

Asset Strategy Performance 2022-2023

Please see below snapshot of our 2022-2023 performance of our Asset Strategy key priorities to improve the quality, safety and affordability of our homes and our provision of new homes.

Priority: Safe and Secure Homes

High
Consistent compliance across all areas

28,322
Compliance certificates and Asset servicing undertaken.

2700+
Carbon Monoxide (CO) Detectors Installed into all suitable homes

446
New fire doors installed to existing homes



100%
Compliance to WHQS

834 Home Health Checks Completed inc. Damp Readings



Priority: Re-shaping our portfolio

£1.2m Grants received and spent to refurbish 36 long term voids back into let homes

233 Homes adapted to suit our residents needs, £900K Spent

515 Void Homes refurbished

£53m Of grants received help us build new homes

22
Apprenticeships created

Priority: Providing New Homes

149 New Homes completed.

558 Currently Under construction

1074 To be completed in next 3 years

102 New build homes achieved A Rated Energy performance.

62 Inmates from HMP Berwyn provided labour to support our new homes at Glasdir

Priority; Affordable in use homes

973

Existing homes Improved

- 95 A-rated Gas Boilers Upgraded
- 215 Bathrooms Upgraded
- 236 Kitchens Upgraded
- 97 Water Heating Systems Upgraded
- 281 Windows & Doors Upgraded
- 49 Electric Heating Upgraded

£5.4M

Spent on improving existing homes.

£9.1M

Spent on repairs and maintaining homes.



26,797

Repair Works Orders Completed

DIY
Repairs
Launched

88%

First Time Fix

100%

Emergency works attended on time.

2631

Open repair orders

Median Quartile

78%

Resident Satisfaction Repairs & Maintenance

Top Quartile

89%

Resident Satisfaction Quality of the Home

Energy / Decarbonisation



2978

Residents saving up to £62.66 per year from energy improvements.

New Energy Software 'Parity' implemented

£1.96m Energy Grants accessed and works underway

Energy Advice partnership with Warm Wales

300

Homes currently undergoing Energy Measure works.

2456 Households Supported

2604 Interventions provided which could save residents £200,000 per year.

Innovation Trial

of new Infra-Red wallpaper and AI Water systems



Established, a partnership company to help deliver energy works.