**WBCIR:18994**

**To aid understanding of best approach to disrepair for social landlords, with a view to reducing the burden on rent accounts and deterring use of no-win no-fee solicitors. This relates only to legal disrepair claims brought under the pre-action protocol.**

**1. How many homes do you own?**

2538 HRA owned properties.

**2. How many live housing disrepair cases are you managing? Please state if this figure does or does not include ‘dormant’ cases – i.e. those with no communication from claimant’s solicitor in 12 months or more. A case, for the purpose of this request, is any case involving a letter of claim before action for housing disrepair.**

14 disrepair claims – excludes dormant claims

**3. Is your approach generally to defend claims, or attempt early settlement?**

This is not information and therefore not covered under FOI

**4. For the financial years 2018-19, 2019-20, 2020-21, 2021-23, 2023-24, can you please provide the following:**

**•              Disrepair claims received**

**•              Disrepair claims settled in the claimants favour (within that year, even if originally receive in a different year)**

**•              Average cost of each claim settled in the claimants favour**

**•              Disrepair claims settled in the defendant’s favour (within that year, even if originally receive in a different year)**

**•              Average cost of each claim settled in the defendant’s favour**

**•              Total annual spend on defendent costs (legal and expert)**

**•              Total Annual Spend on claimant costs (legal and expert) and Compensation**

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
|  | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 |
| • Disrepair claims received | 0 | 0 | 2 | 4 | 4 | 6 |
| • Disrepair claims settled in the claimant’s favour |  |  | 1 | 0 | 1 | 5 |
| • Average cost of each claim settled in the claimant’s favour |  |  | 2,340.00 | 0.00 | 2,500.00 | 7,611.40 |
| • Disrepair claims settled in the defendant’s favour |  |  |  |  |  |  |
| • Average cost of each claim settled in the defendant’s favour |  |  |  |  |  |  |
| • Total defendant costs (legal and expert) |  |  | 0.00 | 6,301.20 | 6,155.40 | 19,762.80 |
| • Total claimant costs (legal and expert) and Compensation |  |  | 2,340.00 | 0.00 | 2,500.00 | 38,057.00 |