



Group Asset and Development Committee: 8 July 2024

## **1. Responsive Repairs Policy**

Committee were presented with a comprehensive summary activity and performance relating to Asset Management and Property Services. This provided building safety, landlord health and safety, stock condition, damp and mould, repairs updates and empty homes. The highlights within the report worth noting were.

- The domestic homes health and safety position remains strong.
- Demand for responsive repairs continues to increase.
- We continue to operate a full responsive repairs service. We are loading the agreed 2024/25 investment programme into Q2-Q4, with the emphasis on decent homes compliance.
- Slowing of sub-contractor spend continues to impact on empty homes and planned programme delivery.

Committee challenged the length of time empty properties remain empty, and requested additional information on general demand trends.

## **2. Annual review of the Decent Homes Policy**

An updated Decent Homes Policy was discussed and approved by the Committee. Broadacres must have an effective policy in place to ensure it meets the requirements of the Decent Homes Standard and provides assurance that there are measures to ensure all properties meet the required standard.

The Committee were informed the changes to the policy were only administrative as there are no significant legislative changes to incorporate.