

Health And Safety Compliance Report 2025/26 Q1



DARLINGTON
Borough Council



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Summary

This is a compliance report covering from **1st April 2025 to 30th June 2025** focusing on DBC's Sheltered schemes and tenanted properties.

RAG Rating provides a summary of performance against a target. **Green** indicates performance was strong. **Amber** shows performance needs improvement, but actions are in place to address the gap. **Red** highlights that performance was inadequate and action is required.

Trend – Compares the % to Q4 from 2024/25. Increase ▲ Decrease ▼ - same as previous

Area of compliance	RAG Rating	Trend?
Asbestos		
Management Surveys Programme	100%	-
General Housing	100%	-
Residential Blocks	100%	-
Damp & Mould	N/A	N/A
Electrical Safety		
Sheltered Schemes	100%	-
General Housing	98.44%	▲
Residential Blocks	100%	-
Fire Risk Assessments		
Sheltered Schemes / Community centres	100%	-
Residential Blocks	98.26%	▲
Fire Doors (Installations)	47.86%	▲
Fire Doors (Inspections – new doors)	28.57%	-
Gas Safety		
Sheltered Schemes	100%	-
General Housing	99.66%	▲
Smoke Alarms	99.20%	
Carbon Monoxide Alarms	99.77%	▲
Legionella (Sheltered accommodation inspection, and monitoring)	55.81%	▼
Radon	N/A	N/A
Stairlifts & Lifts (Communal and residential)		
Housing Scheme Lifts	100%	-
Residential Stairlifts	86.27%	▼

Definitions

BS01 – Gas safety checks (P30)

Proportion of homes for which all required gas safety checks have been carried out. This 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 FRAs for a particular property were met, and that these were appropriately recorded, in order to report compliance for the dwelling units in that property in item A above. 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 (e.g., a tower block). All communal parts (e.g., lifts, stairwells etc.) and other relevant parts of the property (e.g., 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 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 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, in order to report compliance for the dwelling units in that property in item A above. 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 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.

Legionella Risk Assessment, (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 (e.g., 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.

In order to report that all 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 (e.g., 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 LCRA and/or LCHO units in a property owned by a third-party landlord, then these dwelling units must not be counted within item A of 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 either part A or B of the TSM calculation. Any vacant LCRA or LCHO dwelling units within each property must be included within the calculation of this TSM.

Damp and Mould - Awaab's Law requirements on social landlords

Awaab's Law will come into force for the social rented sector from 27 October 2025. From this point social landlords will have to address all emergency hazards and all damp and mould hazards that present a significant risk of harm to tenants to fixed timeframes.

In 2026 we will extend regulations to include the following hazards where they present a significant risk of harm:

- excess cold and excess heat
- falls associated with baths etc., on level surfaces, on stairs and between levels
- structural collapse, and explosions
- fire, and electrical hazards
- domestic and personal hygiene and food safety

Awaab's Law requirements on social landlords

1. Investigation — Within 10 calendar days or quicker

- Once the landlord is informed of a potential damp or mould issue, they must complete an investigation within 10 calendar days.

2. Written Summary — Within 3 working days after investigation concludes

- After completing the investigation, the landlord must issue tenants a written summary of findings (including risk level and next steps) within 3 working days

3. Repairs for Significant Hazards — Start within 5 working days

- If the mould/damp is determined to pose a significant risk to health, physical repairs must commence within 5 working days of the investigation conclusion (i.e. 5 working days after the written summary).

4. Emergency Repairs — Within 24 hours

- For issues classified as emergency hazards (e.g. severe damp/mould affecting breathing), landlords must carry out repairs as soon as practicable, and within 24 hours of being made aware of the issue

Asbestos

Asbestos Management Survey Programme

Schemes

8 schemes for which a survey is required.

Quarter 1 (April – June)

Zero schemes require asbestos survey. Compliance at 100% as of 1st July 2025.

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.

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 212 dwelling units. Of these, **100%** are compliant.

