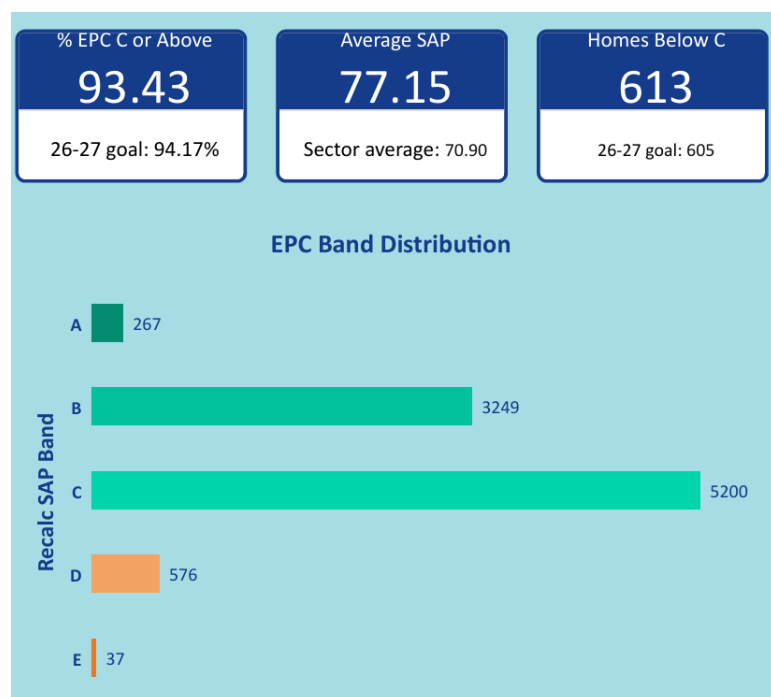


ncha STAIRs - Housing Stock Management

Properties SAP Band C or above	Decent Homes	Homes inspected for Decent homes standard	Programme Tracker		
8,716 No. of SAP Band C or above	9277 No. of Homes Decent	9378 Homes inspected	Programme	Q1 2026 Completions	Annual Programme
9,329 Total Population	9279 Total No. of Homes	9931 Total number of homes	Bathrooms	34	250
93.43% % SAP Band C or above	99.98% % of Decent Homes	94.43% % of Homes Inspected	External Painting	337	1203
			Kitchens	55	250
			Retrofit Wave 3	25	175
			Roofs	4	33
			Windows	16	247



SAP Band C includes Almshouses, which do not fall under the 2030 Band C legislation. If these were excluded performance would be 94.5% which is in the Top 10% of all social housing providers.

Decent Homes performance is also very strong with only two properties failing, due to a HHSRS failure, subsequently remediated but earmarked for sale. The second due to a fire at the property.

The homes inspection rate of 94.43% relates to the homes that have been surveyed within the last five years, the remaining 5.57% are largely as a result of no-access, where the previously collected data will be used to measure decency. The inspection rate is well above our board KPI warning threshold of 90%