

CABINET

3YDD GORFFENAF 2023

POLISI ADENNILL COSTAU AM WAITH ATGYWEIRIO AR GYFER DEILIAID CONTRACTAU (TENANTIAID)

Y Pwrpas:

Mae'r Polisi Adennill Costau am Waith Atgyweirio yn nodi'r meini prawf pan fydd tenant (deiliad contract) yn ad-dalu am waith atgyweirio sy'n rhan o'i gyfrifoldeb o dan y cytundeb tenantiaeth (Contract).

Yr argymhellion / penderfyniadau allweddol sydd eu hangen:

Gofynnir i'r Cabinet gymeradwyo'r Polisi Adennill Costau am Waith Atgyweirio.

Y rhesymau:

- Rhoi eglurder a chysondeb wrth ymdrin ag adennill costau am waith atgyweirio.
- Bydd y Polisi Adennill Costau am Waith Atgyweirio yn galluogi'r Awdurdod i adennill costau lle bu difrod neu esgeulustod bwriadol i'w stoc dai.

Angen i'r Cabinet wneud penderfyniad OES – 3 Gorffennaf 2023

Angen i'r Cyngor wneud penderfyniad NAC OES

YR AELOD CABINET SY'N GYFRIFOL AM Y PORTFFOLIO:

Y Cynghorydd Linda Evans - Cartrefi a Dirprwy Arweinydd

Y Gyfarwyddiaeth:

Cymunedau

Enw Pennaeth y Gwasanaeth:

Jonathan Morgan

Awdur yr Adroddiad:

Les James

Swydd:

Y Pennaeth Tai

Rheolwr Contractau a
Datblygu Gwasanaeth

Rhifau ffôn/Cyfeiriadau e-bost:

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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