

DMT Risk Performance Report

To: Housing Regulation Management Team

From: Pete Curry, Consumer Standards Lead Officer

Date: 17 January 2025

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	As at 16/01/2025
HOU02	Failure to meet statutory fire compliance.	Scott Tilley	No	As at 14/01/2025
HOU03	Failure to meet statutory asbestos compliance.	Scott Tilley	No	As at 14/01/2025
HOU04	Failure to meet statutory electrical compliance.	Chris Clipstone	No	As at 16/01/2025
HOU05	Failure to meet statutory lift safety compliance.	Scott Tilley	Yes	Brook Street Court lift pit flooded – delayed LOLER inspection by 1 day – completed on 01/11/24. Work ongoing to rectify water ingress into lift shaft pit.

HOU06	Failure to meet statutory legionella compliance.	Scott Tilley	Yes	Whilst all higher risk communal system legionella risk assessments (LRA) have been completed, the overall percentage of stock covered by a dwelling LRA is 94%, mainly due to properties with standalone domestic systems with stored water.
HOU07	Failure to ensure compliance with Economic and Consumer Standards set out by the Regulator of Social Housing	Pete Curry	Yes	As of 17/1/25 - Less than 100% compliance with Health and Safety measures – as per HOU05 and HOU06. Noted that LOLER inspection now complete and outstanding Legionella checks deemed 'low risk' and plans in place to complete, this information has previously been reported to RSH as part of 2023/24 TSM return.
HOU08	Failure to adhere to the Housing Ombudsman's complaint handling code.	Pete Curry	No	As of 17/1/25 – analysis of Q3 complaints yet to take place, trends identified at Q2 have been discussed with service areas
HOU09	Failure to spend or allocate Homes England, Commuted sums and RTB receipts funding	Phil Warrington	No	As of 16/1/25
HOU10	Sustainability of HRA Business Plan and ability to invest in current and new stock	Phil Warrington	Yes	Rent arrears as a % of rent due remains above target, in red, for a 5 th month. Migration from HB to UC remains an issue. Action in place to catch up as come towards year end.