



Property Safety Information

June 2026

This table shows how we are performing across all key property safety and compliance measures. Our reporting year runs between March and April.

Measures are colour coded in the 'on track' column, depending on how far away from target they are:

Green - On target
Amber - Within 5% of target
Red - More than 5% away from target
Black - No Target

Category	Measure	Metric Period	Target	Actual	Variance	Commentary	On Track?
Asbestos	Management Surveys (to Identify Asbestos) – Have Been Carried Out for All Curo Properties	Full Year 2025/26	100.00	98.36	1.64	This measure is within 5% of its target, with between 95% and 99.9% of all required information recorded.	●

Category	Measure	Metric Period	Target	Actual	Variance	Commentary	On Track?
Asbestos	A Defined Level of Risk for Asbestos is Recorded Against Every Property.	Full Year 2025/26	100.00	100.00	0.00	This measure is on target, with all required information recorded.	●
Asbestos	Identified Asbestos is Re-Inspected On Time - Communal Areas	Full Year 2025/26	100.00	99.66	0.34	This measure is within 5% of its target, with between 95% and 99.9% of work completed on time.	●
Asbestos	Identified Asbestos is Re-Inspected On Time - Properties	Full Year 2025/26	100.00	76.90	23.10	This measure is more than 5% away from its target, with less than 95% of work completed on time.	●

Category	Measure	Metric Period	Target	Actual	Variance	Commentary	On Track?
Electrical	Electrical Wiring Tests are Completed On Time	Full Year 2025/26	100.00	98.29	1.71	This measure is within 5% of its target, with between 95% and 99.9% of work completed on time.	●
Electrical	Electrical Wiring Works Identified Following Safety Check are Completed On Time	Full Year 2025/26	100.00	59.26	40.74	This measure is more than 5% away from its target, with less than 95% of work completed on time.	●
Electrical	Portable Appliance Testing (PAT Tests) Are Carried Out On Time	Full Year 2025/26	100.00	28.40	71.60	This measure is more than 5% away from its target, with less than 95% of work completed on time.	●

Category	Measure	Metric Period	Target	Actual	Variance	Commentary	On Track?
Electrical	Generators Are Serviced On Time	Full Year 2025/26	100.00	0.00	100.00	This measure is more than 5% away from its target, with less than 95% of work completed on time.	●
Fire	Communal Fire Safety Checks are Completed On Time	Full Year 2025/26	100.00	99.56	0.44	This measure is within 5% of its target, with between 95% and 99.9% of work completed on time.	●
Fire	Fire Safety Works Identified in Checks are Completed On Time	Full Year 2025/26	100.00	28.74	71.26	This measure is more than 5% away from its target, with less than 95% of work completed on time.	●

Category	Measure	Metric Period	Target	Actual	Variance	Commentary	On Track?
Fire	Communal Smoke Detectors are Tested On Time	Full Year 2025/26	100.00	96.19	3.81	This measure is within 5% of its target, with between 95% and 99.9% of work completed on time.	●
Fire	Servicing of Communal Fire Alarm and Fire Detection is Completed On Time - Every 3 Months	Full Year 2025/26	100.00	97.85	2.15	This measure is within 5% of its target, with between 95% and 99.9% of work completed on time.	●
Fire	Servicing of Communal Fire Alarm and Fire Detection is Completed On Time - Every 12 Months	Full Year 2025/26	100.00	100.00	0.00	This measure is on target - all work has been completed on time.	●

Category	Measure	Metric Period	Target	Actual	Variance	Commentary	On Track?
Fire	Fire Alarm and Detection Works Identified in Checks is Completed On Time	Full Year 2025/26	100.00	91.67	8.33	This measure is more than 5% away from its target, with less than 95% of work completed on time.	●
Fire	Inspection and Servicing of Fire Alarms is Completed on Time	Full Year 2025/26	100.00	98.48	1.52	This measure is within 5% of its target, with between 95% and 99.9% of work completed on time.	●
Fire	Testing of Fire Suppression Systems (like Mobile Sprinklers) is Completed on Time	Full Year 2025/26	100.00	50.00	50.00	This measure is more than 5% away from its target, with less than 95% of work completed on time.	●