TREND – 100%, unchanged from Q4 2024/25

Asbestos

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; the system is currently sat with MRI for testing and quality assurance. Hoping to go live in 2026.

Work ongoing to ensure operatives are provided with appropriate information regarding where Asbestos is confirmed or presumed to be present.

	Q1	Q2	Q3	Q4	Total
No. properties needing surveys (major works/refurbs)	72				
No. properties which have surveys	72				
% compliant (% properties that have undergone a survey that was deemed necessary)	100%				

TREND – 100%, unchanged from Q4 2024/25

Asbestos

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	Completion %
Q1	6	6	100%
Q2	9		
Q3	43		
Q4	19		
Total	77		

In the 77 blocks requiring an asbestos management survey or re-inspection, there are 379 dwelling units. Of these, **100%** are compliant.

TREND – 100%, unchanged from Q4 2024/25

Damp & Mould

Damp & Mould

	Q1
Jobs reported	182
Jobs cancelled	9
Jobs completed (of those reported)	134
Jobs open (at end of Qtr.)	39
Jobs overdue (at end of Qtr.)	22
% completed (excl. cancelled)	80.35%

182 jobs reported across 118 different addresses.

Of the 39 open jobs

- 6 Raised in April, all out of date.
- 19 Raised in May for which 16 are out of date.
- 14 Raised in June for which 0 are out of date.

A total of 134 jobs were completed in Q1. Of these, 128 (95.52%) were completed within the target time frame.

Of those raised in Q1

- 28 Jobs were for inspections, which 17 had follow jobs raised after initial inspection.
- 11 jobs were no accesses.
- 78 jobs were external contractors to carry out cleaning or treatment works.
- 65 jobs were internal re-inspections or to carry out internal trade works.

Update 25/26 – As of July 28th of the 39 jobs open at the end of Q1, only 3 jobs remain open. Remaining jobs are being chased up.

Damp & Mould

Awaab's Law requirements on social landlords

We have been busy preparing for the implementation of Awaab's Law in October. This has included the below:

- Reviewing contracts and working with contractors to see how we can work together to meet the requirements.
- Looking at processes and procedures, which will need to be created or amended to deal with the new timescales and new steps required.
- We are also working on how our IT systems can be used for recording and reporting cases.

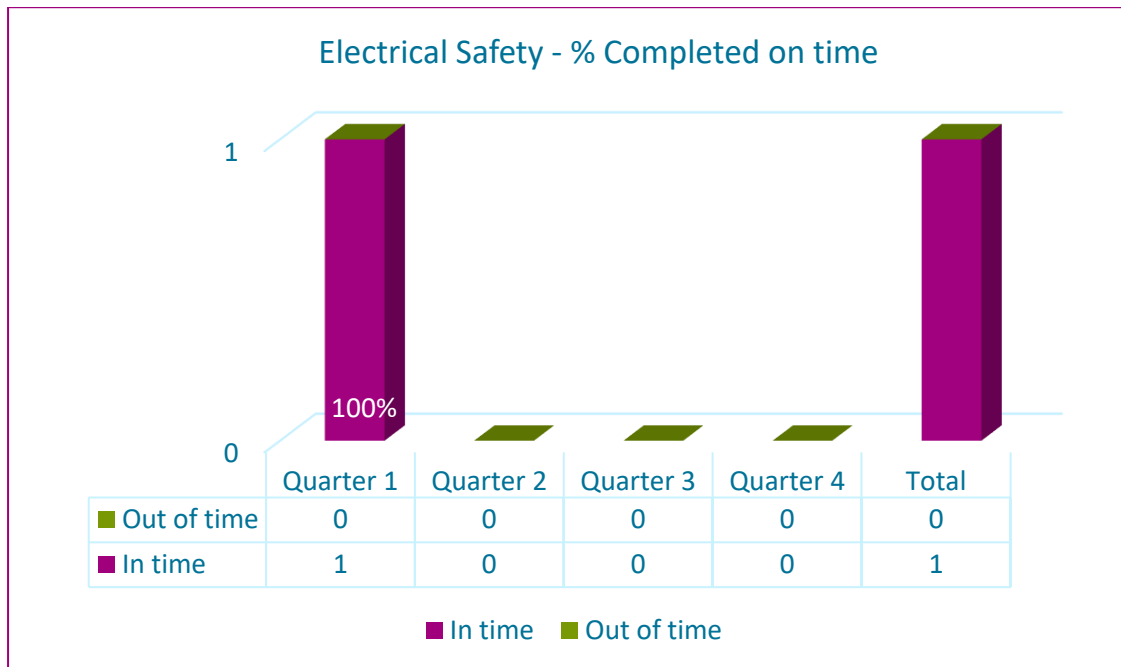
The table below shows what we may need to collect for Awaab's Law from Q3.

