

## Housing Repairs Motion D- amended

Proposer: Councillor ~~Dawn Barnes~~ Dana Carlin

Seconder: Councillor ~~Luke Cawley Harrison~~ John Bevan

### Council Notes:

- To meet the decent homes standard, homes must meet the following criteria:
  - meet the current statutory minimum standard for housing
  - be in a reasonable state of repair
  - have reasonably modern facilities and services
  - provide a reasonable degree of thermal comfort
- In 2020/21 over a quarter of council homes in Haringey did not meet the decent homes standard;
- In 2020/21 the council failed to meet its target for emergency repairs completed within timescale, and performance has worsened in 2021/22 (up to March);
- In 2020/21 the council failed to meet its target for resident satisfaction with their last repair, and performance has worsened in 2021/22 (up to March);
- In 2021/22 (up to March) almost 10% of urgent repairs were not completed within the government timescale;

### Council believes that:

- The administration's welcome focus on building new council homes must not come at the cost of maintaining the current stock. The council has committed to spending up to £710 million over the next 10 years on the major works capital programme. This will not only bring council homes up to decent standards by replacing doors, windows, bathrooms and kitchens, but is an holistic programme to transform estates and blocks from kerbside to door, to improve energy efficiency and to improve amenities. All our residents should be proud of where they live;
- The council's current performance when it comes to repairs is not good enough, ~~and greater investment is needed;~~
- Properly maintained council stock is ~~more important than ever given the cost of living crisis~~ a key priority for the council;
- Bringing the housing service in-house will not improve services for residents in and of itself, ~~and public performance indicators have not improved since the service was taken in-house,~~ however this has brought housing services under more direct political control and a robust improvement plan is being developed to improve the service;
- ~~The Housing Online service is a useful way for~~ Better communication with residents, ~~to be able to check on including about the progress of repairs,~~ is a key priority within the improvement plan;

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### Council resolves to:

- ~~Introduce a Service Level Agreement which includes an automatic compensation scheme for late and poor repairs on both council and council leasehold properties~~ Publish the Housing Services improvement plan early in the New Year, together with proposals for monitoring progress and a clear repairs standard for residents;

- Fully replicate the reporting procedures of Homes for Haringey, with ~~all~~ reports being sent to the Housing, Planning and Development Scrutiny Panel or to the Corporate Committee as appropriate.