

Cheshire West & Chester Council

Council Housing

Responsive Repairs Policy

Issue date: 30 July 2024
Review date: 29 July 2027



Cheshire West
and Chester

1. Management Information

Approval Date:	30 July 2024
Next Review Date:	29 July 2027
Policy Owner:	Janet Lawton, Head of Housing Delivery
Responsible Service Area:	Council Housing Management Service
Responsible Director:	Director of Economy and Housing

2. Introduction

This policy sets out the Councils approach to the delivery of responsive repairs and related housing management services, It explains the framework within which the service will operate and how it supports the Councils wider housing responsibilities.

Cheshire West and Cheshire Council adopt a zero-tolerance approach to damp and mould. All reported cases of damp and mould will be inspected and addressed.

3. Aim of Policy

The aim of the policy is to:

- Deliver an effective and efficient responsive repairs and maintenance service to home and communal areas.
- Maintain value for money in service delivery
- Respond to tenant needs with the objective of completing repairs right the first time.
- The policy also responds to
 - The Housing Act 2004
 - Defective Premises Act 1972
 - The Homes (Fitness for Human Habitation) Act 2018
 - Awaab's Law 2025
 - Social Housing (Regulation) Act 2023

4. Strategic context

This policy helps the Council to meet the following local and national strategic aims.

Social Housing Regulations Act 2023 – Consumer Standards

- Quality and Safety Standard
- Tenancy Standard
- Awaab's Law

[CWAC Borough Plan 2024 – 2028](#) - sets out how the Council will work with all its residents to build a stronger future where the Council and residents all play their part in creating thriving, caring and sustainable communities.

The Borough Plan has six missions as follows:

- Starting well - The best start for the borough`s children and young people, with improved opportunity, a healthier start, greater resilience in families and the best possible support and care when it is needed.
- Tackling hardship and poverty - More people feel more financially secure as the causes and impact of hardship and poverty are addressed by working alongside residents.
- Resilient people living their best lives - Local people are enabled to flourish, be healthy, happy and independent for longer in supportive communities.
- Opportunity in a fair local economy - Local people and businesses contribute to and benefit from a strong and fair local economy.
- Neighbourhood pride - Residents live in well maintained, connected and safe places with good and affordable homes.
- Greener communities - Individuals, public services and businesses take action to move to tackle the climate emergency, achieve net zero, protect the natural environment and adapt to the impact of climate change.

[Together with Tenants Charter | Cheshire West and Chester Council Council-housing-asset-management-strategy-final](#)

5. Definition and legislation

Responsive repairs will be responded to according to their level of priority, such as whether they are an emergency, urgent or routine. Where circumstances are appropriate or necessary, such as a tenant with support needs, a repair may be escalated to a higher priority.

Definitions and detailed guidance on types of damp and mould are set out in the Council's Damp and Mould Policy.

6. How the policy will be delivered

Access

As a standard, three attempts will be made to arrange an appointment for a non-emergency repair. The Council operates a no access procedure for the responsive repairs service which stipulates that a calling card will be left where access is not gained at an appointed time and date. If access is not gained at the agreed appointment slot the card notifies the tenant that the repair job is cancelled and details of how to rearrange are provided. The Council will monitor properties where no access for day-to-day repairs occurs to ensure a property does not fall into disrepair.

Communication

Tenants will receive an acknowledgement by text or letter, sharing the reference number and appointment details. We also send a reminder notification prior to the appointment.

If a repair cannot be completed within the stated timescale, for example, if materials must be specially ordered, large-scale works or to be progressed as investment work outside of this policy, the contractor will inform the tenant.

This policy applies to all Council housing properties and communal areas managed by us.

We repair and/or replace small to medium components on failure due to wear and tear or tenant misuse. To ensure components are not prematurely replaced, regular cycles for the servicing of equipment, inspection and testing required by regulations will be carried out to the decent homes' standard.

Reporting a Repairs

We want Council repairs reporting process to be easily accessible and simple to follow. Customers and their representatives can report a repair in several ways.

- Via our website
- My account + app
- By email
- Contacting

Appointments

To accommodate tenants needs a choice of time slots are offered, which includes:

- Morning or afternoon
- All-day
- Appointments that avoid the school run
- Emergency repairs are not arranged, and we aim to attend in 24 hours of the reported emergency

If these times are not convenient, we can arrange a time that works best for the tenant.

