



## **Homes Standard Policy**

### **1. Quality of Accommodation**

As a Community Benefit Society, Uppingham Homes CLT (The Society) will

1.1 Ensure that tenants' homes meet the standard set out in section five of the government's Decent Homes Guidance (See Note 2) and continue to maintain its homes to at least this standard.

1.2 Meet the standards of design and quality that applied when the home was built and required as a condition of publicly funded financial assistance, if these standards are higher than the Decent Homes Standard or any superseding standard published by the government.

1.3 In agreeing a local offer, ensure that it is set at a level not less than these standards and have regard to section six of the Government's Decent Homes Guidance or any later government approved equivalent.

### **2. Repairs and Maintenance**

The Society will

2.1 Provide a cost effective repairs and maintenance service to homes and communal areas that responds to the needs of, and offers choices to, tenants, and has the objective of completing repairs and improvements correctly first time. Such service will demonstrate an appropriate balance of planned and responsive repairs, and value for money.

2.2 Ensure its maintenance service includes responsive and cyclical repairs, planned and capital work, work on empty properties and adaptations. In respect of the latter The Society will co-operate with relevant community partners including UppWatch and Rutland County Council to provide an adaptations service that meets tenants' needs.

2.3 Meet all applicable statutory requirements that provide for the health and safety of the occupants in their homes.

#### **Notes:**

1. The Society may agree with the Regulator that a period of non-compliance with the Decent Homes Standard for a particular site where this is reasonable. The Society will ensure their tenants are aware of the reasons for any period of non-compliance, its plan to achieve compliance and then report on progress delivering this plan on The Society's website.

2. 'Decent Homes Guidance' means A Decent Home: Definition and Guidance for Implementation, published by the Department for Communities and Local Government in June 2006, and any guidance issued by the department or its successors, in relation to that document.