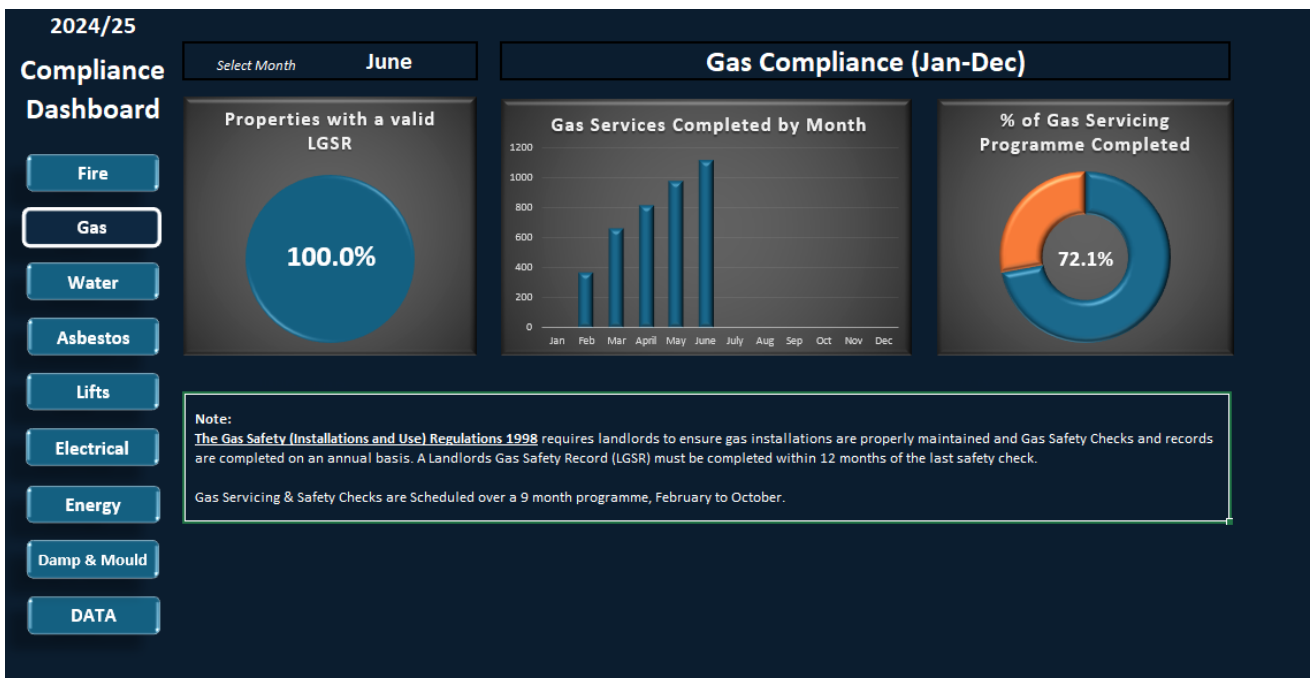
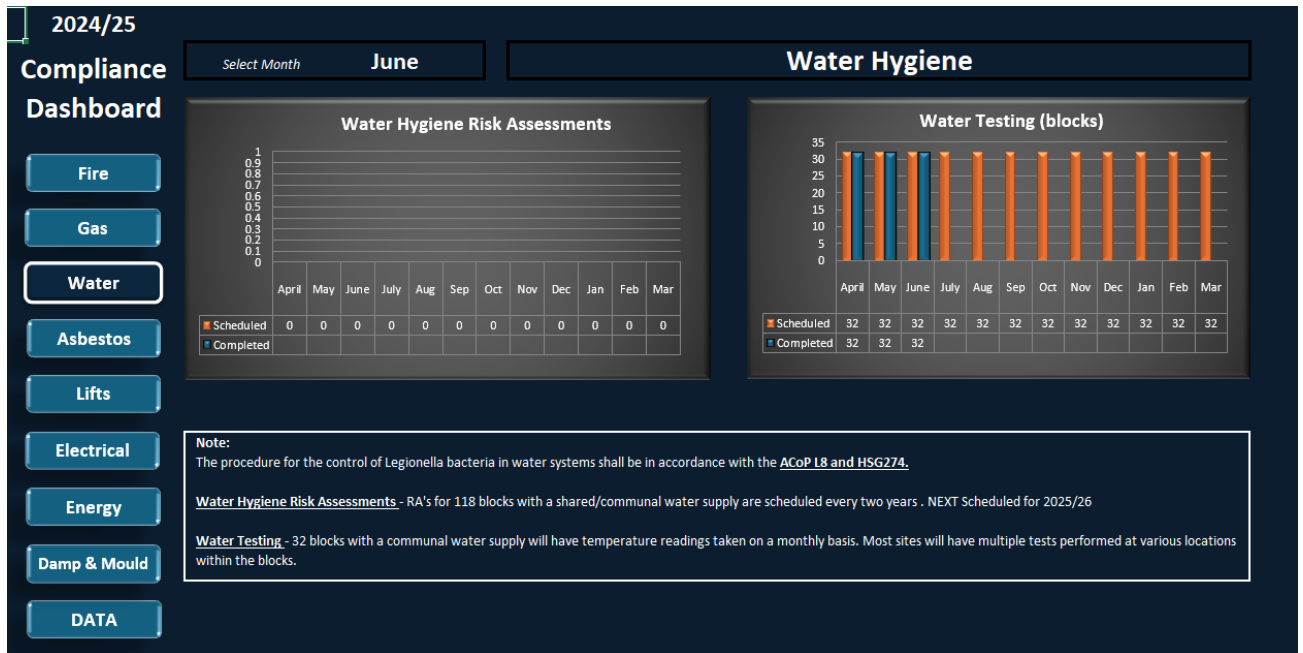


