

Housing Compliance Safety and Quality update

RSH meeting

June 2026

Areas and issues to note June 2026

Fire safety. Newly arising FRAs are now completed as BAU, actions within timescales. Bristol Estate Enforcement Notices, project issue for AOVs due to design complications subject to discussions with ESFRS. FED door installations are on track for completion, 3 blocks have had waking watch removed due to alarm installs being completed.

Water Safety. Transition from historic backlog position continues to indicate sustained recovery. Compliance is stable and the presence of a dedicated and embedded Responsible Person, together with supporting resources provides ongoing confidence in data quality and assurance. All high-risk and priority water safety risks remain controlled and on a positive trajectory.

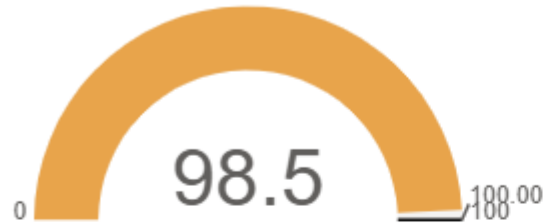
Repairs. Repairs outstanding beyond target timeframes continue to increase, with rising year-on-year demand placing sustained pressure on the service. Capacity constraints are driving higher levels of outstanding work, although there is some progress in reducing the oldest cases through targeted prioritisation. Additional resources have been approved, and recruitment and procurement processes are underway, but improvements will take time, alongside a longer-term shift toward proactive works to reduce reliance on responsive repairs.

Smoke detection. 9 tenanted properties where the presence of working smoke detection has not yet been verified. Actively being progressed including sensitive situations and formal no-access procedures.

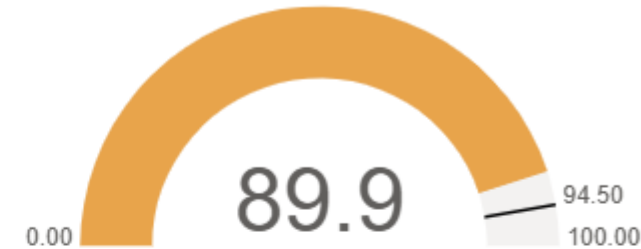
Communal Electrical. Communal testing resources are also supporting rising and lateral mains testing in with UKPN. 11 communal installations tested in the last month. Target completion for testing communal installations (excluding rising and lateral mains) by August 2026.

Housing Safety and Quality Key Indicators Dashboard for DLT

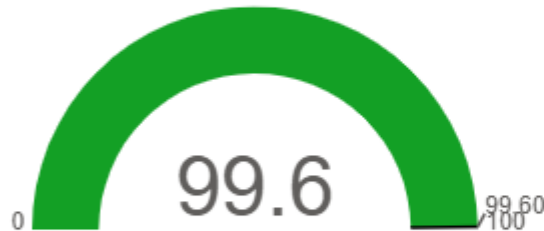
Electrical safety 5-year testing: % of domestic dwellings with satisfactory certification



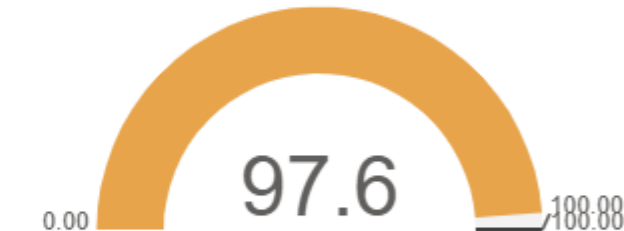
% of communal electrical supplies with full satisfactory certification



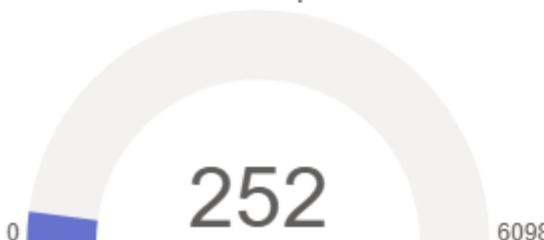
% of domestic dwellings with smoke detection



