



Cambridge City Council

Housing Advisory Board Paper

Housing Advisory Board Working Group – New Build Repairs and Maintenance After the Defects Period

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| Purpose of Paper | A short paper to outline the new Working Group to be established on the topic of council new-build repairs and maintenance after the defects period, and to confirm membership of this Working Group. |
| Brief Summary | <p>At the previous meeting of the Housing Advisory Board (HAB) on the 2nd February 2026 it was proposed by the Resident Representatives to form a Working Group focussed on issues arising for residents of new-builds.</p> <p>Working Groups may be established by the Housing Advisory Board for the purpose of conducting an in-depth review and producing recommendations on any service, policy or issue relating to the social landlord function (for example, effectiveness of specific housing services, management and maintenance of stock, etc).</p> |
| Is the paper going to Cabinet or either Scrutiny Committee's? | No |

Background

1. At the previous meeting of the Housing Advisory Board (HAB) on the 2nd February 2026 it was proposed by the Resident Representatives to form a Working Group focussed on issues arising for residents of new-builds.
 2. Working Groups may be established by the Housing Advisory Board for the purpose of conducting an in-depth review and producing recommendations on any service, policy or issue relating to the social landlord function (for example, effectiveness of specific housing services, management and maintenance of stock, etc).
 3. An initial meeting to scope out the focus of the Working Group took place with the Resident Representatives on the 5th May 2026. It was decided by those present that
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the focus of the working group should explore repairs and maintenance after the defects period in new-build developments.

4. The building contractor is responsible for fixing any faulty construction or workmanship for the first 12 months after the property is completed.
5. At the end of this period, the Council arranges to inspect homes with the building contractor. All faults that were reported previously or found during the inspection will form the final list of defects that the contractor must fix.
6. Many newly built council homes have been built through the Cambridge Investment Partnership – the partnership with housebuilder Hill. In these homes, the Council and Hill will be responsible for fixing any faults. If a different developer built a home, they will be responsible.

Aim

7. The working group will explore the topic of repairs and maintenance in new-build developments beyond the defects period.
8. It is intended that the Working Group will be:
 - A member-led piece of work - with officer support, to investigate a topic in detail, before reporting back to the HAB with recommendations.
 - Time limited – to suggest solutions in a timely manner, with allocated tasks, progress checks and deadlines
 - Flexible – with a mixture of formal and informal meetings, site visits, desktop research, engagement with residents etc.
 - Focussed on solutions – the aim is to take evidence from a wide range of sources and good practice to develop practical recommendations that are evidence based and that will have a positive impact on the lives of residents.
 - Focussed on residents – the issue will be clearly defined, and solutions suggested, on the basis of understanding residents' experience.

Membership

9. When setting up a Working Group, the Housing Advisory Board will decide on the number of members it will comprise and will seek volunteers from within the Board's membership to join the group.
 10. The Board may also decide to open up membership of a Working Group to other councillors, or co-opt members to the group from relevant partners, organisations, community groups or from the wider resident base.
 11. Members of the Group shall be permitted to send a substitute HAB member to
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meetings of the Group. Cabinet Members and other non-HAB members may be invited to meetings.

12. In carrying out their responsibilities the Working Group members will:

- Work with officers involved to produce a Scoping Document for the review
- Attend meetings of the Working Group
- Gather a range of evidence on issues related to the specific review subject
- Attend site visits and related meetings and to undertake research, as necessary to obtain further understanding and information to support the review
- Work in partnership with fellow Working Group Members and any other relevant members, officers, partners or community groups, respecting one another's unique perspectives and contribution.
- Make recommendations and work with officers in producing the final report

Reporting

13. Once the evidence has been gathered, the Working Group will produce a report to be submitted to the Housing Advisory Board outlining details of the review process, evidence gathered, findings and any subsequent recommendations.

14. The Housing Advisory Board can then refer the report to Cabinet or the relevant committees/partners and ask them to consider and respond to the recommendations arising from the review.
