

ANGUS COUNCIL

HOUSING COMMITTEE

26 AUGUST 2004

SUBJECT: PRIVATE SECTOR HOUSING GRANTS

REPORT BY DIRECTOR OF PLANNING AND TRANSPORT

<p>Abstract: This report advises the Committee of the outcome of the bid that was submitted to Communities Scotland for funding in respect of private sector housing grants for the years 2004/05 and 2005/06.</p>

1 RECOMMENDATION

1.1 It is recommended that the Committee note the content of this report.

2 INTRODUCTION

2.1 Members will recollect that report No. 245/04 was placed before the meeting of 26 February 2004 Committee outlining the intentions in respect of the proposed bid to Communities Scotland for private sector housing grants for the years 2004/05 and 2005/06.

2.2 In view of the limited timescale available and the complexity of the bid process members will recollect that the details of the bid were delegated to the Convener and Vice-Convener of the Housing Committee. The bid was put forward to fund activity to:-

- support of the improvement of houses that are below the tolerable standard and the adaptation of houses for those with particular needs, as a key priority for assistance;
- extend the area of coverage and services provided by Care and 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 and identify specific problems at a local level, which may include:-
 - the need to expand existing activity to deal with core priorities;
 - private sector housing investment linked to regeneration where this is not supported by separate funding related to stock transfer.

3 BID AWARD

- 3.1 The Council bid requested funding of £794.750 for 2004/05 and £889.250 for year 2005/06. The actual allocation for 2004/05 is £780,000 and for 2005/06 £849.000. The Council has received almost the entire amount of funding bid for, the exception being the bid for grant for private rented sector insulation amounting to £15,000 for year 1 and year 2
- 3.2 The offer of grant, which relates to 2004/05 only, covers the following projects:-

Project	Award
Baseline	£522,000
Expansion of Care and Repair	£148,000
Refurbishment of properties within Angus Town Centres	£75,000
Research into the quality of the privately owned and privately rented sectors	£35,000
Total	£780,000

- 3.3 The final amount of grant that will be payable will depend on targets and outputs being met.
- 3.4 The Baseline Award will continue to be used to support the improvement of houses that are below the tolerable standard and for the adoption of houses for those with particular need through the provision of Improvement and Repair Grants. The expansion of Care and Repair will enable grants to be available for increased range of work for the elderly or with disabilities. This work will now include window replacements, gutter and downpipe replacements and the availability in appropriate case of 100% grants subject to means testing.
- 3.5 A separate report is before this Committee with regard to the of utilisation of the grant for the refurbishment of properties within Angus town centres.
- 3.6 Consultants will be appointed to carry out research into the privately owned and rented stock, with an emphasis being given to the investigation of the quality of the stock in the privately rented sector to assist in developing an accredited landlord scheme.
- 3.7 When the offer of grant for 2005/06 is received consideration will need to be given to the priorities for the level of expenditure on each of these projects given that resources allocated are some £40,250 less than bid for.

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 have been consulted in the preparation of this report.

7 CONCLUSION

- 7.1 It is pleasing that almost the entire amount of funding that has been bid for has been obtained. It is however nonetheless disappointing that the funding in respect of private rented sector insulation has not been obtained.

AA/IM/IAL
20 August 2004

Alex Anderson
Director of Planning and Transport

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.