



Property Safety – Asbestos & Lifts Internal Audit – September 2025

KPMG reviewed Curo's processes and controls for managing asbestos in communal areas and statutory LOLER inspections of passenger lifts. This included the completion and recording of inspections, management of remedial actions, asbestos awareness training and governance and reporting arrangements. The audit provided **Partial Assurance with Improvements Required (Amber-Red)** for asbestos management and **Significant Assurance with Minor Improvement Opportunities (Green-Amber)** for lifts.

The audit identified a number of areas of good practice. Asbestos reinspection documentation was directly linked to properties to support effective record keeping, and performance measures were incorporated into Curo's systems and dashboards to provide oversight of compliance. For lifts, KPMG highlighted improvements made to the LOLER action tracker, including clearer recording of risk levels, works orders, completion dates and supporting evidence.

The main areas for improvement related to asbestos remedial actions, data quality and training compliance. While asbestos reinspection compliance was reported as 100% in June 2025, KPMG identified weaknesses in the recording, monitoring and evidence of remedial actions and incomplete information within the asbestos register. The review also identified a need to clarify responsibility for monitoring mandatory asbestos awareness training. For lifts, improvements were required to strengthen record keeping and monitoring of remedial actions, although KPMG recognised that enhanced arrangements had already been introduced during 2025.

Curo agreed eight management actions – one high, five medium and two low priority. These included strengthening the recording and monitoring of asbestos remedial works; introducing improved reconciliation and review of asbestos data; confirming ownership and compliance arrangements for asbestos awareness training; improving monitoring of LOLER remedial actions; and updating relevant procedures to reflect current governance arrangements.