

# Health And Safety Compliance 2024/2025



## Summary

This is a compliance report covering from **1 April 2024 to 31 March 2025** focusing on DBC's Sheltered schemes and tenanted properties.

RAG Rating provides you with a summary of information. At a basic level, Green means fully compliant at the period end, while Amber was not 100% compliant but actions are in place to rectify. Red alerts you to the fact that it is out of compliance and action is required in some way, as there is no robust plan in place.

Area of compliance	RAG Rating
Asbestos – (Management Surveys Programme)	100%
Asbestos – (Housing)	100%
Asbestos – (Blocks of flats)	100%
Damp and Mould	N/A
Electrical Safety – (Housing)	96.17%
Electrical Safety – (Sheltered Schemes)	100%
Electrical Safety – (Blocks of Flats)	100%
Fire Risk Assessments - (Sheltered Schemes / Community centres)	100%
Fire Risk Assessments - (Blocks of Flats)	86.73%
Fire doors (Installations)	39.56%
Fire doors (Inspections – new doors)	21.24%
Gas Safety – (Sheltered Schemes)	100%
Gas Safety – (Housing)	99.56%
Smoke Alarms and CO – (Smoke Alarms)	99.24%
Smoke Alarms and CO – (CO Alarms)	99.24%
Legionella – (Sheltered accommodation inspection, and monitoring)	100%
Radon	N/A
Lifts	100%
Stairlifts	94.34%

The certificates of compliance are signed off by the gas and electrical managers. The Housing Asset and Compliance team conduct sample checks against completed certificates to confirm compliance. This is being developed further through exploration of The Compliance Workbook (TWC) system, which enables certificates to be analysed against the many rules and regulations to highlight areas for review.

## Definitions

### **BS01 – Gas safety checks (P30)**

Proportion of homes for which all required gas safety checks have been carried out. This Tenant Satisfaction Measure (TSM) must reflect the compliance position at the end of each reporting year.

Providers must ensure that all statutory obligations in relation to carrying out gas safety checks relating to this unit were met and that these were appropriately recorded. This includes statutory obligations for keeping gas safety checks up to date, but not the completion of remedial actions that may be identified in gas safety checks.

Gas safety checks relating to a dwelling unit include all checks required both inside the dwelling and on any communal or relevant part that serves the dwelling. For example, if a gas safety check is required on a communal boiler that serves a number of relevant dwelling units, providers must ensure that this check is carried out to be able to report compliance for these units. Dwelling units for which all required gas safety checks were not carried out as at year end must not be counted within item A of the TSM calculation, even if the reason for this concerned an inability to gain access to the dwelling unit (or a communal or other relevant part). If a vacant dwelling had its gas supply disconnected, then any required records relating to disconnection would be included as a gas safety check reflected in this TSM.

### **BS02 – Fire safety checks (P32)**

Proportion of homes for which all required fire risk assessments have been carried out.

Providers must ensure that all statutory obligations in relation to carrying out Fire Risk Assessments (FRAs) for a particular property were met, and that these were appropriately recorded, to report compliance for the dwelling units in that property. This includes statutory obligations for keeping FRAs up to date through interim reviews, but not the completion of remedial actions that may be identified in FRAs. Although this TSM does not measure remedial actions, providers must of course ensure that these are carried out as required.

A 'property' in this context means a building that requires an FRA – this is typically a building with two or more dwelling units and at least one communal part (such as, a tower block). All communal parts (such as, lifts, stairwells etc.) and other relevant parts of the property (such as, storage rooms, external wall systems, balconies, and flat front doors etc.), which are required to be included within the scope of FRAs must be covered. If multiple FRAs were required for a property, providers must have ensured that all these FRAs were carried out to

report compliance for the dwelling units within this property.

This TSM must reflect the compliance position at the end of each reporting year. Subject to statutory obligations, it may reflect FRAs conducted within the current reporting year or previous reporting years.

### **BS03 – Asbestos safety checks (P33)**

Proportion of homes for which all required asbestos management surveys or re-inspections have been carried out.

Providers must ensure that all statutory obligations in relation to carrying out asbestos management surveys or re-inspections for a particular property were met, and that these were appropriately recorded, to report compliance for the dwelling units in that property. This includes statutory obligations for keeping surveys and re-inspections up to date but not the completion of remedial actions that may be identified (except for those related to re-inspection specifically).