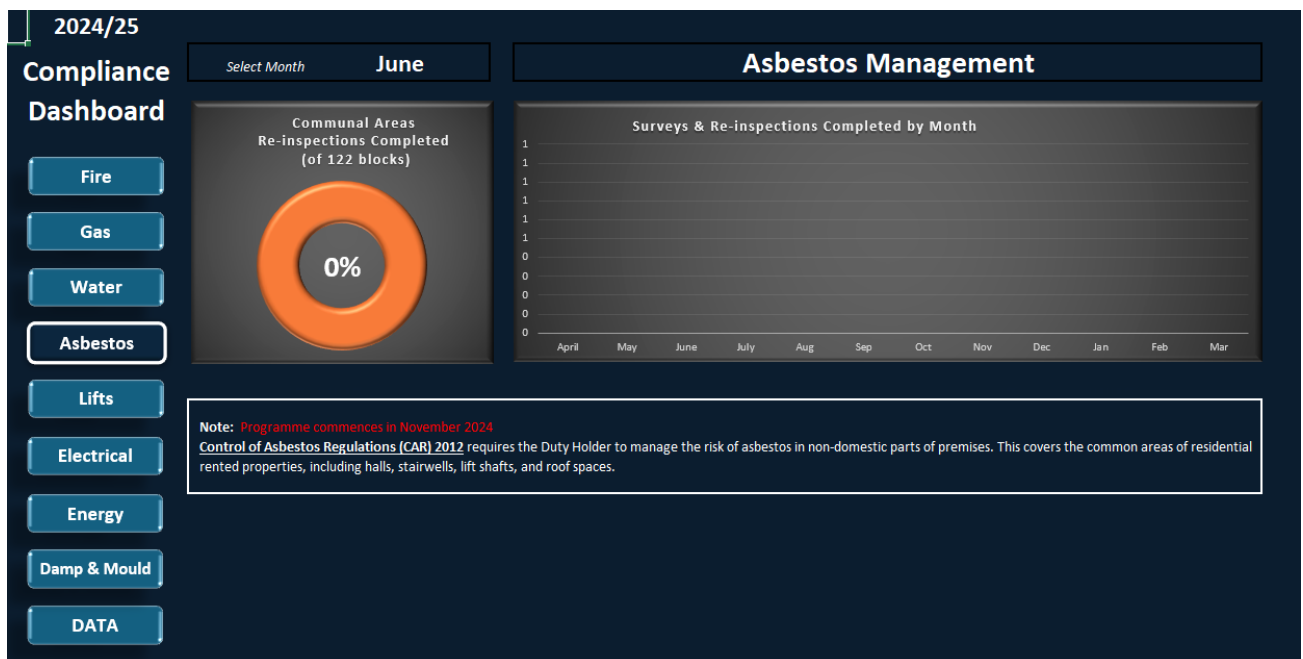
Gas Safety



Water Hygiene (Legionella Control)



