



## CABINET

**Subject Heading:**

**Access to Homes policy (2025)**

**Cabinet Member:**

Councillor Paul McGeary

**ELT Lead:**

Paul Walker, Director of Housing and Property

**Report Author and contact details:**

Joe Agius, 01708 434046,  
joe.agius@havering.gov.uk

**Policy context:**

This policy sets out to define the circumstances when the Council (as the property landlord) may, legally, be allowed necessary access a Council property.

It aligns with the standard terms and conditions detailed in the tenancy/occupancy agreement.

**Financial summary:**

There are no anticipated financial implications, as any costs incurred may be re-charged to the resident/their representative.

**Is this a Key Decision?**

**YES**, because it will have a significant effect on two or more wards.

**When should this matter be reviewed?** Annually. The OSC will be consulted if a significant change (e.g. legal, regulatory) takes place.

**Reviewing OSC:** To be reviewed by the OSC Board.

**The subject matter of this report deals with the following Council Objectives**

**People - Supporting our residents to stay safe and well X**

Place - A great place to live, work and enjoy

Resources - Enabling a resident-focused and resilient Council

**SUMMARY**

This policy explains Havering Council's (the Council) approach to obtaining necessary access to a Council property (including gardens, external storage areas and other outside areas) in order to fulfil its statutory and/or regulatory duties to protect the occupier and/or their neighbours.

It explains how necessary access will be requested and what action will be taken if access is, for whatever reason, denied.

**RECOMMENDATIONS**

The recommendation is that this policy should be approved.

The Council will always respect the rights and privacy of the resident.

This policy reflects the Council's commitment to protecting the health and safety of the resident and their neighbours, via ensuring the safety of the property.

## **REPORT DETAIL**

This policy is required because there may be circumstances when it will be necessary to access a Council property. For example:

- To inspect the condition of the property
- To carry out servicing or a repair
- To investigate a possible breach of tenancy
- If there is an emergency (property or person related)

Examples of such circumstances include:

- Gas Safety Checks
- Fire Safety surveys and works
- Electrical Testing and works
- Asbestos surveys and works
- Surveys or works to control the risk of Legionella or other such dangers
- HHSRS (Housing Health & Safety Rating System) inspections
- Servicing and maintenance of personal lifts, including stair-lifts and Telecare equipment
- Repairs to, or refurbishment of, the property - especially where failure to carry out the works would place residents at risk and/or cause damage to the property
- Any surveys required to identify the condition of the property
- A Tenancy Audit and/or reports of anti-social behaviour by the resident, fellow occupiers or guest visitors.

## **REASONS AND OPTIONS**

### **Reasons for the decision:**

- The Council is the legal owner of the property.

As such, the Council is obliged to meet the legal and regulatory required to ensure the health, safety and wellbeing of the resident, any fellow occupant/s and their neighbours.

### **Other options considered:**

None, because there are legal and regulatory requirements that the Council must meet. These are duly identified within the policy document.

## IMPLICATIONS AND RISKS

**Financial implications and risks:**

This policy will have no financial implications for the Council.

**Legal implications and risks:**

This policy complies with the Council's legal/regulatory duties.

**Human Resources implications and risks:**

This policy will have no HR implications for the Council.

**Equalities implications and risks:**

This policy will have no Equalities implications for the Council.

**Health and Wellbeing implications and Risks**

By offering greater personal protection, this policy will have a positive impact on the Health and Wellbeing of residents and/or their neighbours.

**Environmental and climate change implications and risks:**

This policy will have no environmental or climate change implications for the Council. It will support the Council's carbon reduction ambitions by grouping visits to properties in the same geographical area to reduce the number of car journeys required.

This proactive approach not only minimises carbon emissions but also contributes to the reduction of air pollution. In that sense and because it will assist to ensure efficient energy consumption within the property, it may be considered to have a positive effect on environmental and climate change.

## BACKGROUND PAPERS

- Access to Homes policy (2024)