If multiple asbestos management surveys or re-inspections were required for a property, providers must have ensured that all these were carried out in order to report compliance for the dwelling units within this property.

This TSM must reflect the compliance position at the end of each reporting year. Subject to statutory obligations, it may reflect asbestos management surveys or re-inspections conducted within the current reporting year or previous reporting years.

### **BS04 – Water safety checks**

Proportion of homes for which all required Legionella Risk Assessments (LRAs) have been carried out. This includes statutory obligations for keeping LRAs up to date but not the completion of remedial actions that may be identified in LRAs (except for those relating to re-inspection specifically). Although this TSM does not measure remedial actions more generally, providers must of course ensure that these are carried out as required.

This TSM must reflect the compliance position at the end of each reporting year. Subject to statutory obligations, it may reflect LRAs conducted within the current reporting year or previous reporting years.

LRAs relating to a dwelling unit include all LRAs or re-inspections required both within the dwelling and on any communal or other relevant parts of the property that serve the dwelling. This includes hot and cold-water systems which serve dwelling, whether or not such systems are communal, or only serve the dwelling. For example, if an LRA is required

on a communal water tank that serves a number of relevant dwelling units, providers must ensure that this LRA is carried out to be able to report that all required LRAs have been carried out for these dwelling units. If multiple LRAs were required for a dwelling unit (such as, within the dwelling and on a related communal part), providers must have ensured that all these checks were carried out to report compliance.

## **BS05 – Lift safety checks**

Proportion of homes for which all required communal passenger lift safety checks have been carried out. This TSM must reflect the compliance position at the end of each reporting year.

To report that all Lifting Operations and Lifting Equipment Regulations (LOLER) inspection reports have been carried out for a particular property – and therefore for the dwelling units in that property – providers must ensure that LOLER inspection reports had been carried out for every communal lift within the property and that these were appropriately recorded.

For the purposes of this TSM, carrying out a LOLER inspection report for a communal passenger lift means meeting the requirements of LOLER in relation to examinations and inspections as if the lift were subject to those requirements. This is irrespective of whether the requirements of LOLER strictly apply or not. This includes the requirements of LOLER in relation to keeping examination and inspection reports up to date, but not the completion of remedial actions that may be identified in inspection reports. Although this TSM does not measure remedial actions, providers must of course ensure that these are carried out as required.

A communal passenger lift within a property is a lift provided for use of the occupants of a dwelling unit in common with the occupants of at least one other unit in the property. In this context, a property is a building with at least one such communal lift (such as, a tower block).

The calculation of this TSM must reflect LOLER inspection reports on all communal passenger lifts in properties in which there are one or more relevant dwelling units owned by the provider. This includes communal passenger lifts which are owned or controlled by a third party. For example,

Where the provider owns Low Cost Rental Accommodation (LCRA) and/or Low Cost Home Ownership (LCHO) units in a property owned by a third-party landlord, then these dwelling units must not be counted within the TSM calculation, unless the provider had obtained evidence or otherwise made sure that LOLER inspection reports had been carried out for every communal passenger lift in the property. Dwelling units must not be double counted in the TSM calculation. Any vacant LCRA or LCHO dwelling units within each property must

be included within the calculation of this TSM.

## Asbestos Management Survey Programme

### Schemes

8 schemes for which a survey is required.

For the Regulator, we must present this as the “Number of dwelling units owned within properties for which an asbestos management survey or re-inspection was required to have been carried out as at year end” rather than the number of properties.

#### **Quarter 2 July – September**

Three schemes due and all three were completed within the quarter.

#### **Quarter 3 October – December**

Three schemes due and all three were completed within the quarter.

#### **Quarter 4 January – March**

Two schemes due and both were completed within the quarter.

3 of the 8 buildings listed are Community Centre’s, therefore have no dwelling units within them and are excluded from the figures we will submit to the Regulator.

In the 5 schemes requiring an asbestos management survey or re-inspection, there are 211 dwelling units. Of these, **100%** are compliant.

## Asbestos Flat Blocks

Operating on an annual cycle, we have identified a total of 77 blocks that necessitate Asbestos surveys due to the presence of Asbestos in areas designated for communal use.

