



Manningham Housing Association  
**Health & Safety dashboard:**

**Annual Report - 2025/26**

1 April 2025 to 31 March 2026

# 1. Asset Management Compliance

| KPI's                                                                                 | Annual Tolerance Levels                                                             |                                                                                     |                                                                                     | MHA Annual – 2025/26 |         |
|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|----------------------|---------|
|                                                                                       |  |  |  | Target               | Result  |
| Annual Gas safety checks completed                                                    | 100%                                                                                | N/A                                                                                 | Below 100%                                                                          | 100%                 | 99.93.% |
| Legionella Management plan actions completed                                          | 100%                                                                                | 99%                                                                                 | Below 99%                                                                           | 100%                 | 100%    |
| Fire Risk Management plan actions completed                                           | 100%                                                                                | 99%                                                                                 | Below 99%                                                                           | 100%                 | 99.38%  |
| 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 2025/26) | None                                                                                | Outstanding 3-6 months                                                              | Outstanding 6+ months                                                               | 0                    | 10      |
| Outstanding mechanical equipment services                                             | None                                                                                | N/A                                                                                 | More than 1                                                                         | 0                    | 2       |

## 2. Health and Safety Incidents

| KPI's                                                      | Annual Tolerance Levels                                                           |                                                                                     |                                                                                     | MHA Annual – 2025/26 |        |
|------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|----------------------|--------|
|                                                            |  |  |  | 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                    | 9      |
| 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      |

### 3. 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 |
|-----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------|--------|-------|
| <b>Gas safety checks</b> (10% of all gas safety checks per month)                                   | Corgi audits. 101 carried out in last year. Any issues found have been addressed with our contractors. Also, annual assurance letter provided by Corgi | 100%       | 93%                | 96%    | ↔     |
| <b>Electrical Installation condition reports</b> (10% of periodic inspections every quarter)        | Corgi audits. 41 carried out. Also, annual assurance letter provided by Corgi                                                                          | 100%       | 83.3%              | 100%   | ↑     |
| <b>Fire Risk Management Plan actions</b> (management actions checked by Fire Specialist and letter) | Fire Comply certified that all works are complete for 2025-26. Also, annual assurance letter to be provided by Fire Comply                             | 100%       | N/A                | 100%   | ↑     |
| <b>Asbestos</b> (Reinspections and letter)                                                          | Annual re-inspections carried out. Also, annual assurance letter provided by MCP                                                                       | 100%       | N/A                | 100%   | ↔     |
| <b>Legionella</b> (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%   | ↔     |
| <b>Lifting equipment</b> (LOLER inspections)                                                        | 53 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.

## 4. Damp, Mould and Condensation

| Damp, Mould and Condensation numbers                                                                                                                                                   | MHA Annual DMC Figures |         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|---------|
|                                                                                                                                                                                        | 2024/25                | 2025/26 |
| Total Number of cases reported                                                                                                                                                         | 197                    | 178     |
| Number of cases reported that have been closed (inspected within 10 days of the initial report, works orders raised, work completed and post inspected 6 weeks after works completion) | 174                    | 174     |
| Open Cases                                                                                                                                                                             | 23                     | 1       |
| Breakdown of Open Cases                                                                                                                                                                |                        |         |
| Open - with pre-inspections outstanding                                                                                                                                                | 5                      | 0       |
| Open – with pre-inspections complete, work orders raised but not complete                                                                                                              | 3                      | 0       |
| Open – with pre-inspections completed, all works orders completed but six-week post inspection outstanding                                                                             | 14                     | 1       |
| Open – all actions complete                                                                                                                                                            | 1                      | 0       |