uploaded and verified.	↓	22
		Fire Door Inspection Action(Domestic)	340	297	282	15	109	5	0	289	43	3	0	12.65%	Status: 297 overdue actions. C365 records 5 High, 289 Medium and 3 Low; these classifications require validation against the underlying inspection findings. Oldest action: 24/04/2026. Mitigating action: Actions primarily relate to difficulties gaining access to customers’ homes. Work is underway through the No Access Steering Group, and a process has been developed with the Leasehold Team to secure access to leasehold properties. Timeframe: Review to be undertaken by the BSM to develop an action plan to ensure future actions remain on target.		↓
	Low-Rise	Fire Door Inspection Action(Communal)	173	173	0	173	9	0	0	172	0	1	0	0.00%	Status: 173 overdue actions. Outstanding actions relate to defects identified through communal fire door inspections and are progressed through responsive repair or planned/betterment routes as appropriate. 172 medium 1 low risk Oldest Action: 31/05/2026 Mitigating action: Actions primarily relate to difficulties gaining access to customers’ homes. Work is underway through the No Access Steering Group, and a process has been developed with the Leasehold Team to secure access to leasehold properties. Timeframe: Review to be undertaken by the BSM to develop an action plan to ensure future actions remain on target.	↔	0
		Fire Door Inspection Action(Domestic)	241	225	225	0	56	0	0	225	16	0	0	6.64%	Status: 225 overdue actions. all 225 active actions are medium risk. Oldest action: 30/06/2026. Mitigating action: Actions primarily relate to difficulties gaining access to customers’ homes. Work is underway through the No Access Steering Group, and a process has been developed with the Leasehold Team to secure access to leasehold properties. Timeframe: Review to be undertaken by the BSM to develop an action plan to ensure future actions remain on target.	↓	0
	Water Risk Assessments	High-Rise		583	318	132	186	4	165	0	135	211	18	54	45.45%	Status: There are currently 418 outstanding WRA actions. 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 cleaning tanks. We have queried if there is a need for further interim measures via a specialist consultant whilst we continue to progress the actions. Timeframe: All mitigating measures in place.	↓
Low-Rise			170	100	46	54	1	40	0	56	55	4	15	41.18%	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.	34	
Passenger Lifts (LOLER)	High-Rise		5	0	0	0	18	0	1	0	4	0	0	100.00%	Meets target	↔	0
	Low-Rise		0	0	0	0	5	0	0	0	0	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 Days	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	0	0	0	37	0	0	0	0	0	167	100.00%	Meets target	↑	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	13	0	0	0		0	0	0	13	0	0	100.00%	Status: There are 13 overdue actions. All actions have been instructed. Completion of the required work has been inhibited by access.		
	Low-Rise	14	13	6	7		0	0	13	1	0	0	7.14%	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	39	1	Category 1 (At Risk or Immediately Dangerous)	0	Status: There were 0 Immediately dangerous faults identified. Mitigating actions: N/A Timeframe: N/A Forecast: N/A	
				Category 4 (Certificate Errors or Omissions)	1	Status: There was 1 audit finding. Mitigating actions: Cert re-wrote Timeframe: N/A Forecast: N/A	

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Smoke, CO Alarms and Sprinklers Systems														
Detailed Performance	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Jul-26	Aug-26		YTD		Target	Commentary
Progress on fitting of smoke alarms	100.00%	97.80%	98.17%	97.28%	96.29%	95.63%	95.63%	95.51%	95.03%			95.03%	100.00%	Status: There are 435 properties reported as having failed or missing smoke alarms at the end of the month. An increase from 423 last 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. All properties which fail tests have lithium battery alarms installed on the service to provide cover while hard wired solutions are scheduled. Timeframe: All mitigating measures in place. Forecast: All jobs are raised on a 28 day timescales.
Progress on fitting of CO alarms	100.00%	97.14%	97.42%	96.45%	94.79%	94.26%	94.26%	94.04%	93.51%			93.51%	100.00%	Status: There are 472 properties reported as having failed or missing smoke alarms at the end of the month. An increase from 455 last 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. All properties which fail tests have lithium battery alarms installed on the service to provide cover while hard wired solutions are scheduled. All properties which fail tests have lithium battery alarms installed on the service to provide cover while hard wired solutions are scheduled. Timeframe: All mitigating measures in place. Forecast: All jobs are raised on a 28 day timescales.
Progress on fitting of Sprinklers	97.24%	97.24%	97.24%	97.24%	97.34%	97.34%	97.34%	97.45%	97.45%			97.45%	100.00%	Out of the 1,919 high-rise flats, 49 dwellings were outstanding from the sprinkler fitting program due to access issues.
Number of Properties without Sprinklers	53	53	53	53	51	51	51	49	49			49	0	

Fire Incidents							
Detailed Performance	Apr-26	May-26	Jun-26	Jul-26	Aug-26	YTD	Commentary
Fire incidents in high rise properties	0	0	0	0	0	0	There was 1 incident in August. Resident reported significant smoke from a washing machine in the kitchen and called the fire service. The Fire Service attended and advised that parked vehicles on the road obstructed access to the property, recommending that parking arrangements be reviewed to improve emergency access.
Fire incidents in low rise properties	0	0	0	0	0	0	
Fire incidents in other residential properties	0	0	0	0	1	1	
Total fire incidents	0	0	0	0	1	1	

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	430	99.77%	1	0.23%	↓
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	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	0	0.00%	37	100.00%	↓
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	2982	2758	224	2755	99.89%	3	0.11%	↓
Electric (5-year programme)		2982	0	2933	98.36%	49	1.64%	↑
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	597	96.29%	23	3.71%	↓
Asbestos surveys (re-inspection)		651	198	651	100.00%	0	0.00%	↑
Water (2-year programme)		14	835	14	100.00%	0	0.00%	↑
Lifts (passenger and goods)		5	844	5	100.00%	0	0.00%	↔
Fire risk assessments		847	2	846	99.88%	1	0.12%	↑

*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	9681	7918	1763	7914	99.95%	4	0.05%	↓
Electric		9681	0	9538	98.52%	143	1.48%	↓
Asbestos surveys (re-inspection)		4220	5461	4220	100.00%	0	0.00%	↑
Water (2-year programme)		2104	7577	2104	100.00%	0	0.00%	↑
Lifts (All lifting equipment)		1998	7683	2022	100.00%	0	0.00%	↔
Fire risk assessments		4876	4805	4872	99.92%	4	0.08%	↑

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