	Q1	Q2	Q3	Q4	Total
No. of emergency cases reported					
No. of emergency cases completed					
No. of emergency cases completed within target					
No. of significant cases reported					
No. of significant cases completed					
No. of significant cases completed within target					

Electrical Safety

Electrical Safety – Sheltered Schemes, Extra Care & Community Centres

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



2 schemes are due for electrical tests in 2025/2026:

Quarter 1 April – June

1 due for safety check, 1 completed within date.

Quarter 2 & Quarter 3

0 properties due.

Quarter 4 January – March

1 property due.

Total compliance at end of Q1 is **100%**.

TREND – 100%, unchanged from Q4 2024/25

Electrical Safety

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

TCW, which will help complete quality checks, is currently delayed in being implemented due to an unforeseen issue with property UPRN's being required. We have requested help from Systems and Process Team to resolve this.

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 quarters

Date	Overall, compliance at end of quarter	Overall, out of compliance	Total	Total compliance as %
Q1	5161	82	5243	98.44%
Q2				
Q3				
Q4				

Q1 Breakdown

Total completed = 269 electrical inspections

Of this total, 99 were completed from the expired certificates backlog. Remaining 170 completed were not from the backlog.

As of 30th June, there were a total of 76 from the backlog of properties without a DEICR in place, which has dropped from a total of 202 back in May.

Status	Q1
Property Void	6
Abatement Notice Letter	1
Notice of Intended Entry	75
Total	82

(A Notice of Intended Entry is a formal written notice issued when a tenant fails to provide access It gives at least 24–48 hours of the landlord's intent to enter the property.)

TREND – An increase of 2.27% from Q4 2024/25

Since the initial court actions in May, DBC have been to court five additional times to apply for warrants. Of these, 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 does take 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.

Update 28/07/25 – Backlog has dropped down to 66.

Electrical Certificate quality check

DATA TEAM Quality Checks	Q1	Q2	Q3	Q4	Total
No. checks due	90				
No. checks completed	90				
Sample %	60%				
No. requiring validation from Electrical Manager	9				
Number of properties with outstanding actions (by time of report)	0				
Quality	100%				

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. Should 16% of the month's quality checks prove unsuccessful, the quality team will increase the percentage of certificates checked to 20% and recommend improved practices be adopted.

Electrical Safety

Electrical Safety – Residential Flat Blocks

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

Year & 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 2025/26 (**PHASE B**) initiative comprises 36 flat blocks, all scheduled for servicing during the financial year 2025/26.

Flat Blocks	Total Blocks	Compliant as of 30/6/2025	Compliance
Phase B	36	36	100%

The communal flat blocks are anticipated to be incorporated into our asset system in 2025/26.

TREND – 100%, unchanged from Q4 2024/25

Fire Risk Assessment

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

2025/26 – 9 Schemes required for FRA.

	Q1	Q2	Q3	Q4	Total
No. due	1	3	0	5	9
No. completed in quarter	1				
No. completed in date	1				
No. incomplete	0				
No. completed to date	1				
Compliance	100%				

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.

