

Safety Performance Report

1. Purpose of Report

To provide Housing Improvement Board with an update on key areas of Housing and Asset management, including the 'Big 6' compliance themes (plus Damp & Mould).

2. Recommendation

To NOTE the contents of the report and provide guidance on the considerations within 'additional information' sections

3. Detail

Figure 1: Month end figures

		Feb 26	Mar 26	Apr 26	May 26	Jun 26	Jul 26	Aug 26	RAG
1(a).	FRA % compliance (assessment)	100	100	100	100	100	99		
1(b).	FRA % compliance (action)	95	95	95	95	94	97		
1(c).	FRA No. outstanding (action)	3,117	2,876	2,691	2,447	2,330	1,784		
1(d).	FRA No. overdue (action)	115	160	148	124	117	51		
2.	Gas % compliance	100	100	100	100	99.98	100		
3.	LOLER % compliance	100	100	100	100	100	100		
4.	Legionella % compliance	100	100	100	100	100	100		
5.	Electrical % compliance	98.1	98.3	98.38	97.91	98.21	98.10		
6(a).	Asbestos % communal compliance (assessment)	100	100	100	100	100	100		
7(a)	D&M No. outstanding	233	142	104	106	101	64		
7(b)	D&M No. outstanding >12 weeks	119	41	30	31	22	20		
7(c)	D&M No. new cases reported	60	67	43	26	51	25		

Fire Risk Management

1. Detail

Figure 2 highlights (as of 07/08/26) the number of current actions related to the prioritisation and risk level identified by Savills Any information in 'red' identifies the categories where actions are overdue. These actions (51 in total) are being acted upon as a matter of urgency.

Priority	Responsible function	Risk Level 1	Risk Level 2	Risk Level 3	Totals
U	Urgent	1 day (0)	1 day (0)	1 day (0)	0
A	Contractor	3 months (15 / 15)	6 months (3 / 1)	12 months (330 / 12)	348
B	Contractor	12 months (50 / 4)	18 months (4)	24 months (299)	353
C	Contractor	18 months (43)	24 months (5)	30 months (110)	158
R	Contractor Recommended	Unlimited (23)	Unlimited (1)	Unlimited (67)	91
Man1	Management function	1 month (0)	1 month (0)	1 month (0)	0
Man2	Management function	3 months (41 / 19)	12 months (4)	24 months (786)	831
Man3	Management function	6 months (0)	18 months (0)	30 months (0)	0
ManR	Management function (Recommended)	Unlimited (0)	Unlimited (0)	Unlimited (3)	3
	total	172	17	1,595	1,784

Figure 3 highlights the current state of actions.

Item	Feb 26	Mar 26	Apr 26	May 26	Jun 26	Jul 26	Aug 26
Contractor actions	1683	1440	1319	1134	1148	950	
A	(606)	(487)	(476)	(473)	(445)	(348)	
B	(620)	(539)	(492)	(466)	(434)	(353)	
C	(316)	(276)	(248)	(195)	(170)	(158)	
R	(141)	(138)	(102)	(98)	(99)	(91)	
(overdue)	(19)	(32)	(29)	(32)	(50)	(32)	
(overdue <60 days)	(34)	(16)	(15)	(3)	(9)	(196)	
Management actions	1434	1,436	1,372	1,215	1,182	834	
Man 1	(15)	(23)	(16)	(6)	(3)	(0)	
Man 2	(1,413)	(1,407)	(1,350)	(1,203)	(1,176)	(831)	
Man 3	(0)	(0)	(0)	(0)	(0)	(0)	
Man R	(6)	(6)	(6)	(6)	(3)	(3)	
(overdue)	(96)	(128)	(119)	(92)	(67)	(19)	
(overdue <60 days)	(52)	(16)	(2)	(38)	(8)	(23)	
Total	3,117	2,876	2,691	2,447	2,330	1,784	

2. Additional information

- **Mitigation**

- There has been a strong emphasis on performance scrutiny and Risk Hub data analysis over the last month, which has contributed to a significant reduction in actions. The scrutiny and analysis includes...
 - Holding contractors and colleagues to account on over-due actions
 - Contractors focusing on remedial action aligned to compartmentation
 - Completion of a number of actions aligned to signage
- An agreement has been reached with our FRA Assessor (Savills) regarding the approach to mitigating actions aligned to external wall construction. Savills have been commissioned to undertake a review of the 270 actions aligned to wall construction and report either confirming the external walls present no / limited risk or recommend that further investigation is required. The review is to take approximately 8 to 12 weeks to complete.
- The work plans created earlier in the year have been assessed and redeveloped to ensure actions are in sequence.
- A desktop exercise is also taking place to map the high-priority actions within the 2024 Firntec spreadsheet with Risk Hub

