



Manningham Housing Association
Health & Safety dashboard:
Annual Report - 2024/25
1st April 2024 to 31st March 2025

1. Asset Management Compliance

KPI's	Annual Tolerance Levels			MHA Annual – 2024/25		
				Target	Result	
Annual Gas safety checks completed	100%	N/A	Below 100%	100%	100%	
Legionella Management plan actions completed	100%	99%	Below 99%	100%	100%	
Fire Risk Management plan actions completed	100%	99%	Below 99%	100%	100%	
Outstanding Asbestos Surveys (properties pre-2000)	0%	1%	Over 1%	0%	100%	
Annual non-domestic asbestos surveys completed	100%	99%	Below 99%	100%	100%	
Electrical Installation Condition Reports outstanding (from those planned in 2023/24)	None	Outstanding 3-6 months	Outstanding 6+ months	0	0	0
Outstanding mechanical equipment services	None	N/A	More than 1	0	2	

2. Health and Safety Incidents

KPI's	Annual Tolerance Levels			MHA Annual – 2024/25	
				Target	Result
Health & Safety Reportable incidents to HSE (RIDDOR)	0	Up to 8	Over 8	0	0
Accidents and near misses reported	8	8-16	Over 16	0-8	1
Fire incidents	0	1-4	Over 4	0	1
Legionella related incidents	0	1-4	Over 4	0	0
Asbestosis related incidents	0	1-4	Over 4	0	0
Gas/Carbon Monoxide leaks	1-16	N/A	Over 16	0	2
Electrical safety related incidents	0	1-4	Over 4	0	0
Lifting Operations and Equipment (LOLER) related incidents	0	N/A	4 or more	0	0
Damp, Mould & Condensation related incidents	TBC	TBC	TBC	TBC	0

3. Damp, Mould and Condensation

Damp, Mould and Condensation numbers	MHA Annual DMC Figures (2024/25)	
	Number of Properties	Trend
Total Number of cases reported 24/25	197	-
Number of cases reported that have been closed (inspected within 14 days of the initial report, works orders raised, work completed and post inspected 6 weeks after works completion)	174	-
Open Cases	23	-
Breakdown of Open Cases		
Open - with pre-inspections outstanding	5	-
Open – with pre-inspections complete, work orders raised but not complete	3	-
Open – with pre-inspections completed, all works orders completed but six-week post inspection outstanding	14	-
Open – all actions complete	1	-

4. Annual Quality Control Assurance

The table below illustrates how MHA is providing additional assurance to board and highlights the results of this quality control where applicable.

Compliance area	Quality control measure in place	MHA Target	National Benchmark	Result	Trend
Gas safety checks (10% of all gas safety checks per month)	Corgi audits. 97 carried out in last year. Any issues found have been addressed with our contractors. Also, annual assurance letter provided by Corgi	100%	93%	96%	↑
Electrical Installation condition reports (14 inspections every 3 months)	Corgi audits. 46 carried out. Also, annual assurance letter provided by Corgi	100%	83.3%	85%	↑
Fire Risk Management Plan actions (management actions checked by Fire Specialist and letter)	Fire Comply certified that all works are complete for 2024-25. Also, annual assurance letter to be provided by Fire Comply	100%	N/A	100%	↑
Asbestos (Reinspections and letter)	Annual re-inspections carried out. Also, annual assurance letter provided by MCP	100%	N/A	100%	↔
Legionella (Remedials checked by specialist each month)	Annual risk assessment and monthly checks carried out by Archer & Stone. Any remedials checked each month. and annual letter of assurance provided	100%	N/A	100%	↔
Lifting equipment (LOLER inspections)	50 LOLER inspections were due this year. We have 2 inspections outstanding which are detailed in the Q4 H&S dashboard report	100%	N/A	96%	↔

● Meets MHA target ● Below MHA target but meets National Benchmark ● Below MHA target and National Benchmark

**Note – Audits carried out by Corgi for Gas safety and Electrical safety are an average score of the satisfactory documentation and satisfactory work completed by our contractors.*