	No blocks requiring surveys	Surveys completed
Q1	6	6
Q2	9	9
Q3	43	43
Q4	19	19
<b>Total</b>	<b>77</b>	<b>77</b>

As of 31 March 2025, there are no outstanding surveys required for any flat blocks, indicating full compliance at **100%**. In the 77 blocks requiring an asbestos management survey or re-inspection, there are 380 dwelling units.

## Asbestos General Housing

The Asset system is now tested and ready to accept Asbestos Surveys, however there are actions required before it is a working asbestos register. This is primarily regarding supplying historical and new data in the appropriate format for upload. Work ongoing to ensure operatives are provided with appropriate information regarding where Asbestos is confirmed or presumed to be present. Apec have been going through a merger which increased staff workloads and has caused delays.

	Q1	Q2	Q3	Q4	Total
No. properties needing surveys (major works/refurbs)	152	186	125	113	576
No. properties which have surveys	152	186	125	113	576
% compliant (% properties that have undergone a survey that was deemed necessary)	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

## Damp and Mould

	TOTAL (YEAR TO DATE)
Jobs reported	1,055
Jobs cancelled	70
Jobs completed (of those reported)	874
Jobs open (at end of year)	111
Jobs overdue (at end of year)	46
<b>% completed</b> (excl. cancelled)	<b>88.73%</b>

Of those 111 jobs, 65 are still within the priority target times (so not overdue).

835 (95.54%) of the 874 jobs completed in 2024/25 were completed within the target time.

Of those raised in 2024/25:

- 573 jobs were for inspections
- 56 jobs were for works inc. guttering, leaks
- 356 jobs were for cleaning/treatment works being carried out.

Update: As of July 2025, all of the outstanding 2024/25 jobs have been completed.

## Electrical Safety – Domestic Electrical Installation Conditions Report (DEICR) Council Housing

Electrical installations in our properties are subject to an EICR at 5-year intervals. With the integration of electrical safety into our asset management system, we are now in the process of reorganizing the schedule to ensure that inspections are distributed evenly throughout the five-year timeframe.

### Overall compliance for 2024/25

Date	Overall, compliance at end of quarter	Overall, out of compliance	Total	Total compliance as %
Q1	4333	928	5261	82.36%
Q2	4725	525	5250	88.89%
Q3	4919	346	5265	93.43%
Q4	5070	202	5272	96.17%

### Butterfield new builds added to asset

It was decided to extend the originally planned completion date from November to March due to difficulty contacting and booking in the last few hundred required services.

As of 31 March 2025, a total of 189 cases have been passed to Management Services to contact tenants and facilitate the scheduling of services. The Tenancy team is collaborating with System Admin to develop a plan for addressing both electrical and gas services concurrently, where applicable. A number of these cases do not currently have a DEICR in place.