- **Risks / Issues**

- A total of 41 FRAs are to be completed before the end of the calendar year. These assessments may generate additional actions to be completed.
- There are 2 FRAs that are now overdue – these have been scheduled in with Savills
- There are 51 overdue actions that require focus
- There are 219 actions at risk of becoming overdue within the next 60 days

- **HIB to consider the following...**

- Agreeing a plan for transition to the new compliance structure
- There may be periods where the completion run rate may drop (e.g. the completion of more technical / structural actions)
- Completion of some FRA actions may generate further work or follow-up recommendations (e.g. upgrading of emergency lighting)

Gas Servicing1. Detail

100% compliance was achieved in this period.

2. Additional information

There were 570 completed services throughout the month. Three properties had a legal letter, but no cases required progression to court.

LOLER (Lifts)1. Detail

100% compliance was achieved in this period.

2. Additional information

There were no lifts inspected in this period.

Legionella1. Detail

100% compliance was achieved in this period.

2. Additional information

High risk actions will be completed within one month of the survey. Medium and low risk actions will be completed within three months of the survey. There are no concerns that these deadlines will not be met.

Electrical1. Detail

98.10% compliance was achieved in this period.

2. Additional information

There are currently 90 properties overdue.

There are no communal areas overdue.

The team continues to work with Legal regarding non-access. To be discussed as part of the HIB agenda.

Asbestos

1. Detail

Please note – all work relating to asbestos has been temporarily paused (apart from any urgent work) until a decision is made regarding leaseholder consultation (September). Our Asset Management Consultants (Focus) will continue to work with MCP and the removals specialists EAS to plan and complete the remedial action following the above.

The rolling programme of re-inspection continues with our contractor MCP (as each report is valid for 12 months). A total of 190 surveys were completed in July.

Figure 4 highlights the status of the 17 areas of removal

Building Name	Location Description	Item	Material	Status
Block 6 Martell Court	External	Debris	Cement	Complete
1-15 Bradley Court	External	Profiled roof sheets	Cement	Complete
1-15 Bradley Court	External	Profiled roof sheets debris	Cement	Complete
2-12 Manor Road	Flat 2/4 Entrance Hall 1	Floor	Thermoplastic floor tiles & bitumen adhesive	Complete
Regency Court	Electric cupboard	Flue seal	Woven product	To be programmed
Blocks 1-4 Beacon Flats	Block 1	Cowls	Bituminous product	To be programmed
Blocks 1-4 Beacon Flats	Block 1	Undercloaking	Cement	To be programmed
Blocks 1-4 Beacon Flats	Block 1	Wall panels	Cement	To be programmed
Blocks 1-4 Beacon Flats	Block 2	Cowls	Bituminous product	To be programmed
Blocks 1-4 Beacon Flats	Block 2	Undercloaking	Cement	To be programmed
Blocks 1-4 Beacon Flats	Block 2	Wall panels	Cement	To be programmed
Blocks 1-4 Beacon Flats	Block 3	Cowls	Bituminous product	To be programmed
Blocks 1-4 Beacon Flats	Block 3	Undercloaking	Cement	To be programmed
Blocks 1-4 Beacon Flats	Block 3	Wall panels	Cement	To be programmed
Blocks 1-4 Beacon Flats	Block 4	Undercloaking	Cement	To be programmed
Blocks 1-4 Beacon Flats	Block 4	Wall panels	Cement	To be programmed
1-36 Yew Tree Court	External	Roof tiles	Cement	To be programmed

Damp and Mould

1. Detail

The Housing Repairs and Compliance Manager has commenced the review into performance of this workstream to ensure readiness for increased winter demand. The findings from the review are to be shared with HIB in September, however, please refer to the interim summary.

The team continue to focus on gaining a greater understanding of the cases over 12 weeks and have developed a programme to mitigate (20 remaining). A number of these cases are larger works (damp proof course) that require tenants to temporarily decant to another property. Other actions include repairing windows / trickle vents, extractor fans and mould treatments.

Whilst the service is responding effectively to the highest-risk cases, several operational challenges continue to affect overall performance and the Council's ability to adhere to policy timescales. Challenges include:

- Difficulties gaining entry into properties can delay inspections, surveys and remedial works (monthly meeting established to review with Legal)
- Decant processes can delay completion of works
- Aligning the functionality of the tracker with the Housing Management System to verify the performance data (meeting with Housing Performance Manager scheduled to resolve)

However, the team continue to work through cases (with the additional administration), which has helped to reduce the backlog by 50% from last month.