

**COMMUNITIES, HOMES & REGENERATION  
SCRUTINY COMMITTEE  
23<sup>RD</sup> FEBRUARY 2023**

**SUBJECT:  
RECHARGEABLE REPAIRS POLICY**

**Purpose:**

The Rechargeable Repairs Policy sets out the criteria for when a tenant (contract-holder) will be recharged for repairs that are their responsibility under the tenancy agreement (Contract).

**THE SCRUTINY COMMITTEE IS ASKED TO:-**

- Scrutiny is asked for their views on this policy before it goes through the Council's decision and adoption process.

**Reasons:**

- Gives clarity and consistency when dealing with rechargeable repairs.
- The Rechargeable Repairs Policy will enable the Authority to reclaim costs where there has been wilful damage or neglect to its housing stock.

**CABINET MEMBER PORTFOLIO HOLDER:**

Cllr Linda Davies Evans - Homes and Deputy Leader

<b>Directorate:</b> Communities	<b>Designations:</b> Head of Housing & Public Protection	<b>Tel:/Email addresses:</b> 01267 228960 JMorgan@carmarthenshire.gov.uk
<b>Name of Head of Service:</b> Jonathan Morgan	Contracts & Service Development Manager	01267 228930 lesjames@carmarthenshire.gov.uk
<b>Report Author:</b> Les James		

# EXECUTIVE SUMMARY

## SUBJECT RECHARGEABLE REPAIRS POLICY

### 1. Rechargeable repairs policy summary

#### 1.1. Purpose

- 1.1.1. Our aim is to provide tenants (contract-holders) with a value for money repairs and maintenance service. Vital to this approach is the need to ensure that tenants are recharged for works for which they are contractually responsible for, or for works arising from negligent behaviour or deliberate misuse.

#### 1.2. Context

- 1.2.1. Rechargeable works will normally fall into one or more of the following categories.

- Works which are the tenant's own responsibility in accordance with their Occupation Contract (tenancy agreement), or licence.
- Works which arise because of misuse of the property
- Works which arise because of neglect or where a repair has not been reported
- Works arising because of unauthorised or inappropriate alterations to the property
- Works arising from damage to the property caused by a member of the tenant's household or visitor.

### 2. Recommendation

- 2.1. This is a pre decision report on draft recharge policy. Scrutiny is asked for their views on this policy before it goes through the Council's decision and adoption process.

#### Footnote:

Under the Renting Homes (Wales) Act 2016, tenants are referred to as contract holders and tenancies are known as Secure Occupational Contracts. The policy applies to those housed in our own stock and who hold an occupation contract. The policy would also apply to those housed in our stock designated as temporary accommodation and therefore would hold a licence or Standard Occupational Contract.

DETAILED REPORT ATTACHED?

YES - Rechargeable Repairs Policy

# IMPLICATIONS

I confirm that other than those implications which have been agreed with the appropriate Directors / Heads of Service and are referred to in detail below, there are no other implications associated with this report:

Signed: Jonathan Morgan

Head of Housing & Public Protection

Policy, Crime & Disorder and Equalities	Legal	Finance	ICT	Risk Management Issues	Staffing Implications	Physical Assets
YES	YES	YES	NONE	NONE	NONE	NONE

## 1. Policy, Crime & Disorder and Equalities

Equality Impact Assessments are a process which allows organisations to consider relevant evidence to understand the likely or actual effect of policies, practices and decisions on people with protected characteristics. Equality Impact Assessment has been completed using the integrated assessment tool. The assessment concluded that the policy would have no adverse impact on tenants or protected characteristics groups.

Jessica Harcourt

7.2.23

## Legal

This policy will ensure that a fair and consistent approach is taken in relation to rechargeable repairs.

Alan Evans

02/02/23

## Finance

No direct impact as policy is for clarification only.

Steve Williams 01/02/23

<b>CABINET MEMBER PORTFOLIO HOLDER(S) AWARE/CONSULTED</b>  YES	<b>Include any observations here.</b> Cllr Evans supports the adoption of the policy.
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**Section 100D Local Government Act, 1972 – Access to Information**  
**List of Background Papers used in the preparation of this report:**  
  
**THERE ARE NONE**

Title of Document	File Ref No.	Locations that the papers are available for public inspection