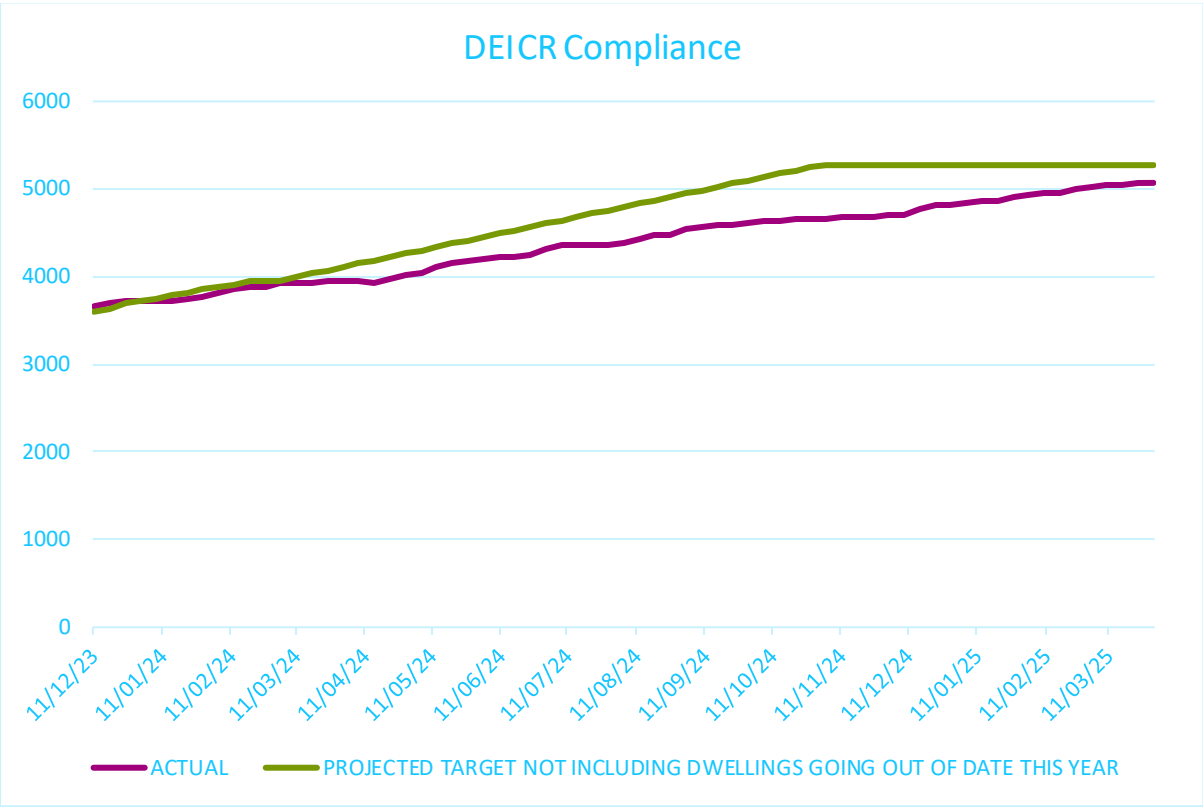
Status	End of 2024/25
Initial Letter Sent	1
Reminder Letter 1 Sent	1
Property Void	11
Abatement Notice Letter	189
<b>Total</b>	<b>202</b>

Update: May 2025 – One court case successfully awarded, after applying for a warrant of entry under the Environmental Health Act. Need to develop a process for issues once access is gained, such as no money on meter.

Update: July 2025 – DBC have been to court five additional times to apply for warrants; four were granted and one was denied due to the presence of a child in the household. Following further discussions, it's determined that seeking warrants isn't always the most effective approach. In many cases, pursuing a court injunction is more appropriate, though it takes longer. The team have had success gaining access to several previously inaccessible properties through consistent visits and ongoing contact. Cases continue to be assessed on a case-by-case basis for what would be the best course of action to get access to the property. The revised calling cards and Tenancy Breach letters are now in use. Additionally, the planned Facebook post has been published.

Backlog has dropped down to 66.

Performance against cyclical programme and backlog 2024/25



Electrical Certificate quality check

DATA TEAM Quality Checks	Q1	Q2	Q3	Q4	Total
No. checks due	90	90	90	90	360
No. checks completed	90	90	103	90	373
Sample %	13.33%	17.14%	21.96%	27.15%	N/A
No. requiring validation from Electrical Manager	4	2	26	19	51
Number of properties with outstanding actions (by time of report)	0	0	13	6	19
Quality	100%	100%	87.38%	93.33%	94.90%

Goal is to achieve minimum 10% sample of quarterly inspections due.

The team examines certificates at random to verify accurate dating, it's the right address etc. In the event of any discrepancies/absence of a certificate, the team escalate to the Electrical Manager. If some of the quality checks are unsatisfactory, we will increase the number tested.