Category	Measure	Metric Period	Target	Actual	Variance	Commentary	On Track?
Fire	Inspection and Testing of Dry and Wet Risers is Completed on Time	Full Year 2025/26	100.00	100.00	0.00	This measure is on target - all work has been completed on time.	●
Fire	Smoke Ventilation Systems are Tested On Time	Full Year 2025/26	100.00	97.59	2.41	This measure is within 5% of its target, with between 95% and 99.9% of work completed on time.	●
Fire	Smoke Ventilation System Works Identified in Checks are Completed On Time	Full Year 2025/26	100.00	100.00	0.00	This measure is on target - all work has been completed on time.	●

Category	Measure	Metric Period	Target	Actual	Variance	Commentary	On Track?
Fire	Fire Drop Key Override Switch is Serviced on time	Full Year 2025/26	100.00	100.00	0.00	This measure is on target - all work has been completed on time.	●
Fire	Lightning Protection is Inspected On Time	Full Year 2025/26	100.00	87.72	12.28	This measure is more than 5% away from its target, with less than 95% of work completed on time.	●
Fire	Lightning Protection Works Identified in Checks are Completed On Time	Full Year 2025/26	100.00	0.00	100.00	This measure is more than 5% away from its target, with less than 95% of work completed on time.	●

Category	Measure	Metric Period	Target	Actual	Variance	Commentary	On Track?
Fire	Emergency Lighting is Tested On Time	Full Year 2025/26	100.00	99.22	0.78	This measure is within 5% of its target, with between 95% and 99.9% of work completed on time.	●
Fire	Emergency Lighting Works Identified in Checks are Completed On Time	Full Year 2025/26	100.00	92.86	7.14	This measure is more than 5% away from its target, with less than 95% of work completed on time.	●
Fire	Emergency Lighting Checks Completed On Time - Sheltered Housing	Full Year 2025/26	100.00	99.45	0.55	This measure is within 5% of its target, with between 95% and 99.9% of work completed on time.	●

Category	Measure	Metric Period	Target	Actual	Variance	Commentary	On Track?
Fire	Emergency Lighting Checks Completed On Time - Supported Housing	Full Year 2025/26	100.00	66.67	33.33	This measure is more than 5% away from its target, with less than 95% of work completed on time.	●
Fire	Emergency Lighting Checks Completed On Time - General Needs Housing	Full Year 2025/26	100.00	100.00	0.00	This measure is on target - all work has been completed on time.	●
Fire	Emergency Lighting Checks Completed On Time - Homes Managed by Third Parties	Full Year 2025/26	100.00	0.00	100.00	This measure is more than 5% away from its target, with less than 95% of work completed on time.	●

Category	Measure	Metric Period	Target	Actual	Variance	Commentary	On Track?
Fire	Weekly Fire Alarm Testing Carried Out On Time - Sheltered Housing	Full Year 2025/26	100.00	100.00	0.00	This measure is on target - all work has been completed on time.	●
Fire	Weekly Fire Alarm Testing Carried Out On Time - Supported Housing	Full Year 2025/26	100.00	50.00	50.00	This measure is more than 5% away from its target, with less than 95% of work completed on time.	●
Fire	Weekly Fire Alarm Testing Carried Out On Time - General Needs Housing	Full Year 2025/26	200.00	100.00	100.00	This measure is on target - all work has been completed on time.	●

Category	Measure	Metric Period	Target	Actual	Variance	Commentary	On Track?
Fire	Visual Inspection of Dry Risers is Completed on Time	Full Year 2025/26	100.00	97.92	2.08	This measure is within 5% of its target, with between 95% and 99.9% of work completed on time.	
Fire	Inspection of Communal Fire Doors for Blocks Taller Than 11m is Completed on Time	Full Year 2025/26	100.00	91.67	8.33	This measure is more than 5% away from its target, with less than 95% of work completed on time.	
Fire	Inspection of Flat Front Doors for Blocks Taller Than 11m is Completed on Time	Full Year 2025/26	100.00	50.00	50.00	This measure is more than 5% away from its target, with less than 95% of work completed on time.	

