

Appendix B

Tenant Safety Compliance Table – 2025/26- up to end Q3

Area of Compliance	Policy approved/date for review	Procedures in place	Contract in place End date	Staff Training	Compliance 2025/26 up to End Q3	Board reporting/ KPI performance (frequency)
Gas Servicing	October 2024 October 2027	Yes	Yes March 28		99.8%*1	KPI monthly Board report quarterly
LD2s	Part of Repairs and Maintenance Policy October 2025 October 2028	Yes	Included in gas servicing contract		100%	Annually/ ARC
EICRs	September 2025 September 2028	Yes	No	E-learning available on Share portal	100%	KPI monthly Board report quarterly
Asbestos*2	March 2025 March 2028	Yes	No	Dec 24 and available on SHARE portal		See below
Fire Risk Assessments *3	See below	See below	No			See below
Lifts	N/A	N/A	N/A	N/A		N/A
Legionella Testing	October 2024 October 2027	Yes	Yes	Sept 22 E-learning available on SHARE portal		See below
Damp and mould	September 2025	Yes	N/A	Feb 26		KPI monthly

	September 2028			E-learning available on SHARE portal		Board report quarterly
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Notes:

***1 Gas servicing** – 1 No. missed gas service relating to a buy back property with sitting tenant who was unable to provide access on date of purchase. Independent gas safety audits are conducted by Argon ensuring no less than 10% of gas services and new boiler installations form part of the safety audits. Board to be presented with annual results of safety audits. The gas service programme has been uploaded to HomeMaster to manage the programme.

***2 Asbestos Register** – Register is currently held on Modus with the intention to move to Homemaster during 2026. Results of testing will be reported to the Board annually.

***3 Fire Risk Assessments** – FRAs are conducted annually at the 2 sheltered housing complexes and managed properties (supported housing/HMOs). Common fire safety inspections are currently being conducted in all closes. FRAs are currently being carried out by RWH Health and Safety Consultants, the results of which will be passed back to the Board, including any action points upon receipt of the report. A new Fire Safety Policy is currently being developed which will be considered by the People and Policy Sub-Committee early June 2026 and then ratified by Board later in the month.

Staff training – Regular refresher training on all landlord health and safety is conducted on a 3-year cycle. This is supplemented by e-learning available to all DPHA staff through SHARE’s portal. Necessary staff training is noted within our Key Challenges.

EICR programme – EICR programme is managed in-house and has been uploaded to HomeMaster to enable management of the programme.

Legionella – The results of legionella testing will be reported to the Board annually.

Damp and mould – 17 cases of damp and mould was reported by the end of Q3 2025. Two of these cases were treated as Priority 1, involving decanting the tenants to satisfactorily address the issues. Of the remaining fifteen cases, seven were due to mould caused by lack of ventilation/condensation and eight due to structural issues which resulted in repointing, repairs to gutters and addressing water ingress around windows.

Lifts – The Association has no lifts within any of its properties.

RAAC – (Reinforced Autoclaved Aerated concrete) – The Association has identified that no RAAC materials are contained within any of its properties.