



**Eden Housing Association
Safe & Quality Homes Panel**

**Agenda – 12th November 2025, 5.30pm
via Teams or in person at EHA**

The Safe & Quality Homes Panel believe that their influence within Eden Housing Association's delivery of safe and quality homes will create positive outcomes for EHA and its tenants, by supporting positive change and seeking assurance around home safety and quality related performance and risks.

EHA's requirement to deliver Safe and Quality Homes is outlined within the Regulator for Social Housing's Consumer Standard: Safety and Quality Standard, which will provide the basis for the group's area of interest.

1. Welcome/introductions/apologies
2. Review of Q2 2025/6 (July- September) data:
 - a. KPI & TSM Scorecard (*in pack*)
 - b. Repairs, Asset, Compliance and Void budget/ spend (at meeting)
 - c. Operational Risk Register (at meeting)
3. Focus on **Stock Quality** and **Decency**, Matt Lyons, Asset Manager
 - a. Stock Quality and Decency expectations
 - b. Consumer Standards Self-Assessment – stock quality and decency
 - c. Asset and Investment strategy – where should we invest?
4. **Budget prioritisation** – SQHP to develop budget within 2025-2030 Asset and Investment Strategy
5. Date of next meeting: **29th January 2026, 5.30pm** (Q3 October-December data)