Category	Measure	Metric Period	Target	Actual	Variance	Commentary	On Track?
Fire	Inspection of Gerda Boxes (Containing Key Safety Information for Emergency Services) for Blocks Taller 18m and Higher Completed On Time	Full Year 2025/26	100.00	100.00	0.00	This measure is on target - all work has been completed on time.	●
Fire	Communal Smoke Detectors are Tested On Time - Sheltered Housing	Full Year 2025/26	100.00	0.00	100.00	This measure is more than 5% away from its target, with less than 95% of work completed on time.	●
Fire	Communal Smoke Detectors are Tested On Time - General Needs Housing	Full Year 2025/26	100.00	0.00	100.00	This measure is more than 5% away from its target, with less than 95% of work completed on time.	●

Category	Measure	Metric Period	Target	Actual	Variance	Commentary	On Track?
Fire	Communal Smoke Detectors are Tested On Time - Supported Needs Housing	Full Year 2025/26	100.00	0.00	100.00	This measure is more than 5% away from its target, with less than 95% of work completed on time.	●
Fire	Auto Door Holders are Serviced On Time	Full Year 2025/26	100.00	100.00	0.00	This measure is on target - all work has been completed on time.	●
Heating	Gas Safety Checks are Carried Out On Time	Full Year 2025/26	100.00	99.95	0.05	This measure is within 5% of its target, with between 95% and 99.9% of work completed on time.	●

Category	Measure	Metric Period	Target	Actual	Variance	Commentary	On Track?
Heating	Oil and Solid Fuel Heating safety Checks are Completed On Time	Full Year 2025/26	100.00	99.30	0.70	This measure is within 5% of its target, with between 95% and 99.9% of work completed on time.	●
Heating	Ground & Air Source Heat Pumps and Solar Thermal Panels are Serviced On Time	Full Year 2025/26	100.00	90.00	10.00	This measure is more than 5% away from its target, with less than 95% of work completed on time.	●
Heating	Solar Panels (PV) Are Serviced On Time	Full Year 2025/26	100.00	98.11	1.89	This measure is within 5% of its target, with between 95% and 99.9% of work completed on time.	●

Category	Measure	Metric Period	Target	Actual	Variance	Commentary	On Track?
Heating	Home Safety Checks are Carried Out On Time	Full Year 2025/26	100.00	96.86	3.14	This measure is within 5% of its target, with between 95% and 99.9% of work completed on time.	●
Lift	Passenger Lift Inspections are Carried Out On Time	Full Year 2025/26	100.00	97.87	2.13	This measure is within 5% of its target, with between 95% and 99.9% of work completed on time.	●
Lift	Passenger and Goods Lifts Are Inspected On Time	Full Year 2025/26	100.00	89.36	10.64	This measure is more than 5% away from its target, with less than 95% of work completed on time.	●

Category	Measure	Metric Period	Target	Actual	Variance	Commentary	On Track?
Lift	Passenger and Goods Lifts Are Serviced On Time	Full Year 2025/26	100.00	100.00	0.00	This measure is on target - all work has been completed on time.	●
Lift	Domestic Stairlifts are Serviced On Time	Full Year 2025/26	100.00	96.74	3.26	This measure is within 5% of its target, with between 95% and 99.9% of work completed on time.	●
Lift	Communal Stairlifts are Serviced On Time	Full Year 2025/26	100.00	100.00	0.00	This measure is on target - all work has been completed on time.	●

