Building Safety and Compliance

Seymour Housing Co-operative Limited
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Seymour Housing Co-operative Limited is committed to keeping residents' homes and communal areas safe and to being transparent about its building safety and compliance performance.

The information below provides an overview of the building safety and compliance information currently held by the Co-operative.

Gas Safety

The Co-operative carries out annual gas safety checks in all residential properties where a gas installation requires a landlord gas safety check.

Current position:

- Properties requiring a landlord gas safety check: 86
- Properties with a current gas safety check: 86
- Outstanding gas safety checks: 0
- **Compliance: 100%**

The figures above relate to applicable residential properties and do not include the Co-operative's office.

Electrical Safety

The Co-operative maintains electrical safety records for its residential properties and communal electrical installations.

Domestic electrical safety

- Residential properties requiring a current Electrical Installation Condition Report (EICR): 88
- Properties with a current EICR: 88
- Outstanding EICRs: 0
- **Compliance: 100%**

Communal electrical safety

- Communal electrical installations requiring periodic inspection: 8
- Current inspections: 8
- Outstanding inspections: 0
- **Compliance: 100%**

Fire Safety

Fire Risk Assessments are in place for all applicable residential buildings.

- Buildings requiring a Fire Risk Assessment: 8
- Buildings with a Fire Risk Assessment: 8
- **Assessment coverage: 100%**

The full Fire Risk Assessments were undertaken in 2023 and are kept under review as part of the Co-operative's fire safety management arrangements, including reviews undertaken when completing the Regulator of Social Housing's Fire Safety Remediation Survey.

The Co-operative also holds inspection and servicing records for communal fire alarm/detection systems and emergency lighting across its applicable buildings.

Fire doors

At Seymour Buildings, annual inspections of flat entrance fire doors have been completed. Remedial works identified through those inspections are currently being undertaken.

Communal fire doors at Seymour Buildings have been inspected under the Co-operative's six-monthly inspection programme and identified repairs have been completed.

At the Daventry Street properties, flat entrance and communal fire doors are being replaced as part of the current major refurbishment programme.

Asbestos Management

The Co-operative holds asbestos management surveys and asbestos registers for communal areas of relevant residential buildings. The existing communal asbestos management surveys date from 2018 and identify known and presumed asbestos-containing materials.

The Co-operative is reviewing its asbestos management information, including the current position regarding the monitoring and reinspection of identified or presumed asbestos-containing materials.

For this reason, a percentage compliance figure is not being published at this stage.

Water Hygiene

Most properties managed by the Co-operative have independent mains water and hot-water systems.

The Co-operative does not currently hold separate Legionella risk assessments for these properties.

The water-supply arrangements at Grove Dwellings are being clarified. The Co-operative is responsible for internal repairs to its properties at Grove Dwellings, while Gateway Housing Association is responsible for the building and communal infrastructure.

The Co-operative is therefore confirming whether any communal stored-water or other water system requiring water-hygiene management serves these properties and, where applicable, the relevant management arrangements.

A water-hygiene compliance percentage is not being published until this position has been confirmed.

Damp and Mould

The Co-operative maintains a Damp and Mould Case Register to record and monitor reported damp, mould and moisture-related cases.

For the period 27 October 2025 to 30 September 2026, the register contains 4 residential cases involving damp, mould, moisture or water ingress.

The cases include different types of property condition issues and do not all represent confirmed significant damp-and-mould hazards. Some cases relate to water ingress or concealed leaks without visible mould.

No emergency damp-and-mould hazards were identified within the cases reviewed during this period.

The Co-operative is reviewing the way cases are categorised within its register so that future reporting clearly distinguishes between general damp or water-ingress cases, significant damp-and-mould hazards and emergency hazards.

For this first publication, the Co-operative is therefore not publishing an overall Awaab's Law compliance percentage because the existing case classifications do not provide a sufficiently reliable basis for such a calculation.

Other Building Safety Inspection Information

The Co-operative maintains a range of building safety inspection and compliance records, including records relating to:

- gas safety.
- domestic and communal electrical safety.
- Fire Risk Assessments.
- fire alarm and detection systems.
- emergency lighting.
- fire-door inspections and remedial works.
- asbestos management.
- damp and mould cases.

The Co-operative will continue to review its building safety and compliance information and update the information made available to residents as appropriate.

Information Not Currently Held

The Co-operative does not currently maintain:

- a formal estate/communal-area inspection schedule; or
- a central home accessibility/adaptations register.

These records have therefore not been included within the performance information above.

Keeping This Information Up to Date

This information forms part of Seymour Housing Co-operative Limited's publication arrangements under the Social Tenant Access to Information Requirements (STAIRs).

The Co-operative will review and update its published building safety and compliance information regularly so that residents can access clear and current information about the management and safety of their homes.