



Property Compliance Summary

2025-26

Our commitment to safety

The safety of our residents is our highest priority. We carry out inspections, assessments and maintenance activities to help ensure our homes and communal areas remain safe and comply with legal requirements.

The figures below are reported using the Regulator of Social Housing's Tenant Satisfaction Measures (TSMs). Some safety checks are carried out within individual homes, while others relate to communal areas, shared services or equipment that serves multiple homes. Where a safety check applies to a building or communal area, all homes that rely on that safety measure are included in the figures below. For example, a fire risk assessment, asbestos inspection or passenger lift safety check may apply to a single building but is reported against all homes within that building. Gas, electrical and water safety measures may also include communal systems that serve multiple homes.

Safety Area	Homes / Cases Covered by the Requirement	Homes / Cases Meeting the Requirement	Compliance
Gas Safety	3,752	3,750	99.95%
Fire Risk Assessments	618	618	100.00%
Asbestos Management	561	561	100.00%
Legionella Risk Assessments	140	140	100.00%
Lift Safety	160	160	100.00%
Electrical Safety	3,891	3,889	99.95%
Damp and Mould Management	326 cases raised annually	326 cases managed in accordance with the DMC process	
Estate and Block Inspections	1,224 annual inspections	1,224 completed	
Property Adaptations and Accessibility Improvements	69 major adaptation requests	69 completed	
General Property Safety Inspections and Maintenance	13,000 annual repairs and maintenance activities	1,625 (12.5%) post-inspections and quality assurance checks completed	



Great homes | Strong communities | Bright futures