

**Executive Summary Report of Corporate Property Compliance Service Date
10/01/2026 (Q3 Report)**

Presented by: Norman Emery

The report gives an executive summary of the current position of Housing compliance for the period from 01/10/2025 – 31/12/2025 (Q3)

Domestic Gas Services

Detail	No.	Q3 % Compliant	Q2%	Comments
Total Number of Properties	5157	99.84%	99.61%	↓
No. Properties without a valid gas Certificate	8			2 confirmed appointments. 2 With Legal. 1 Tenant attending court daily 2 In Hospital. 1 Vulnerable adult - Tenancy officer to arrange joint visit with engineer.
No. Properties with Long Term Cap	22			Fuel poverty predominantly

Commercial Gas Services

Detail	No.	Q3 % Compliant	Q2%	Comments
Total Number of Properties	8	100%	100%	Increase in numbers due to two commercial gas meters located installed servicing domestic boilers.
No. Properties without a valid gas Certificate				

Electrical installations

Detail	No.	Q3 % Compliant	Q2%	Comments
Total Number of Properties	5565	99.69%	99.52%	↓
No. Properties without a valid EICR Certificate	2			1 x Legal & Housing, 1 x Appointment made
No of reportable of dangerous occurrences	0			
No of properties with C1s identified and outstanding	0			This information is not captured, because any C1 or C” is rectified at the time of the EICR producing a “Satisfactory” certificate upon completion.
No of properties with C2s identified and outstanding	0			As above

Note C1s = Require attention immediately as they present a danger to life.

Note C2s = Require recommended as they present a potential to cause harm.

Oil Servicing

Detail	No.	Q3 % Compliant	Q2%	Comments
Total Number of Properties	94	97.87%	90.22%	↑
No. Properties without a valid Certificate	2			Properties transferred to Pheonix due to existing contract expiring. Remainder of no-access being managed through the pass back process including calls, knock-ons and SMS.

Air Source Servicing

Detail	No.	Q3 % Compliant	Q2%	Comments
Total Number of Properties	204	98.53%	89.70%	↑
No. Properties without a valid Certificate	3			No-access being managed through the pass back process including calls, knock-ons and SMS.

Solid Fuel

Detail	No.	Q3% Compliant	Q2%	Comments
Total Number of Properties	10	90%	100%-	↓ With Legal & Housing
No. Properties without a valid Certificate	1			

LPG

Detail	No.	Q3% Compliant	Q2%	Comments
Total Number of Properties	2	100%	100%	→
No. Properties without a valid Certificate	0			

Asbestos Management

Detail	No.	Q3% Compliant	Q2%	Comments
Total Number of Community Centres	33	100%	-	→
Total Number of All Blocks	340	100%	-	→

Total Number Communal Garages	49	100%	-	→
Domestic Properties	5169	95.01%	84%	↑ Full review taking place of Asbestos Surveys to update Asbestos Register following centralisation of compliance area.

Water Hygiene

Detail	No.	Q3% Compliant	Q2%	Comments
Total Number of Community Centres	33	100%	-	→ 3 x near misses. Replacing high water content systems with low water content systems.
Total Number of Blocks with Water Systems	3	100%		→
Domestic Properties	5565	7.06%	67	↓ Multi Service Appointment has commenced on the 01/11/2025 and this will be completed through the course of the servicing programme.

Fire Management

Detail	No.	Q3% Compliant	Q2%	Comments
Total Number of Blocks	106	100%	-	→ Following revised programme of FRAs from 3 & 5 year approach to 1 & 2 year approach. All FRAs for year one to be completed by March 2026. Currently 100% complete.
Total Number of Community Centres	31			

Communal Fire Doors	986	100%		This has been split out between Communal Fire Doors and Flat Fire Doors for greater clarity.
Flat Fire Doors	676	63.91%		As above. Access requirements under review.
Fire Alarms	43	100%		
Emergency Lighting	159	100%		
AOV	2	100%		
Fire Dampers	1	100%		
Fire Extinguishers	119	100%		
No of buildings which have fire remedial actions which have been identified from current fire risk assessments.				 96 FRAs carried out 896 Actions 657 Complete Outstanding High Risk: 423 (2 in progress/49 issued to contractor/0 awaiting review/17 cancelled) Completed: 355 Outstanding: 51 Medium Risk: 472 (90 issued to contractor/63 in progress/0 awaiting review/63 cancelled) Completed: 256 Outstanding: 153 Low risk/Planned works: 58 (3 issued to contractor/5 in progress/4 cancelled) Completed: 46 Outstanding: 8

Passenger Lifts

Detail	No.	Q3% Compliant	Q2	Comments
Total Number of Properties	9	100%	100%	➔
No of properties without a valid lift certificate.	0		-	

Stair Lifts

Detail	No.	Q3% Compliant	Q2%	Comments
Total Number of Properties	119	100%	98.2%	↑
No of properties without a valid certificate.			-	

Hoists

Detail	No.	Q3% Compliant	Q2%	Comments
Total Number of Properties	67	97.01%	98.48%	↓
No of properties without a valid certificate.	2		-	1 x void & 1 x appointment with tenant

Auto Doors and mechanical systems

Detail	No.	Q3% Compliant	Q2%	Comments
Total Number of Properties	37	100%	-	
No of properties without a valid certificate.			-	

Air conditioning and ventilation systems

Detail	No.	Q3% Compliant	Q2%	Comments
Total Number of Properties	2	100%	-	

No of properties without a valid certificate.			-	
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Other updates and information from the compliance.

Detail	Comments

The above report is an accurate summary record of the building compliance service delivery for the reported period.

Signed By: Norman Emery - Compliance Manager

Signed by: Craig Linacre – Heating Surveyor

Signed by: Vince Parr – Electrical Surveyor

Signed by: Dean McNulty – Asbestos Surveyor

Signed by: Jeremy Mitchell – Fire Surveyor