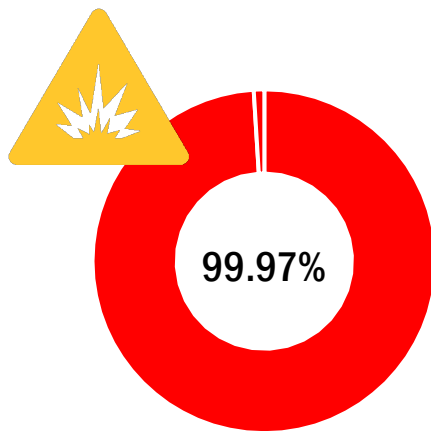


Update on building safety and compliance (inc Awabb's Law)

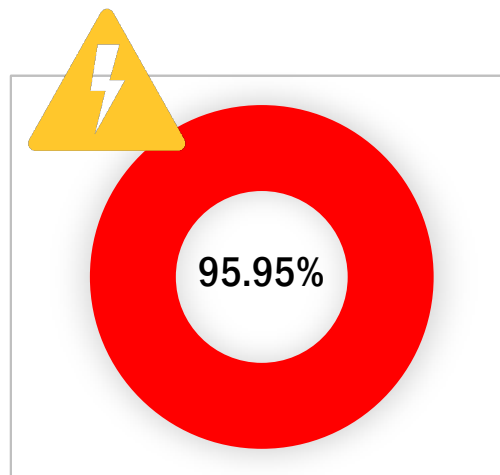
Version: v1.0
Updated: 31/10/25

Produced By: Ben Tunnicliffe

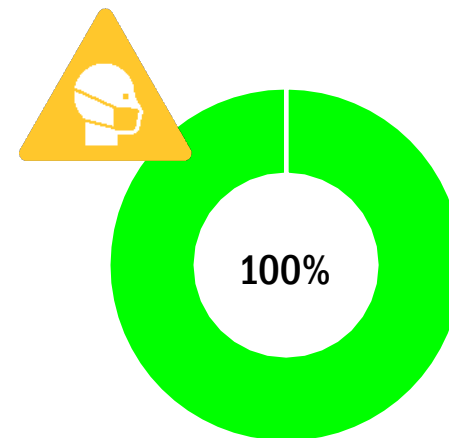
COMPLIANCE MEASURES



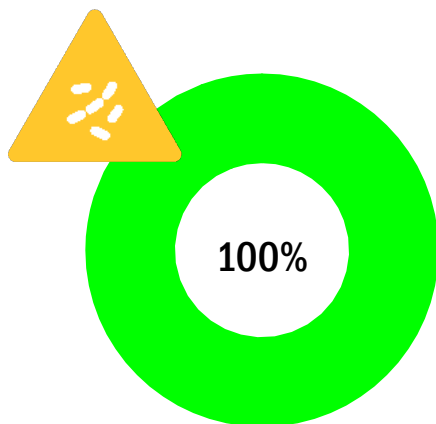
GAS CHECKS



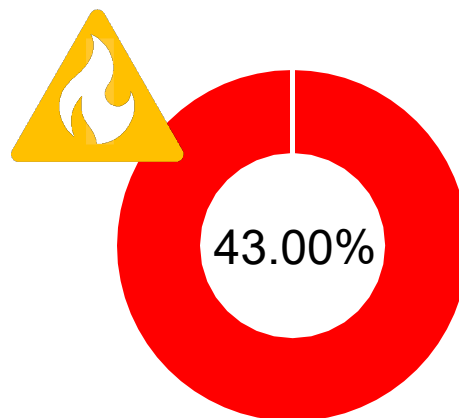
ELECTRICAL TESTING



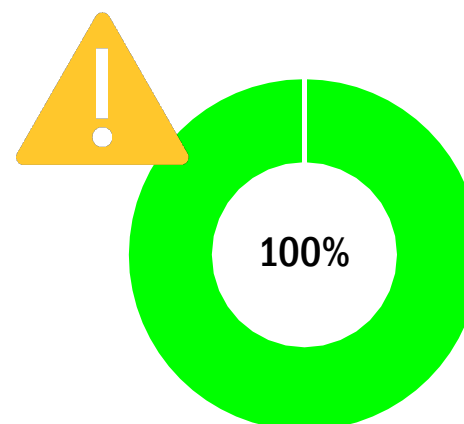
ASBESTOS CHECKS



LEGIONELLA CHECKS



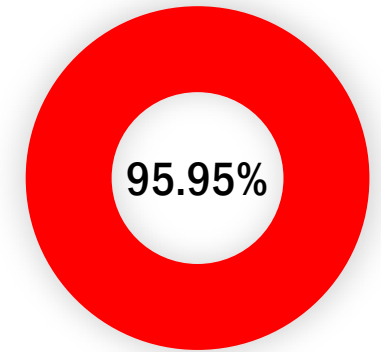
FIRE RISK
ASSESSMENTS



LIFT TESTING

Electrical safety

- 5-year Electrical Safety Check in all our homes – from 1st November 2025 – moving from a 10-year regime.
- 95.95% of homes have an electrical safety check less than 5 years old
- 309 electrical safety checks over 5 years old – these are all properties we are struggling to gain access. This is an improvement on the 2,220 overdue in October 2023.
- Each of the remaining properties has been subject to at least three attempted visits and three missed appointments.
- Further collaboration with Neighborhoods is helping us to understand any further tenant vulnerabilities and explore supportive interventions prior to considering enforcement action.
- Weekly reporting is in place to track progress.
- Permanent Compliance Specialist (Electrical Safety) has been recruited and has started in post. Permanent Compliance Manager (Gas, Electrical Safety and M&E) role currently advertised on Greater Jobs.