TREND – 100%, unchanged from Q4 2024/25

Actions

Risk Level	Category	Total Identified in Quarter	Total Completed in Quarter	Outstanding in Quarter	Outstanding from previous year 24/25
Priority 1	High Risk	0	0	0	5
Priority 2	Medium Risk	2	1	1	7
Priority 3	Low Risk	0	0	0	1
Priority 4	Goodwill Advice	0	0	0	0
TOTAL		2	1	1	13

Priority 1 breakdown from 2024/25

- 1) Three of the actions are compartmentation related. Compartmentation surveys completed and quotes are being gathered for 25/26.
- 2) Two of the actions of Fire alarm testing, this can now be completed as it's agreed these will be weekly tests with additional checks/testing added to the process.

Fire Risk Assessment

Fire Risk Assessment – Blocks of Flats

The FRA 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.

Year & Group	Number of blocks	No of Units	Next due
2023/24 (GROUP A)	80	400	2026/27
2024/25 (GROUP B)	52	268	2027/28
2025/26 (GROUP C)	67	310	2028/29

2025/26 (GROUP C) – This group is made up of 67 individual blocks due for checks across 20 different addresses, total of 310 dwellings, with the majority due in Q3.

Due to modifications in the paperwork and processes related to the Fire Risk Assessments (FRAs), there were delays in completing the FRA checks for the previous financial year. Consequently, this resulted in overlaps into the current year, with all outstanding assessments finalised in May 2025. This situation has led to a delay in initiating the Q1 assessments for this year.

	Completed Blocks (cumulative)	Completed Dwellings (cumulative)	Outstanding Blocks	Outstanding Dwellings
Q1	3	16	3	17

As of 30th June 2025 – 961 dwellings across 196 blocks have had an FRA in the past 3 years totalling **98.26%**.

TREND – Increase of 11.54% from Q4 24/25.

Update – By the end of July the outstanding FRA blocks have been completed.

Actions

Risk Level	Category	Total Identified in Quarter	Overdue at end of Quarter (of those raised in quarter)	
Priority 1	Urgent	130	92	

All priority 1 actions were raised on or after the 11th June.

Management services closed 38 actions priority 1 actions raised in Q1.

92 for Management Services

74 of these to remove items in communal areas – *letters sent to 46 of these. 18 of these are for updating and ensuring evacuation plan is updated & in place.*

Updated as of 5th August: There are currently 28 overdue actions. Of these, 10 relate to items left in communal areas. Letters were issued in mid to late June requesting their removal. Following non-compliance, 5 of these cases were escalated for further inspection in July. The remaining 18 overdue actions pertain to the updating of evacuation plans. This is waiting for the new communal boards to be installed, which will be completed next week.

Fire Risk Assessment

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 842 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.

FIRE DOOR INSTALL (not inc. schemes)	Total
No. due	842
No. completed	403
No. Completed in quarter	28
Percentage completed of those due	47.86%

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

FIRE DOOR ANNUAL FULL INSPECTIONS Anniversary of install	Q1	Q2	Q3	Q4	Total
No. doors due inspection	63	0	54	157	274
No. doors inspected	18				
% inspected	28.57%				

Of the 63 fire doors due inspection 45 were No Accesses, 13 of these have had 2 further no access visits and so will be passed to tenancy to arrange access.

Of the 18 fire doors inspected in Q1, 15 passed (83.33%).

Ongoing developments

Fire door compliance will be going into Asset 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.

Fire door inspection training taking place 27th August.

We aim to see improvements on Fire Door Inspections by Q3, more staff will be dedicated to inspections during Q2 to support our surveyor with the backlog. Lack of staff and processes in place to monitor inspections have contributed to the high numbers.

Gas Safety

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.

Quarter 2 July – September

Two due in Q2

Quarter 3 October- December

Eight due in Q3

Quarter 4 January – March

Four due in Q4

100% compliance at the end of Q1.

