

ANGUS COUNCIL

HOUSING COMMITTEE

26 FEBRUARY 2004

SUBJECT: PRIVATE SECTOR HOUSING GRANTS

REPORT BY DIRECTOR OF PLANNING AND TRANSPORT

Abstract: This report advises the Committee of the requirement to place bid with Community Scotland by 3 March 2004 for allocation in respect of Private Sector Housing Grants.

1 RECOMMENDATION

It is recommended that the Committee note the content of this report and delegate the decision in respect of the details of the Private Sector Housing Grant bid to the Convener and Vice-Convener of the Housing Committee and the Convener of Resources & Central Services Committee.

2 INTRODUCTION

2.1 The Scottish Executive on 15 December 2003 intimated to the Council its intention to make available the sum of £522k as the baseline allocation of the Public Sector Housing Grants for each of the years 2004-05 and 2005-06. In addition, it was intimated that on top of the baseline allocation a bid allocation was to be provided for on an indicative basis of £270k in respect of each of the said years.

2.2 The baseline element is intended to recognise historic levels of expenditure while the bid element of the allocation is intended to encourage an appropriate level of local authority investment in private sector housing. The actual total funding of the bid element will be determined in the light of the quality of the bid submitted. Provided a local authority puts forward a satisfactory bid it will receive at least the indicative amount (unless it is seeking less than that amount).

3 BID PROCEDURE

3.1 On 21 January 2004 details of the bid procedure were made known to local authorities. The bid is to be based on the local authorities strategic intentions for investment in the condition of the private housing sector. It should show how the authority will use the combined resources from the baseline and bid allocations to support the strategy and make the case for the particular bid amount that is felt to be necessary in each of the next two financial years. It is intended that the bid would fund activity to:-

- support the improvement of houses that are below the tolerable and the adaptation of houses for those with particular needs, as a key priority for assistance;
- extend the area coverage and services provided by Care & Repair or equivalent;

- support and encourage owners with communal repair responsibilities;
- establish partnership working arrangements with the private rented sector, for example in the preparation of voluntary accreditation;
- improve the data and information required for strategy development in relation to the private sector;
- deal with specific, identified problems at a local level, which may include:-
 - o the need to expand existing activity to deal with core priorities;
 - o private sector housing investment linked to regeneration where this is not supported by separate funding related to stock transfer.

3.2 A Working Group has been established to prepare the Council's bid and advice from Communities Scotland has been sought in respect of the detail of the intended submission. The bid is to be made by 3 March 2004.

4 FINANCIAL IMPLICATIONS

4.1 Other than the awarding of the grant there are no financial implications for the Council.

5 HUMAN RIGHTS IMPLICATIONS

5.1 There are no human rights implications.

6 CONSULTATION

6.1 The Chief Executive, Director of Law & Administration, Director of Finance, Director of Housing and Director of Social Work and Health Liaison have been consulted in the preparation of this report.

7 CONCLUSION

7.1 The council bid for 2004/05 and 2005/06 in respect of Private Sector Housing Grants require to be submitted by 3 March 2004. In view of the limited time available and the complexity of the bid process it is recommended that the details of the bid be delegated to the Convener and Vice-Convener of the Housing Committee and the Convener of Resources and Central Services Committee and that a further report indicating the outcome of the bid be placed before the Housing Committee on 22 April 2004.

NOTE

No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973, (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above Report.

AA/IM/KW
11 February 2004
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KW/Reports04/HousingGrants