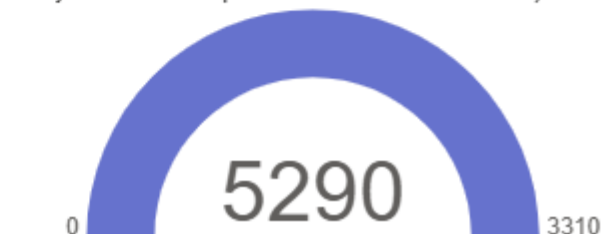
% of dwellings with in date water risk assessments



Number of open FRA remedial actions compared to result 12 months ago



Number of routine repairs open over 28 days compared to result 12 months ago (HRA only: includes damp works raised after 27/10/25)



This dashboard presents the latest results for a selection of key indicators from the latest version of the monthly **'Health & Safety Quality Assurance Tracker'** compared to their latest targets, where these have been set. Please note this dashboard does not show 'live' data from our Housing IT system (as the tracker sources data from a variety of sources) and will be updated monthly, shortly after each Housing Safety & Quality Assurance Board.

Areas identified by RSH as not compliant

	Dec 24	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25	Jan 26	Feb26	Mar26	Apr26	May26	Expected date of Compliance
Smoke alarms/ detectors (% of homes)	95.7%	96.3%	97.5%	97.7%	98.3%	98.5%	98.8%	98.8%	99.1%	99.3%	99.4%	99.5%	99.6%	99.6%	99.6%	99.8%	99.9%	99.9%	Compliant*
5 Year EICR domestic testing (% of homes)	67.9%	70.7%	72.6%	75.5%	78.1%	80.9%	84.1%	87.1%	89.4%	91.8%	93.0%	93.9%	94.4%	95.2%	96.1%	96.8%	98.2%	98.9%	Oct 2026**
10 Year EICR domestic testing (% of homes)	80.9%	82.9%	84.6%	86.7%	88.3%	90.2%	91.9%	93.2%	94.5%	95.8%	96.6%	97.0%	97.4%	97.8%	98.1%	98.4%	99.0%	99.2%	Aug 2026
Communal EICRs (% of communal areas)	43.9%	45.1%	45.4%	48.5%	51.6%	54.3%	61.0%	66.9%	71.3%	76.6%	77.3%	77.3%	80.8%	81.6%	83.3%	85.7%	86.9%	89.9%	Aug 2026
Repairs over 28 days – HRA***	6,950	5,357	4,399	4,134	3,588	3,310	2,898	2,622	2,942	2,496	2,479	2,870	3,409	3,697	4,279	4,802	5,033	5,290	-

*9 tenanted properties where the presence of working smoke detection has not yet been verified. Excluding voids.
**Excluding voids from April 2025.
***Includes Responsive Repairs and Damp and Mould from 27 October 2025.

Areas identified by RSH continued

	Dec 24	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25	Jan 26	Feb26	Mar26	Apr26	May26	Expected date of Compliance*
FRA in High Rise buildings (% of buildings)*	100.0%	71.7%	60.9%	30.4%	50.0%	47.8%	58.7%	65.2%	91.3%	97.8%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	Compliant
FRA in Medium Rise buildings: (% of buildings)	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	Compliant
FRA Low Rise buildings: (% of buildings)	99.8%	99.8%	99.8%	99.8%	99.8%	99.8%	99.8%	99.8%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	Compliant
FRA remediation actions (snapshot number of live actions)	8,268	7,554	7,287	6,420*	6,211	6,119	6,071	4,855	4,459	3,180	2,918	2,917	2,869	2,294	2,082	1,466	104	252	Jun 2026
Legionella Risk Assessments (% of buildings covered (of 12,712))	57.1%	60.7%	61.1%	62.1%	65.4%	71.3%	81.0%	85.4%	83.7%	90.4%	93.3%	90.4%	95.1 %	95.8 %		96.7 %	96.7 %	97.6%	Dec 2026

Note: Legionella Risk Assessments number not available for February 2026 due to switch to reporting in current month.

