

**Executive Summary Report of Corporate Property Compliance Service Date
14/07/2026 (Q1 Report)**

Presented by: Norman Emery

The report gives an executive summary of the current position of Housing compliance for the period from 01/04/2026 – 30/06/2026 (Q1)

Domestic Gas Services

Detail	No.	Q1 Compliant	Q4	Comments
Total Number of Properties	5134	99.92%	99.94% %	↓
No. Properties without a valid gas Certificate	4			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.	Q1 Compliant	Q4	Comments
Total Number of Properties	5588	100%	99.968%	↑
No. Properties without a valid EICR Certificate	0			
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	98.94%	95.74%	↓
No. Properties without a valid Certificate	1			Oil figures have improved but still encountering Tenancy related issues and we are working with Housing to resolve.

Air Source Servicing

Detail	No.	Q1 Compliant	Q4	Comments
Total Number of Properties	204	98.04%	96.57%	↓
No. Properties without a valid Certificate	4			Service has improved.

Solid Fuel

Detail	No.	Q1 Compliant	Q4	Comments
Total Number of Properties	10	90%	90%-	↓ With Legal & Housing
No. Properties without a valid Certificate	1			

LPG

Detail	No.	Q1 Compliant	Q4	Comments
Total Number of Properties	2	100%	100%	→
No. Properties without a valid Certificate	0			

Asbestos Management

Detail	No.	Q1 Compliant	Q4	Comments
Total Number of Community Centres	33	100%	-	→
Total Number of All Blocks	337	100%	-	→

Total Number Communal Garages	38	100%	-	→
Domestic Properties	5590	98.84%	98.41%	↑ Full review taking place of Asbestos Surveys to update Asbestos Register following centralisation of compliance area.

Water Hygiene

Detail	No.	Q1 Compliant	Q4	Comments
Total Number of Community Centres	33	100%	-	→
Total Number of Blocks with Stored Water Systems	2	100%		→
Domestic Properties	5590	57.66%	30.52%	↓ 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.	Q1 Compliant	Q4	Comments
Total Number of Blocks	97	100%	-	→
Total Number of Community Centres	30			Following the completion of all FRAs in March 2026. A structured FRA programme is now in place against cyclical and frequency requirements.
Communal Fire Doors	684	88.19%		In Q1 there are 127 Communal Fire doors scheduled for inspection.

Flat Fire Doors	605	68.63%	88.19%	In Q1 there are 271 Flat Fire doors scheduled for inspection, with 186 inspections completed following 3 attempt access procedure.
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.				 12 FRAs carried out 49 Actions Complete Outstanding High Risk: 10 (3 in progress/7 issued to contractor) Completed: 412 Medium Risk: 33 (8 in progress/ 25 issued to contractor) Completed: 384 Low risk/Planned works: 6 (2 in progress/4 issued to contractor) Completed: 171

Passenger Lifts

Detail	No.	Q1 Compliant	Q4	Comments
Total Number of passenger lifts	9	100%	100%	

No. of passenger lifts without a valid lift certificate.	0		-	
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Stair Lifts

Detail	No.	Q1 Compliant	Q4	Comments
Total Number of Stairlifts	119	100%	100%	↑
No. of stairlifts without a valid certificate.			-	

Hoists

Detail	No.	Q1 Compliant	Q4	Comments
Total Number of Hoists	74	93.24%	97.22%	↓
No. of hoists without a valid certificate.	5		-	Increased access issues, and working with Housing to resolve. Situation involves 2 properties with multiple hoists.

Auto Doors and mechanical systems

Detail	No.	Q1 Compliant	Q4	Comments
Total Number of auto-doors	37	100%	-	
No. of auto-doors without a valid certificate.			-	

Air conditioning and ventilation systems

Detail	No.	Q1 Compliant	Q4	Comments
Total Number of air disturbance	13	100%	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: Thomas Wiles– Fire Surveyor