

This Report will be made public on 14 April 2022



Report Number: **OS/21/19**

To: Overview and Scrutiny Committee
Date: 26 April 2022
Status: Non key
Responsible Officer: Roy Catling, Assets & Development Lead Specialist
Cabinet Member: Councillor David Godfrey, Cabinet Member for Housing and Special Projects

SUBJECT: Housing Repairs and Maintenance Policy and Rechargeable Repairs Policy

SUMMARY:

The following report sets out the rationale for the development and adoption of two housing policies, vital for the continued growth of the housing service, and the effective management and delivery of repairs and maintenance under FHDC.

RECOMMENDATIONS:

- 1) To receive and note report OS/21/19 and the draft policies for Housing Repairs and Maintenance, and Rechargeable Repairs.
- 2) To provide comments and recommend approval of the policies for Cabinet in May 2022.

1. BACKGROUND

- 1.1 Folkestone & Hythe District Council is responsible for carrying out repairs and improvement works to FHDC-owned housing stock. In addition, the Council's Corporate Plan includes a commitment to deliver a safe and accountable housing service (Service Ambition 4).
- 1.2 The purpose of these policies is to set out how we will meet this service ambition through the effective management and reinvestment in our stock, with tenant health and safety as a core principle.
- 1.3 The **Repairs and Maintenance Policy** provides a framework for the delivery of all our repairs and maintenance services, outlining key work programmes, commitments and responsibilities.
- 1.4 The **Rechargeable Repairs Policy** sets out how we will recover the cost of repairs that are deemed rechargeable to tenants due to damage, neglect, misuse or abuse.

2. CONSULTATION

- 2.1 The policies have undergone consultation through Lead Specialists for Housing operations, Case Management and Customer Services; Senior Specialists for Assets and Major Works, Leasehold Management, Supported Housing and Neighbourhood Management; Corporate Leadership Team and the Strategic Tenants Advisory Panel.

3. OPTIONS

- 3.1 Approve policies for Cabinet with no changes
- 3.2 Approve policies for Cabinet with additional comments and/or recommendations
- 3.3 Do not approve policies for Cabinet

4. RISK MANAGEMENT ISSUES

- 4.1 There are no specific risk management issues for the committee to review in relation to these policies.

5. LEGAL/FINANCIAL AND OTHER CONTROLS/POLICY MATTERS

5.1 Legal Officer's Comments (NM)

In relation to the recharges policy the legal power to recharge comes from the clauses in the tenancy agreement which make the tenant responsible

for the damage caused. The repairs and maintenance policy is based on the Council's legal obligations as a landlord.

5.2 Finance Officer's Comments (ST)

No specific financial implications related to this report. Yearly budgets are agreed for all costs relating to our Housing Stock including Repairs, these are monitored and reported throughout the financial year on a regular basis.

5.3 Diversities and Equalities Implications (GE)

There are no negative equality and diversity implications directly arising from this report. Both policies include a completed stage 1 equality impact assessment that identifies no negative implications.

5.4 Climate Change Implications (Council only) (AT/HS)

No direct implications arising from this report. The draft Repairs and Maintenance Policy sets out the legal background, processes and procedures governing responsive repairs and void works, planned works and cyclical and compliancy works. More significant works will be governed by the Housing Asset Management Strategy, approved by Cabinet on 26 January 2022, which includes the objective for the council to *"Improve the energy efficiency of the housing stock and the ways of working that reduce carbon emissions and levels of fuel poverty by achieving at a minimum EPC rating of C by 2030 and operation net zero carbon in use by 2050 for all of its housing stock"*.

6. CONTACT OFFICERS AND BACKGROUND DOCUMENTS

Councillors with any questions arising out of this report should contact the following officer prior to the meeting

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The following background documents have been relied upon in the preparation of this report: None

Appendices:

Appendix 1: Repairs and Maintenance Policy V0.5

Appendix 2:: Rechargeable Repairs Policy V0.5