* FRA remediation actions now exclude Best Practice from March 2025 and includes newly arising actions.

**Increased criteria introduced to validate actual completions following a quality review as part of performance recovery.

Wider Safety and Quality compliance data

Carbon Monoxide Detection / Alarms	Dec 24	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25	Jan 26	Feb26	Mar26	Apr26	May 26
Total detection in domestic dwellings	97.9%	98.3%	98.6%	98.8%	99.0%	99.2%	99.6%	99.7%	99.79%	99.83%	99.86%	99.88%	99.88%	99.92%	99.92%	99.93%	99.94%	99.95%
Gas/ Fuel Safety	Dec 24	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25	Jan 26	Feb26	Mar26	Apr26	May 26
Communal Boilers certification in date - annual	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Domestic dwellings certification in date – annual	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Properties with a capped gas supply - reduction in numbers	24	16	28	19	21	20	20	21	21	22	23	22	23	25	21	21	22	21
Asbestos Safety	Dec 24	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25	Jan 26	Feb26	Mar26	Apr26	May 26
Common ways – Total rolling compliance	99.8%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	98.4%	98.4%	97.4%	82.3%	86.4%	99.5%	100.0%	100.0%	100.0%	98.4%*	89.6%*
Asbestos Re-inspection programme – Common ways. Rate of progress	94.9%	97.9%	100.0%	100.0%	Restart in May	17.7%	24.7%	36.4%	49.5%	60.7%	73.6%	85.5%	99.5%	100.0%	100.0%	100.0%	100.0%	8.0%**
Lift Safety (lifts & lifting equipment)	Dec 24	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25	Jan 26	Feb26	Mar26	Apr26	May 26
Communal (Passenger) lifts (LOLER) servicing	100.0%	99.2%	100.0%	98.35%	100.0%	98.35%	98.35%	98.35%	100.0%	97.54%	100.0%	100.0%	96.7%	98.4%	98.4%	99.2%	100.0%	92.6%***
Domestic lift and stair lift, equipment servicing	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	66.7%****

* Properties have fallen outside rolling compliance due to the supplier attending earlier than instructed for the 2025-26 programme.

**Program of inspections runs from May-December. Supplier had left 21 blocks until the 28th/29th of May to attend, awaiting confirmation of actual final compliance figures as of 29 May 2026.

***Inspections outstanding: 4 due to lifts being under repairs, 1 due to lift motor room door being swollen/wedged closed, 1 asbestos contamination of lift shaft, 2 Zurich surveyor resource, 1 planned w/c 01 June.

Fire Safety update

- FRAs are operational at BAU levels. The process is to complete, validate and surveys within 14 days of the month end and to issue works by the end of the month and then have works completed within the correct timescales as issued. This is working as per process. While operating within BAU, we still report open actions from newly arising FRAs, hence the numbers of open actions increasing, but now project to complete these actions within FRA timeline
- PEEPs are at 80% of those identified as needing a PEEP have had one completed. There is still scope for more residents to be contacted and this figure will fluctuate.
- Bristol Estate update. Protected stairwells are 100% complete, Allamanda, Cherry and Calendula fire alarms are 100% complete with 8 detectors outstanding across the estate. Fire doors are on schedule with standard access and resident issues covered by Director, Homes & Investment chaired weekly cross service access meeting.
- Reg 10 fire door checks for Q2 are complete. Passive works are scheduled; this is minor work. We have an issue with the AOV design at Bristol Estate HRRBs and have re engaged with Fire Engineers. We have also asked, again, that the BSR de-register these from HRRBs and apply legislation.
- Cladding Safety Scheme funding from Homes England has been approved on 8 blocks. A report is going to June Cabinet to allow for spending of CSS funding: [Improving Fire Safety in Council Homes.pdf](#). Appointments to the professional team have commenced.

