**Working Hours Repair Obligations & Classification Technical Guide**

**Repairs Obligations & Classification Guide**

The matrix below outlines the Maintenance Team's repair obligations under Aster Group’s tenancy agreements. It specifies the repairs provided for customers, leaseholders, and shared ownership scheme owners. A summary is included in customer and leaseholder handbooks.

Repair priorities include response times and are adjusted for vulnerable and disabled customers. These priorities, created by a customer focus group, are reviewed regularly.

Aster’s safety-first approach is reflected in this guide. For unlisted repairs, contact your line manager. Professional judgment may be used to elevate repair priorities.Priority Guidance:

|  |  |  |  |
| --- | --- | --- | --- |
| Response Level | KPI Classification | Time Scale | Description |
| Critical Emergency | E4 | 6 Hours | Endangerment to life, major property damage, or large customer impact. |
| Emergency | E | 17 Hours | Immediate health, safety, or structural risk. |
| Next Working Day | NWD | 32 Hours | For a continuously beeping alarm. |
| Urgent | U | --- | Non-emergency but potential for future issues. |
| Routine | R | 22 Working Days | Non-urgent, can be deferred without significant impact. |
| Batch | 60 | 45 Working Days | Larger repairs or recent deterioration, planned repairs. |

***Vulnerable Customers:***

If it is discovered that a customer has incorrectly claimed vulnerability to obtain additional repairs, Aster will charge them with the cost of any repairs undertaken as a result of the incorrect claim.

***Rechargeable to customer:***

Repair costs for any damage caused by the customer or their family or visitors will be recharged to them. This excludes repairs resulting from normal wear and tear.

***Reportable by Leaseholders & Shared Owners:***

Repairs that Aster are responsible for variances according to the leases. This list covers the majority of leases. Leaseholders should not request repairs that are listed here as a customer responsibility.

***Target Priority:***

The priority levels can be raised if required based on professional judgement or where large number of customers may be affected, such as sheltered housing communal areas.

| **TYPE OF REPAIR** | **Who is Responsible** | **Additional for Vulnerable Customers** | **Rechargeable to Customer** | **Reportable by Leaseholders & Shared Owners** | **Reportable by Private rent** | **Reportable by Intermediate rent** | **Target Priority** |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **Ceilings**  Re-plastering or patch repairs to ceilings | Maintenance Team | | If damage is due to customer action | No – Sharedowner  Leaseholder – refer to buildings insurance on service now | Yes | Yes | **Routine**  **20 working days** |
|  |  |
| **Chimneys**  Repairs to chimney pot, cowl or stack | Maintenance Team | | No | Not in shared ownership houses, flats only | Yes | Yes | **Routine**  **20 working days** |
| **Batch 60 working days** |
| **Cookers**  Connection of cookers | Customer | No | Not applicable | No | Yes | Yes | **No Response** |
|  |  |  |
| **Decoration**  Internal decorations | Customer | No | Not applicable | No | Yes | Yes | **No Response** |
|  |  |  |
| **Doors**  Additional keys / fobs for communal entrance doors | Customer but extra keys are usually obtained from Housing team at a charge | | Rechargeable | Rechargeable | Yes | Yes | **No Response** |
|  |  |  |
| **Doors**  Gain access if keys lost – i.e. force entry & repair or replace lock | All customerswill be advised to contact locksmith in the first instance. If unable to do this Maintenance Team will attend but customer will be recharged for the visit. | | Rechargeable for general needs and vulnerable customers. Recharge may be waivered in exceptional circumstances by Housing team | **No response** from Maintenance Team - will be advised to contact locksmith. | Yes | Yes | **Emergency**  **24 hours** |
|  |  |  |
| **Doors**  Person locked in | Maintenance Team | | **Yes** - if lock is in working order but customer has lost the key | **No response** from Maintenance – will be advised to contact locksmith. | Yes | Yes | **Critical Emergency**  **4 hours**  (If only one door for access) |
|  |  |  |
| **Door**  Re-secure front or back door to dwelling | Maintenance Team | | If damage is due to customer action | No | Yes | Yes | **Critical**  **Emergency**  **4 hours**  - Unable to close shut (door ajar)  - Unable to lock and no chain or deadbolt |  |
| **Emergency**  - Unable to lock but there is a chain |
| **Routine**  - Unable to lock but they have a deadbolt which secures it & can access/ exit the property via another door |
| **Automatic Doors**  Repairs to auto doors | Servicing Team | | If vandalism is identified | Yes – communal | Yes | Yes | **Critical Emergency**  **4 hours** |  |
| **Door**  Repair or replace defective locks to external doors | Maintenance Team | | If needed as a result of keys being lost or through customer damage.  Free for domestic violence cases (If referred via ASB Team) | No - communal doors only | Yes | Yes – recharge possible if customer damage | **Emergency**  **24 hours** |  |