

# Health And Safety Compliance Report 2025/26 Q2



**DARLINGTON**  
Borough Council



# Summary

This is a compliance report covering from **1<sup>st</sup> July 2025 to 30<sup>th</sup> September 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.

Alongside the RAG Rating, a trend indicator is also provided. This shows whether performance has improved, declined, or remained the same compared to the previous quarter. Where applicable, the percentage change is detailed within the relevant area of compliance section.

Trend Indicator	Explanation
▲	This indicates an increase from the previous quarters rating.
▼	This indicates a decrease from the previous quarters rating.
-	This indicates the rating has remained the same as the previous quarters.
N/A	The RAG Rating is not recorded for this compliance area.

# RAG Ratings

Area of compliance	RAG Rating	Trend
<b>Asbestos - Overall Rating</b>	<b>100%</b>	-
Management Surveys Programme	100%	-
General Housing	100%	-
Residential Blocks	100%	-
<b>Awaab's – Emergency Hazards</b>	<b>N/A</b>	<b>N/A</b>
<b>Awaab's – Significant Hazards</b>	<b>N/A</b>	<b>N/A</b>
<b>Electrical Safety - Overall Rating</b>	<b>97.67%</b>	
Sheltered Schemes	100%	-
General Housing	98.72%	▲
Residential Blocks	100%	-
<b>Fire Risk Assessments - Overall Rating</b>	<b>100%</b>	-
Sheltered Schemes / Community centres	100%	-
Residential Blocks	100%	
<b>Gas Safety - Overall Rating</b>	<b>99.61%</b>	
Sheltered Schemes	100%	-
General Housing	99.60%	▼
<b>Residential Alarms</b>		
Smoke Alarms	99.04%	▼
Carbon Monoxide Alarms	99.81%	▲
<b>Legionella</b> (Sheltered accommodation inspection, and monitoring)	<b>90.65%</b>	▲
Radon	N/A	N/A
<b>Stairlifts &amp; Lifts</b> (Communal and residential)		
Housing Scheme Lifts	83.85%	▼
Residential Stairlifts	88.00%	▲

Note: Awaab's hazards figures will be added in Q3 report.

## 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. Emergency Repairs — Within 24 hours**

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

### **2. Significant Investigation — Within 10 calendar days or quicker**

- Once the landlord is informed of a potential significant hazard, they must complete an investigation within 10 calendar days.

### **3. 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, unless the hazard has been fixed and no further action is needed.

### **4. Safety work for Significant Hazards — Start within 5 working days**

- If the mould/damp is determined to pose a significant risk to health, relevant safety work must commence within 5 working days of the investigation conclusion.

### **5. Supplementary preventative work — Start within 5 working days**

- If the mould/damp is determined to pose a significant or emergency risk to health, any supplementary preventative work to prevent a significant or emergency hazard recurring must begin, or steps must be taken to begin, within 5 working days. If steps cannot be taken to begin work in 5 working days this must be done as soon as possible, and work must be physically started within 12 weeks.

# 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 1<sup>st</sup> July 2025.

#### **Quarter 2 (July – September)**

Three schemes require asbestos survey. Compliance at 100% as of 30<sup>th</sup> September 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 Q1 2025/26**

# 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.

There are two types of asbestos surveys in general housing; major works/refurbs surveys and management surveys.

	Q1	Q2	Q3	Q4	Total
No. properties needing surveys	96	89			
No. properties which have surveys recorded	96	89			
% compliant (% properties that have undergone a survey that was deemed necessary)	<b>100%</b>	<b>100%</b>			

*Note: Q1 figures have been updated as we are using a new method of how we request and record stats.*

All required surveys had necessary surveys carried out resulting in **100%** compliance for Q2.

**TREND – 100%, unchanged from Q1 2025/26**

# 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	9	100%
Q3	43		
Q4	19		
<b>Total</b>	<b>77</b>		

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 Q1 2025/26**

## Awaab's - Emergency Hazards

### Awaab's Law requirements on social landlords

#### 1. Emergency Repairs — Within 24 hours

- Landlords must undertake relevant safety work as soon as practicable, and within 24 hours of being made aware of the issue.

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

- The landlord must issue tenants a written summary of findings (including risk level and next steps), unless the hazard has been fixed and no further action is needed.

#### 3. Supplementary preventative work — Start within 5 working days

- If the mould/damp is determined to pose an emergency risk to health, any supplementary preventative work to prevent the hazard recurring must begin, or steps must be taken to begin, within 5 working days. If steps cannot be taken to begin work in 5 working days this must be done as soon as possible, and work must be physically started within 12 weeks.

