

	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 12,404	12,393	100%	99.91%	<i>Annual Gas Safety Check, % of properties with a current (less than 1 years old) Landlord Gas Safety Record.</i>	<p>12,393 have a certificate less than a year old, 11 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 11 outstanding 6 are less than a month passed the anniversary date, 4 are less than three months passed the anniversary date, and 1 that is less than 6 months. These are in discussion with the area managers except two which are in the process of court action.</p>
2	Electrical Safety	Best Practice	5 Years	Domestic Properties 12,660	12,638	100%	99.82%	<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 22 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 these properties and evidence has been generated which confirms that Derby Homes have met their legal obligations.</p> <p>19 properties have an open tenancy breach case, and we are collaboratively working with housing offices in finding solutions to gain access. Even offering out of hours options including weekends for tenants who struggle with Derby Homes working hours.</p> <p>Of the 22 Properties, 2 are currently Void and a further 1 is to be demolished. The remaining 19 are being closely monitored with the LHO and will be progressed to the solicitor in due course.</p>
3	Lift Safety	Statutory	6 months	Passenger/Platform Lifts 14	14	100%		<p><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>	<p>The LOLER or Thorough Examination is an annual 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> <p>Service schedule detailed in Appendix 1</p>
4	Asbestos	Statutory	12 months	240 Sites	240	100%		<p><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>	<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>Maintain a written record of asbestos locations The condition of asbestos containing materials should be inspected at least every 12 months.</p>	<p>The common areas for asbestos compliance have now been uploaded with UPRNs to Open Housing and verified at 240. 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 SHE system.</p> <p>Work required has been allocated Via the She system</p> <p>Parkland view have a new fire plan covering the actions of Derby Homes staff and the care providers this was agreed with, DCC fire manager the care providers H&S manager The commissioning officer and Parkland view housing manager. The new fire emergency plan has been agreed with DCC fire officer Colin Moffatt.</p> <p>A new fire emergency plan has also been produced for Milestone house this is awaiting agreement with DCC.</p> <p>New legislation the fire safety (England) regulations 2022 comes into force on the 23rd of January 2023.</p> <p>Derby Homes is working with our contractors and staff to meet the new regulations; however, we will not be fully compliant at the go live date. I have spoken to Derbyshire Fire and Rescue Service who understand some of the difficulties we are having regarding external wall assessments and plans of the building in electronic format etc. However, they will expect everything to be in place by their next audit which is based on the last audit due in April 23.</p> <p>DCC are carrying out the plan drawing on our in-scope buildings (Rivermead House) these have been completed and sent to the fire service the wayfinding signage has been completed. They have also carried out plan drawings for our CAT 2 properties.</p> <p>The external wall survey has been arranged by Ian Yeomans (date not confirmed yet) although, I have put the building through the home office fire risk assessment prioritisation tool, and it has come back with very low risk.</p> <p>All communal fire doors should be checked from this date on a quarterly basis and flat front doors in buildings over 11 meters (Rivermead House) annually.</p>

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									<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>
6	Water Safety	Statutory	Various*	Communal- 28 Sheltered 22 Cat 2 -6	56	100%		contractor is now STWA	All new risk assessments are complete, all visits 100%