

	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 12,401	12,387	100%	99.88%	<i>Annual Gas Safety Check, % of properties with a current (less than 1 years old) Landlord Gas Safety Record.</i>	<p>12,387 have a certificate less than a year old, 14 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 14 outstanding 4 are 3 months passed the anniversary date. The other 10 are less than 1 month passed the anniversary date. These are in discussion with the area managers &amp; 2 are in the processes of the courts.</p>
2 *	Electrical Safety	Best Practice	5 Years	Domestic Properties 12,520	12,496	100%	99.81%	<p><i>5 yearly Electrical Safety Test Certificate.</i></p> <p><i>% Of properties with a current (less than 5 years old) NICEIC Electrical Test Certificate.</i></p>	<p>There are 25 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 22 of these properties and evidence has been generated which confirms that Derby Homes have met their legal obligations. The remaining 3 properties are Void.</p> <p>22 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 are also working closely with the Gas team to utilise injunctions where we are both experiencing difficult access.</p> <p>All 22 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 mandatory requirement under the Health &amp; 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 however these inspections are carried out every six months and not annually."</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. 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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								<i>Maintain a written record of asbestos locations The condition of asbestos containing materials should be inspected at least every 12 months.</i>	<i>The common areas for asbestos compliance have now been uploaded with UPRNs to Open Housing and verified at 240.</i> Current compliance status monitored on the SHE Assure Safety Management System and current compliance checked and verified.
5	Fire Safety	Statutory	Various *	251 Sites	251	100%		% Of Communal Areas with a Valid FRA.  <u>Sites are checked on either a 1,2- or 3-year interval</u>	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.  The emergency lighting is tested on a monthly basis by the estates team.  Premises with communal fire alarms are tested weekly again by the estates team or occupiers of the premises.  All the FRAs completed and written up on the Evotix system.  Work required has been allocated Via the Evotix system.  A new fire emergency plan has also been produced for Milestone house and is now in operation.  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.  Our specialist fire stopping Contractor, Harmony, are completing the work recommended in a detailed survey of Rivermead House, work includes new door sets to the service cupboards and new doors, frames and surrounds to individual flat doors.  We are in the process of drafting the detailed building safety case for Rivermead house following its registration with the Building Safety Regulator.
6 *	Water Safety	Statutory	Various*	Communal- 28 Sheltered 20 Cat 2 -6	56	100%		contractor is now STWA	<b>All risk assessments 100%</b>