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					
<i>Of above, no. damp &amp; mould hazards</i>					
No. of emergency cases completed					
<i>Of above, no. damp &amp; mould hazards</i>					
No. of emergency cases completed within target					
<i>Of above, no. damp &amp; mould hazards</i>					

No. overdue at end of quarter =

No. properties where rehoming was needed due to hazard found =

No. properties where rehoming was refused =

# Awaab’s - Significant Hazards

## Awaab’s Law requirements on social landlords

1. Significant Investigation — Within 10 calendar days
2. Written Summary — Within 3 working days after investigation concludes
  - The landlord must issue tenants a written summary of findings (including risk level and next steps), unless the hazard has been fixed and no further action is needed.
3. Safety work for Significant Hazards — Start within 5 working days
  - Relevant safety work must commence within 5 working days of the investigation.
4. Supplementary preventative work — Start within 5 working days
  - If the mould/damp is determined to pose a significant risk to health, any supplementary preventative work to prevent the hazard recurring must begin, or steps must be taken to begin, within 5 working days. If steps cannot be taken to begin work in 5 working days this must be done as soon as possible, and work must be physically started within 12 weeks.

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

	Q1	Q2	Q3	Q4	Total
No. of significant cases reported					
<i>Of above, no. damp &amp; mould hazards</i>					
No. of significant cases completed					
<i>Of above, no. damp &amp; mould hazards</i>					
No. of significant cases completed within target					
<i>Of above, no. damp &amp; mould hazards</i>					

*Only damp & mould significant repairs are currently covered by Awaab’s Law – the remaining hazards will be covered from 2026 or 2027.*

No. overdue at end of quarter =

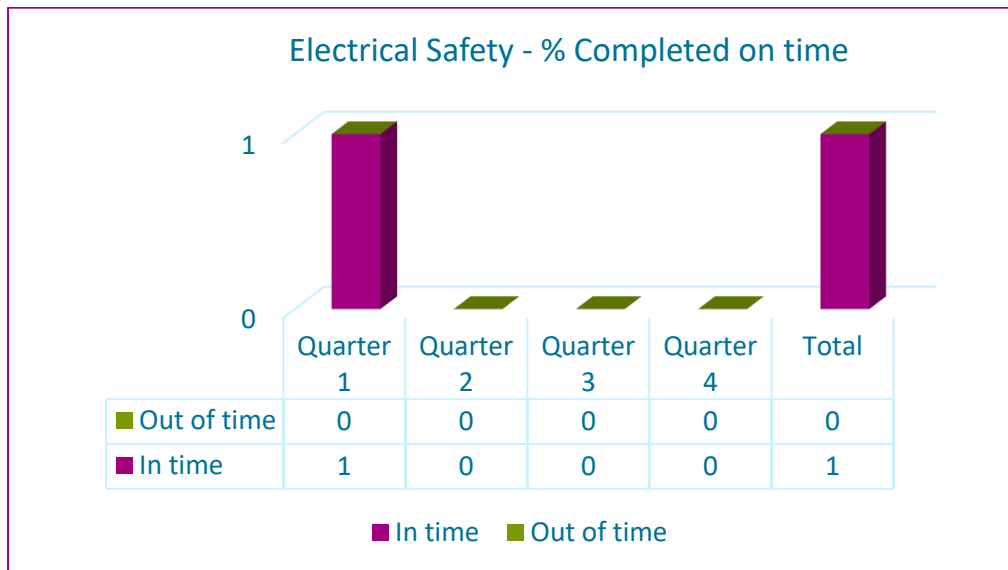
No. properties where rehoming was needed due to hazard found =

No. properties where rehoming was refused =

# 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.

8 of the 18 buildings listed are Community Centre’s, therefore have no dwelling units within them.

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

**TREND – 100%, unchanged from Q1 2025/26**

## Inspection results

DEICR inspections are assessed using the following classification codes:

- C1 – Immediate danger requiring urgent remedial action.
- C2 – Potentially dangerous condition that, while not immediately life-threatening, could escalate into a serious hazard.
- C3 – non-dangerous issue where improvement is recommended.
- FI – Further investigation is necessary to determine the safety of the installation.

## Actions

Risk Level	Total identified in Quarter	Total completed in Quarter	Outstanding in Quarter	Outstanding from Q1
C1	0	0	0	0
C2	0	0	0	2
C3	0	0	0	2
FI	0	0	0	0

# Electrical Safety

## 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 quarters

Date	Overall, compliance at end of quarter	Overall, out of compliance	Total	Total compliance as %
Q1	5161	82	5243	<b>98.44%</b>
Q2	5167	67	5234	<b>98.72%</b>
Q3				
Q4				

**TREND – An increase of 0.28% from Q1 2025/26**

### Q2 Breakdown

Total completed = 264 electrical inspections

Of this total, 9 were completed from the expired certificates backlog.

Status	Q1
Property Void	7
Abatement Notice Letter	4
Notice of Intended Entry	56
<b>Total</b>	<b>67</b>

(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.)