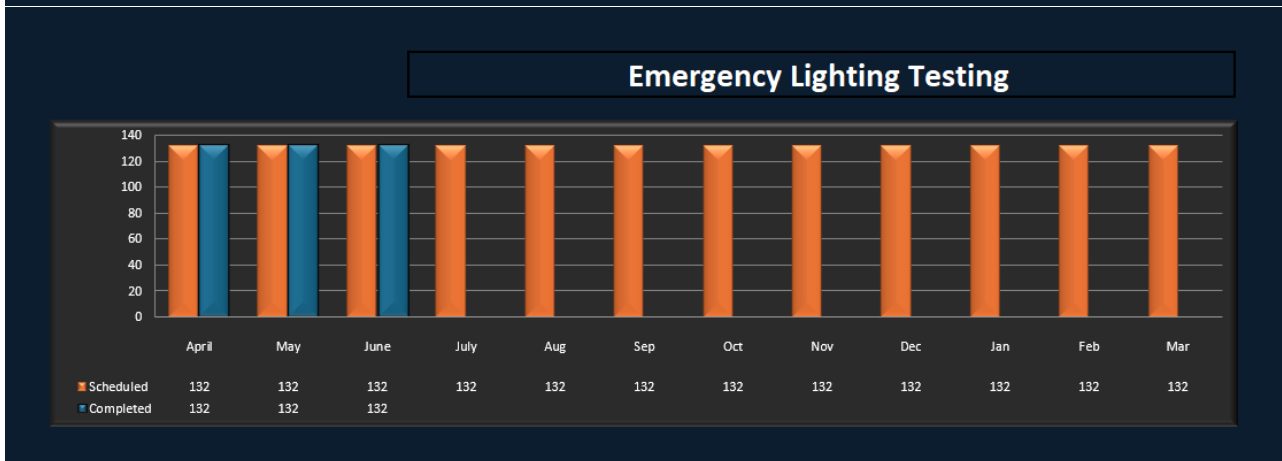
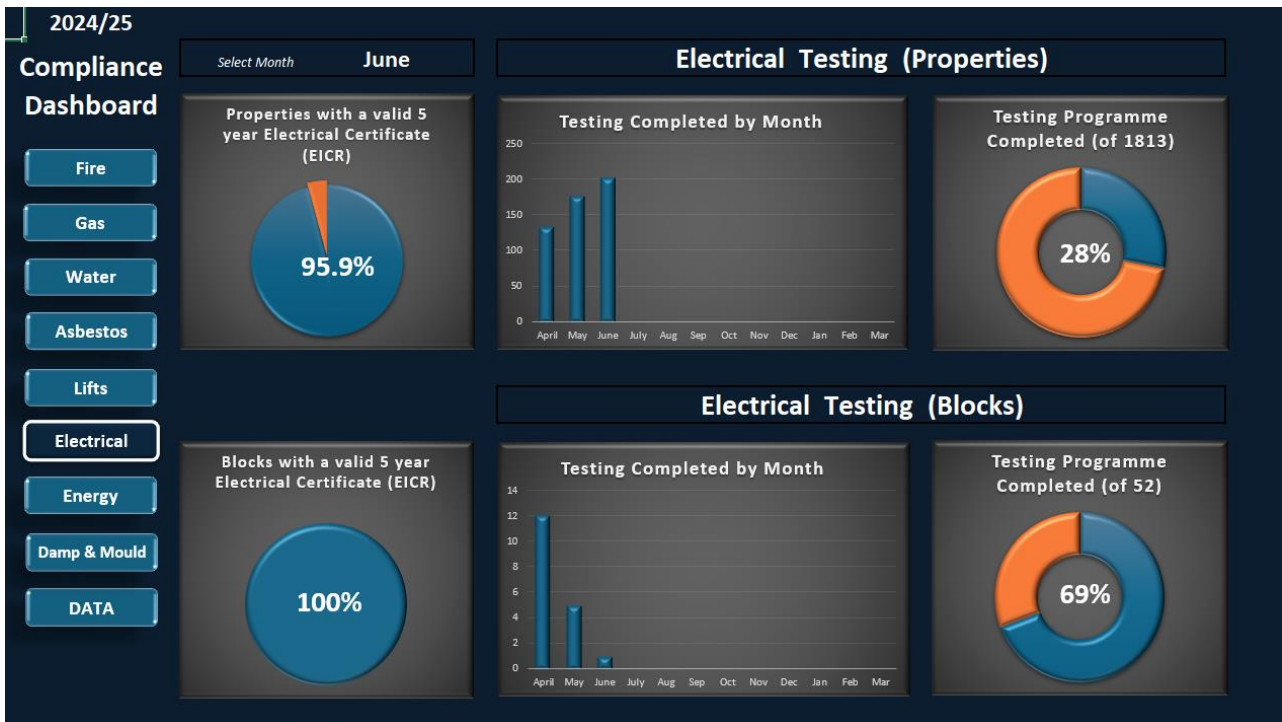
Asbestos Management



