

HEALTH AND HOUSING SCRUTINY COMMITTEE
19 AUGUST 2026

HEALTH AND SAFETY COMPLIANCE IN COUNCIL HOUSING 2025-26

SUMMARY REPORT

Purpose of the Report

1. To provide Members with an update on the health and safety compliance standards for our Council housing stock and our performance against these in 2025-26.

Summary

2. The Regulator of Social Housing (RSH) sets a number of consumer standards, which social housing providers must comply with, including a condition that we must take all reasonable steps to ensure the health and safety of our tenants in their homes and associated communal areas.
3. The Council has well established and robust processes in place to monitor health and safety compliance in relation to its Council housing stock. Compliance is monitored on a quarterly basis, ensuring that any areas of non-compliance are addressed as a matter of priority.
4. The RSH expect that Members will play a significant role in ensuring that our Council housing meets those regulatory health and safety standards.
5. The report at **Appendix 1** sets out the health and safety compliance arrangements for 2025-26 and our performance against these.

Recommendation

6. It is recommended that Members:-
 - (a) Consider the contents of the report, and
 - (b) Note the health and safety compliance performance set out in **Appendix 1** of the report.

Anthony Sandys
Assistant Director – Housing and Revenues

Background Papers

- (i) The RSH Consumer Standards

Council Plan	This report supports the Council Plan's HOMES priority to provide affordable and secure homes that meet the current and future needs of residents
Addressing inequalities	As part of our health and safety compliance duties, we will record and consider our tenant's vulnerabilities, when undertaking these duties
Tackling Climate Change	Health and safety compliance will be key in the evaluation of any new, low carbon technology
Efficient and effective use of resources	Ensuring we meet our health and safety compliance duties should reduce the number of responsive repairs
Health and Wellbeing	Compliance with our statutory duties in relation to health and safety in Council housing is essential for the health and well-being of our tenants
S17 Crime and Disorder	There are no issues which this report needs to address
Wards Affected	All wards with Council housing
Groups Affected	All Council tenants and leaseholders
Budget and Policy Framework	This report does not recommend a change to the Council's budget or policy framework
Key Decision	This report does not represent a key decision
Urgent Decision	This report does not represent an urgent decision
Impact on Looked After Children and Care Leavers	There are no issues which this report needs to address

MAIN REPORT

Information and Analysis

7. The RSH sets a number of Consumer Standards, which apply to all social housing providers, including Councils.
8. Specifically, in relation to the Safety and Quality Standard, social housing providers must:
 - (a) Identify and meet all legal requirements that relate to the health and safety of tenants in their homes and communal areas.
 - (b) Ensure that all required actions arising from legally required health and safety assessments are carried out within appropriate timescales.
 - (c) Ensure that the safety of tenants is considered in the design and delivery of landlord services and take reasonable steps to mitigate any identified risks to tenants.
9. The Council has well established and robust processes in place to monitor health and safety compliance in relation to its Council housing stock. Compliance is monitored on a quarterly basis, ensuring that any areas of non-compliance are addressed as a matter of

priority. Details of the health and safety compliance arrangements for 2025-26 and our performance against these are set out in Appendix 1 of the report and are summarised below.

Asbestos Management Survey Programme

10. During 2025-26, a total of 9 schemes required an asbestos management survey or re-inspection, and all were completed within timescales. Therefore, this represents **100%** compliance.

Asbestos General Housing

11. During 2025-26, a total of 412 Council properties required an asbestos management or refurbishment survey, and all were completed within timescales. Therefore, this represents **100%** compliance.

Asbestos Blocks of Flats

12. During 2025-26, an annual programme identified 77 residential blocks requiring asbestos management surveys or re-inspection, due to the presence of asbestos in communal areas, and all were completed within timescales. Therefore, this represents **100%** compliance.

Awaab's Law – Emergency Hazards

13. Awaab's Law came into force on 27 October 2025. Since implementation, work has been undertaken to review and strengthen processes and ICT systems to ensure emergency hazards are identified promptly, responded to within required timescales and accurately recorded and monitored.
14. From October 2025 to March 2026, 2,714 emergency cases were reported. Part of the reason for this high number was due to the programme of stock condition surveys that were being undertaken during this period. Damp and mould hazards accounted for 1.69% of this total; most emergency hazards related to heating and electrical issues.
15. As of 31 March 2026, **86.79%** of emergency hazards were resolved within 24 hours and 81 cases were recorded as overdue.

Awaab's Law – Significant Hazards

16. From October 2025 to March 2026, 856 significant cases were reported and **94.39%** of cases were resolved within timescales.

Electrical Safety Sheltered and Extra Care Schemes

17. Electrical installations in our properties are subject to an Electrical Installation Condition Report (EICR) at 5-year intervals. The current five-year inspection programme has now been completed, with ongoing activity focused on maintaining compliance through cyclical re-inspection.

18. During 2025-26, a total of two schemes required an EICR, and both were completed within timescales. Therefore, this represents **100%** compliance. Following the inspections, no actions were outstanding at the end of the year.

Electrical Safety General Housing

19. During 2025-26, a total of 5,215 Council properties were within compliance (where an EICR had been completed within 5 years), which represents **99.47%** compliance.
20. Following the inspections completed in 2025-26, there were four C2 potentially dangerous conditions that were outstanding at the end of the year. One has now been completed, one has work scheduled and two remain outstanding, due to no access issues, which are being resolved by our Tenancy Management team.
21. During 2025-26, a total of 584 quality checks were undertaken on electrical certificates. Housing Services undertakes random quality checks of electrical certificates to verify accuracy, including correct property details and certification dates. Where discrepancies or missing documentation are identified, cases are escalated to the Electrical Manager.
22. The overall quality was 98.01%. Four certificates were outstanding at the end of the year, where works had been completed but certification had not yet been verified. These have now been received.

