

Appendix A- Compliance with Decent Homes Standard

Table A- Compliance with Decent Homes status of properties for year 2024-2025

Date (End of Month)	Number of Decent Homes	Number of Non-Decent Homes	% that meet Decent Homes	Comments
Mar 23	3206	0	100%	Figures quoted are of 31 March 2024
Jun 24	3088	122	96.20%	Figures quoted are of 30 June 2024
Sept 24	3125	86	97.32%	Figures quoted are of 30 September 2024
Dec 24	3204	17	99.47%	Figures quoted are of 31 December 2024
Mar 25	3221	0	100%	Figures Quoted are of 31 March 2025

Appendix B- Statutory Compliance Position

Table B - Statutory compliance position across compliance areas

Area	Level of Compliance March 25	Level of Compliance for previous Quarter	Comments
Gas Servicing	100%	100%	2905 Properties require an annual gas safety check. All currently have an in date CP12
Electrical Testing	Dwellings – 98.87% Communal – 100%	Dwellings – 99.88% Communal – 100%	36 of 3208 properties still require a test. These are now at the legal stage for applications for warrants
Communal Fire Risk Assessments	100%	100%	All relevant sites have up to date FRA's. 188 actions raised, 166 completed, 16 in progress, 6 on-going, 0 not started
Asbestos Management Surveys	99.65%	99.45%	11 still require a survey due to access issues. Of these 8 now have a court access warrant granted.
Communal Legionella Testing	100%	100%	Monthly Legionella Testing regime in place & full set of Risk assessments. Recommended remedial works completed
LOLER (Lifts)	100%	100%	All passenger & stairlifts Serviced. No outstanding actions. Passenger lift at Castle Ct renewed & under warranty. Armada Ct lift to be renewed 2025/26

Appendix C

Table C - Budgetary position and summary of each programme required to meet the Decent Homes Standard

Budget Code	Description	Baseline Budget for 24-25	Actual Spend Year End	Variance	Comments
SAH	Electrical Rewires	£858,710.00	£853,235.42	-£5,474.58	Planned Programme complete on budget. No carry forward required
SAI	Windows	£267,010.00	£253,140.11	-£13,869.89	Planned Programme complete on budget. No carry forward required
SAK	Roof Finish	£483,010.00	£486,310.88	+£3,300.88	Planned Programme complete. Marginally over budget
SBH	Kitchens	£885,080.00	£865,460.24	-£19,619.76	Planned Programme completed to achieve decency. Carry forward requested as full programme not completed
SBW	Heating & System Upgrades	£541,450.00	£524,650.59	-£16,799.41	Planned Programme complete on budget. No carry forward required
SBX	Door Replacement	£51,020.00	£48,985.45	-£2,034.55	No planned programme in place. Doors being replaced on a responsive basis.
SUQ	Bathrooms	£752,300.00	£741,842.88	-£10,457.12	Planned Programme complete on budget. No carry forward required

Appendix D- Responsive Repairs Backlog Position

Table D -Record of the backlog position for year 2024-2025

Date (End of Month)	Total Number of Responsive Repairs Out of Target	Estimated Value of Out of Target Responsive Repairs	Comments
Mar 24	312	£79,008.88	Two permanent operatives remain on long term sick leave. One operative moving to step 5 of Attendance management framework. Vacant temporary post currently being recruited to. 2 Agency staff currently being utilised. Significant damp & mould works being received also impacting on ability to reduce the backlog

June 24	311	£66,208.37	<p>One permanent operative remains on long term sick leave. 2nd operative on long term sick leave has left the authority, post to be advertised. Vacant temporary post has had to be re-advertised</p> <p>2 Agency staff being utilised. Level of damp & mould works remain high for the time of year & continuing to impact on the backlog</p>
Sept 24	271	£41,652.19	<p>Service area is now fully staffed with no long term sick leave. No agency staff being utilised. Efficiency improvements to scheduling of works & increased supervision of operatives producing a positive impact on the backlog, which is now consistently reducing on a monthly basis.</p>
Dec 24	164	£20,057.19	<p>Significant reduction of Backlog through Q3 following introduction of new Operations Manager within In-House</p>
Mar 25	111	£19,356.08	<p>Higher % of jobs now being completed within target.</p> <p>As of 31st March there were 511 live jobs within the system. It is deemed that 300-500 live jobs constitutes normal operating parameters. It is expected that this target will be achieved by June 25, meaning there is no longer a backlog of responsive repairs.</p>

Appendix E- Total Housing Repairs jobs including repairs outside of target response times

