

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 (30th September 2026)

		Mar 26	Apr 26	May 26	Jun 26	Jul 26	Aug 26	Sept 26	RAG
1(a).	FRA % compliance (assessment)	100	100	100	100	99	100	100	
1(b).	FRA % compliance (action)	95	95	95	94	97	93	89	
1(c).	FRA No. outstanding (action)	2,876	2,691	2,447	2,330	1,784	1,859	1,981	
1(d).	FRA No. overdue (action)	160	148	124	117	51	132	227	
2.	Gas % compliance	100	100	100	99.98	100	99.98	100	
3.	LOLER % compliance	100	100	100	100	100	100	100	
4.	Legionella % compliance	100	100	100	100	100	100	100	
5.	Electrical % compliance	98.3	98.38	97.91	98.21	98.10	98.10	97.85	
6(a).	Asbestos % communal compliance (assessment)	100	100	100	100	100	100	100	
7(a)	D&M No. outstanding	142	104	106	101	64	47	54	
7(b)	D&M No. outstanding >12 weeks	41	30	31	22	20	16	21	
7(c)	D&M No. new cases reported	67	43	26	51	25	30	31	

Fire Risk Management

1. Detail

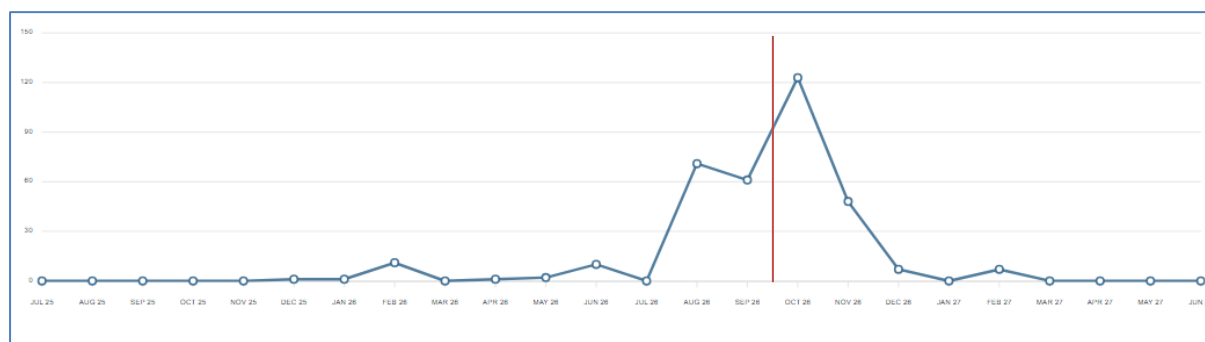
Figure 2 highlights the number of current actions related to the prioritisation and risk level identified by Savills Any information in 'red' identifies the categories where actions are overdue (227 in total).

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 (40 / 14)	6 months (3 / 1)	12 months (311 / 143)	354
B	Contractor	12 months (100 / 23)	18 months (4)	24 months (284)	388
C	Contractor	18 months (95)	24 months (5)	30 months (104)	204
R	Contractor Recommended	Unlimited (28)	Unlimited (1)	Unlimited (64)	93
Man1	Management function	1 month (26 / 8)	1 month (0)	1 month (1/1)	27
Man2	Management function	3 months (100 / 36)	12 months (4/1)	24 months (797)	901
Man3	Management function	6 months (0)	18 months (0)	30 months (0)	0
ManR	Management function (Recommended)	Unlimited (11)	Unlimited (0)	Unlimited (3)	14
	total	400	17	1,564	1,981

Figure 3 highlights the current state of actions.

Item	Mar 26	Apr 26	May 26	Jun 26	Jul 26	Aug 26	Sept 26
Contractor actions	1440	1319	1134	1148	950	977	1,039
(overdue)	(32)	(29)	(32)	(50)	(32)	(116)	(181)
(overdue <60 days)	(16)	(15)	(3)	(9)	(196)	(231)	(151)
Management actions	1,436	1,372	1,215	1,182	834	882	942
(overdue)	(128)	(119)	(92)	(67)	(19)	(16)	(46)
(overdue <60 days)	(16)	(2)	(38)	(8)	(23)	(34)	(32)
Total	2,876	2,691	2,447	2,330	1,784	1,859	1,981

Figure 4 highlights the number of actions that are at risk of becoming overdue. This spike also corresponds with a temporary increase in FRAs required.



2. Additional information

• Mitigation

- There has been an increase in the number of outstanding actions (122). This is due to the recommencement of the annual FRAs - concentrating on Independent Living Schemes.
- A desktop exercise is in the final stages of completion regarding the 2024 Firntec spreadsheet. The purpose of this exercise is to ascertain whether the actions from the original set of FRAs are either completed, replicated within the refreshed Savills FRAs or not required. Of the 4,719 original Firntec actions, the evidence gathered states that 3,879 meet the above criteria. The sense-check of the remaining 840 actions should be concluded by the end of October. Please note, this exercise may identify a number of original actions that require a site-inspection to verify its status.
- Savills continue 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. Results should be available by the end of October 2026.
- The handover of this workstream to the new compliance function has been completed.

• Risks / Issues

- A further 16 FRAs are to be completed before the end of the calendar year. These assessments will generate additional actions to be completed.
- There are 227 overdue actions that require focus. Please note that over 50% of these are related to the installation of lockable door sets. Procurement processes have hampered progress on these

actions. A lesson learned is to review future actions to ascertain whether procurement process needs to commence earlier.

- There are a further 182 actions at risk of becoming overdue within the next 60 days.

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

- 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)

REFERENCE

Gas Servicing1. Detail**Gas**

100% compliance was achieved in this period.

2. Additional information

There were 372 completed services throughout the month. No cases required progression to court.

LOLER (Lifts)1. Detail

100% compliance was achieved in this period.

2. Additional information

There was one lift 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.

High risk- 0
Medium risk- 9
Low- 8

Electrical1. Detail

97.85% compliance was achieved in this period.

2. Additional information

There are currently 101 properties overdue.

There are no communal areas overdue.

The team continues to work with Legal regarding non-access. This will be the focus of the new Compliance Assurance Officer, who has now commenced in the role. The total number of properties requiring inspecting for the remainder of the year (inc overdue) is 200. It has been calculated that the worst case position (if no further properties inspected for the year) would be 95.93%

Asbestos

1. Detail

Work relating to asbestos has recommenced following the decision regarding leaseholder consultation. 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). The update is as follows;

Status	Number
Complete	248
Booked	2
To survey	66
Awaiting QC	6

Damp and Mould1. Detail

The team continues to focus on mitigating the cases over 12 weeks (21 remaining, and increase of 5 since the last report). 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 (although a decant programme is in place, to aid getting these outstanding DPC works complete).

Reason	Number
Access issue	10
Decant required	6
In progress	4
Capital Works joint project	1