Category	Measure	Metric Period	Target	Actual	Variance	Commentary	On Track?
Lift	Assistance Hoists and Height Adjustable Baths are Serviced On Time	Full Year 2025/26	100.00	100.00	0.00	This measure is on target - all work has been completed on time.	●
Lift	Platform Lifts are Serviced On Time	Full Year 2025/26	100.00	92.86	7.14	This measure is more than 5% away from its target, with less than 95% of work completed on time.	●
Lift	Through Floor Lifts are Serviced On Time	Full Year 2025/26	100.00	91.30	8.70	This measure is more than 5% away from its target, with less than 95% of work completed on time.	●

Category	Measure	Metric Period	Target	Actual	Variance	Commentary	On Track?
Lift	Lift Equipment - Powered Doors are Inspected On Time	Full Year 2025/26	100.00	100.00	0.00	This measure is on target - all work has been completed on time.	●
Lift	Lift Equipment - Powered Gates, Barriers and Shutters are Inspected On Time	Full Year 2025/26	100.00	100.00	0.00	This measure is on target - all work has been completed on time.	●
Lift	Lift Equipment - Through Floor Lifts are Inspected On Time	Full Year 2025/26	100.00	83.87	16.13	This measure is more than 5% away from its target, with less than 95% of work completed on time.	●

Category	Measure	Metric Period	Target	Actual	Variance	Commentary	On Track?
Lift	Lift Equipment - Platform Lists are Inspected On Time	Full Year 2025/26	100.00	85.71	14.29	This measure is more than 5% away from its target, with less than 95% of work completed on time.	●
Lift	Lift Equipment - Stairlifts are Inspected On Time	Full Year 2025/26	100.00	98.17	1.83	This measure is within 5% of its target, with between 95% and 99.9% of work completed on time.	●
Lift	Lift Equipment - Hoists and Adjustable Baths are Inspected On Time	Full Year 2025/26	100.00	100.00	0.00	This measure is on target - all work has been completed on time.	●

Category	Measure	Metric Period	Target	Actual	Variance	Commentary	On Track?
Mechanical	Mechanical Ventilation - Mechanical Vent Heat Recovery System (MVHR) is Serviced On Time	Full Year 2025/26	100.00	83.01	16.99	This measure is more than 5% away from its target, with less than 95% of work completed on time.	●
Mechanical	Mechanical Ventilation - Positive Input Ventilation System (PIV) is Serviced On Time	Full Year 2025/26	100.00	76.30	23.70	This measure is more than 5% away from its target, with less than 95% of work completed on time.	●
Mechanical	Works Identified Following Mechanical Ventilation Inspections Completed On Time	Full Year 2025/26	100.00	40.74	59.26	This measure is more than 5% away from its target, with less than 95% of work completed on time.	●

Category	Measure	Metric Period	Target	Actual	Variance	Commentary	On Track?
Mechanical	Powered Shutters, Gates and Barriers are Serviced On Time	Full Year 2025/26	100.00	11.11	88.89	This measure is more than 5% away from its target, with less than 95% of work completed on time.	●
Mechanical	Commercial Tumble Dryers Serviced On Time	Full Year 2025/26	100.00	95.65	4.35	This measure is within 5% of its target, with between 95% and 99.9% of work completed on time.	●
Mechanical	Commercial Washing Machines Serviced On Time	Full Year 2025/26	100.00	100.00	0.00	This measure is on target - all work has been completed on time.	●

Category	Measure	Metric Period	Target	Actual	Variance	Commentary	On Track?
Mechanical	Works Identified During Inspection of Commercial Tumble Dryers and Washing Machines are Completed on Time	Full Year 2025/26	100.00	100.00	0.00	This measure is on target - all work has been completed on time.	●
Mechanical	Powered Doors are Serviced On Time	Full Year 2025/26	100.00	83.19	16.81	This measure is more than 5% away from its target, with less than 95% of work completed on time.	●
Mechanical	Sewage Pumping Stations and Septic Tanks are Serviced On Time	Full Year 2025/26	100.00	25.00	75.00	This measure is more than 5% away from its target, with less than 95% of work completed on time.	●