Fire Overdue remediation actions (4 Month Trend)

High risk	Feb 26	Mar 26	Apr 26	May 26
In Date	0	0	0	11
1-3 Months	3	2	0	0
3-6 Months	1	0	2	1
6-12 Months	0	0	0	0
12 Months+	0	0	0	0
Total	4	2	2	12

Note. Includes remedial and new FRA actions

Medium risk	Feb 26	Mar 26	Apr 26	May 26
In Date	1	0	0	3
1-3 Months	0	0	0	0
3-6 Months	0	0	0	0
6-12 Months	0	0	0	0
12 Months+	0	0	0	0
Total	1	0	0	3

Note. Includes remedial and new FRA actions

Low risk	Feb 26	Mar 26	Apr 26	May 26
In Date	63	13	9	144
1-3 Months	96	147	90	90
3-6 Months	102	44	1	1
6-12 Months	169	48	2	1
12 Months+	1,647	1,212	0	1
Total	2,077	1,464	102	237

Note. Includes remedial and new FRA actions

Of the 252 total open actions, 94 are from the back log (all overdue) and 158 (currently all In Date) from the new FRA started.

Of the back log, this is broken down into 1 high risk action and 93 low risk actions:

- 1 high risk action is overdue by 3-6 months (door replacement with no access but now void and due to complete 05 June).
- 90 low risk actions are 1-3 months overdue, 1 is 3-6 months, 1 is 6-12 months and 1 is over 12 months.

Repairs and Damp and condensation update

- Repairs outstanding over 28 days have increased by 257 since last month, with May 2026 demand significantly higher than 2025 (+391) and 2024 (+1,015), demonstrating sustained pressure on the service.
- Continued progress in reducing cases over one year and a continued focus on tackling the oldest repairs.
- External procurement support has been engaged and is working with the service to fast-track access to additional contractor capacity.
- Additional directly employed capacity has been agreed and recruitment is now underway with the aim of having this in place by September 2026.
- In line with approaches adopted by Adult Social Care, the Repairs Service aims to use additional capacity to support the introduction of a “waiting safely” model. This would involve contacting residents whose repair requests have been outstanding for more than 28 days to confirm that conditions have not deteriorated and to provide updated information on expected waiting times.
- We have implemented a new triage tool for damp and mould reports. This assesses the location (habitable or non-habitable), extent, severity, and any resident vulnerabilities. It improves our ability to prioritise works effectively, ensuring resources are targeted towards residents with the greatest need.

Repairs HRA and Damp and condensation orders by month

Month	Dec 24	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25	Jan 26	Feb 26	Mar26	Apr26	May 26	18-month Total
HRA Orders raised	2,763	3,758	3,481	3,339	3,096	3,406	3,638	3,732	3,013	4,066	4,075	3,332	3,335	3,746	3,543	3,805	3,372	3,184	62,684
Damp orders raised*											232	970	888	1,137	1,200	1,153	1,011	617	7,208
HRA Orders Completed	3,370	4,076	3,750	3,387	3,125	3,429	3,716	4,005	3,053	3,995	3,914	3,304	3,189	3,336	3,140	3,470	3,295	2,690	62,244
Damp orders Completed*											45	407	521	688	806	974	937	568	4,946
HRA Progress	-607	-318	-269	-48	-29	-23	-78	-273	-40	71	161	28	146	410	403	335	77	494	440
Damp progress*											187	563	367	449	394	179	74	49	2,262
Total Orders raised											4,307	4,302	4,223	4,883	4,743	4,958	4,383	3,801	69,892
Total Orders Completed											3,959	3,711	3,710	4,024	3,946	4,444	4,232	3,258	67,190
Total Progress											348	591	513	859	797	514	151	543	2,702

*Separate work programme to allow reporting in line with Awaab's Law from 27 October 2025.
Note: Table revised to also show HRA plus Damp and Condensation total related repairs.

