Housing Performance Report - Compliance – June 2026

This report shows our performance around landlord compliance relating to property safety, using key performance indicators (KPIs) and management information (MI).
The icons indicate whether we are on target and whether performance so far is on track to be better than last year.
Some figures might be updated (or corrected) a period of time after events have occured, therefore some of the figures from previous months might change, which can affect the year to date figures. The figures are correct at the time of writing.

Targeted performance measures:	*Performance improving*	*Performance static*	*Performance deteriorating*	
Non-targeted management info:	*Measure increasing*	*Little/no change*	*Measure decreasing*	*Data only (no target)*

Key performance indicators and management information

	Safety Compliance	This month	Overall	Process compliance	Target for this year	Previous year	Trend (vs prev year)
CMP1	Gas safety checks	100.00%	99.99%	100%	100%	99.99%	→
CMP2	Solid fuel & other heating safety checks	n/a	100%	100%	100%	100%	→
CMP3	Fire risk assessments	n/a	100%	n/a	100%	100%	→
CMP4	Domestic EICR certificates (overall - council properties)	n/a	94.4%	100.0%	100%	93.2%	↑
CMP5	Lift LOLER examinations	n/a	100%	n/a	100%	100%	→
CMP6	Water risk assessments	n/a	100%	n/a	100%	100%	→
CMP7	Asbestos risk assessments testing program	n/a	100%	n/a	100%	100%	→
CMP8	Damp, mould and condensation (all, including routine)	n/a	96.2%	n/a	n/a	96.0%	→
CMP9	Damp, mould and condensation (under remit of Awaab's Law)	n/a	98.7%	100%	n/a	98.5%	→

	Gas Safety	This month	Year to date	Process compliance	Target for this year	Previous year	Trend (vs prev year)
G1	Properties due an annual gas service in the period	816	1895	100%		9686 (807/m)	
G2	Services completed	764 (93.63%)	92.24%	100%		90.10%	
G3	Gas supply capped off	52 (6.37%)	7.70%	100%		9.13%	
G4	Warrants conducted (out of all completed/capped)	34 (4.17%)	4.17%	100%		4.23%	
G5	No access	0	0.05%	100%	0	0.01%	
G6	No information	0	0.00%	100%	0	0.00%	
		Overall					
G7	Total overdue services	1 (due May)	0.01%	100%	0	0.01%	

	Solid Fuel	This month	Year to date	Process compliance	Target for this year	Previous year	Trend (vs prev year)
SF1	Properties with up to date solid fuel service	n/a	49 (100%)	100%	100%	49 (100%)	
SF2	Properties with overdue solid fuel service	n/a	0	100%	0	0 (0%)	

	Fire Safety	This month	Year to date	Process compliance	Target for this year	Previous year	Trend (vs prev year)
FS1	Properties with fire risk assessments completed YTD	n/a	377 (100%)	100%	100%	377 (100%)	
FS2	Actions to be completed following fire risk assessments	n/a	669	n/a		740	
FS3	Level 1 fire risk overdue actions	n/a	7	n/a	0	8	
FS4	Level 2 fire risk overdue actions	n/a	0	n/a	0	0	
FS5	Level 3 fire risk overdue actions	n/a	35	n/a	0	44	

	Fire detectors	This month	Overall	Process compliance	Target for this year	Previous year	Trend (vs prev year)
FD1	Properties with an in date smoke alarm	n/a	8530 (100%)	100%	100%	8529 (100%)	
FD2	Properties without an in date smoke alarm	n/a	0 (0%)	100%		0 (0%)	
FD3	Properties with an in date carbon monoxide alarm	n/a	8530 (100%)	100%	100%	8529 (100%)	
FD4	Properties without an in date carbon monoxide alarm	n/a	0 (0%)	100%		0 (0%)	

	Communal electrical safety	This month	Year to date	Process compliance	Target for this year	Previous year	Trend (vs prev year)
CE1	Monthly emergency lighting test	356 (100%)	n/a	n/a	100%	356 (100%)	→
CE2	Annual emergency lighting test	n/a	356 (100%)	n/a	100%	356 (100%)	→
CE3	Communal areas EICR certificate	n/a	350 (98.3%)	n/a	100%	355 (99.7%)	↓