TREND – 100%, unchanged from Q4 2024/25

Gas Safety

Gas Safety - General Housing

4,987 of the 4,995 properties requiring a gas safety check, had one in place on 30th June which is **99.66%** 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	4995	4978	17	99.66%
Q2				
Q3				
Q4				

Big increase in the amount of RTB's and properties sold has reduced the total properties requiring gas checks.

There were 1200 check services completed in Q1.

- DBC applied for 1 warrant of access.
- DBC severed 18 abatements.
- 2 Successful MO visits to properties, and 8 unsuccessful.
- 1474 calls made relating to gas services.

TREND – Increase of 0.10% from Q4 24/25.

Updates – The number of properties out of compliance has decreased to 2, down from 17 at the end of June. Both properties were previously capped and did not have tickets raised initially to begin gas servicing. One of these properties has an appointment booked for 7th August.

Gas Certificate quality check

DATA TEAM Quality Checks	Q1	Q2	Q3	Q4	Total
No. checks due	90				
No. checks completed	117				
No. requiring validation from Gas Manager	3				
Number of properties with outstanding actions (by time of report)	0				
Quality	100%				

(Using a 10% sample or 30 checks a month, whichever total is greater)

Gas Safety

Smoke & Carbon Monoxide 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.

Smoke Alarms

Quarter	Due for inspection for 25/26	Total checked in last year	Total outstanding	% checked
Q1	5005	4965	40	99.20%
Q2				
Q3				
Q4				

TREND – Decrease of 0.04% from Q4 2024/25.

Carbon Monoxide

Date	Due for inspection for 25/26	Total checked in last year	Total outstanding	% checked
Q1	4811	4800	11	99.77%
Q2				
Q3				
Q4				

Q1 – Additional capped properties removed from the total now that DBC has better capped property records, along with ASHP, electrical storage and unvented cylinder properties.

TREND – Increase of 0.53% from Q4 2024/25.

Legionella

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 & Monitoring

2 yearly risk reviews

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

Quarter 1 April – June

Six schemes due containing 156 units – none completed
(completed two schemes which weren't due)

Quarter 2 July – September

5 Schemes due

Quarter 3 October – December

1 Schemes due

Quarter 4 January – March

0 Schemes due

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.

8 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. 197 dwelling units were compliant at the end of June 2025 **(55.81%)**.

Trend – Down from the 100% reported in Q4 2024/25

Update – As of 28th July, 3 of the schemes remain outstanding (all 3 are community centres, all schemes with dwelling units have been completed).

Compliance declined temporarily due to staff absences, which caused delays in service delivery. However, the team is now working to recover as new staff members have been recruited, services have resumed and are steadily picking up pace.

RAAC & Radon

RAAC

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

Flat blocks investigations have been delayed due to lack of capacity to carry out the work; however this is now with BGP, who are carrying out inspections on 7th August.

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.

The programme for this is not yet established. This will require us to ensure these are set up in tenants homes correctly upon receipt as they are delivered 'active' to record findings. Asset & Compliance Team to take lead on this going forward with tenancy/surveying to agree how this will be managed.

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 & Lifts

Housing Scheme Lifts – Inspection Programme

10 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)

3 out of 3 completed in period.

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.

Quarter 1 - The ten schemes encompass a total of 353 dwelling units, with 353 units meeting compliance standards as of June 30th, reflecting a compliance rate of **100%**.

TREND – 100%, unchanged from Q4 2024/25

Stairlifts & Lifts

Residential 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 51 stairlifts installed in tenants' properties, with services scheduled every 6 months.

Quarter	No. stairlifts	No. compliant	Overall compliance to date (cumulative)
Q1	51	44	86.27%
Q2			
Q3			
Q4			

TREND – Decrease of 8.07% from Q4 2024/25.

Update July – 4 out of 7 properties remain out of compliance. This includes 2 void properties, 1 with longstanding access issues, and 1 where the tenant cancelled on the day of the appointment (this has now been rescheduled for 15/08).