



Group Asset and Development Committee summary

20 January 2025

1. Asset Management performance

The Committee was presented with a comprehensive summary of activity and performance relating to Asset Management and Property Services. This provided an update on building safety, landlord health and safety, stock condition, damp and mould, repairs updates and empty homes. The highlights within the report worth noting were:

- compliance continues with regards to Landlord Health & Safety, with an effective and strong performance - from the very high numbers of responsive repairs reported in April and May there was lower than average numbers throughout October, November and December - the warmer weather during the 'winter period' was a contributing factor
- responsive repair orders generated by both customers and internally had reduced from the very high numbers of responsive repairs reported in April and May to lower-than-average numbers throughout October, November, and December - the warmer weather during the 'winter period' is a contributing factor - both KRI's for the area remain "green"
- sub-contractor spend has increased slightly to assist with empty homes and the delivery of the planned programme
- good progress continues to be made towards delivering Broadacres' target of ensuring that homes are SAP 69 or better by the end of 2028, with fewer than 1,000 homes now below that standard (in January 2019 Broadacres had 2270 homes below the standard)
- an increase in the total number of homes with damp and mould contacts on a 12-month rolling basis however these are being effectively managed

END