



REQUEST 18075

1. How many disrepair claims have you defended every year since 2013 to 2025?
2. Broken down year by year, how much did you pay in legal costs for disrepair claims?
3. Since 2013 (once again, year by year), how much did you spend on maintenance on social housing units?
4. Do you have any comments to add about disrepair claims? How do they affect the service you provide? Is the law set up adequately for councils/LAs to deal with them? Any further comments?

RESPONSE

1. Defended in court = 1 Total period
Rejected claims (no notice/minimal disrepair) (based on file closure reason):
2013 – 2020 – data unavailable
2021 – 1
2022 – 19
2023 – 25
2024 – 28
2025 – 14
2. 2013 – 2020 data unavailable/inaccurate

Data based on when main claim settled (does not include subsequent breach costs).
2019 - £23144.37
2020 - £111826.74
2021 - £418291.63
2022 - £832252.47
2023 - £1079304.70
2024 - £698032.92
2025 - £128713.00
3. Spend on Repairs and Maintenance is provided within the published Statutory Statement of Accounts. [Statement of Accounts 23-24](#)
4. Disrepair claims are vast in volume and a drain on the Council's resources. In some cases, we hear of dishonest approaches to tenants to access their properties and persuade tenants to make claims against their landlords. We have also heard that tenants become trapped by their CFA and told they must pursue claims or pay their legal fees when they just want to close their case and get the repairs completed.

In obtaining expert reports to defend cases, where no remedial works are found to be necessary, these funds are

lost and a drain on the public purse, with no recourse against the tenant.

The costs cap on disrepair claims is due and will be welcomed by the Council. Most frustrating is the vast amount of costs sought and paid to solicitor firms which are disproportionate to the damages recovered by tenants. The Council has seen dishonest behaviour from solicitors and have sought to challenge costs via the courts with considerable success.

The Council's resources ought to be spent improving tenants' homes, as opposed to paying sums of money to solicitor firms.