

**Executive Summary Report of Corporate Property Compliance Service Date
17/04/2026 (Q4 Report)**

Presented by: Norman Emery

The report gives an executive summary of the current position of Housing compliance for the period from 01/01/2026 – 31/03/2026 (Q4)

Domestic Gas Services

Detail	No.	Q4% Compliant	Q3%	Comments
Total Number of Properties	5157	99.94%	99.84% %	↓
No. Properties without a valid gas Certificate	3			Whilst compliance is improving, we are still working through aged non-compliance occurrences
No. Properties with Long Term Cap	41			Fuel poverty predominantly

Commercial Gas Services

Detail	No.	Q4% Compliant	Q3%	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.	Q4% Compliant	Q3%	Comments
Total Number of Properties	5565	99.96%	99.98%	↓
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.	Q4% Compliant	Q3%	Comments
Total Number of Properties	94	95.74%	97.87%	↓
No. Properties without a valid Certificate	4			There has been a drop in compliance performance as a result of Phoenix having a limited number of engineers to carry out service delivery. This has been raised as unsatisfactory with Phoenix.

Air Source Servicing

Detail	No.	Q4% Compliant	Q3%	Comments
Total Number of Properties	204	96.57%	98.53%	↓
No. Properties without a valid Certificate	12			There has been a drop in compliance performance as a result of Phoenix having a limited number of engineers to carry out service delivery. This has been raised as unsatisfactory with Phoenix.

Solid Fuel

Detail	No.	Q4% Compliant	Q3%	Comments
Total Number of Properties	10	90%	90%-	↓ With Legal & Housing
No. Properties without a valid Certificate	1			

LPG

Detail	No.	Q4% Compliant	Q3%	Comments
Total Number of Properties	2	100%	100%	→
No. Properties without a valid Certificate	0			

Asbestos Management

Detail	No.	Q4% Compliant	Q3%	Comments
Total Number of Community Centres	33	100%	-	→
Total Number of All Blocks	337	100%	-	→

Total Number Communal Garages	49	100%	-	→
Domestic Properties	5082	98.41%	95.01%	↑ Full review taking place of Asbestos Surveys to update Asbestos Register following centralisation of compliance area.

Water Hygiene

Detail	No.	Q4% Compliant	Q3%	Comments
Total Number of Community Centres	33	100%	-	→
Total Number of Blocks with Water Systems	3	100%		→
Domestic Properties	5593	30.52%	7.06%	↓ 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.	Q4% Compliant	Q3%	Comments
Total Number of Blocks	97	100%	-	→
Total Number of Community Centres	30			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.
Communal Fire Doors	620	100%		This has been split out between Communal Fire

				Doors and Flat Fire Doors for greater clarity.
Flat Fire Doors	576	88.19%	63.91%	Access has improved but additional co-ordination and internal support to be implemented.
Fire Alarms	43	100%		
Emergency Lighting	159	100%		
AOV	2	100%		
Fire Dampers	6	100%		1 system incorporating 6 dampers
Sprinklers	8	100%		
Fire Extinguishers	119	100%		
Lightning protection	9	100%		
No of buildings which have fire remedial actions which have been identified from current fire risk assessments.				 112 FRAs carried out 930 Actions 768 Complete Outstanding High Risk: 423 (2 in progress/9 issued to contractor/0 awaiting review/19 not required) Completed: 393 Outstanding: 11 Medium Risk: 449 (16 in progress/ 40 issued to contractor/0 awaiting review/66 not required) Completed: 327 Outstanding: 56 Low risk/Planned works: 58 (2 in progress/3 issued to contractor/5 not required) Completed: 48 Outstanding: 5

Passenger Lifts

Detail	No.	Q4% Compliant	Q3	Comments
Total Number of passenger lifts	9	100%	100%	→
No. of passenger lifts without a valid lift certificate.	0		-	

Stair Lifts

Detail	No.	Q4% Compliant	Q3%	Comments
Total Number of Stairlifts	120	100%	100%	↑
No. of stairlifts without a valid certificate.			-	

Hoists

Detail	No.	Q4% Compliant	Q3%	Comments
Total Number of Hoists	72	97.22%	97.01%	↓
No. of hoists without a valid certificate.	2		-	1 property with two hoists HO assisting

Auto Doors and mechanical systems

Detail	No.	Q4% Compliant	Q3%	Comments
Total Number of auto-doors	37	100%	-	
No. of auto-doors without			-	

a valid certificate.				
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Air conditioning and ventilation systems

Detail	No.	Q4% Compliant	Q3%	Comments
Total Number of air disturbance	13	100%	-	
No. of air disturbance without a valid certificate.			-	

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