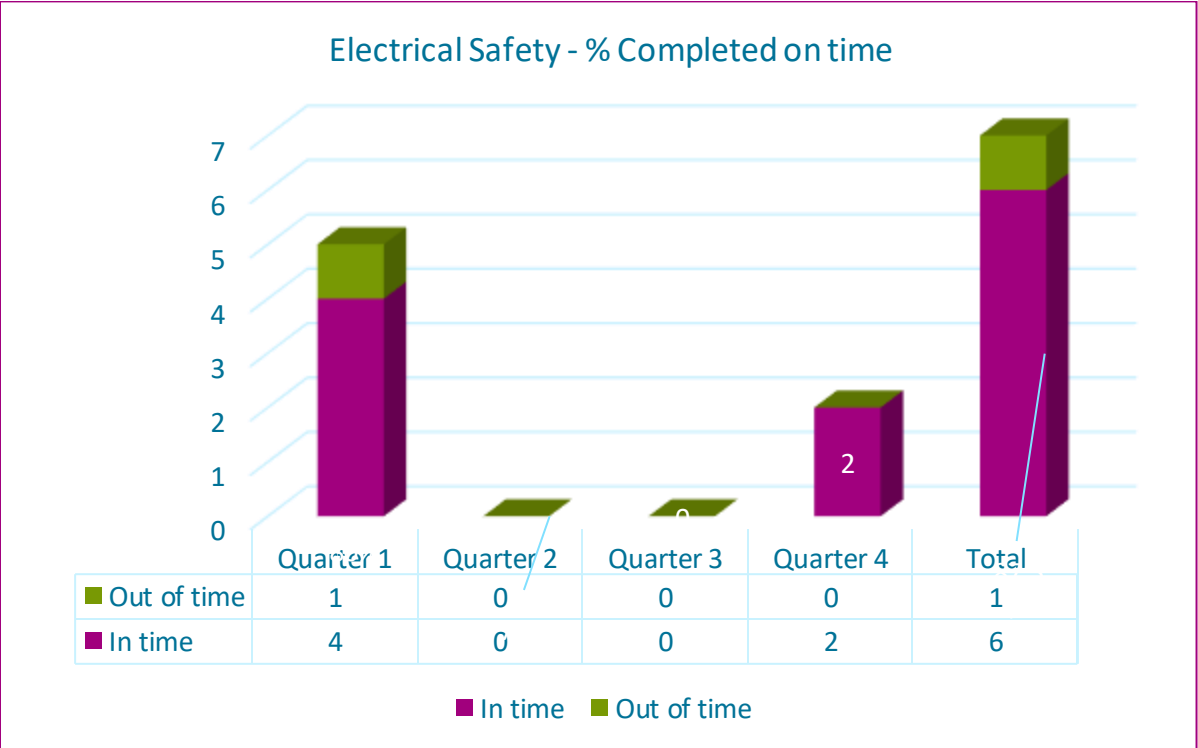
A limited number of quality checks still required outstanding actions at the end of 2024/25; mostly due to staff leave towards end of March causing delays to certificates being scanned onto MRI Orchard. Additionally, GOOM have been late sending their servicing paperwork to DBC for processing.

Update: May 2025 – Three certificates not on yet, they are being chased up.

Update: July 2025 – One certificate still not on as it was unsatisfactory, so has been held back until we could get back into the property to carry out remedial works. However this has been held up by access issues. Currently due to gain access to do complete re-test in August.

## Electrical Safety – Sheltered Schemes, Extra Care and Community Centres

Electrical installations in our 18 properties are subject to an EICR at 5-year intervals.



7 schemes were due for electrical tests in 2024/2025:

**Quarter 1 April – June**

5 due for safety checks, 4 completed within date and 1 completed nine days late.

**Quarter 2 July - September**

0 properties due.

**Quarter 3 October - December**

0 properties due.

**Quarter 4 January – March**

2 properties due.

1 completed within date and 1 completed slightly late.

Total compliance at end of 2024/25 is **100%**.

**Electrical Safety – Communal Flat Blocks**

Our communal flat blocks operate under a structured five-year electrical service schedule, with each phase necessitating maintenance in consecutive years.

Group	Number of Blocks	Next Due
Phase A	39	2024/25
Phase B	36	2025/26
Phase C	34	2026/27
Phase D	37	2027/28
Phase E	53	2028/29

The 2024/25 **(PHASE A)** initiative comprises 39 flat blocks, all scheduled for servicing during the financial year 2024/25.

Flat Blocks	Total Blocks	Compliant as of 31/3/25	Compliance
Phase A	39	39	100%

## Fire Risk Assessment – Fire Regulatory Reform Audits (FRRA)

FRRA's run on a cycle of three-year cycle, covering 18 Sheltered Schemes and Community Centres

**2024/25 – 8 blocks required for FRA.**

	Q1	Q2	Q3	Q4	Total
No. due	7	1	0	0	0
No. completed in quarter	5	2	1	0	0
No. completed in date	0	0	0	0	0
No. incomplete	2	1	0	0	0
No. completed to date	5	7	8	8	8
<b>Compliance</b>	<b>75%</b>	<b>87.50%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

	Year 1 (2022/23)		Year 2 (2023/24)		Year 3 (2024/25)		Total	
	Blocks	Dwellings	Blocks	Dwellings	Blocks	Dwellings	Blocks	Dwellings
No. due	9	333	1	75	8	334	18	742
No. completed	9	333	1	75	8	334	18	742
No. completed in date	9	333	1	75	0	0	10	408
No. outstanding	0	0	0	0	0	0	0	0
<b>Completed</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

For the Regulator, we must present this as the “Number of dwelling units owned within properties for which an FRA was required” rather than the number of properties.