### Time Spent Out of Compliance

Length of time	Total
0-3 Months (1–90 Days)	4
3-6 Months (91–180 Days)	1
6-12 Months (181–365 Days)	2
Over 12 Months (366+ Days)	60

### Tenancy Management Update Q2:

We successfully gained an injunction for a property where we had to clear all items then work with the tenant to book the electrical check. Housing Plus are now actively working with the tenant around his tenancy. All outstanding addresses are being actively chased, and legal proceedings put in place.

### Inspection results

Q2 DEICR inspection has several properties assessed as ‘Unsatisfactory’, indicating that the electrical installation within the property presents either an immediate danger to life or contains potentially hazardous defects. This classification is based on the presence of one or more of the following codes:

- C1 – Immediate danger requiring urgent remedial action.
- C2 – Potentially dangerous condition that, while not immediately life-threatening, could escalate into a serious hazard.
- C3 – non-dangerous issue where improvement is recommended.
- FI – Further investigation is necessary to determine the safety of the installation.

Codes	Number of observations (year so far)	Number of addresses affected (year so far)
C1	12	10
C2	91	35
C3	1359	364
FI	4	4

**Electrical Certificate quality check**

<b>DATA TEAM Quality Checks</b>	<b>Q1</b>	<b>Q2</b>	<b>Q3</b>	<b>Q4</b>	<b>Total</b>
No. checks due	90	90			
No. checks completed	90	90			
Sample %	60%	34.09%			
No. requiring validation from Electrical Manager	9	8			
Number of properties with outstanding actions (by time of report)	0	2			
Quality	100%	97.77%			

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

The team examines certificates at random. In the event of any discrepancies or in the 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 Quality Check Update:**

As of 07/11/2025, it has been confirmed that the final two outstanding actions have been completed. The previously missing electrical certificates have now been scanned and uploaded to Enterprise.

# 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
<b>Phase B</b>	<b>36</b>	<b>2025/26</b>
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 30/9/2025	Compliance
Phase B	36	36	<b>100%</b>

Across all phases there are 978 dwelling units. Of these **100%** are compliant.

**TREND – 100%, unchanged from Q1 2025/26**

### Electrical Residential Flat Blocks Update:

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

# 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	3			4
No. completed in date	1	0			1
No. incomplete	0	0			0
No. completed to date	1	4			4
<b>Compliance</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.

**TREND – 100%, unchanged from Q1 2025/26**

**Actions**

Risk Level	Category	Total Identified in Quarter	Total Completed in Quarter	Outstanding in Quarter	Outstanding from Q1	Outstanding from previous year 24/25
Priority 1	High Risk	0	0	0	0	5
Priority 2	Medium Risk	0	0	0	1	6
Priority 3	Low Risk	0	0	0	0	1
Priority 4	Goodwill Advice	0	0	0	0	0
TOTAL		0	0	0	1	13

**Priority 1 breakdown from 2024/25**

Three of the actions are compartmentation related. Compartmentation surveys completed and quotes are being gathered for 25/26. The remaining actions have been complete but still show as outstanding due to the ongoing migration of the risk remedial log.

# 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.

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
<b>2025/26 (GROUP C)</b>	67	310	2028/29

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

	Completed Blocks (cumulative)	Completed Dwellings (cumulative)	Outstanding Blocks	Outstanding Dwellings
<b>Q1</b>	3	16	3	17
<b>Q2</b>	67	310	0	0

All blocks due for a fire risk assessment in this financial year have been assessed and paperwork confirmed or completed.

Across all phases there are 978 dwelling units. Of these **100%** are compliant.

**TREND – 100%, Increase of 1.74% from Q1 2025/26.**

## **Actions**

<b>Risk Level</b>	<b>Category</b>	<b>Total Identified in Quarter</b>	<b>Overdue at end of Quarter (of those raised in quarter)</b>	<b>Overdue from Q1</b>
Priority 1	Urgent	495	94	16
Priority 2	Short Term	337	0 (Ongoing 112)	25
Priority 3	Medium Term	259	0 (Ongoing 191)	0 (72 Ongoing)
Priority 4	Long Term	113	0 (Ongoing 6)	0
Priority 5	Consideration for future	264	0 (Ongoing 17)	0 (1 Ongoing)

### **Q1 Overdue Summary**

Overdue Priority 1 – All 16 have had follow up letters sent out in late September/October from Management Services regarding the removal of potential fire risk items in communal areas. (As of 07/11/2025 this has dropped to 13 overdue)

Overdue Priority 2 – All 25 have had follow up actions with Building Services waiting for additional surveys to be completed before issuing works and Management Services sending out follow up letters in October for removing items from balconies that causing potential fire spreading risks. (As of 07/11/2025 this has dropped to 24 overdue)

### **Overdue Priority 1 from Q2.**

As of 07/11/2025 overdue 'Priority 1' actions have dropped to 30.

