Department for Communities
www.communities-ni.gov.uk

Key Performance Report 2024/25

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.

Regulatory Rating 1 – Meets the standards



293
Social homes owned

Rents and Charges

Total charges collected
£4,660,995

Average weekly rent increase
Supported sheltered housing: **7.7%**

Sheltered housing **7.7%**

Care Home **7.89%**

Voids

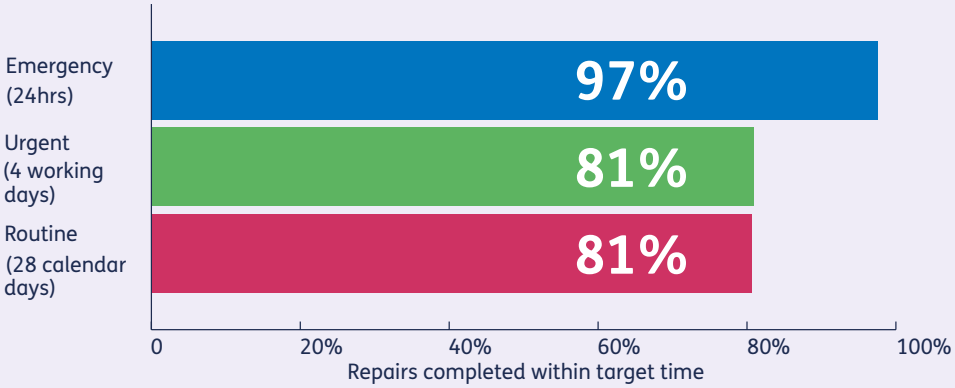
Charges not collected due to voids
15.17%

The average number of days it took to re-let voids
110

Average weekly rent

	General Needs		Supported Housing		Sheltered Housing	
Size of home	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	-	-	188	£546.05	-	-
Bedsit	-	-	-	-	-	-
1 Bedrooms	-	-	-	-	91	£120.39
2 Bedrooms	9	£117.38	-	-	5	£135.46
3 Bedrooms	-	-	-	-	-	-
4 Bedrooms	-	-	-	-	-	-
5 Bedrooms	-	-	-	-	-	-
6 or more Bedrooms	-	-	-	-	-	-

Response maintenance performance





% of occupied stock meeting Decent Home Standard
100%

Complaints received

1st Stage Complaints	2nd Stage Complaints	Ombudsman Referrals
6	1	0

Anti-social behaviour



0

cases of anti-social behaviour reported



0

cases of anti-social behaviour resolved

Adaptations



3

minor adaptations completed in this year

0

major adaptations completed in this year

Gas and electric checks completed by target date

Annual gas safety checks

90.91%



Five yearly electrical system inspection

100%



Voids				
	Lettable		Unlettable	
Void time	Shared	Self-Contained	Shared	Self-Contained
Under 6 weeks	5	1	-	-
Over 6 weeks to 6 months	5	2	-	-
Void over 6 months to 1 year	4	-	-	-
Void over 1 year	13	-	9	1

Want to know more?

If you want to find out more about your association's 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.

Information contained in this KPR is based on data provided by the RHA. We rely on this being accurate and complete and do not accept liability if this is not the case.