

Decisions taken by the Cabinet Member for Good Homes Decision Day on Wednesday, 17 June 2026

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

A4	No Access Policy (DD92)	<ol style="list-style-type: none"> 1. That the Landlord Services No Access Policy 2025–2028, be agreed. 2. That delegated authority be given to the Corporate Head of Housing to make minor operational, legislative or formatting amendments to the policy during the review period where these do not materially alter the policy intent. 	<p>This paper supports the Council I priority Good Homes for all.</p> <p>The purpose of this paper is to outline the council's Landlord Services No Access Policy 2026-2029, the policy sets out a consistent and proportionate approach to managing situations where residents do not provide access for statutory compliance, repairs, building safety, tenancy management, welfare and safeguarding activities.</p> <p>The policy supports the council's legal and regulatory obligations, including compliance with the</p>	<p>No formal alternative policy options were developed for decision, as the need for a consistent cross-service No Access Policy was identified through regulatory requirements, operational learning and staff consultation. Continuing with separate or informal service-level approaches was not considered appropriate, as this would increase the risk of inconsistent practice, weaker governance, reduced regulatory assurance and poorer resident outcomes.</p>
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			Social Housing (Regulation) Act 2023, Building Safety Act 2022, Awaab’s Law requirements, and the Regulator of Social Housing Consumer Standards.	
A5	Tenancy Fraud Policy (DD93)	<ol style="list-style-type: none"> 1. That the Housing Services Tenancy Fraud Policy 2026–2029, be agreed. 2. That delegated authority be given to the Corporates Head of Housing to make minor operational, legislative or formatting amendments to the policy during the review period where these do not materially alter the policy intent. 	<p>This paper supports the council’s priority ‘Good Homes for All’.</p> <p>The purpose of this paper is to outline the Housing Services Tenancy Fraud Policy 2026–2029, which establishes the council’s consistent and proportionate approach to the prevention, detection, investigation and enforcement of tenancy and Right to Buy fraud.</p> <p>The policy supports the council’s statutory responsibilities, protects</p>	<p>No formal alternative policy options were developed for decision, as the need for a consistent Housing Services Tenancy Fraud Policy was identified through legislative requirements, corporate anti-fraud standards, operational learning and staff consultation. Continuing with separate or informal service-level approaches was not considered appropriate, as this would increase the risk of inconsistent practice, weaker governance, reduced fraud assurance and poorer</p>

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			public housing assets, promotes fair access to social housing and aligns with the Council’s Corporate Anti-Fraud and Corruption Framework.	protection of public housing assets.
A6	Mobility Scooter Policy (DD94)	<ol style="list-style-type: none"> 1. That the Mobility Scooter Policy 2026–2029, be agreed. 2. That delegated authority be given to the Corporate Head of Housing to make minor operational, legislative or formatting amendments during the lifetime of this policy. 	<p>The policy supports the Council’s priority ‘Good Homes For all’.</p> <p>The purpose of this paper is to present the revised Mobility Scooter Policy 2026–2029 for approval. The policy establishes a consistent, risk-based and person-centred framework for the assessment, approval, storage, charging and management of mobility scooters within Winchester City Council-owned and managed housing. The policy supports the council’s</p>	No formal alternative policy options were developed for decision. Continuing with the 2023 policy without revision was rejected because it would not sufficiently reflect updated building safety, fire safety and regulatory expectations. Allowing informal or unmanaged scooter storage was also rejected due to unacceptable fire, obstruction, evacuation and liability risks.

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			statutory duties relating to fire safety, building safety, health and safety and equality, including compliance with the Building Safety Act 2022, Fire Safety Act 2021, Regulatory Reform (Fire Safety) Order 2005 and Equality Act 2010.	