

Item 7

Temporary Accommodation CPC Report - Appendix 2

Appendix C - Repairs Priority Schedule

The following three tables outline priority A, B, & C repair functions, Repair obligations which are not mentioned in these tables but are considered the responsibility of the landlord will also need to be completed within a period of time deemed reasonable by the council.

Priority A: Make safe within 2 hours with a maximum time of completion of 24 hours

Type of defect requiring repair

A.1	Total loss of electric power or no lights
A.2	Unsafe power or lighting socket, or electrical fitting.
A.3	Total loss of water supply
A.4	Loss of hot water supply
A.5	Total or partial loss of gas supply
A.6	Gas leaks (normally reported to Transco)
A.7	No heating – if heating cannot be fixed within hour's temporary heating must be provided in winter.
A.8	Blocked flue to open fire or boiler
A.9	Blocked or leaking foul drain, soil stack or (where there is no other working toilet in the dwelling house) toilet pan,
A.10	Toilet not flushing (where there I no other working toilet in the dwelling - House)
A.11	Leakage from water or heating pipe, tank or cistern
A.12	Insecure external window, door or lock
A.13	Insecure glazing to window
A.14	Dangerous structures – floor ceilings walls, broken /missing staircase bannisters.
A.15	Replacement of missing or badly damaged manhole covers
A.16	Missing floorboards

Priority B: Maximum time for completion 5 working days

B.1	Partial loss of electric power
B.2	Partial loss of water supply
B.3	Blocked sink, bath or basin
B.4	Tap which cannot be turned
B.5	Replacement of damaged toilet pan
B.6	Blocked waste pipes other than toilets :see above
B.7	Loose or detached banister or hand rail
B.8	Rotten timber flooring or stair tread
B.9	Mechanical extractor fan in internal kitchen or bathroom not working
B.10	No cold water supply to bath and basin
B.11	Temporary repairs to cover defective flat or pitched roofs where is water penetration
B.12	Mending minor leaks on water pipes
B.13	Repairing leaking cone / soil joints to toilets
B.14	Repairing leaks to cone/ soil vent pipes generally
B.15	Repairing or renewing ball valves (overflows, water hammer)
B.16	Repairing defective extractor fan9internal bathroom k/ kitchen only)
B.17	Replacing broken wash hand basin
B.18	Repair defective entry phone system
B.19	Replace broken fridge/ freezer
B.20	Replace broken oven and or hob
B.21	Replace broken glazing
B.22	Blocked down pipes and guttering
B.23	Replace or repair in internal fire doors (where home security is affected)
B.24	Replacing glazing to communal areas (where home security is affected)
B.26	Repairing/replacing fittings for metal casement windows and doors (where home security is affected)

Priority C: Maximum time for completion 28 working days

C.1	Re secure wash basin
C.2	Repairing blocked and /or damaged rain water gutters and pipes

C.3	Replacing chimney pot or cowl
C.4	Repair to faulty taps
C.5	Replacing zinc or lead flashings
C.6	Replacing ridge/eaves and cement filets
C.7	Replacing defective fire bricks or parts of open fires
C.8	Replacing window sash fastener cord
C.9	Replacing rotten or defective flooring
C.10	Replacing toilet cistern
C.11	Replacing waste trap or fitting
C.12	Repairing faulty stop valve or drain down cock
C.13	Replacing bath
C.14	Replacing kitchen units including sink units /taps
C.15	Replacing glazing to communal areas
C.16	Replacing fittings to windows and /or external doors
C.17	Repairing/replacing fittings for metal casement windows and doors

