



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

**Agenda – 29th January 2026, 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 Meeting 2: **Stock Quality and Decency** – *Matt Lyons, Asset Manager*
 - a. Follow up from Asset and Investment Review 12 November 2025
 - b. Asset and Investment Strategy – any feedback/ queries
 - c. Finalise information to be shared with tenants regarding Asset and Investment plans
3. Review of Q3 2025/6 (October - December) data:
 - a. KPI & TSM Scorecard (*in pack*)
 - b. Repairs, Asset, Compliance and Void budget/ spend (*at meeting*)
 - c. Operational Risk Register monitoring (*in pack*)
4. Begin focus on **Aids and Adaptations** – *Jenny Glassford, Housing Manager and Stella Eggleston, Repairs Manager*
 - a. Aids and Adaptations – Social Housing Regulator's expectations
 - b. Consumer Standards Self-Assessment – Aids and Adaptations
 - c. Aids and Adaptations 2026, onwards
5. Date of next meeting: **Thursday 30th April 2026, 5.30pm** (Q4 2025/6 January-March data)