

## 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. 2<sup>nd</sup> 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 &amp; mould works remain high for the time of year &amp; 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 &amp; 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 31<sup>st</sup> 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**

