

Appendix A: Repairs Policy Revisions: Substantiation & Impact Analysis

Current Commitments			Proposed Revisions					Repairs Data Analysis						
Category	Element	Repair	Type of Proposed Revision	Detailed Revisions	Substantiation Data Sources & Details				Impact on Repairs Per Property					
					Survey Evidence	Benchmark Evidence (benchmarked Council policies with explicit reference to responsibility)	Consultation (change supported in consultation)			Other Evidence	Data Principle / Assumptions (vulnerable % assumed to be 12% - derived from sheltered housing population)	Number of Repairs (Aug-13-July-14)	Potential Reduction in Repairs Outturn*	Potential Repairs per property Reduction
						Public Meeting	Members Consultation	Sheltered Housing Meeting						
Urgent	Smoke Alarm	defective smoke alarm	Vulnerable residents variation	Smoke alarm batteries	84% agree	Y		Y		N/A	N/A	N/A	N/A	
Routine	Carpentry	carpentry repairs	Vulnerable residents variation	Kitchen unit doors - repair	84% agree					N/A	N/A	N/A	N/A	
			Vulnerable residents variation	Skirting boards	84% agree					N/A	N/A	N/A	N/A	
			Vulnerable residents variation	Shelving	84% agree	Y					N/A	N/A	N/A	N/A
			Tenant responsibility	Internal cills / window timber [CHECK - is this undertaken		1 no. tenant responsibility				Website Our Responsibility	Impact is total keyword multiplied % population non-vulnerable	141	124	0.29%
			Tenant responsibility	Skirting boards & picture rails	Ranked 8/8	2 no. tenant responsibility					Impact is total keyword multiplied % population non-vulnerable	144	127	0.29%
			Tenant responsibility	Shelves - general	Ranked 7/8		Y				Impact is total keyword multiplied % population non-vulnerable	54	48	0.11%
			Post-Transforming Homes Repairs	Bath Panels		2 no. tenant responsibility					At end of programme, impact is total keyword multiplied by % non-vulnerable	205	180	0.41%
Post-Transforming Homes Repairs	Kitchen cupboards and drawers, catches/handles, worktops	Ranked 5/8	1 no. tenant responsibility	Y				At end of programme, impact is total keyword multiplied by % non-vulnerable	632	556	1.28%			
Routine	General Build	floor and wall tiling repairs	Vulnerable residents variation	Loose floor tiles	84% agree				N/A	N/A	N/A	N/A		
Batch	General	General	Batch Repairs	General - move to batched programme			Y		N/A	N/A	N/A	N/A		
			Batch Repairs	Fencing - boundary	Ranked 4/8	1 no. batched repairs				Impact is total keyword multiplied % population non-vulnerable, with cost being transferred to	623	548	1.26%	
			Batch Repairs	Gates - boundary	Ranked 6/8	1 no. tenant responsibility; 1 no. ironmongery tenant				Impact is total keyword multiplied % population non-vulnerable, with cost being transferred to	1035	911	2.10%	
			Batch Repairs	{?} Minor plasterwork repairs to walls & ceiling		2 no. tenant responsibility				Impact is total keyword multiplied % population non-vulnerable, with cost being transferred to	156	137	0.32%	
			Batch Repairs	Smoke alarm batteries	Ranked 1/8	1 no. tenant responsibility	Y			Impact is total keyword multiplied % population non-vulnerable, with cost being transferred to	240	211	0.49%	
Vulnerable	General	General	Vulnerable residents variation	Varied service/additional support for vulnerable residents	79% agree	Y			N/A	N/A	N/A	N/A		
Vulnerable	Electrical	Additional Electrical Sockets	Vulnerable residents variation	Additional electrical sockets	84% agree				N/A	N/A	N/A	N/A		
Vulnerable	Fencing	Fencing	Vulnerable residents variation	Fencing - repair damage	84% agree				N/A	N/A	N/A	N/A		
			Vulnerable residents variation	Garden gates - replace	84% agree					N/A	N/A	N/A	N/A	
			Vulnerable residents variation	Fencing - dividing					Y		N/A	N/A	N/A	
			Tenant responsibility	Fencing - dividing		2 no. tenant responsibility	Y		Y	Impact is total keyword multiplied % population non-vulnerable; dividing fencing repairs assumed	861	757	1.75%	
			Vulnerable residents variation	Handy Man Service					Y		N/A	N/A	N/A	N/A
General Needs Residents	General	General	Tenant responsibility	General - reduce provision for general needs residents	26% agree (45% disagree)	Y			N/A	N/A	N/A	N/A		
			Tenant responsibility	Glazing - 1 repair per annum		3 no. tenant responsibility				Total keyword multiplied % population non-vulnerable	466	410	0.95%	
General Needs	General	General	Post-Transforming	General - reduce provision for		Y		Y	N/A	N/A	N/A	N/A		