

Decisions taken by the Cabinet Committee: Housing on Wednesday, 23 July 2025

Agenda Item No	Topic	Decision	Reasons	Alternative Options
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Part A – Items considered in public

A9	Housing repairs, maintenance & disabled adaptations policies	1. That the following four Housing Repairs and Maintenance policies be approved and adopted: a) Disabled Adaptations Policy b) Housing Repairs and Maintenance Policy c) Housing Repairs Recharge Policy d) Managing Damp and Mould Policy	The housing repair and maintenance policies and procedures for approval and adoption in report CAB3512(H) have been introduced and updated as a business need in support of the housing procurement of the HRA Council Housing Repair, Maintenance and Compliance Activities Contract as approved at Cabinet Committee on 21 May 2025 (CAB3506).	No other options have been considered and rejected as it is a business need to have appropriate service policies and procedures in place as together policies and procedures provide a roadmap for day-to-day operations. They ensure compliance with laws and regulations, give guidance for decision-making, and streamline internal processes.
		2. That authority be delegated to the Corporate Head of Housing, in consultation with the Cabinet Member for Good Homes, to make	The proposed policies and procedures will support the upcoming preliminary market engagement with potential bidders, scheduled for July. Once approved the policies and procedures will be	The policies also provide clear and transparent guidance and information in respect of tenants and landlord repair and maintenance responsibilities holding both the tenant and

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		any minor amendments to the damp and mould policy so it is compliant with legislation from October 2025.	<p>shared with potential contract bidders to set out the council's delivery principles of the Council Home Repairs, Maintenance and Compliance Contract and the service tenants can expect to receive. It is expected that good tenant communication and satisfaction levels are adopted as a joint and collective responsibility.</p> <p>Policies supported by service procedures provide a foundation to ensure repairs and maintenance work is compliant with laws and regulations, provide consistency and fairness of processes, mitigate risk and liability and improve customer communication and satisfaction levels. They support and promote a positive culture and a climate</p>	landlord to account.

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			of diversity and inclusion to create positive service outcomes for staff and tenants.	
A10	Social Housing regulation consumer standard improvement plan	<ol style="list-style-type: none"> 1. That the progress made in delivering the housing improvement plan be noted. 2. That regular updates on plan implementation be received at future meetings of this committee. 	<p>The purpose of report CAB3511(H) is to provide a detailed update on the progress in delivering the housing improvement action plan to achieve the consumer standards and address the regulatory judgement of the Social Housing Regulator. Cabinet Committee: Housing received a high-level action plan at its meeting in February 2025 (CAB 3479H). Report CAB3511(H) provides detail on the action plan progress and is the first of regular reports to Cabinet Committee: Housing on the journey to addressing the requirements of the regulatory judgement.</p>	Following the regulatory judgement there is no alternative to progressing an improvement plan.

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