



Key Performance Report 2022/23

How has Abbeyfield & Wesley Housing Association performed?*



Mission Statement:

'To make a positive difference to the lives of older people through the provision of housing which alleviates loneliness and creates community connections.'

Regulatory Rating 2 – Meets the requirements but needs to improve in some areas in order to ensure continued compliance



293

Social homes owned

Rents and Charges

Total charges collected

£4,112,691

Average weekly rent increase

Supported Sheltered Housing **5.8%**

Sheltered Housing **4.5%**

Care Home **4.6%**

Voids

Charges not collected due to voids

19.92%

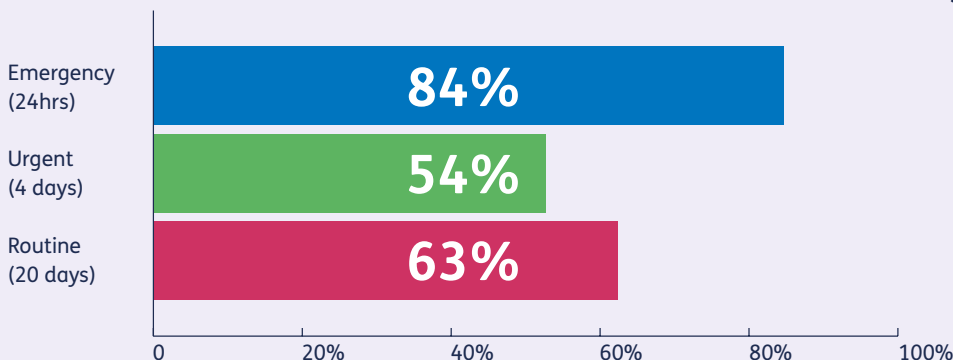
The average amount of days it took to re-let voids

161

Average Weekly Rent

Size of home	General Needs		Supported Housing		Sheltered Housing	
	Registered Housing Association – total stock owned	Average weekly rent (excluding Rates but including Service Charges)	Registered Housing Association – total stock owned	Average weekly rent (excluding Rates but including Service Charges)	Registered Housing Association – total stock owned	Average weekly rent (excluding Rates but including Service Charges)
Non self-contained	-	-	-	-	-	-
Bedsit	-	-	188	£460.02	-	-
1 Bedrooms	-	-	-	-	91	£101.71
2 Bedrooms	9	£99.07	-	-	5	£114.34
3 Bedrooms	-	-	-	-	-	-
4 Bedrooms	-	-	-	-	-	-
5 Bedrooms	-	-	-	-	-	-
6 or more Bedrooms	-	-	-	-	-	-

Maintenance which met the Association targets



% of occupied stock meeting Decent Home Standard

100%

Complaints

1st Stage Complaints	2nd Stage Complaints	Ombudsman Referrals
13	0	0

Anti-Social Behaviour



0
cases of anti-social behaviour were reported



0
cases of anti-social behaviour were resolved

Adaptations



5
minor adaptations completed in this year

0
major adaptations completed in this year

Compliance with Statutory Obligations

Gas Safety Certificates (CP-12) up-to-date
100%



Required Fire Risk Assessments carried out
100%



Required Carbon Monoxide Alarms fitted
100%



Voids

Void time	Lettable		Unlettable	
	Shared	Self-Contained	Shared	Self-Contained
Under 6 weeks	8	-	2	-
Over 6 weeks to 6 months	6	-	-	-
Void over 6 months to 1 year	6	-	-	-
Void over 1 year	19	3	2	2

Want to know more?

If you want to find out more about your Associations performance, you can visit their website at www.abbeyfieldandwesley.org.uk or contact them info@abbeyfieldandwesley.org.uk directly.

You can also visit the Department for Communities Website at www.communities-ni.gov.uk/articles/housing-regulation for further information about your Association. There you can:

- compare your Association's performance with other Associations;
- examine your Association's Regulatory Judgement; and
- find out more about our role and how we work.

*To carry out this assessment we rely on the information provided to us being accurate and complete. We do not accept liability if this is not the case.