

DMT Risk Performance Report

To: Paul Parkinson, Executive Director Operations

From: Chris Clipstone, Assistant Director – Housing Operations , Phil Warrington, Assistant Director – Strategic Housing and Scott Tilley, Assistant Director – Corporate Health and Safety, Pete Curry, Consumer Standards Lead Officer

Date: 19 December 2023

Subject: Service Based Regulatory Risk Performance

Risk Number	Risk Name	Allocated to	Tolerance or Early Warning indicators triggered?	Comments/Actions/Concerning Trends
HOU01	Failure to meet statutory gas compliance.	Chris Clipstone	No	
HOU02	Failure to meet statutory fire compliance.	Scott Tilley	No	
HOU03	Failure to meet statutory asbestos compliance.	Scott Tilley	No	
HOU04	Failure to meet statutory electrical compliance.	Chris Clipstone	No	
HOU05	Failure to meet statutory lift safety compliance.	Scott Tilley	Yes	Six monthly LOLER inspections (BS05) as at 18/12/2023. LOLER inspection on passenger lift in Block B Darlison Court

				has not yet been completed (from October) due to an outstanding 'Supplementary Test' as advised by HSB Insurance Engineers. Advice received from our lift consultants (RJ Lifts) contradicted the HSB report leading to ADC investigation and consultation with HSB / RJL causing subsequent delay. We have been chasing RJ Lifts to undertake the Supplementary Test – now booked for 22/12/23.
HOU06	Failure to meet statutory legionella compliance.	Scott Tilley	Yes	As at 18/12/2023: No access to Aspley Court roof void in June 2023 affecting 4 checks (YTD compliance = 98%). Note, this relates to legionella control scheme <i>periodic visits</i> to communal water facilities and not the completion of domestic legionella risk assessments which is TSM BS04 'Water Safety Checks' .
HOU07	Failure to ensure compliance with Economic and Consumer Standards set out by the Regulator of Social Housing	Pete Curry	Yes	Issues identified with lift and legionella safety checks, as per risks 5 and 6. Increase (1) in number of PIs appearing on indicators below target report, with 8 PIs showing deteriorating performance from previous month
HOU08	Failure to adhere to the Housing Ombudsman's complaint handling code.	Pete Curry	No	
HOU09	Failure to spend or allocate Homes England, Commuted sums and RTB receipts funding	Phil Warrington	No	As of 15 th Dec
HOU10	Sustainability of HRA Business Plan and ability to invest in current and new stock	Phil Warrington	Yes	Rent arrears as a % of rent roll is above target for the 5 th consecutive month. However, arrears do tend to peak in Nov before reducing with the RFWs. Current arrears figure is below the figure reported in Nov 2022 and that hit target by the year end.