8 of the 18 buildings listed are Community Centre's, therefore have no dwelling units within them and are excluded from the figures we will submit to the Regulator.

In the 10 schemes, there are 353 dwelling units. Of these, **100%** are compliant.

## **Actions**

<b>Risk Level</b>	<b>Category</b>	<b>Total Identified in Year</b>	<b>Total Completed in Year</b>	<b>Outstanding at end of Year</b>
Priority 1	High Risk	15	10	5
Priority 2	Medium Risk	11	4	7
Priority 3	Low Risk	4	2	2
Priority 4	Goodwill Advice	0	0	0
<b>TOTAL</b>		<b>30</b>	<b>16</b>	<b>14</b>

## **Outstanding priority 1 breakdown**

1) Rosemary Court – Three of the actions are compartmentation related. Compartmentation surveys completed and quotes are being gathered.

2) Two of the actions are for fire alarm testing; to upgrade monthly monitoring sheet to include extra checks.

Update: July 2025 – Four are still open (two compartmentation and two fire alarm testing) and will be completed within 2025/26.

## **Fire Risk Assessment – Blocks of Flats**

The FRAs for blocks runs on a three-year cycle. There are a total of 199 blocks which are split into 3 different cycle groups.

**2024/2025 Update** – Although legislation does not give a specific time period for how often to undertake a fire risk assessment, it states that the person responsible for the assessment must review it ‘regularly’ to make sure it’s up to date. We ensure they are reviewed at least every three years, so our performance is reported on this basis.

<b>Year and Group</b>	<b>Number of blocks</b>	<b>Next due</b>
2023/24 (GROUP A)	80	2026/27
<b>2024/25 (GROUP B)</b>	52	2027/28
2025/26 (GROUP C)	67	2028/29

**2024/25 (GROUP B)** – This group is made up of 52 individual blocks due for checks across 21 different addresses, total of 268 dwellings, with all due dates being in Q1 of the 24/25 financial year.

In the first quarter, the plan included the completion of 52 flat blocks; however, only six blocks were finalized prior to the suspension of Fire Risk Assessments (FRAs) until the necessary training was conducted. This training is essential to ensure we possess the required competency and compliance in performing FRAs. The six blocks that were completed before the procedural changes will be addressed during Group B's next three-year cycle.

Cottingham Court and Earl Carlson Grove were completed in Q2. These were outstanding from the previous financial year as they were originally completed right before a change in procedure started; therefore, they are excluded from table below.

	Completed Blocks (cumulative)	Completed Dwellings (cumulative)	Outstanding Blocks	Outstanding Dwellings
End of year	26	139	26	129

In the 199 blocks there are 967 units. Of these, 839 were compliant at the end of 2024/25, or **86.73%**.

Update: July 2025 – As of the end of July the outstanding 26 blocks had been completed.

### Actions

Risk Level	Category	Total Identified in Year	Overdue at end of Year (of those raised in year)
Priority 1	Urgent	212	108

### **Of the 108 open priority 1 actions:**

7 for Asset and Compliance Team

- 7 for communal cupboards to be fire stopped.

93 for Management Services

- 50 of these to remove items in communal areas – *letters sent to 41 of these.*
- 23 of these about making sure communal cupboards are accessible – *working group set up for this.*
- 15 of these are to ensure emergency evacuation plans are in place and up to date

8 for Surveying Team

- Mix of actions inc. adjusting door closer and making good loose cable.

Update: July 2025 – Nine overdue actions remaining. Seven of these are the fire stopping in communal cupboards; these are now being picked up by Surveying Team and will be carried

out in 2025/26. Action around removing scooter in hallway is being checked by Tenancy in August, and the remaining action around obtaining keys for communal loft space hatch will also be completed in 2025/26.

