

Asset Management - **Information last updated: 13 August 2026.**

STAIRs information, Item 6.1 - 6.6

Compliance Data Reporting

We have significantly strengthened the monitoring and management of our compliance data, giving us a comprehensive view of our current position that is continually updated as new certification is received.

Component	Description
LGSRs Com 12M	Annual Communal Landlord Gas Safety Report (LGSR Com)
LGSRs Dom 12M	Annual Domestic Landlord Gas Safety Report (LGSR Dom)
Asbestos (Found) Surveys	Annual Asbestos (Found) Survey (AFS)
Asbestos Management Survey	Asbestos Management Survey - No Asbestos (AMS)
Fire Risk Assessments 12M	Annual Fire Risk Assessment (FRA)
Fire Alarm Test 3/6M	3M or 6M Fire Alarm Test (FAT)
EML Com Test 12M	Annual Emergency Lighting Check (EML)
Fire Door Surveys	Fire Door Surveys 24M - Annual for 5 Floor + properties (FDS)
EICR Com 5Y	5 Yrly Communal Electrical Installation Condition Report (EiCR Com)
EICR Dom 5Y	5 Yrly Domestic Electrical Installation Condition Report (EiCR Dom)
PAT 12M	Annual Portable Appliance Testing (PAT)
Lightning Protection Cert	Annual external lightning rod protection certification and earth readings (LPC)
WRA Com 24M	2 Yrly Communal Water Risk Assessment (WRA Com)
WRA Dom 24M	2 Yrly Domestic Water Risk Assessment (WRA Dom)
LOLER 6M	6M Lifting Operations and Lifting Equipment Regulations Report (LOLER 6)
Lift Service Report 3M	3m Lift Service Report (LSR)
LOLER 12M	12M Lifting Operations and Lifting Equipment Regulations Report (LOLER 12)
Stock Condition Surveys 5Y	5 Yrly Stock Condition Surveys (SCS)
Metal Work Surveys 5Y	5 Yrly Metal Work Survey - Fires Escapes, Railings and Handrails (MWS)
Tree Safety Surveys	3 Yrly Tree Safety Surveys (TSS)
Energy Performance Cert 10Y	10 Yrly Energy Performance Certificate (EPC)

Component	Not Compliant	Compliant	% Comp
LGSRs Com 12M	0	4	100.00%
LGSRs Dom 12M	4	235	98.33%
Asbestos (Found) Surveys	81	16	16.49%
Asbestos Management Survey	152	398	72.36%
Fire Risk Assessments 12M	4	78	95.12%
Fire Alarm Test 3/6M	7	65	90.28%
EML Com Test 12M	2	69	97.18%
Fire Door Surveys	6	68	91.89%
EICR Com 5Y	0	89	100.00%
EICR Dom 5Y	4	494	99.20%
PAT 12M	4	111	96.52%
Lightning Protection Cert	0	2	100.00%
WRA Com 24M	0	89	100.00%
WRA Dom 24M	2	22	91.67%
LOLER 6M	0	3	100.00%
Lift Service Report 3M	0	3	100.00%
LOLER 12M	1	2	66.67%
Stock Condition Surveys 5Y	179	306	63.09%
Metal Work Surveys 5Y	3	18	85.71%
Tree Safety Surveys	0	40	100.00%
Energy Performance Cert 10Y	168	373	68.95%

Stock Condition Surveys

We currently hold up-to-date stock condition surveys for **63% of our properties** and have a clear, structured programme in place to complete the remaining surveys across our portfolio.

Survey activity is being increased to accelerate progress, with performance monitored closely to ensure we continue to improve coverage. Our aim is to achieve a comprehensive and up-to-date stock condition survey position across the full portfolio within the next 12 months.

This programme will give us an increasingly detailed understanding of the condition of our homes, helping us to plan investment effectively, prioritise maintenance and improvement works, and support the long-term quality and safety of the homes we provide.

Asbestos

We have strengthened our approach to asbestos management through a portfolio-wide review of the information and monitoring arrangements currently in place.

This work has improved our understanding of our properties and enabled us to identify where surveys, records or follow-up inspections need to be updated. A structured improvement programme is now underway, supported by a specialist contractor, to complete the necessary surveys and inspections.

Work is being prioritised according to risk, with particular attention given to higher-risk buildings and properties where maintenance or improvement works are planned. Once the initial programme is complete, properties containing identified asbestos will move into a rolling reinspection programme to support effective ongoing monitoring.

No asbestos-related incidents have been identified. We will continue to monitor progress closely and strengthen our records and assurance arrangements to support the safe, consistent and effective management of asbestos across our properties.