Damp and Mould

The Council will not attribute damp and mould to lifestyle and fail to act, everyday moisture-creating activities are not a reason to refuse investigation or remediation. Awaab's Law applies where hazards arise from a deficiency in the dwelling or building/land for which the landlord is responsible

Repair Priorities

- **Emergency repairs:** within 24 hours -
- **Urgent repairs:** within 7 working days
- **Routine repairs:** within 20 working days
- **Batched repairs:** as part of our capital investment programme or within 100 working days

In accordance with Awaab's Law time scales for Mould and Damp are as follows

- Staff will investigate any potential emergency hazards and, should the investigation confirm any emergency hazards, the Council will arrange to undertake any relevant safety work as soon as reasonably practicable. Staff will ensure that the investigation and any work arising from the same will take place within 24 hours of becoming aware of the hazard
- An inspection will be booked in within 10 working days, and this will be undertaken by a trained member of staff.
- The Council will produce a written summary of investigation findings - for all standard, emergency or renewed works and provide this to the tenant and leaseholder within 3 working days of the conclusion of the investigation.
- The Council will complete relevant safety works and take steps to begin any further supplementary works to prevent the hazard from reoccurring within 5 working days of concluding the investigation all works must begin within 12 weeks.
- Staff will keep tenants and leaseholders updated at each stage and provide information on how to stay safe
- Staff will keep accurate records of reports, investigations, decisions and works to evidence compliance
- Following the inspection, there are several remedial actions that will be taken to alleviate any issues:
 - Advice and support to remedy the issues
 - Minor repairs to be raised, such as repairing extractor fans.
 - Major works to be raised, such as damp-proof courses
- The Council are committed to addressing minor related issues to damp and mould in a timely manner. All damp work will be completed within 12 weeks.

We will endeavour to ensure that responsive repairs are completed in one visit, 'right first time' and arrange appointments at the first point of reporting, for all non-emergency internal and external repairs.

Responsive repairs will be responded to according to their level of priority, such as whether they are an emergency, urgent or routine. Where circumstances are appropriate or necessary, such as a tenant with support needs, a repair may be escalated to a higher priority.

Emergency Repairs

Emergency repairs can be reported 24 hours per day, seven days a week. Outside of normal working hours the service will as a minimum make the property safe and secure. We will make safe any emergency repairs within 24 hours or on working day.

Emergency repairs include:

- Total loss of electric power

- Unsafe power or lighting socket or electrical fitting
- Total loss of water supply
- Total or partial loss of gas supply
- Blocked flue to open fire or boiler
- Heating or hot water not working between 31st October and 1st May
- Blocked/leaking foul drain or soil stack
- Toilet not flushing (if there is only one toilet in the property)
- Leak from water pipe, tank or cistern
- Insecure external window, door or lock
- Tap cannot be turned

Urgent Repairs

Urgent repairs will be undertaken within 7 working days and can be reported via online methods 24 hours per day, and non-digital methods between operating hours.

Urgent repairs include:

- Partial loss of electrical power
- Partial loss of water supply
- Heating or hot water not working between 1st May and 31st October
- Blocked sink, bath or basin
- Leaking roof
- Rotten timber flooring or stair tread
- Door entry phone not working
- Extractor fan not working

Routine Repairs

These are repairs that are not unsafe, but if left for a long period of time may get worse and become a hazard. This may include loose taps, faulty guttering, or minor plumbing repairs.

Batched Repairs

This type of repair is usually the replacement of items that need pre-inspection, ordering, and manufacture so they take a little longer such as replacement doors and windows.

Follow-on works

Follow-on works will need to be arranged where a repair cannot be completed because the job evolves into more work than initially anticipated and requires more time to complete or if the materials are difficult to source and need to be ordered.

Contractors

All the contractors we use in our services have been audited to ensure that they have the relevant competencies for the work approved to undertake and where a contractor

is undertaking responsive repairs, they will be held to the services standards described in this policy.

Access

As a standard, three attempts will be made to arrange an appointment for a non-emergency repair. The Council operates a no access procedure for the responsive repairs service which stipulates that a calling card will be left where access is not gained at an appointed time and date. If access is not gained at the agreed appointment slot the card notifies the tenant that the repair job is cancelled and details of how to rearrange are provided. The Council will monitor properties where no access for day-to-day repairs occurs to ensure a property does not fall into disrepair.

Communication

Tenants will receive an acknowledgement by text or letter, sharing the reference number and appointment details. We also send a reminder notification prior to the appointment.

If a repair cannot be completed within the stated timescale, for example, if materials have to be specially ordered, large-scale works or to be progressed as investment work outside of this policy, the contractor will inform the tenant.

Pre-Inspections

The Council will carry out pre-inspections for repair requests for large and high-cost repairs, where the scope of works needs to be clarified such as plastering and roofing.

Post Inspections

The Council will carry out inspections to support the quality delivery of the responsive repairs service. We will carry out post inspections on completed work through home visits, telephone calls and the review of photographs at desktop level. We will also post inspect any repair subject to negative feedback.

Right to Repair

Right to Repair under Section 96 of the Housing Act 1985 gives tenants the right to have certain urgent minor repairs carried out where the repair may affect health, safety, or security.

