



## **EXECUTIVE MEMBER DELEGATED POWERS DECISION NOTICE**

### **LOCAL GOVERNMENT ACT 2000 SECTION 9E**

#### **1 DETAILS OF EXECUTIVE MEMBER TAKING THE DECISION**

Councillor Fiona Thompson

#### **2 TITLE OF REPORT**

Responsive Repairs Policy

#### **3 DECISION TAKEN**

To approve the Responsive Repairs Policy

#### **4 IF URGENT, REASONS FOR URGENCY**

None

#### **5 DETAILS OF EXECUTIVE MEMBER(S) CONSULTED**

Name Councillor Fiona Thomson

Signature \_\_\_\_\_

Date this decision was taken \_\_\_\_\_ 8 April 2022 \_\_\_\_\_

Date of circulation/publication of this decision \_\_\_\_\_ 8 April 2022 \_\_\_\_\_

#### **6 EXPLANATION/BACKGROUND**

- 6.1 This policy applies to Council renting tenants, temporary accommodation, and leaseholders maintaining the external fabric of the building and shared communal areas in accordance with the Council's lease obligations for leaseholders.
- 6.2 This policy applies to responsive repairs and not work carried out as part of the Council's planned maintenance and / or modernisation programmes.
- 6.3 This policy does not apply to, Private Sector Leased properties and Right to Buy. These are covered within separate documents.
- 6.4 The specific objectives of the Responsive Repairs Policy are to cover:
- A consistent approach and standard for day-to-day responsive repairs
  - Repair Obligations and the Right to Repair
  - Rechargeable Repairs
  - Home Improvements and Alterations

- 6.5 It is our aim to deliver efficient and cost-effective services to our tenants. This Policy will provide clarity and consistency to our customers and staff by outlining the responsibilities and obligations.
- 6.6 The full report presented to Cabinet Housing Panel, 7 March 2022 is available at <https://democracy.welhat.gov.uk/documents/s18739/Item%2012a%20-%20Corporate%20Report%20Responsive%20Repairs%20Policy%20002%20final.pdf>
- 6.7 Legal Implications: As laid out in the Cabinet Housing Panel report.
- 6.8 Financial Implications: As laid out in the Cabinet Housing Panel report.
- 6.9 Risk Implications: Without a Repairs Policy the Council is not following best practice
- 6.10 Other Implications (including communications, security and terrorism, human resources, procurement, climate change, human rights, health and wellbeing, equality and diversity) None
- 6.11 Alternative options considered and reasons for their rejection (if any): None

## **7 BACKGROUND PAPERS USED TO INFORM THE DECISION**

- 7.1 [Responsive Repairs Policy](#)

## **8 DETAILS OF ANY MEMBERS OR OFFICERS WHO HAVE DECLARED AN INTEREST IN THIS MATTER AND NATURE OF ANY SUCH INTEREST AND ANY DISPENSATIONS GRANTED**

- 8.1 None

## **9 ADDITIONAL CONFIDENTIAL OR EXEMPT INFORMATION CONSIDERED**

- 9.1 None

Contact Officer: Glen Finch Acting Head of Property Services  
Name / Job Title

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Contact E-mail / Telephone Number