- Electrical safety data – using The Compliance Workbook. Work has been undertaken to ensure asset list is correct and update to date. All documents in the system are now assigned to the relevant address. Work is ongoing with TCW to check and progress unassigned documents.

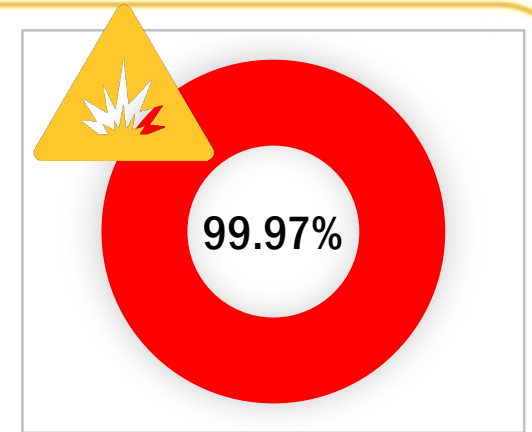


Electrical safety – historical data integrity issues

- An audit in January 2025 identified discrepancies in historical EICR records (pre-October 2023) including cases where unsatisfactory certificates were incorrectly recorded as compliant.
- An improvement plan was put in place which includes uploading all the historical certificates from NICEIC, prioritising those properties which were previously flagged as unsatisfactory.
- This data is being uploaded in The Compliance Workbook (TCW) and weekly update meetings booked in.
- Before fully uploading the data, work had to be undertaken to ensure asset list was correct and update to date. This work has been completed.
- All documents in the system are now assigned to the relevant address.
- This has flagged several unassigned documents – work is ongoing with TCW and the Compliance Specialist (Electrical Safety) to check all the unassigned documents and correctly assign or remove duplicates.
- Once this reconciliation work is completed, we will have assurance on the number of completed EICRs, overdue EICRs and any outstanding work where a certificate was unsatisfactory.
- A new five-year programme will then be produced, prioritising the out of date properties and completed by AB Electrical in line with the new proposed 5-year contract awaiting cabinet approval in December 2025.