Repair volumes remain significantly higher than in previous years. Overall productivity and completions has increased compared to 2024 and 2025, but surge demand has exceeded capacity.

Repairs Overdue actions

	In date (31/05/26 to 01/05/26)	1-3 Months (30/04/26 to 01/03/26)	3-6 Months (28/02/26 to 01/12/25)	6-12 Months (30/11/25 to 01/06/25)	12 Months+ (31/05/25 or before)
7 Day	18	8	3	0	0
14 Day	76	139	95	7	0
Routine (28 Days)	1,852	2,391	1,559	621	20
90 Days	46	152	126	24	0
120 Days	1	0	0	2	0
1 Year	10	19	27	0	0
Grand Total	1,810	2,709	1,810	654	20

*Table revised to ensure compliance with Awaab's Law and above includes repairs related to Damp and Mould.

The service continues to focus on reducing our oldest overdue work. Surge from increased demand from our proactive outreach on damp and condensation and increased reporting of other repair issues continues to impact overdue actions.

Damp and Mould focus (4 Month Trend) 1

	Feb 26	Mar 26	Apr 26	May 26
Total number of open cases	2,240	2,439	2,401	2,418
Open cases more than a year old	0	1	0	0
Open cases between 6 months & 1 year old	24	16	48	108
Open cases between 3 months & 6 months old	349	463	608	721
Open cases between 0-3 months including	2,067	1,959	1,745	1,589
Open cases within 28 days	1,025	842	715	586

Note: Table includes data prior to and from Awaab's Law from 27 October 2025. To be discontinued with transition to next slide and closure of open cases before Awaab's Law.

Open cases over 3 months (excluding over 1 year) has increased since last month, as works raised during the surge in demand for damp and condensation-related repairs over the autumn and winter are now entering this age category. The majority of the works outstanding are for installation of extractor fans and to upgrade radiator size following heat loss calculations. This work can be disruptive for tenants and therefore often more challenging to book for completion.

The service continues to work proactively with residents to arrange access and complete outstanding works. This is being supported by Legal Services and Tenancy Services in cases where access issues are preventing repairs from being carried out.

Open cases within 3 months of being raised are reducing as the weather improves and less tenants report instances of damp and mould. The service continues to focus on resolving older outstanding cases of reported damp and mould. .

The service is currently undertaking a review of damp and condensation cases to better understand the nature of the issue (whether damp or condensation), how this impacts on different property types, condition and locations, and households with differing needs, for example overcrowding.

Damp and Mould focus (4 Month Trend) 2

	Feb 26	Mar 26	Apr 26	May 26
Investigate any potential significant hazards within 10 working days of becoming aware. (<i>Damp Technician Visit Date within 10 working days</i>).	34.0% (100 of 294)	34.1% 104 of 305)	29.8% (93 of 312)	48.7% (94 of 193)
Residents provided with a written report within 3 working days of the investigation visit. (<i>Date report sent to tenant within 3 working days</i>).	42.5% (122 of 287)	17.5% (48 of 275)	23.6% (66 of 280)	4.2% (9 of 214)
Remedial repairs completed within the timeframes stipulated by Repairs and Maintenance. (<i>Supplementary work all priorities</i>).	48.1% (234 of 486)	43.6% (292 of 669)	36.1% (219 of 606)	35.1% (176 of 501)

Note: Table for data relating to Awaab's Law from 27 October 2025.

Damp Technician overall average attendance time has improved to 18 days (from 21 days). We have made strong progress in gaining access to properties where formal no-access procedures had been initiated, as well as in cases requiring extensive communication and engagement to secure appointments. Many of these cases are aged and contributed to higher overall attendance times during this period.