Lift Management



Electrical Safety



Energy Performance

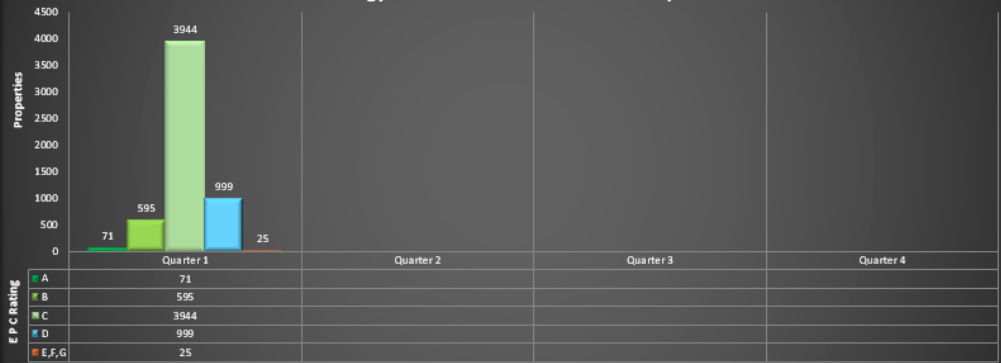
2024/25

Compliance Dashboard

- Fire
- Gas
- Water
- Asbestos
- Lifts
- Electrical
- Energy**
- Damp & Mould
- DATA

