

Decent Homes Policy

1. Summary

- 1.1. The Home Standard of the regulatory framework (April 2016) requires Registered Providers (RPs) to:
 - 1.1.1. ensure that tenants' homes meet the standard set out in section five of the Government's Decent Homes Guidance and continue to maintain their homes to at least this standard
 - 1.1.2. meet the standards of design and quality that applied when the home was built, and were required as a condition of publicly funded financial assistance if these standards are higher than the Decent Homes Standard
 - 1.1.3. 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.
- 1.2. The definition of what is a decent home has been updated to reflect the Housing Health and Safety Rating System (HHSRS) which replaced the Housing Fitness Standard on 6 April 2006. A decent home meets the following four criteria:
 - 1.2.1. It meets the current statutory minimum standard for housing
 - 1.2.2. It is in a reasonable state of repair
 - 1.2.3. It has reasonably modern facilities and services
 - 1.2.4. It provides a reasonable degree of thermal comfort
- 1.3. This Policy sets out our approach to ensuring our homes meet the above standards and explains how we will ensure we comply with the Regulatory Standards in the following areas:
 - 1.3.1. Development of new homes
 - 1.3.2. Ensuring existing homes meet the Decent Homes Standard
 - 1.3.3. Planning for the future

2. Objectives

Current version	Date agreed/reviewed	Review due	Owner	Pages
1.0	2019-12	2024-12	MM	Page 1 of 5
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<i>SHAL is registered in England and Wales as a Community Benefit Society and an exempt charity (number 27772R).</i>				

2.1. This policy will ensure SHAL’s homes meet the standard set out in section five of the Government’s Decent Homes Guidance and explain how we will continue to maintain our homes to at least this standard.

3. Details

3.1. SHAL is committed to providing decent homes for its tenants both now and in the future. This involves ensuring existing homes meet or exceed the Standard, new homes are developed according to the Standard and our plans for the future consider the requirements of the Standard.

3.1.1. New Developments

a New homes will be designed and built to meet or exceed the Decent Homes Standard. We will achieve this by working with our partners, developers and our agents to ensure the design of our new homes incorporates the latest developments, guidance and legislation and meets modern standards of design and quality.

3.1.2. Existing Homes

- a We will ensure our existing homes meet the Decent Homes Standard by carrying out the following:
- b Regular stock condition surveys – which will inform our planned and cyclical maintenance programmes
- c Options appraisals – of homes or blocks to ensure they remain fit for purpose and are cost-effective
- d A comprehensive planned maintenance programme – which will ensure our homes have suitably modern facilities and services and provide a reasonable degree of thermal comfort
- e An efficient day to day repairs service – which will ensure our homes remain in a reasonable state of repair

3.2. Planning for the Future

3.2.1. In planning for the future, we will work with our partners and other agencies to ensure our plans meet the current guidance on Decent Homes. We are committed to providing the highest quality

accommodation for our tenants and will take account of feedback from them to help shape our plans, both in the development of new homes and the maintenance of our existing housing stock.

4. Outcomes

- 4.1. SHAL’s homes, both now and in the future, will meet all the required regulatory and health and safety standards.
- 4.2. Tenants will express a high level of satisfaction with the quality of their homes.

5. Consultation

- 5.1. A draft copy of this policy will be available on our website to allow members of the public an opportunity to comment on its contents prior to being submitted for approval by SHAL’s board.
- 5.2. All tenants will be contacted by text to advise of its availability online and a draft copy will also be made available on request.
- 5.3. SHAL’s tenant scrutiny panel will also be invited to review the policy and suggest any comments and amendments prior to the policy being approved by the board.

6. Equality and Diversity

- 6.1. SHAL celebrates diversity and recognises the needs of a diverse population. This policy will be applied in a way which complies with our own Equality and Diversity Policy, which states that we will not discriminate on grounds of age, disability, gender reassignment, sexual orientation, marriage and civil partnership, pregnancy and maternity, race, religion and belief and gender.
- 6.2. The policy will also comply with the Human Rights Act 1998, and Equalities Act 2010.
- 6.3. SHAL works closely with its partners and other agencies to ensure it has a clear understanding of its resident community with clear regularly updated service user profiles.

7. Value for Money

- 7.1. SHAL is committed to delivering excellent services which offer value for money. This policy aims to achieve this by ensuring that the homes we

provide for our tenants perform efficiently and effectively both for our tenants and for the business.

- 7.2. By providing homes which meet or exceed modern design standards and are energy efficient and by constantly monitoring the condition of our housing stock SHAL will continue to deliver homes which provide good value for money.

8. Owner

8.1. Maintenance Manager

9. Version and Revisions

9.1. This policy will be reviewed every 5 year(s)

9.2. Revisions

New version	Date	Revision details