	Domestic EICR (Electrical safety)	This month	Overall	Process compliance	Target for this year	Previous year	Trend (vs prev year)
DE1	Council - properties with valid EICR certificates completed (overall)	n/a	8058 (94.4%)	100.0%	100%	7950 (93.2%)	↑
DE2	Council - properties without a valid EICR certificate	n/a	476 (5.6%)	100.0%		584 (6.8%)	↓
DE3	Other registered social landlords - properties with valid EICR certificates completed (overall)	n/a	146 (89.0%)	100%	100%	154 (93.9%)	↓
DE4	Other RSLs - properties without a valid EICR certificate	n/a	18 (11.0%)	100%		10 (6.1%)	↑
DE5	(NEW) TSM electrical safety	n/a	94.60%	n/a	100%	n/a	-

	Lifts	This month	Year to date	Process compliance	Target for this year	Previous year	Trend (vs prev year)
L2	Six monthly insurance report LOLERS	n/a	7 (100%)	n/a	100%	7 (100%)	→

	Water	This month	Year to date	Process compliance	Target for this year	Previous year	Trend (vs prev year)
W1	Water risk assessments complete by due dates	n/a	7 (100%)	n/a	100%	7 (100%)	→

	Asbestos	This month	Year to date	Process compliance	Target for this year	Previous year	Trend (vs prev year)
A1	Asbestos Risk Assessment testing program (% complete)	n/a	342 (100%)	n/a	100% yr end	342 (100%)	→
A2	High risk remedial actions	n/a	0	n/a		0	→
A3	Medium risk remedial actions	n/a	156	n/a		156	→
A4	Low risk - no action required	n/a	1726	n/a		1720	→

	Damp, mould & condensation	This month	Overall	Process compliance	Target for this year	Previous year	Trend (vs prev year)
DMC1	Total properties with a DMC case (all cases including routine and Awaab's Law)	n/a	332 (3.8% of stock)	n/a		347 (4.0% of stock)	→
DMC2	Routine cases (non-Awaab's Law)	n/a	221	n/a		219	→
DMC3	Significant cases (Awaab's Law)	n/a	95	100.00%		108	→
DMC4	Emergency cases (Awaab's Law)	n/a	16	100.00%		20	→

	Independent Living Scheme blocks	This month	Overall	Process compliance	Target for this year	Previous year	Trend (vs prev year)
SS1	Blocks with valid gas services	n/a	7 (100%)	n/a	100%	7 (100%)	→
SS2	Blocks with valid monthly emergency lighting tests	n/a	7 (100%)	n/a	100%	7 (100%)	→
SS3	Blocks with valid annual emergency lighting tests	n/a	7 (100%)	n/a	100%	7 (100%)	→
SS4	Blocks with valid 5 year EICR emergency lighting tests	n/a	7 (100%)	n/a	100%	7 (100%)	→
SS5	Blocks with valid portable appliance tests	n/a	7 (100%)	n/a	100%	7 (100%)	→

	Housing condition surveys & Energy Performance	This month	Overall	Process compliance	Target for this year	Previous year	Trend (vs prev year)
HC1	Properties with valid housing condition surveys completed	n/a	8156 (95.56%)	n/a		8164 (95.66%)	→
HC2	Properties with expired housing condition surveys	n/a	365 (4.28%)	n/a		357 (4.18%)	→
HC3	Properties with no housing condition survey	n/a	14 (0.16%)	n/a		13 (0.15%)	→
HC4	Properties with valid EPCs completed	n/a	5998 (70.28%)	n/a		5606 (65.69%)	↑
HC5	Properties with expired EPCs	n/a	1511 (17.70%)	n/a		1745 (20.45%)	↓
HC6	Properties with no EPC	n/a	1026 (12.02%)	n/a		1183 (13.86%)	↓
HC7	Average SAP score (from properties with in-date or expired surveys)	n/a	69.93 (C)	n/a	C or above	69.72 (C)	↑