Keeping Homes Safe and Decent Policy - Quick Guide (V1.0).

What this policy is about
A quick guide to how we keep homes safe and in good condition, identify hazards and meet the Decent Homes Standard.

Who it applies to
This policy applies to homes owned or managed by Portsmouth Homes, including tenant homes, temporary accommodation and the parts of leasehold/shared ownership properties we are responsible for. Other parts may be covered where there is a health and safety risk.

What makes a home decent? *(See policy: what makes a home decent p4)*
A decent home is:

- Free from the most dangerous hazards
- In reasonable repair
- Warm enough to live in
- Suitable for everyday living
- Free from damp and mould

Checking the condition of your home *(See policy: Stock Condition Surveys p5)*
We regularly inspect homes to identify repairs, improvements and safety concerns, including the condition of kitchens, bathrooms, roofs, heating, damp and mould and communal areas.
We aim to physically survey every home at least once every five years.

Housing hazards *(See policy: HHSRS p6)*
We use the Housing Health and Safety Rating System (HHSRS) to identify hazards, including damp and mould, excess cold or heat, fire, electrical risks, falls, structural problems, asbestos, carbon monoxide and hygiene concerns.
Category 1 hazards are the most serious. We will take prompt action, as a home cannot be considered decent while it has one.

How we deal with hazards *(See policy: Managing Health and Safety Hazards p6)*
We will assess the risk, your household circumstances and any support or reasonable adjustments needed. We may arrange safety measures, repairs, improvements or specialist inspections and will keep you informed.

When you report a hazard *(See policy: What happens when you report a hazard p7)*
We will assess your report and decide what action is needed. Immediate health or safety risks will be treated as emergency repairs. We may inspect your home, review photos or videos or seek specialist advice.

Awaab's Law *(See policy: Awaab's Law p7)*
We will follow Awaab's Law and its legal timescales for significant and emergency hazards. See our Safe and Healthy Homes Policy (Awaab's Law) for details

Access to your home *(See policy: Access to your home p9)*
For serious risks, we may need to enter your home without notice where permitted by law. If your home cannot be made safe immediately, we may put temporary safety measures in place or arrange suitable alternative accommodation while work is carried out.

How you can help *(See policy: Your responsibilities p10)*
Please:

- Allow reasonable access
- Report leaks, damp, mould or other concerns promptly
- Tell us about support or reasonable adjustments you need
- Tell us about changes affecting access to your home

Further information
This is a summary only. For full details, please read the Keeping Homes Safe and Decent Policy or contact Portsmouth Homes.

Information is available in alternative formats on request.

Link- Keeping Homes Safe and Decent Policy