

Stock condition surveys

We keep information about our homes up to date through regular inspections and surveys. We do not estimate or copy information from similar properties. Instead, our records are based on inspections carried out in each home.

Our stock survey programme for 2026/27 includes 2,458 home surveys. We've already completed 1,030, which means we're ahead of schedule.

The number of homes that haven't had a full condition survey in the last five years has reduced from 126 to 113. Progress is shown below.

All of these homes have received a repairs visit within the last year, giving us confidence that no health and safety concerns were identified during those visits.

Decent Homes

We remain 100% compliant with the Decent Homes Standard.

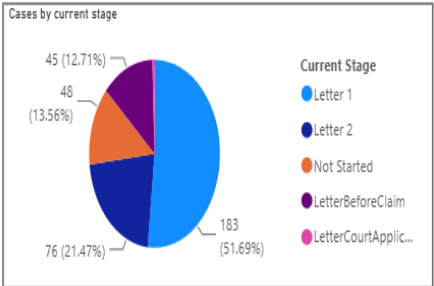
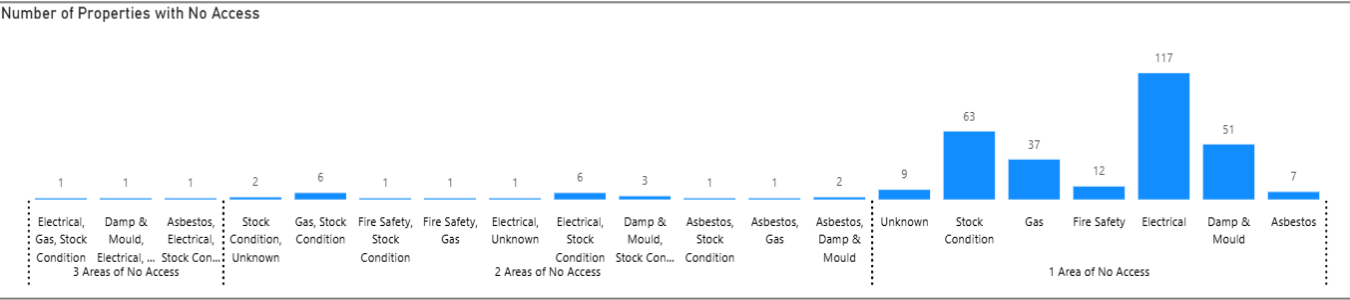
The number of residents who have declined Decent Homes improvement works has reduced from 62 to 60.

Of the 67 Decent Homes exceptions:45 relate to capped gas properties, where the gas supply has been disconnected.16 relate to hoarding or property condition concerns.

The remaining cases relate to other Decent Homes or safety-related issues. Many of these cases are linked to Housing Health and Safety Rating System (HHSRS) requirements, which help ensure homes are safe to live in. Our Housing team continues to work closely with residents to address these issues and, where appropriate, involve other agencies for additional support.

No Access

The number of homes where we have been unable to gain access has reduced slightly, from 325 to 323.



Areas of No Access	Properties	Cases
1 Area of No Access	296	297
2 Areas of No Access	24	48
3 Areas of No Access	3	9
Total	323	354

Decants (temporary moves to another home) over 3 months

Major damp works in 1 property – estimated completion October 26.
Major works for leak and property condition in 1 property - Staircase being removed - estimated completion to be confirmed.

Disrepair information

Disrepair Information	Number
Open (all time)	12
Closed, Upheld (this FY)	1
Closed, Claim not upheld (this FY)	3

Settlement	Legal Costs	Date of Last Stock Condition Survey	Comment
TBC	TBC	16/04/2019	open over 12 months
TBC	TBC	13/07/2021	open under 12 months
TBC	TBC	17/05/2022	open under 12 months
TBC	TBC	03/06/2021	open under 12 months
TBC	TBC	13/11/2024	open under 3 months
TBC	TBC	26/04/2024	open under 3 months
TBC	TBC	20/01/2026	open under 3 months
TBC	TBC	09/06/2021	open under 3 months
TBC	TBC	21/10/2024	open under 3 months
TBC	TBC	27/04/2023	open under 3 months
TBC	TBC	04/05/2022	open under 1 month
TBC	TBC	10/07/2024	open under 1 month
£0.00	£0.00	-	-