

YHG Repairs update

January 2025

Ian Hines

Dave Woods

Through our passion for housing, more people have a safe place to call home.

Damp and Mould

- We hold 1,998 properties in Trafford,
- During the 2024 Calendar year we received 201 Damp and Mould enquires
- This is around 10% of the YHG homes across Trafford
- Our process has been developed to meet the requirements of Awabb's law
- Cases are triaged within 72 hours of the report and then follow a specific process depending on the initial findings

Housing Repairs

- We received 6,626 reported repairs during the 2024 calendar year
- 3,617 Responsive Repairs
- 2,218 Emergency Repairs
- 791 Minor Works
- The average time to complete these repairs was 32.5 days.

Empty Homes

- We currently have 29 empty homes across Trafford, 1.45% of YHG stock in this area
- 3 homes are ready to let
- 26 homes are with our maintenance team
- Actions are being taken to reduce turnaround time across the business

Planned Maintenance Approach

- Fabric first approach to ensure watertight
- Meeting SAP band C by 2030
- Delivering planned programmes across Partington

Adaptations Policy

- Make best use of existing adapted properties
- Work with Council to deliver major adaptations to our homes
- YHG contribute 40% of major adaptation cost
- YHG fully fund minor adaptations for its tenants

Thank you

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Your Housing Group

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