If the Council does not finish a repair within the target time, nor complete the repair after a second request, tenants may be entitled to compensation.

Reasonable Adjustment

The Council committed to providing excellent customer services and ensuring that we better understand and meet the needs and requirements of our customers.

We aim to do this by providing fair, equitable and inclusive services. Where necessary or appropriate, we will make reasonable adjustments if it helps our customers to

access and receive an appropriate standard of service to meet their need. Refer to Reasonable Adjustment Statement.

Tenants Responsibility

The Council will publicise repairs and maintenance which are the tenant's responsibility. Where it is identified that tenants have caused damage to the property or undertaken unauthorised alterations, we will proactively seek to recover the costs incurred from tenants to rectify the damage and/or issues identified. We understand that tenants are unable to carry out works and we are flexible, where we are advised a tenant is unable to carry out these repairs, this will be reviewed on an individual basis. Works that are tenant responsibility are updated on our website but include:

- Toilet seats
- Batons to fix curtain rails
- Curtain rails
- Repairs to domestic appliances such as washing machines
- Bath panels
- Sink, basin or bath plugs
- Chips to baths or wash hand basins
- Unblocking of external gullies (except communal)
- Work due to lost keys such as lock changes
- Repairs to internal doors and doorframes
- Skirting boards/tiles
- External meter cupboards
- Floor and wall tiles
- Replacement of electrical fuses
- Current tenants home improvements
- Gates or fences unless communal areas or H&S risk to the occupants
- Paths except those to main entrances or required to access bin areas
- Fixtures and fittings installed by the current tenant
- Decoration, including hairline cracks. We also do not carry out redecoration internally following internal repairs

Where a non-emergency repair has been requested and it is evident that this is due to tenant damage, work will not be carried out unless the tenant pays for the full cost of the works in advance of the works being carried out in line with our rechargeable repairs policy. Affordable payment plans are available to assist tenants in financial hardship.

Where it is established that materials or parts have been ordered for works which is of a specialist nature and the tenant fails to allow access to undertake the work, we will proactively seek to recover the costs incurred from the tenant.

Rechargeable Repairs

The Rechargeable Repairs Policy sets out the circumstances in which tenants will be recharged for repairs and explains the arrangements for payment and conditions that must be met before works are carried out.

Health and Safety

The Council operate comprehensive and robust policies, procedures, and assurance systems to ensure that all building works it commissions are carried out in accordance with regulatory requirements and best practice. These policies, procedures and assurance systems will be continuously monitored and updated to reflect changes to standards. Information on how we are meeting these will be published separately to this policy.

Works will be completed in accordance with relevant legislation, safety standards and professional practice.

7. Equity and reasonable adjustment statement

We value diversity and work to create an inclusive environment for customers and staff, where everyone has access to the same opportunities. We welcome our responsibility to comply with equalities legislation and regulatory requirements that relate to equity, diversity and inclusion and aim to do more. Through our activities we aim to remove systemic barriers to equal opportunities and eliminate all forms of discrimination, harassment, and victimisation within our organisation.

We are committed to providing excellent customer services, which are fair, equitable and inclusive. As such, we will endeavour to understand and make any reasonable adjustments required for customers in line with our Reasonable Adjustment Statement and the Equality Act 2010. Any reasonable adjustment provided will be recorded and kept under active review.

8. Related Documents

- Legionella Policy
- Rechargeable Repairs Policy
- Complaints Policy
- CW&C Tenancy Agreements
- CW&C Leases
- Asbestos Policy
- Electrical Safety Policy
- Fire Policy
- Gas Policy
- Health and Safety Policy
- Reasonable Adjustment Statement

9. Equality Analysis

Results of EA / Actions taken forward to mitigate any potential negative impacts	Inform that this policy can be provided in alternative formats. Inform about the ongoing equality and diversity training for staff in the delivery of this policy.
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See appendix 1 for full Equality and Diversity Impact Assessment.

10. Consultation and Business Intelligence

The policy was created in consultation with the Council's tenants leaseholders and staff.

11. Monitoring and review

The Council Housing Management Board has responsibility for the monitoring and review of this policy. This policy will be reviewed every three years starting from the date it is approached and adopted.

12. Approval and Review History

The approval route for all policies and procedures is via the Cabinet Member for Homes and Planning who has delegated powers for policy approval from the Council's Executive Cabinet.

