



Group Asset and Development Committee: 07 July 2025

1. Annual review of the Decent Homes Policy

An updated Decent Homes Policy was discussed and approved by the Committee. Broadacres must have an effective policy in place to ensure it meets the requirements of the Decent Homes Standard and provides assurance that there are measures to ensure all properties meet the required standard.

The Committee were informed the changes to the policy were only administrative as there are no significant legislative changes to incorporate.

2. Asset Management Performance

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

- 99.78% of homes meet the Decent Homes Standard.
- Responsive repair demand in May 2025 decreased by 25% compared to May 2024. The number of overdue orders has reduced from 251 in April to 236 in May.
- Broadacres have now completed the retrofit programme funded by the Wave 2.1 Social Housing Decarbonisation Fund.