## Fire Safety – Doors

- Housing have commenced a 3-year programme of works to replace fire doors in communal blocks to bring them up to current new standards as set out in Fire Safety (England) Regulations 2022.
- An increased inspection regime to complement the Fire Risk Assessment is also due to commence to ensure any fire doors that have failed their original compliance are replaced on a responsive basis.
- A fire safety document is in development with management which goes in depth about safety policies and covers fire doors.
- Housing will replace flat doors in communal schemes, while Building Services will replace communal doors.

All non-sheltered scheme doors are due to be replaced as part of the programme. All 1,011 doors have been inspected by the surveying team and will be re-inspected by Anglian upon survey. In sheltered schemes, it is unknown how many are due to be replaced until all tests have been completed. These figures are therefore not included below.

Compliance (non-scheme)	Q1	Q2	Q3	Q4
No. installed in Qtr.	68	4	54	161
No. doors compliant	181	185	239	400
No. doors not compliant	830	826	772	611
<b>% doors compliant</b>	<b>17.9%</b>	<b>18.3%</b>	<b>23.64%</b>	<b>39.56%</b>

FIRE DOOR INSTALL (not inc. schemes)	Year 1 (2023/24)	Year 2 (2024/25)	Year 3 (2025/26)	Total
No. due	228	342	441	<b>1,011</b>
No. completed	113	287		<b>400</b>
Percentage completed of those due	49.56%	83.92%	0%	<b>39.56%</b>

No accesses are tried 3 times by Anglian and then lettered before being passed to Management Services.



Fire doors will all be due 6 monthly visual inspections after being fitted. So a door fitted in Q1 24/25 will have a visual inspection in Q3, followed by a full annual inspection in Q1 25/26, then a visual inspection in Q3 and so on.

FIRE DOOR ANNUAL FULL INSPECTIONS Anniversary of install	Year 1 (2024/25)	Year 2 (2025/26)	Year 3 (2026/27)
No. doors due inspection	113	400	
No. doors inspected	24		
% inspected	21.24%		

Delays in inspections were caused due to capacity within the team; a new stock surveyor has been appointed to support bringing this back on programme within 2025/26.

There have been access issues (with 25 no accesses in Q4), as well as issues with staffing levels, which have reduced the number of inspections completed in 2024/25. This should improve in 2025/26.

### **Ongoing developments**

Fire door compliance will be going into our Asset system when ready. A process for the inspection regime has been developed.

A survey is being carried out to ensure certification of compliance is in place for all recent new build schemes. We are awaiting results.

## **Gas Safety – Sheltered Schemes**

Gas safety inspections are conducted every 12 months, with 16 schemes scheduled for completion each year.

### **Quarter 1 April – June**

Two due in Q1 - both schemes completed.

Also, another completed in Q1 which wasn't due till Q2.

### **Quarter 2 July – September**

Three due in Q2 - two schemes completed in Q2, 1 was already completed in Q1.

### **Quarter 3 October- December**

Seven due in Q3, seven were completed.

Quarter 4 January – March

Four due in Q4, all completed.

100% compliance at the end of the financial year.

Gas Safety - Housing

5,003 of the 5,026 properties requiring a gas safety check, had one in place on 31 March 2025, which is 99.54% compliance. Our annual target is 99.5%, so we have met it on this occasion.

Quarter	Properties requiring gas check	Properties requiring a gas safety check, which had one in place at end of quarter	No. of checks overdue at end of quarter	% compliant
Q1	5,020	5,007	13	99.74%
Q2	5,014	4,974	40	99.20%
Q3	5,022	4,983	39	99.22%
Q4	5,026	5004	22	99.56%

New builds properties from the Butterfield scheme were added onto asset.

- DBC applied for 19 warrants of access, with one executed.
- DBC served 334 management letters and 242 abatements.
- 24 Successful Management Officer visits to properties, and 170 unsuccessful.
- There were 10,271 phone calls made regarding gas services.

Update: July 2025 – Down to one remaining property out of compliance from 2024/25. This property has had access issues but is now booked in for August.

Gas Certificate quality check

DATA TEAM Quality Checks	Q3	Q4	Total
No. checks due	90	90	180
No. checks completed	90	90	180
No. requiring validation from Gas Manager	11	1	12
Number of properties with outstanding actions (by time of report)	0	0	0
Quality	100%	100%	100%

(Using the same parameters as the electrical certificate checks, see page 12 for information, 10% sample to be used starting in 2025/26).

## Smoke and CO Alarms

Smoke alarms are needed for all properties, and these have all been installed. They are then checked annually during the gas service.