Category	Measure	Metric Period	Target	Actual	Variance	Commentary	On Track?
Mechanical	Closomat Toilets are Serviced On Time	Full Year 2025/26	100.00	91.67	8.33	This measure is more than 5% away from its target, with less than 95% of work completed on time.	●
Mechanical	Mansafe Systems are Serviced On Time	Full Year 2025/26	100.00	100.00	0.00	This measure is on target - all work has been completed on time.	●
Radon	Radon Risk Levels are Defined and Recorded	Full Year 2025/26	100.00	99.95	0.05	This measure is within 5% of its target, with between 95% and 99.9% of all required information recorded.	●

Category	Measure	Metric Period	Target	Actual	Variance	Commentary	On Track?
Radon	Properties With a Radon Risk Are Tested For Radon Levels On Time	Full Year 2025/26	100.00	18.90	81.10	This measure is more than 5% away from its target, with less than 95% of work completed on time.	●
Radon	Radon Gas Extraction Systems are Tested On Time	Full Year 2025/26	100.00	83.94	16.06	This measure is more than 5% away from its target, with less than 95% of work completed on time.	●
Water	Legionella Risk Assessments are Carried Out On Time	Full Year 2025/26	100.00	100.00	0.00	This measure is on target - all work has been completed on time.	●

Category	Measure	Metric Period	Target	Actual	Variance	Commentary	On Track?
Water	Water Safety Works Identified via Safety Check are Completed On Time	Full Year 2025/26	100.00	95.50	4.50	This measure is within 5% of its target, with between 95% and 99.9% of work completed on time.	●
Water	Communal Tap Water Temperature Monitoring Checks are Carried Out On Time	Full Year 2025/26	100.00	91.76	8.24	This measure is more than 5% away from its target, with less than 95% of work completed on time.	●
Water	Water Tanks are Cleaned and Inspected On Time	Full Year 2025/26	100.00	11.76	88.24	This measure is more than 5% away from its target, with less than 95% of work completed on time.	●

Category	Measure	Metric Period	Target	Actual	Variance	Commentary	On Track?
Water	Communal Thermostatic Mixing Valves (TMVs) Are Serviced On Time	Full Year 2025/26	100.00	36.90	63.10	This measure is more than 5% away from its target, with less than 95% of work completed on time.	●
Water	Property Thermostatic Mixing Valves (TMVs) Are Serviced On Time	Full Year 2025/26	100.00	88.31	11.69	This measure is more than 5% away from its target, with less than 95% of work completed on time.	●
Water	Communal Unvented Cylinders Are Serviced On Time	Full Year 2025/26	100.00	100.00	0.00	This measure is on target - all work has been completed on time.	●

Category	Measure	Metric Period	Target	Actual	Variance	Commentary	On Track?
Water	Property Unvented Cylinders Are Serviced On Time	Full Year 2025/26	100.00	91.15	8.85	This measure is more than 5% away from its target, with less than 95% of work completed on time.	●
Water	Bacterial Testing is Carried Out On Time	Full Year 2025/26	100.00	100.00	0.00	This measure is on target - all work has been completed on time.	●
Water	Shower Cleans are Completed On Time	Full Year 2025/26	100.00	98.85	1.15	This measure is within 5% of its target, with between 95% and 99.9% of work completed on time.	●

Category	Measure	Metric Period	Target	Actual	Variance	Commentary	On Track?
Water	Expansion Vessels Are Serviced On Time	Full Year 2025/26	100.00	100.00	0.00	This measure is on target - all work has been completed on time.	