Electrical Safety Blocks of Flats

23. During 2025-26, a total of 34 flat blocks required an electrical service, and all were completed within timescales. Therefore, this represents **100%** compliance.

Fire Risk Assessments (FRAs) Sheltered and Extra Care Schemes

24. FRAs operate on a three-year cycle, covering 18 sheltered schemes and community centres. During 2025-26, nine schemes required a Fire Risk Assessment, and all have been completed. Therefore, this represents **100%** compliance.
25. As of 31 March 2026, there were nine fire safety actions outstanding from 2024-25:
 - (a) Two of these actions were high risk; both have now been completed.
 - (b) Five of these actions were medium risk; one has been completed and the remaining four actions are currently being resolved.
 - (c) Two of these actions were low risk; one has been completed and the remaining one action is currently being resolved.
26. As of 31 March 2026, there were 21 fire safety actions outstanding from 2025-26:
 - (a) Eight of these actions were high risk; five have been completed and the remaining three actions are currently being resolved.

- (b) Nine of these actions were medium risk; three have been completed and the remaining six actions are currently being resolved.
- (c) Four of these actions were low risk; three have been completed and the remaining one action is currently being resolved.

Fire Risk Assessments Blocks of Flats

- 27. FRAs operate on a three-year cycle, covering 199 blocks. During 2025-26, 67 blocks required a Fire Risk Assessment, and all have been completed. Therefore, this represents **100%** compliance.
- 28. As of 31 March 2026, there were 151 fire safety actions overdue:
 - (a) One of these actions was classed as priority one urgent; this has now been completed.
 - (b) Five of these actions were classed as priority two short-term; all of these are currently being resolved.
 - (c) 145 of these actions were classed as priority three medium-term; all of these are currently being resolved.
 - (d) There are no overdue priority four long-term and priority five consideration for the future actions.

Fire Door Installations

- 29. In 2024-25, Housing Services commenced a 3-year programme to replace fire doors in communal blocks to meet Fire Safety (England) Regulations 2022, and 2025-26 represented year 2 of the programme. Overall, 842 doors require replacement and 560 were completed by 31 March 2026 (or **66.5%**). Therefore, the programme is on track and should be fully completed by 31 March 2027.

Fire Door Inspections

- 30. Fire door inspections are carried out on an annual basis, aligned to the date the door was installed, to ensure ongoing compliance with fire safety regulations. During 2025-26, 336 fire doors were due for inspection and 175 inspections were completed, or **52.1%**.
- 31. The percentage of fire doors inspected in 2025-26 was impacted by staffing resources and no access issues. However, these are actively being improved, and compliance is now up to 85%. We are therefore confident that full compliance will be achieved in 2026-27 and will be monitored quarterly.

Gas Safety Sheltered and Extra Care Schemes

- 32. During 2025-26, a total of 16 schemes required an annual gas safety inspection, with all schemes completed. Therefore, this represents **100%** compliance.

Gas Safety General Housing

33. During 2025-26, a total of 4,996 Council properties required an annual gas safety inspection, of which 4,980 were completed by 31 March 2026, which represents **99.68%** compliance.
34. Of the 16 properties outstanding, 12 have now been completed. Of the four properties remaining, two have been capped but are awaiting supporting documentation to verify compliance, and two are void properties where the gas safety check will be completed before the property is let.
35. During 2025-26, a total of 372 quality checks were undertaken on gas certificates. Housing Services undertakes random quality checks of electrical certificates to verify accuracy, including correct property details and certification dates. Where discrepancies or missing documentation are identified, cases are escalated to the Gas Manager.
36. The overall quality was 100%, with none outstanding at the end of the year.

Smoke and Carbon Monoxide Alarms

37. During 2025-26, a total of 5,007 smoke alarms were due for inspection, of which, 4,948 were completed, which represents **98.82%** compliance. Performance remains high overall; however, the small decrease is linked to a rise in capped properties, which limits access for full internal checks, including smoke alarm testing.
38. During 2025-26, a total of 4,777 carbon monoxide alarms were due for inspection, of which, 4,772 were completed, which represents **99.89%** compliance.

Legionella Sheltered and Extra Care Schemes inspection and monitoring

39. Sheltered and Extra Care Schemes require risk reviews for legionella at least every two years. During 2025-26, all 10 schemes were compliant by 31 March 2026, which represents **100%** compliance.

Stock Condition Surveys

40. The RSH's Consumer Standards state that social housing providers must have an accurate, up to date and evidenced understanding of the condition of their homes that reliably informs their provision of good quality, well maintained and safe homes for tenants. Their code of practice indicates that this is best achieved via stock condition surveys undertaken every 5 years.
41. In 2025-26, a total of 4,138 Council properties had a stock condition survey carried out in the last 5 years, which represents **77.8%** compliance.
42. The current total of outstanding stock condition surveys is 962 and these have been programmed in for 2026-27, to ensure full compliance by the end of the financial year.

Housing Scheme Lifts

43. During 2025-26, 10 sheltered and extra care scheme lifts required regular inspection, with all schemes completed. Therefore, this represents **100%** compliance.

Residential Stairlifts

44. During 2025-26, 48 stairlifts in Council properties required servicing, with 46 completed within timescales, representing **95.83%** compliance. For the two properties overdue, one relates to a void property where the stairlift has now been removed and one is being resolved by our Tenancy Management team.