Energy Performance

Energy Performance of all Homes 2024/25

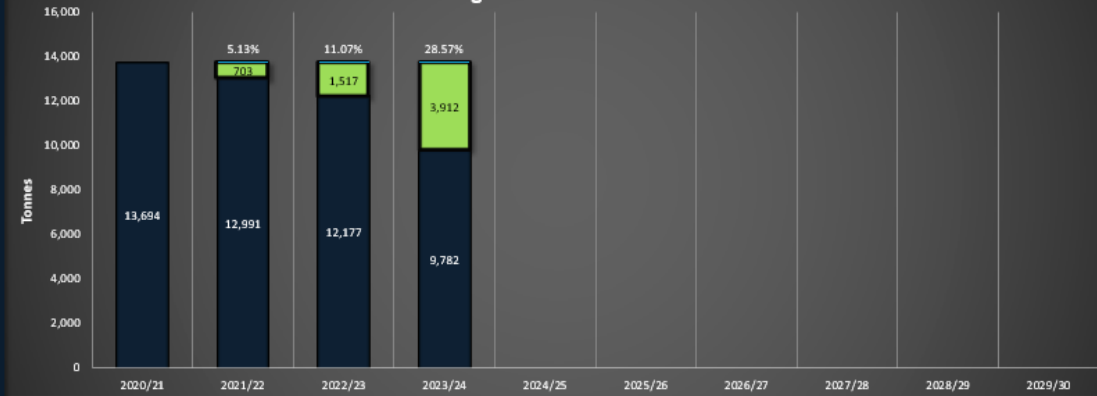


Energy Performance of all Properties 2020 - 2025

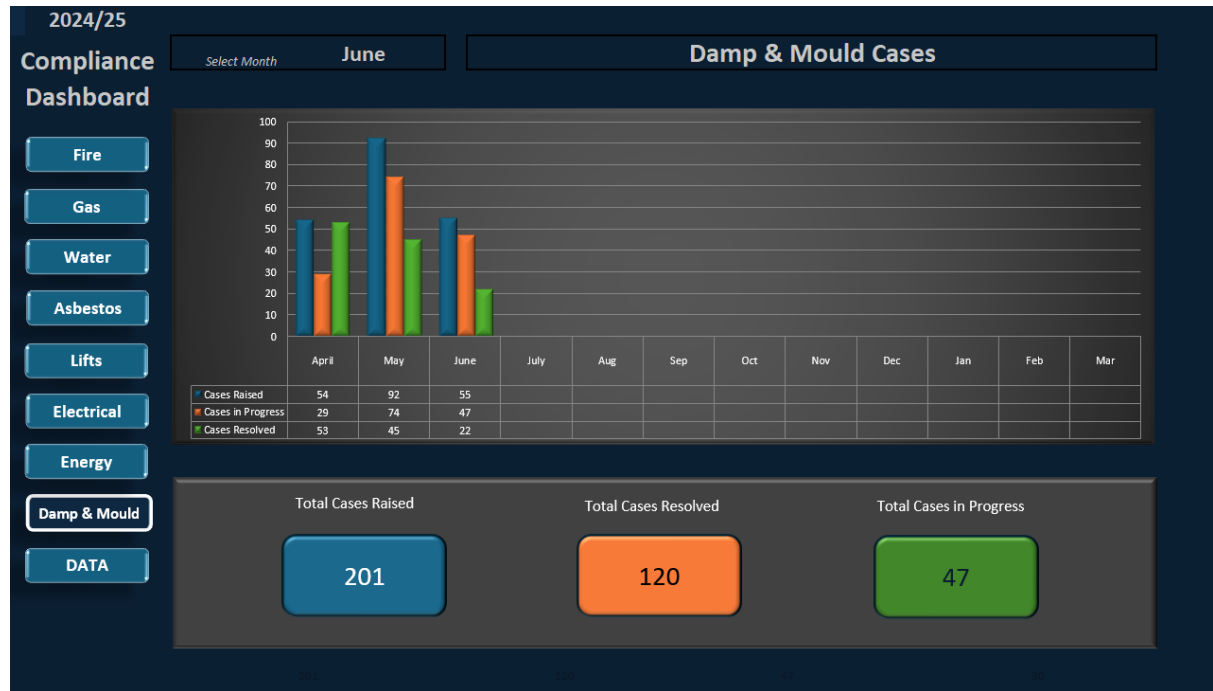


Carbon Emissions

Housing Stock Carbon Emissions & Reductions 2020 - 2030



Damp & Mould



Q1 Legislation & Regulatory Requirements and Status Report

Landlords Section 3(2) of the Health and Safety at Work Act 1974 (HSWA) makes provision for relevant health and safety legislation to apply to landlords to ensure a duty of care is shown to their tenants with regard to their health and safety.