Reports within 3 working days has declined primarily due to an increase in report volumes following the successful recruitment of Damp Technicians, combined with shortfall of 3 planners. Service Management has implemented interim support arrangements while recruitment to these roles is underway. With additional resource we anticipate a significant improvement in performance in the coming month.

Number of outstanding remedial repairs has reduced which shows progress.

Since 27 October 2025 to the end of May 2026, there have been 1,677 no-access instances recorded, relating to 902 individual addresses.

At present, analysis of damp and condensation repairs issued to directly employed operatives shows there are currently 374 outstanding work orders where access attempts have been unsuccessful. These outstanding cases relate to 337 individual addresses.

Water Safety update

- Capital programme design and delivery is progressing with early identification of three primary sites for water system and tank upgrades. In addition, pilot programme for remote water monitoring sensors is at an advance stage for the Seniors Housing stock. This will strengthen legionella compliance, improve oversight of occupancy-related risks and address overreliance on manual reporting mechanisms. The proposal moves the control framework from reactive to preventative, demonstrating a maturing service.
- Other efforts continue to centralise and improve audit capabilities through the adoption of a SaaS software for compliance monitoring. This will provide opportunities for greater data insight and scalability.
- Although improved data capture has seen increased volumes, risk recommendation inflows has remained low and controlled. Overdue actions have reduced, including improved aging across most timeframes. WIP also continue to reduce with 98% in the 1–3-month short timeframe. This demonstrates strong delivery grip and forward planning addressing any systemic risks.

Water - Remedial actions

	May 25	Jun 25	Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25	Jan 26	Feb 26	Mar 26	Apr 26	May 26
WATER - RECOMMENDATIONS TOTAL OPEN at month-end	404	4,288	4,461	4,610	3,402	3,487	2,741	3,100	2,638		1,176	1,928	1,924
WATER - RECOMMENDATIONS TOTAL COMPLETED this month	18	447	292	334	1,332	508	567	612	305	210	237	117	117
WATER - RECOMMENDATIONS TOTAL RECEIVED this month	57	1,548	133	203	493	194	340	371	119	287	129	50	45
WATER - RECOMMENDATIONS TOTAL OVERDUE at month-end	336	788	2,758	3,798	2,695	2,801	2,084	2,281	2,020		1,061	1,740	1,131

Water Remedial actions breakdown (June 2026)

Risk level / overdue (timescales)	Overdue	0-3 months	3-6 months	6-12 months	12 months +
PCAF (1 day)	126	27	25	56	18
Red (30 days)	516	185	138	187	6
Amber (60 days)	796	158	293	332	13
Green (365 days)	55	55	0	0	0
TOTAL	1,493	425	456	575	37
Percentage of total		28%	31%	39%	2%

Overdue actions have reduced from 1740 to 1493 indicating improved delivery and operational control.

Though 55% now sit within the 0–6-month timeframe, total actions in that period has reduced from 947 to 881. PCAF risks are actively managed through enhanced flushing and other interim remediation actions.

Water Remedial actions (4 Month Trend Detailed)

	Feb 26	Mar 26	Apr 26	May 26		Feb 26	Mar 26	Apr 26	May 26		Feb 26	Mar 26	Apr 26	May 26
OVERDUE PCAF RECOMMENDATIONS		63	110	81	OVERDUE RED RECOMMENDATIONS		277	573	367	OVERDUE AMBER RECOMMENDATIONS		688	1,057	628
0-3 MONTHS		0.00% (0 of 63)	25.45% (28 of 110)	14.81% (12 of 81)	0-3 MONTHS		6.86% (19 of 277)	24.78% (142 of 573)	27.25% (100 of 367)	0-3 MONTHS		7.12% (49 of 688)	19.68% (208 of 1,057)	15.76% (99 of 628)
3-6 MONTHS		0.00% (0 of 63)	7.27% (8 of 110)	20.99% (17 of 81)	3-6 MONTHS		16.25% (45 of 277)	34.73% (199 of 573)	23.98% (88 of 367)	3-6 MONTHS		5.96% (41 of 688)	34.25% (362 of 1,057)	29.30% (184 of 628)
6-12 MONTHS		88.89% (56 of 63)	59.09% (65 of 110)	44.44% (36 of 81)	6-12 MONTHS		71.84% (199 of 277)	37.70% (216 of 573)	47.14% (173 of 367)	6-12 MONTHS		84.88% (584 of 688)	44.75% (473 of 1,057)	52.87% (332 of 628)
OVER 1 YEAR		11.11% (7 of 63)	8.18% (9 of 110)	19.75% (16 of 81)	OVER 1 YEAR		5.05% (14 of 277)	2.79% (16 of 573)	1.63% (6 of 367)	OVER 1 YEAR		2.03% (14 of 688)	1.32% (14 of 1,057)	2.07% (13 of 628)

