

CABINET
3rd JULY, 2023

**RECHARGEABLE REPAIRS POLICY FOR
CONTRACT HOLDERS (TENANTS)**

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).

Recommendations / key decisions required:

Cabinet is asked to endorse the rechargeable repairs policy.

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 Decision Required YES – 3rd July 2023

Council Decision Required No

CABINET MEMBER PORTFOLIO HOLDER:-

Cllr Linda Davies Evans - Deputy Leader & Homes Portfolio Holder

Directorate:

Communities

Name of Head of Service:

Jonathan Morgan

Report Author:

Les James

Designations:

Head of Housing &
Public Protection

Contracts & Service
Development Manager

Tel:/Email addresses:

01267 228960

JMorgan@carmarthenshire.gov.uk

01267 228930

lesjames@carmarthenshire.gov.uk

**EXECUTIVE SUMMARY
CABINET
3rd JULY, 2023**

**RECHARGEABLE REPAIRS POLICY
FOR CONTRACT HOLDERS (TENANTS)**

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

- Cabinet is asked to endorse the rechargeable repairs policy for Contract Holders (Tenants).

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 a 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	NONE	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. An 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

2. Legal

Recharge policy

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

Alan Evans

02/02/23

3. Finance

No direct impact as policy is for clarification only.

Steve Williams 01/02/23

CONSULTATIONS

I confirm that the appropriate consultations have taken in place and the outcomes are as detailed below

Signed: Jonathan Morgan

Head of Housing & Public Protection

1. Scrutiny Committee request for pre-determination	YES
Scrutiny Committee	Communities, Homes & Regeneration
Date the report was considered:-	23rd February, 2023
Scrutiny Committee Outcome/Recommendations:-	
UNANIMOUSLY RESOLVED that the Rechargeable Repairs Policy be endorsed and referred to the Cabinet for its consideration.	

2. Local Member(s) Not applicable.

3. Community / Town Council Not applicable

4. Relevant Partners Not applicable

5. Staff Side Representatives and other Organisations

Report has been considered and endorsed by Housing Senior Management Team.

Number of internal stakeholders have been involved in drafting the policy.

CABINET MEMBER PORTFOLIO HOLDER(S) AWARE/CONSULTED	Include any observations here.
YES	Cabinet Member is supportive of the policy

Section 100D Local Government Act, 1972 – Access to Information
List of Background Papers used in the preparation of this report:

THERE ARE NONE