

# What are Day-to-Day Repairs?

**Day-to-day repairs refer to minor maintenance tasks and fixes that are necessary to keep a property in good working order and ensure the comfort and safety of its occupants. These repairs are typically reactive, addressing issues as they arise, and are distinct from planned maintenance or major refurbishments.**

In the context of social housing, day-to-day repairs are essential for maintaining the habitability of properties and ensuring compliance with the UK's Building Regulations and Housing Health and Safety Rating System (HHSRS). These repairs often include fixing leaky taps, repairing broken windows, addressing minor electrical faults, and patching small areas of damaged plaster.

Social housing providers are legally obligated to ensure that properties meet the Decent Homes Standard, which includes addressing day-to-day repairs promptly. Failure to do so can lead to tenant dissatisfaction, health and safety risks, and potential legal repercussions.

**Synonyms:** Routine Maintenance, Minor Repairs

## **Practical Examples:**

1. **Leaky Tap Repair:** A tenant reports a dripping tap. The repair involves replacing the washer or cartridge to prevent water wastage and potential water damage.
2. **Broken Window Pane:** A cracked window pane is replaced to maintain security and thermal efficiency.
3. **Electrical Socket Fault:** A faulty socket is repaired to ensure safe electrical usage.

## **Related Terms:**

1. **Planned Maintenance:** Scheduled upkeep tasks aimed at preventing issues before they occur.
2. **Responsive Repairs:** Repairs carried out in response to tenant-reported issues, often overlapping with day-to-day repairs.
3. **Decent Homes Standard:** A UK government standard ensuring social housing is in a good state of repair, safe, and thermally efficient.
4. **Housing Health and Safety Rating System (HHSRS):** A risk assessment tool used to identify and address hazards in residential properties.
5. **Building Regulations:** UK standards for design, construction, and alteration of buildings, ensuring safety and energy efficiency.
6. **Approved Document L:** Part of the Building Regulations focusing on the conservation of fuel and power in dwellings.
7. **Retrofit:** The process of upgrading existing buildings to improve energy efficiency and sustainability.