Note. Numbers not available for February 2026 due to switch to reporting in current month.

Water Current Remedial Actions WIP (not yet overdue)

Risk level (timescales)	Forecast	1-3 months	3-6 months	6-12 months	12 months+
PCAF (1 day)	0	0	0	0	0
Red (30 days)	98	98	0	0	0
Amber (60 days)	295	295	0	0	0
Green (365 days)	38	28	4	6	0
TOTAL	431	421	4	6	0
Percentage of total		98%	1%	1%	0%

WIP has increased due to improved capture of remediation activity, but risk remains tightly controlled, with 98% of all actions within 1-3-month timeframe.

There are no PCAF risks and all high-risk actions are short term and actively managed. Focus remains on maintaining delivery pace and preventing ageing, supporting a controlled, forward planned trajectory

Stock conditions

	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25	Jan 26	Feb 26	Mar 26	Apr 26**	May 26
Number of homes which have had Stock Condition Survey*	9.1% (1,163 of 12,828)	9.7% (1,249 of 12,828)	10.7% (1,356 of 12,680)	11.2% (1,419 of 12,683)	11.9% (1,495 of 12,696)	12.8% (1,626 of 12,701)	13.7% (1,736 of 12,715)	14.4% (1,827 of 12,715)	15.1% (1,915 of 12,715)	15.5% (1,975 of 12,714)	16.1% (2,048 of 12,716)	16.9% (2,144 of 12,718)	17.5% (2,230 of 12,716)	18.5% (2,351 of 12,729)	19.3% (2,466 of 12,751)	19.8% (2,527 of 12,768)	20.0% (2,557 of 12,770)
Number of Stock Condition Surveys (dwellings) undertaken - monthly	1.0% (131 of 12,828)	0.7% (87 of 12,828)	0.8% (107 of 12,680)	0.5% (63 of 12,683)	0.6% (76 of 12,696)	1.0% (131 of 12,701)	0.9% (110 of 12,715)	0.7% (91 of 12,715)	0.7% (88 of 12,715)	0.5% (60 of 12,714)	0.6% (73 of 12,716)	0.8% (96 of 12,718)	0.7% (86 of 12,716)	0.9% (117 of 12,729)	0.8% (108 of 12,751)	0.5% (70 of 12,768)	0.3% (35 of 12,770)

Note: includes all dwellings owned & managed by BHCC, plus Seaside.
*Period starts with move onto new business system March 2024 and this reporting from January 2025 including cross over from Business Objects to Power BI.
**Corrected number (as compared to 2,257 as previously reported).

The number of Stock Condition Surveys has been impacted by surveyor resource availability in April and May, and unable to recruit an additional surveyor to increase in-house capacity. Recruitment options are being reviewed.

Procurement of the contractor for our 100% stock condition survey is now complete. We are currently working on contract formation and preparing for mobilisation, summer 2026.

