

## Appendix Two

### Well-Maintained Homes and Neighbourhoods Service Design

#### Project Group: Vision Statement



- Investment and tenancy management services will be joined-up in a way which supports our tenants and leaseholders – particularly the most vulnerable.
- Tenants and leaseholders will play an integral part in shaping and designing investment standards in the future.
- The Council will help to tackle fuel poverty by ensuring that homes are energy efficient and have a modern and well-maintained heating system.
- Homes and neighbourhoods will be safe and secure. They will also be disability-friendly wherever possible.
- We will improve all of our communal areas and ensure they are well-maintained in the future.
- We will ensure that our neighbourhoods are safe, attractive and well-designed to promote long-term sustainability.
- There will be a good quality, modern responsive repairs service which has high standards of customer care and health and safety, and which provides value-for-money. The repairs call centre will be effective and efficient, and workmen will carry the right tools and materials.
- Some simple repair jobs will be dealt with where appropriate by staff in the Council Housing Service. We will provide advice, permission and support to any tenant wanting to make minor repairs and improvements to their home.
- The Handy-Person's Service will be extended to all elderly and vulnerable tenants in the city.
- There will be effective stock management, which considers all the relevant information to help inform sound investment decisions. We will work closely with our partners to plan and sequence work.
- Vacant properties will be brought up to a lettable standard quickly, including the gardens. We will advise new tenants when any missed Decent Homes work will be completed to their homes.

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