Date	Version	Approved by
29/07/2023	V1	Cabinet Member for Homes and Planning
30/07/2024	V2.1	Cabinet Member for Homes and Planning
22/09/2024	V2.2	Cabinet Member for Homes and Planning

13. Document Revision History

Date amended	Version	Key Changes
	1	Original Version
	1.2	Revision following tenant feedback <ul style="list-style-type: none"> Added in cycling for servicing would be to the decent homes standard. Expanded the ways tenants can contact us. Added where circumstances are appropriate or necessary, such as a tenant with support needs, a repair may be escalated to a higher priority. Added relevant documents in the 'Related documents Section' to be clearer on tenants' responsibilities and regulatory compliance.
16/06/2024	2	<ul style="list-style-type: none"> Deleted clause stating we do not clean mould to reflect change of approach. Clarification to statement about internal decorations, confirming that redecoration is not carried out following internal repairs. Added timescales for damp inspection and follow on works

20/06/2024	2.2	Revision following tenant feedback- inform on exception of bank holidays within opening hours information
22/09/2025	2.3	Revised version to take into account the insourcing of the housing management service from ForHousing.
05/11/2026	2.4	Revised to take into account Awaab's Law 2025

Appendix 1 – Equality and Diversity Impact Assessment

Area of activity or change	Enter Policy Name here
IMDF Approval	Enter approving officer

STAGE ONE - SCOPING	Outlines the decision that is being made any why
STAGE TWO - RESEARCH	Outlines the collaboration and research that will inform this decision
STAGE THREE - FINDINGS AND NEXT STEPS	Considers how learnings from research and engagement are being embedded, the potential impact of the decision on different people and how these can best be managed.

STAGE ONE – SCOPING	
Consider points such as: <ul style="list-style-type: none"> Where has the proposed activity or change come from and why is it needed? Why is it important to the Council? How will this affect the tenant / customer journey or colleague experience? 	What activity or change is being proposed and why? <ul style="list-style-type: none"> Review new policy to ensure it meets the requirements of staff, the Council and its tenants and leaseholders Review new policy to ensure that it complies with best practice guidance including Housing Ombudsman Consult with tenants and leaseholders
	What benefits are you trying to achieve? <ul style="list-style-type: none"> Policy to consider all requirements Policy to be clear about being developed by best practice guidance Policy to be informative, to be clear and in plain English Meet the needs of staff, tenants and leaseholders
STAGE TWO – RESEARCH	
Consider points such as: <ul style="list-style-type: none"> What groups or individuals will you approach to discuss this? How will you ensure that these people are diverse and representative? (See Equity and Diversity table in stage three) Is there any data you can look at to support you? 	Who will help develop your thinking so that different experiences and perspectives are included? <ul style="list-style-type: none"> Consultation with tenants and leaseholders using closed facebook page. Undertake an equality impact assessment to identify any positive and/or negative impacts on protected characteristics.
	What research will you do to inform your understanding? <ul style="list-style-type: none"> Review all relevant requirements, including good practice

STAGE THREE – FINDINGS AND NEXT STEPS	
Consider points such as: <ul style="list-style-type: none"> • What have people told you are some of the key issues? • What good practice is happening in other organisations? • What changes are you planning to make because of the things you've found out? 	What have you learnt from your research and engagement? <ul style="list-style-type: none"> • Consultation with tenants and leaseholders informed on minor changes to the policy which is recorded in the final document.
	How will you embed what you've learnt into your activity or change? <ul style="list-style-type: none"> • Make relevant minor changes to the policy • Inform within the document that this can be provided in alternative formats. • Inform about the ongoing equality and diversity training being provided to staff in the delivery of this policy.

Equity and Diversity - Not everyone has the same access to opportunities or services, and the things that make us different – such as the characteristics listed below – can affect our experiences and outcomes. Therefore, it is important to consider how different people could be impacted by any activity or change we want to bring about.	
How could the proposed activity or change affect people with these characteristics (positively or negatively)?	
Age (Younger or older people)	
Caring responsibilities (Parents and those looking after an older or disabled person)	
Digital inclusion (People without access to digital platforms or devices)	
Educational attainment (People who have experienced barriers to formal education)	
Ethnicity, race and nationality (Including migrants, refugees and asylum seekers)	
Financial inclusion (People experiencing financial barriers or challenges)	
Marriage / civil partnership (Legal union between different-sex or same-sex couples)	
Mental health (People with a mental disability or ill-health)	
Neurodiversity (Such as people with ADHD, Autism, Dyslexia, Dyspraxia)	
Physical health (People with a physical disability or ill-health)	
Pregnancy and maternity (Someone who is pregnant or has recently given birth)	
Religion, faith or belief (All religions and faiths, including people with no religion)	
Sex (Men and women)	
Gender identity (Including trans and non-binary people)	
Sexual orientation (Such as Lesbian, Gay and Bisexual people)	
Any other characteristic	

Managing positive and negative effects

Consider points such as:

- Do you need to escalate any issues or seek legal advice?
- Can you see any opportunities to promote or celebrate positive outcomes?
- How will you build monitoring into the implementation of your activity or change and who will you report to?

If potential negative effects have been identified, how will any harm be reduced or avoided?

If potential positive effects have been identified, how can we ensure these are realised?

How and when will the impacts of your activity or change be monitored moving forward?