Housing Health and Safety Rating System (HHSRS)

	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25	Jan 26	Feb 26	Mar 26	Apr 26	May 26
HHSRS Data - % of dwellings with Category 1 Hazard (A-C)	0.4% (48 of 12,182)	0.4% (46 of 12,680)	0.4% (46 of 12,683)	0.4% (46 of 12,696)	0.4% (46 of 12,701)	0.4% (46 of 12,715)	0.4% (46 of 12,715)	0.4% (17 of 12,715)	0.1% (7 of 12,714)	0.05% (6 of 12,716)	0.06% (8 of 13,323)	0.06% (8 of 13,320)	0.04% (5 of 13,332)	0.04% (5 of 13,355)	0.01% (2 of 13,364)	0.02% (3 of 13,375)
HHSRS Data - % of dwellings with Category 2 Hazard (D-J)	25.8% (3,137 of 12,182)	24.7% (3,128 of 12,680)	25.0% (3,171 of 12,683)	25.2% (3,206 of 12,696)	25.6% (3,256 of 12,701)	26.2% (3,327 of 12,715)	26.2% (3,327 of 12,715)	26.2% (3,327 of 12,715)	24.9% (3,170 of 12,714)	24.7% (3,138 of 12,716)	24.1% (3,209 of 13,323)	23.9% (3,181 of 13,320)	23.8% (3,176 of 13,332)	23.5% (3,144 of 13,355)	23.2% (3,102 of 13,364)	23.2% (3,100 of 13,375)

Note: includes all dwellings owned & managed by BHCC, plus Seaside.

There were 3 Category 1 hazards in May (see latest updates below):

- 1 Complicated case (Excess cold, band C) with no resolution close. Tenants are not residing at the property and repairs team have halted the works pending a decision, a Housing Officer has been allocated to this case to resolve the tenancy issues.
- 1 Private Sector Lease (Falling between levels, band B). The property is to be handed back to the landlord as they are unwilling to do the work, and our tenant is being rehoused by the temporary accommodation team.
- 1 New (Excess cold, band C). With Repairs team and contractor, and investigating reasons for portable heaters rather than central heating system.

HHSRS Category 2 Hazards (4-month trend)

Category 2 description	Feb 26	Mar 26	Apr 26	May 26
Asbestos (and MMF)	749	723	710	695
Biocides	0	0	0	0
Carbon monoxide and Fuel Combustion Products*	106	101	21	21
Collision and entrapment**	74	56	55	56
Crowding and space	215	210	208	206
Damp and mould growth	1,036	1,031	1,031	1,027
Domestic hygiene, Pests and Refuse	103	98	99	95
Electrical hazards	884	859	233	227
Entry by intruders	430	397	392	380
Excess cold	448	444	434	430
Excess heat	31	27	26	26
Explosions	8	3	3	2
Falling between levels	315	309	306	301
Falling on level surfaces etc	466	454	448	440
Falling on stairs etc	373	368	368	364
Falls associated with baths etc	288	287	290	288
Fire	1,713	1,688	1,693	1,684
Flames, hot surfaces etc	472	461	456	454
Food safety	517	479	475	464
Lead	34	31	31	30
Lighting	11	7	7	7
Noise	22	17	18	18
Personal hygiene, Sanitation and Drainage	651	628	619	604
Position and operability of amenities etc	111	110	111	112
Radiation	0	0	0	0
Structural collapse and falling elements	151	152	150	148
Uncombusted fuel gas	101	89	81	77
Volatile organic compounds	1	0	0	0
Water supply	29	27	26	26
Grand Total	9,339	9,056	8,291	8,182

*Carbon monoxide and Fuel Combustion Products includes Nitrogen dioxide and Sulphur dioxide and smoke (separate reporting lines in NECH business system).

**Collision and entrapment includes Collision hazards and low headroom (as above).

Downward trend of overall Category 2 hazards has continued.

Ongoing tracking of new hazards referred to Repairs team for works is ongoing, and hazards status updated in line with any repair work completions.

Tracking new survey visits to remove any hazards in NECH no longer identified by a subsequent HHSRS survey.

End