CO alarms - not needed for electric storage and ASHP properties. Checked annually at gas service along with the smoke alarms, as well as during DEICR.

### Smoke Alarms

Quarter	Due for inspection for 24/25	Total checked in last year	Total outstanding	% checked
Q1	5029	4994	13	99.74%
Q2	5020	4982	38	99.24%
Q3	5022	4938	84	98.33%
Q4	5022	4984	38	99.24%

### Carbon Monoxide

Date	Due for inspection for 24/25	Total checked in last year	Total outstanding	% checked
Q1	4914	4904	10	99.80%
Q2	4905	4867	38	99.23%
Q3	4901	4819	82	98.33%
Q4	4903	4865	38	99.24%

## Legionella – Risk Assessment, Council Housing

The risk assessment covering council housing is generic and is being reviewed to bring up to date with the current housing portfolio specification.

## Legionella – Sheltered Accommodation Inspection and Monitoring

### **2 yearly risk reviews**

There are 18 schemes requiring 2 yearly risk reviews for legionella.

#### **Quarter 1 April – June**

None due, but three completed during this period which were outstanding from previous year 2023/24

#### **Quarter 2 July – September**

None due, but two were completed that were due to be completed in Q4

#### **Quarter 3 October – December**

None due

#### **Quarter 4 January – March**

Two due to be completed in quarter, both completed within quarter.

For the Regulator, we must present this as the “Number of dwelling units owned for which an LRA was required to have been carried out as at year end” rather than the number of schemes.

Eight of the 18 blocks listed are community centres, therefore have no dwelling units within them and are excluded from the figures we will submit to the Regulator.

In the 10 remaining schemes, there are 353 dwelling units. All dwelling units were compliant at the end of March 2025 **(100%)**.

## LIFTS – Inspection Programme

**10 Schemes (9 schemes for which a test is currently required)**

7 schemes are due for monthly tests (279 units)

7 out of 7 completed in period.

3 schemes are due for 3 monthly tests (74 units) – only 2 of these currently required

2 out of 2 completed in period.

Windsor Court lift currently out of service, so no test required.

For the Regulator, we must present this as the “Number of dwelling units owned within properties with communal passenger lifts for which all Lifting Operations and Lifting Equipment Regulations (LOLER) inspection reports were carried out and recorded as at year end” rather than the number of properties.

The nine schemes encompass a total of 321 dwelling units, with 321 units meeting compliance standards as of March 31st, reflecting a compliance rate of **100%** at the end of 2024/25.

## RAAC

RAAC inspections concluded in schemes; none of our schemes contained RAAC.

Blocks are still being investigated; there have been delays due to lack of capacity to carry out the work.

## Radon

Radon, a naturally occurring radioactive gas resulting from the decay of uranium in the earth, can be present in rocks, soil, and water. It is imperceptible by human senses, necessitating testing to detect elevated levels.

An evaluation of postcodes was conducted to pinpoint properties located in radon-affected regions. The findings of the evaluation ascertained the radon risk level; any area with a radon probability range exceeding 1% will be categorized as radon affected.

#### Assessment summary:

- Total number of postcodes assessed: 454
- Postcodes in Radon Affected Areas ( $\geq 1\%$ ): **7**

The postcode evaluation has identified 7 postcodes located in a radon-affected area with a probability range of 1-3%. There are a total of 82 properties within the postcodes that need testing. Once the testing program commences, we will fill in table below.

Quarter	Total tested
The testing conducted in the initial quarter will be documented in this section.	The total number of tests conducted during that quarter will be provided here.

## Stairlifts – Lift Servicing

Our stairlifts supplier is TK Elevator UK (TKE), who handle repairs and annual services. Our stairlift insurance is overseen by the Zurich Insurance Group. Currently we have 53 stairlifts installed in tenants' properties, with services scheduled every 6 months.

Quarter	No. stairlifts	No. compliant	Overall compliance to date (cumulative)
<b>Q1</b>	56	54	96.43%
<b>Q2</b>	54	52	96.30%
<b>Q3</b>	53	48	90.57%
<b>Q4</b>	53	50	94.34%

Two of the properties out of compliance have had access issues (one tenant hasn't been in property and other is difficult to access), and the third it is being decided whether stairlift should remain in property after one of the tenants passed away.