

Report of the Portfolio Holder for Housing

Recharges Policy

1. Purpose of Report

Amendments have been made to the recharges policy following a review of the recharges processes and procedures in accordance with the Council's Corporate Priority of Housing – a good quality home for everyone.

2. Recommendation

Cabinet is asked to RESOLVE that the changes to the Recharges Policy be approved.

3. Detail

One of the actions within the Housing Business Plan is to increase recharges. The revised Policy sets out the refreshed criteria under which the Council may recharge the tenant or the leaseholder when remedial work is carried out, which has arisen following a breach of the Tenancy or Leaseholder Agreement.

Appendix 1 includes the Policy, **Appendix 2** includes the change table and **Appendix 3** includes the Equality Impact Assessment.

4. Key Decision

This report is a key decision as defined under Regulation 8 of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012, as it will be significant in terms of its effects on communities living or working in an area comprising two or more Wards or electoral divisions in the Council's area.

5. Updates from Scrutiny

The comments from Policy Overview Working Group were as follows:

6. Financial Implications

The comments from the Assistant Director Finance Services were as follows:

There are no additional financial implications to consider at this stage. An increase in the circumstances where a recharge may be made to a tenant or leaseholder, will help to offset the cost of rechargeable works. Officers will continue to monitor the effectiveness of recovering sundry debtor accounts as part of debt recovery processes.

7. Legal Implications

The comments from the Monitoring Officer / Head of Legal Services were as follows:

The Council is required to comply with the regulatory framework and consumer standards operated by the Regulator for Social Housing (RSH). As such, it is necessary to ensure that the Recharges Policy addresses all the relevant legal obligations the Council has as a landlord for its housing stock. Consequently, the policy ensures there is a clear basis for compliance with the relevant statutory consumer standard, which is it the Home Standard in this case. This overarching framework consequently sets the legal standards for the compliance and performance required. Under legal changes introduced by the Social Housing (Regulation) Act 2023, holds substantial new powers to intervene where failures to meet standards have caused, or could have caused, serious harm to tenants.

8. Human Resources Implications

Not applicable.

9. Union Comments

Not applicable.

10. Climate Change Implications

Not applicable.

11. Data Protection Compliance Implications

This report does not contain OFFICIAL(SENSITIVE) information. There are no Data Protection issues in relation to this report.

12. Equality Impact Assessment

As this is a change to policy an equality impact assessment is included in the appendix to this report.

13. Background Papers

Nil.