Under section 11 Landlord and Tenant Act 1985, landlords are required to make repairs to the structure and exterior, as well as to installations such as boilers, pipes and electrics. It applies to private and social landlords.

Under The Housing Act 2004 - with regard to the Housing Health and Safety Rating System, the Landlord should ensure dwellings offer protection from the environment and capable of being occupied safely and healthily.

The Social Housing Regulation Act 2023 The act introduces new requirements relating to electrical safety checks, and the landlord must comply with all legal requirements for gas safety, smoke and carbon monoxide alarms. Landlords are required to investigate and fix reported hazards, such as damp and mould within specified timeframes.

Fire Safety	Fire Risk Assessments
Regulatory Requirement:	A requirement under The Regulatory Reform (Fire Safety) Order 2005 For residential buildings with 2 or more sets of domestic premises with a communal area.
Frequency:	Sheltered & High-Risk Residential Blocks (32) are completed annually, and Low-Rise Blocks (114) are completed every 3 years
Status Report:	All FRA's completed for 2024/25 Q1 Further detail on FRA remedial actions are now provided. Trend in overdue actions is downward. Of the 30 overdue FRA actions: <ul style="list-style-type: none"> • 9 are fire compartmentation works which are programmed in for 24/25 • 8 are housekeeping issues unresolved by Housing Management. The Building Safety Team is working with HM to streamline the reporting and action process to reduce the numbers. • 13 are Facility actions unresolved by Housing Assets. As of 24/07/2024, these have been reduced to 9, which are scheduled to be completed by end of July.
Fire Safety	Fire Door Inspections
Regulatory Requirement:	The Regulatory Reform (Fire Safety) Order 2005 requires fire-fighting equipment is maintained in an efficient state. The Fire Safety (England) Regulations 2022 requires the landlord to use 'best endeavours' to access all flat entrance doors and quarterly inspection of all communal fire doors in residential blocks above 11m Government's recent guidance suggests that the responsible person may need to consider legal action if a resident persistently refuses to cooperate with these checks.
Frequency:	Annually inspect 360 flat entrance fire doors in six residential blocks Quarterly inspect communal doors to six residential high-risk blocks
Status Report:	Inspection of flat entrance doors will commence in July 2024. Inspections of Communal fire doors are 100% at end of Q1.
Fire Safety	Fire Alarms & Dry Risers
Regulatory Requirement:	A requirement under The Regulatory Reform (Fire Safety) Order 2005 Fire-fighting equipment is maintained in an efficient state.

Frequency:	BS 5839-1:2017 recommends that a fire alarm system should be inspected and serviced by a competent person at least every 6 months. BS9990:2015 regulates the testing and maintenance of dry risers, and should have an operating pressure of 12 bar and be visually inspected every 6 months
Status Report:	GBC has 24 sites with fire alarms installed. HI-Rise residential buildings are serviced quarterly and Independent Living Schemes every six months. GBC has 9 residential blocks with dry risers installed. All servicing for fire alarms and dry risers has been completed as per the schedule by end of Q1.

Gas Safety	Gas Service & Safety Check (LGSR)
Regulatory Requirement:	The Gas Safety (Installations and Use) Regulations 1998 requires landlords to ensure gas installations are properly maintained and Gas Safety Checks and records are completed on an annual basis.
Frequency:	A Landlords Gas Safety Record (LGSR) must be completed within 12 months of the last safety check. Gas Servicing & Safety Checks are Scheduled over a 9-month programme, February to October
Status Report:	100% Properties with a valid LGSR

Water Hygiene	Risk Assessments & Water Testing
Regulatory Requirement:	The Control of Substances Hazardous to Health Regulations 2002 (COSHH) provides a framework of actions to control the risk from a range of hazardous substances, including biological agents such as Legionella. The procedure for the control of Legionella bacteria in water systems should be in accordance with the ACoP L8 and HSG274.
Frequency:	Risk assessments of 118 residential blocks with shared/communal water storage are completed every 2 years. There are none scheduled for 2024. Water testing of 32 communal water supplies (temperature readings), are completed monthly. Most sites have multiple reading tests performed at various locations within the block.
Status Report:	All water testing completed as per schedule to end of Q1.

