



### Tenant Satisfaction Measures - Compliance Safety Checks

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Reporting date:

May-25

Domestic properties:		5152	Asset Summary				Performance				Reporting date:	Trend analysis	Outstanding follow on works
Communal blocks:		516	Total Properties	Not on programme	On programme	Compliance	Non-compliance	Due within 30 days	Dwellings at risk	Performance %			
Gas Safety Checks	BSO1	Communal blocks											
		properties with a communal boiler	5		5	5	0			100.00%	→		
		dwellings served by a communal boiler											
		Domestic dwellings											
		Dwellings requiring a gas service	4491		4491	4489	2			99.96%	↑	Progress on previous overdue servicing in April both completed, the two now overdue expired in May	
	INT01	Dwellings managed by a third party											
		Capped dwellings	38										
		potential for gas	220									Further validation has reduced the number reported in April, we are sending consultation letters out to residents, currently thought to have a potential for gas, in June	
		Commercial properties(shared plant rooms)											
		Properties requiring a gas service	5		5	5	0			100.00%	→		
Fire Safety checks	BS02	Communal blocks											
		Blocks requiring an FRA	308		308	147	161			47.73%	↑	The FRA programme is progressing and remains on target, so this KPI will improve month on month until completion of the programme. 12 high risk actions open, 3 closed and 9 are work in progress. 519-medium risk and 1175 low risk actions.	
		Owned dwellings within the blocks	1989										
		Blocks managed by a third party											
Asbestos Safety checks	BS03	Communal blocks											
		Blocks requiring an asbestos survey	292		292	0	292			0.00%		The annual Duty to Manage (DTM) inspections have been mobilised and will be carried out in June and July	
		Owned dwellings within the blocks	1689										
		Blocks managed by a third party											
Water Safety checks	BS04	Communal blocks											
		Blocks requiring an LRA	18		18	18				100%	→	We are carrying out validation inspections of all blocks not in programme and expect the number of properties requiring an LRA to increase as a result. No outstanding actions in reporting month.	
		Owned dwellings within the blocks	141										
		Blocks managed by a third party											
		Domestic dwellings											
	INT04	Total dwellings requiring an LRA											
		Commercial properties											
Lift Safety checks	BS05	Communal blocks(passenger lifts only)											
		Blocks requiring a LOLER inspection survey	40		40	39	1			97.50%	↓	we currently have 1 passenger lift out of service and therefore the LOLER inspection cannot be done. 3 remedial lift actions outstanding - 1 of which is lift out of service.	
		Owned dwellings within the blocks	495										
		Blocks managed by a third party											
		Domestic dwellings (stairlifts/through floor lifts)											
			132		132	120	12			90.91%	→	No success on access for the 12 overdue stairlift inspections in the last month, we continue to pursue steps for access for these properties	
		Properties requiring an annual service											
Electrical Safety Checks	BS06	Communal blocks											
			292		292	285	7			97.60%	↓	Our main contractor for these went in to liquidation earlier in 2025 and the new supply chain arrangements are settling in, these overdue electrical checks have been scheduled with the new contractor	
		Blocks with a communal supply											
		Dwellings served by a communal supply											
		Domestic dwellings											
		Total dwellings requiring an electrical test	5120		5120	5015	105			97.95%	↓	Since the April report 13 of those reported overdue then have been resolved, however a further 14 have become overdue in May	
		Dwellings managed by a third party	1		1	1				100.00%	→		
		Domestic Dwellings - Smoke and CO Tests											
		Properties requiring a smoke detector check	5131		5131	5126	5			99.90%	↓	Continued access issues, risk is low	
		Properties requiring a carbon monoxide detector check	4772		4772	4759	13			99.73%	↓	These will be picked up during the annual LGSR programme	

Trend analysis key:		Performance has improved	
		Performance remains unchanged since last reporting period	
		Properties have become non compliant since last reporting period	