#### **17 for Management Services**

17 of these to remove items in communal areas – letters sent to 17 of these.

#### **13 for Building Services**

11 of these hollow hallway voids & fire-resistant measures – 10 have actions for works.

2 remaining for removing timber & fire-resistant measures – ticked raised for removing timber.

# 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 – both schemes completed

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

Eight due in Q3

### **Quarter 4 January – March**

Four due in Q4

7 of the 16 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 9 schemes, there are 335 dwelling units. Of these, **100%** are compliant.

**TREND – 100%, unchanged from Q1 2025/26**

# Gas Safety

## Gas Safety - General Housing

4,960 of the 4,986 properties requiring a gas safety check, had one in place on 30<sup>th</sup> September which is **99.60%** 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	4986	4960	20	99.60%
Q3				
Q4				

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

There were 1,568 check services completed in Q2.

- DBC served 67 abatements.
- 5 Successful MO visits to properties, and 42 unsuccessful.
- 1828 calls made relating to gas services.

**TREND – Decrease of 0.06% from Q1 2025/26.**

### Time Spent Out of Compliance

Length of time	Total	Total Update (14/11/2025)
0-3 Months (1–90 Days)	16	2
3-6 Months (91–180 Days)	0	0
6-12 Months (181–365 Days)	1	1
Over 12 Months (366+ Days)	3	0

**Gas General Housing Update:**

14/11/2025 Of the 20 overdue gas safety checks, only 3 remain non-compliant. Two of these are void, and the remaining service is booked in.

**Capped Addresses**

DBC has 196 capped addresses as of 30/09/2025.

Length of time Capped	No. of tenanted properties	No. of void properties
3 months (0-90 Days)	20	64
3 months or above (91+ days)	53	59

Tenancy Management Officers support tenants with properties where the gas supply has been capped for an extended period, helping to restore service. A new process to address these long-standing gas-capped cases is being developed.

**Gas Certificate quality check**

DATA TEAM Quality Checks	Q1	Q2	Q3	Q4	Total
No. checks due	90	90			
No. checks completed	117	100			
No. requiring validation from Gas Manager	3	3			
Number of properties with outstanding actions (by time of report)	0	3			
Quality	100%	96.67%			

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

**Gas Quality Check Update:**

3/11/25 - one property still missing documents.

# 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	<b>99.20%</b>
Q2	4996	4948	48	<b>99.04%</b>
Q3				
Q4				

**TREND – Decrease of 0.16% from Q1 2025/26.**

### Carbon Monoxide

Date	Due for inspection for 25/26	Total checked in last year	Total outstanding	% checked
Q1	4811	4800	11	<b>99.77%</b>
Q2	4791	4782	9	<b>99.81%</b>
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 0.04% from Q1 2025/26.**

# 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**

Five Schemes due – one completed within quarter

#### **Quarter 3 October – December**

One Schemes due

#### **Quarter 4 January – March**

Zero 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. 320 dwelling units were compliant at the end of September 2025 **(90.65%)**.

As four out of five of the overdue schemes are community centres, only 33 dwelling units are classed as out of compliance for the regulator.

**Trend – increase of 34.84% from Q1 2025/26**

**Legionella Schemes Update:**

By 17<sup>th</sup> October, all overdue legionella services were carried out with the team now being up to date after previous delays. Compliance declined due to staff absences, which caused delays in service delivery. While new staff members have been recruited, services are still affected by the previous absences and additional time taken to train new staff.

# RAAC & Radon

## RAAC

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

Flat blocks investigations were delayed due to lack of capacity to carry out the work, but were carried out in August. They confirmed we have no RAAC in the flat blocks.

## 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)

5 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%**.

**Quarter 2** - The ten schemes encompass a total of 353 dwelling units, with 296 units meeting compliance standards as of September 30th, reflecting a compliance rate of **83.85%**.

**TREND – Decrease of 16.15%, unchanged from Q1 2025/26.**

### **Scheme Lifts Update:**

As of October 3<sup>rd</sup>, both outstanding lift services have been completed.

# 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 50 stairlifts installed in tenants' properties, with services scheduled every 6 months.

Quarter	No. stairlifts	No. compliant	Overall compliance to date (cumulative)
Q1	51	44	<b>86.27%</b>
Q2	50	44	<b>88.00%</b>
Q3			
Q4			

Six properties currently overdue are made up of four void properties, one with a rescheduled appointment for October and the last with a history of no access problems.

**TREND – Increase of 1.73% from Q1 2025/26.**

### Residential Stairlift Update:

As of 06/10/2025 the rescheduled service was completed so out of compliance has dropped down to 5 out of 50.