Asbestos	Communal Re-inspections Surveys
Regulatory Requirement:	The Control of Asbestos Regulations (CAR) 2012 requires the Duty Holder to manage the risk of asbestos in non-domestic parts of premises. This covers the common areas of residential rented properties, including halls, stairwells, lift shafts, and roof spaces.
Frequency:	122 Residential blocks with asbestos containing materials are inspected and their condition assessed annually, to check it has not deteriorated or been damaged.

	Individual domestic properties do not fall under the umbrella of CAR 2012; however, GBC as an employer has a duty under the Health and Safety at Work Act 1974 to ensure the health and safety of their employees and others, which encompasses risks from asbestos.
Status Report:	Communal inspections will commence in Q3.

Lifts	<i>Passenger Lift Servicing</i>
Regulatory Requirement:	The Lifting Operations and Lifting Equipment Regulations 1998 (LOLER) do not directly apply to passenger or mobility lifts in residential premises. These lifts are primarily used by the occupants and therefore not subject to the requirements of LOLER. However, businesses providing this equipment have responsibilities for its safety under HSWA and therefore we adopt the LOLER requirements as best practice, which include routine maintenance by competent contractors and regular examinations by a UKAS accredited inspection body (Zurich Engineering)
Frequency:	Passenger Lifts - Six-monthly servicing & Six-monthly examinations Mobility Lifts - - Six-monthly servicing & annual examinations (six-monthly for through floor lifts)
Status Report:	All servicing and examinations for passenger lifts completed as per schedule at end of Q1

Electrical	<i>Electrical Testing & Inspection</i>
Regulatory Requirement:	The Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020 , requires private landlords ensure every electrical installation in their residential premises is inspected and tested at intervals of no more than 5 years by a qualified and competent person. Although Social Housing is currently exempt from this, we adopt the requirements of the regulation along with guidance from the Electrical Safety Council and BS7671: 2008 as best practice.
Frequency:	Every 5 years
Status Report:	Nearly a third of the domestic properties (1813) are being tested in 2024/25, and we are on target to complete the programme. Issues impacting on progress include: <ul style="list-style-type: none"> • No Access (court action in process) – 45 • Follow-up remedial works (tenant DIY electrics & UKPN) – 36

Electrical	<i>Emergency Lighting Testing</i>
Regulatory Requirement:	A requirement under The Regulatory Reform (Fire Safety) Order 2005 Emergency routes and exits requiring illumination must be provided with emergency lighting of adequate intensity in the case of failure of their normal lighting.
Frequency:	BS 5266-1:2016, code of practice for emergency lighting, recommends a competent person performs the maintenance and monthly test on the hardware
Status Report:	Monthly testing has been completed as per schedule to end of Q1.

Energy	<i>Energy Performance of Housing Stock</i>
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Regulatory Requirement:	<p>In 2017, the UK Government released the Clean Growth Strategy which outlines their intention for all fuel poor homes to be upgraded to EPC rating C by 2030 and a further aspiration for as many homes as possible to be EPC rating C by 2035 where practical, cost-effective, and affordable.</p> <p>The Minimum Energy Efficiency Standards (MEES) requires private landlords cannot rent out properties with an energy rating of F or G, unless they have made efforts to improve the property and obtained a formal exemption.</p>
Frequency:	EPCs are completed after any major energy improvement works. All new tenancies must have a new EPC if existing one is older than 10 years.
Status Report:	<p>GBC has 84% of properties rated EPC C or above, an improvement from 57.6% in 2020. This compares with the latest national social housing average of 68.75% of properties rated EPC C or above. <i>(source: https://www.ons.gov.uk)</i></p> <p>GBC has also reduced the carbon emissions of its housing stock by 28.57%</p>