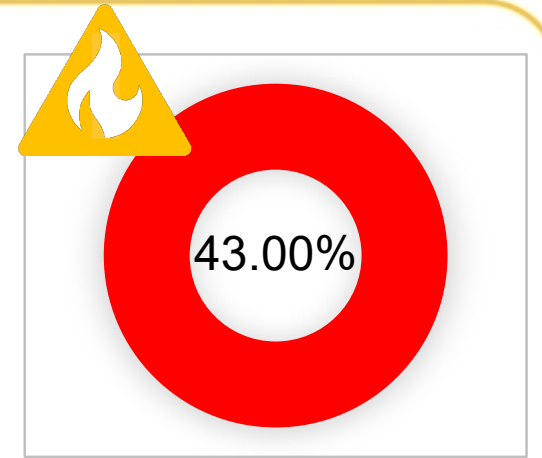
Gas safety

- 1 property 413 days overdue. Currently with legal.
- 1 property 6 days overdue.
- Meeting with legal to review and improve access process
- Recruitment for a permanent Compliance Manager (Gas, Electrical Safety and M&E) currently underway.



Fire safety – fire risk assessments

- New FRA programme to all 293 properties on the programme commenced on the 30/09/25.
- This was as a result of the following outstanding FRAs being identified (by age)
 - 1 year: [100%] 13 properties in total (11 now completed as of 31/10/25)
 - 2 years: [98.39%] 249 properties in total (115 now completed as of 31/10/25)
 - 3 years: [0%] 31 properties in total
- FRAs currently being completed with highest-risk properties currently being prioritised.
- Contractors are in place to deliver assessments and remedial works which are ongoing.
- Recruitment currently underway for a Compliance Manager (Fire, Asbestos and DMC) and Compliance Specialist (Fire Safety)



Fire safety – remedial actions

- An issue has been identified with the reporting of the completion of fire remedial actions.
- Fire remedial actions are the actions that are identified from the Fire Risk Assessments.
- The actions identified are assessed by risk.
- At the point of bringing STH back in house there were over 5000 outstanding fire remedial actions. These were being completed in order of the risk associated with them.
- A review of the data has identified that a number of actions were originally recorded as recommendations rather than actions.
- The revised figure now encapsulates ongoing remedial work from the original surveys
- The remedial work is currently being carried out by the contractors AB Electrical, HPH and Frank Rogers. Timescales will be determined by responses of other contractors.
- The risk for the remedial work is low as there is mitigation in place as the two contractors are still onsite and responsive to any issues that may arise.
- The priorities are the sheltered/extra care blocks (which are close to completion).

Outstanding Remedial Actions

GENERAL NEEDS BLOCKS Progress Figures - Monthly to date 22.09.25					
Category	Total	Complete	Outstanding	% O/S	Comments
Doors	2063	1214	849	41.15%	No Access and awaiting spec & costs
Lofts	275	202	73	26.54%	No Access
Communals	275	181	94	34.18%	Ongoing
Signage	275	146	129	46.90%	Ongoing
	2888	1743	1145	39.64%	
HPH SHELTERED BLOCKS Progress Figures - Monthly to date 22.09.25					
Doors	15	13	2	13.33%	Ongoing
Lofts	15	11	3	20%	1-Ongoing 2-Delays
Communals	15	11	3	20%	
	45	35	8	18%	

Awaab's law

- Awaab's law came into force on Monday 27th October – initially covering Damp and Mould and emergency hazards.
- A new contractor for Damp and Mould has been procured (Bell Group)
- DMC compliance specialist has been leading on communications with all departments including working with Neighbourhoods to strengthen joint working and the no access process.
- Process chart in place to help with identification of emergency and significant hazards to aid with initial contact centre triage to help dictate response times. We have identified that additional training may be required on this.
- Looking at improving process in QL to make recording and reporting easier.
- Emergency repairs cover all emergency hazards outlined in Awaab's law and 100% of emergency repairs are made safe with 24 hours or less.
- Reporting in place from December 2025 to monitor compliance with timescales.
- Permanent Head of Repairs starts on 17th November. A full review of where DMC sits within structure will be carried out along with preparation for further roll out of Awaab's law.