

	Measure	Statutory/ Best Practice	Frequency	Number of Sites	Number of Live Certs Compliant	Overall % Compliance	% Live Certs Compliant	Definition	Comments
1	Gas Safety	Statutory	12 months	Domestic Properties 12,394	12,370	100%	99.8%	<i>Annual Gas Safety Check, % of properties with a current (less than 1 years old) Landlord Gas Safety Record.</i>	<p>12,370 have a certificate less than a year old, 24 have certificates over a year, every effort that is reasonably practicable has been made to access these properties which makes Derby Homes 100% compliant under section 36 of the Gas Safety (Installation and Use) Regulations.</p> <p>We continue with our efforts to gain access. Of the 24 outstanding 1 is over 2 months but less than 3 months passed the anniversary date. The other 23 are less than 1 month passed the anniversary date. These are in discussion with the area managers & 2 are in the processes of the courts.</p>
2 *	Electrical Safety	Best Practice	5 Years	Domestic Properties 12,523	12,499	100%	99.81%	<i>5 yearly Electrical Safety Test Certificate.</i> <i>% Of properties with a current (less than 5 years old) NICEIC Electrical Test Certificate.</i>	<p>There are 24 properties that do not hold an Electrical Safety Report dated within the last 5 years.</p> <p>Every effort that is reasonably practicable at this stage has been made to access 24 of these properties and evidence has been generated which confirms that Derby Homes have met their legal obligations.</p> <p>24 properties have an open tenancy breach case, we are collaboratively working with housing offices in finding solutions to gain access. This includes offering out of hours options during the week and weekends for tenants who struggle with Derby Homes working hours. We have also been working closely with the Gas team to utilise injunctions to properties where we are both experiencing difficult access.</p> <p>All 24 properties are now being closely monitored with the LHO and will be progressed to the solicitor if necessary.</p>
3	Lift Safety	Statutory	6 months	Passenger/Pla tform Lifts 14	14	100%		<i>% of Passenger Lifts subject to a completed service (within the prescribed period) and an independent LOLER Inspection within the past 6 months.</i>	<p>The LOLER or Thorough Examination is a mandatory requirement under the Health & Safety legislation. LOLER stands for Lifting Operations and Lifting Equipment Regulations. Simply put, a Thorough Examination or LOLER is a bit like a car's MOT.</p> <p>All 14 lifts have had a completed service (within the prescribed period) and an independent LOLER Inspection within the past 6 months. Domestic Stairlifts are subject to a service regime specified by the installer only. A regime of servicing and inspection is in place for all sites</p>
4 *	Asbestos	Statutory	12 months	240 Sites	240	100%		<i>Managing and working with asbestos Control of Asbestos Regulations 2012.</i> <i>Regulation 4, Duty to manage, applies to common parts of domestic premises.</i>	<p>100% compliant on asbestos surveys, all communal areas have an asbestos survey.</p> <p>Regular checks on condition are being carried out on an annual basis.</p> <p>The number of common areas identified is lower than that for Fire as buildings constructed post 2000 are deemed to have no asbestos containing materials and do not require surveys.</p>

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								<p><i>Maintain a written record of asbestos locations</i></p> <p><i>The condition of asbestos containing materials should be inspected at least every 12 months.</i></p>	<p><i>The common areas for asbestos compliance have now been uploaded with UPRNs to Open Housing and verified at 240.</i></p> <p>Current compliance status monitored on the SHE Assure Safety Management System and current compliance checked and verified</p>
5	Fire Safety	Statutory	Various *	251 Sites	251	100%		<p>% Of Communal Areas with a Valid FRA.</p> <p><u>Sites are checked on either a 1,2- or 3-year interval</u></p>	<p>Regular checks on buildings are carried out monthly by housing officers and 6 monthlies by the estates surveyor who checks the communal fire doors as well as the general repairs for the building.</p> <p>The emergency lighting is tested on a monthly basis by the estates team.</p> <p>Premises with communal fire alarms are tested weekly again by the estates team or occupiers of the premises.</p> <p>All the FRAs completed and written up on the Evotix system.</p> <p>Work required has been allocated Via the Evotix system</p> <p>Parkland view Have a new care provider in place Derby Homes and DCC are working with the care providers and will be providing site specific fire safety training and adapting a new emergency fire plan.</p> <p>A new fire emergency plan has also been produced for Milestone house and is now in operation.</p> <p>The post fire audit for Rivermead house has now been completed by DFRS and the report has been sent to Derby Homes.</p> <p>Derby Homes is working with our contractors and staff to meet the new regulations; however, the last outstanding item is a report on the external wall construction has now been completed and sent to DFRS.</p> <p>The online home office fire risk assessment prioritisation tool, has been used to assess the risk posed by the building the outcome is recorded on the FRAs.</p> <p>All communal fire doors should be checked from 23rd January 2023 on a quarterly basis and flat front doors in buildings over 11 meters (Rivermead House, Parkland View) annually.</p> <p>All FRAs are up to date</p> <p>Current compliance status monitored on the SHE Assure Safety Management System and current compliance checked and verified</p>

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6 *	Water Safety	Statutory	Various*	Communal- 28 Sheltered 20 Cat 2 -6	56	100%	100%	Communal Water Systems requiring Legionella control measures	All risk assessments complete.