

## **EAST AYRSHIRE COUNCIL**

### **HOUSING COMMITTEE – 25 JANUARY 2006**

#### **PRIVATE SECTOR HOUSING GRANT**

##### **Report by Executive Director of Neighbourhood Services**

### **1. PURPOSE OF REPORT**

- 1.1 The purpose of this report is to advise Committee of an increase in Private Sector Housing Grant support from Communities Scotland and to provide the revised 2005/2006 budget in tabular form as requested at the Housing Committee of 2 November 2005.

### **2. BACKGROUND**

- 2.1 Communities Scotland on behalf of the Scottish Ministers, allocated the Council Private Sector Housing Grant funding for 2005/2006 in the amount of £1.855M to support its strategic intentions for investment to improve the condition of the private housing sector in East Ayrshire.
- 2.2 On 10 October 2005, Communities Scotland wrote to the Council intimating that the Scottish Ministers had made additional resources available for expenditure on Disabled Adaptations and invited the Council to submit a bid based on its anticipated additional requirements under this budget for 2005/2006.
- 2.3 A request for additional funding in the amount of £70K was submitted to Communities Scotland on 21 October 2005 and this was supported at a reduced level of £40K in their revised PSHG offer of Grant of 23 November 2005 which increased available funding to £1.895M in the current financial year.

### **3. REVISED P.S.H.G. OFFER 2005/2006**

- 3.1 The offer of grant as provided by Communities Scotland was subject to a baseline offer and a bid element. The baseline offer was fixed at £335K and the Council were required to submit detailed and costed proposals for the bid element.
- 3.2 Initially, and as previously reported, our offer of grant was set at £335K baseline and £525K bid element for both 2004/2005 and 2005/2006. Since the initial offer, additional successful bids for support for Area Regeneration, Communal Repairs and our latest bid for additional support for Disabled Adaptations has increased the available budget under the bid element and the effects of these increases are tabulated in 3.3 overleaf.

### 3.3 Available budget for 2005/2006 and expenditure up to 31 December 2005.

ACTIVITY	BUDGET 2005/06		
	Baseline	Budget	Expended to date
Service mandatory grant requests for Below Tolerable Standard properties and properties on which a Repair Order has been served		60,000	22,845
Service mandatory grant requests for the provision of standard amenities		183,000	183,000
Additional PSHG staff to service increased grants workload		50,000	45,142
Develop Private Rented Sector Action Plan and fund appropriate staff costs to administer landlord leasing scheme		42,000	100
<b>Total Baseline Allocation</b>		<b>335,000</b>	<b>251,087</b>
<b>Bid Element</b>			
Care & Repair			
Roll out Care & Repair service across East Ayrshire			
Capital Costs		150,000	**
Associated revenue cost of staffing and admin through Shire Housing		43,000	**
Private Sector Housing Survey		90,000	893
Standard Amenities/Disabled Adaptations Grants (including addition £40K support)		225,000	22,813
Communal Repairs (including carry-forward of £120K from 2004/05 and £200K for roof renewals)		420,000	222,778
Supporting Area Regeneration (carry forward from 2004/05)		832,000	724,606
<b>Total Bid Element</b>		<b>1,760,000</b>	<b>971,090</b>
<b>Total Allocation</b>		<b>2,095,000</b>	<b>1,222,177</b>

\*\* Monies have now been fully expended and will be reported in the next financial period.

## 4. FINANCIAL IMPLICATIONS

4.1 It is anticipated that the revised offer from Communities Scotland will be sufficient to address the grant requirements under each proposal for 2005/2006 and that current forward commitments against activities will allow progress towards full budget expenditure.

## 5. LEGAL AUTHORITY/IMPLICATIONS

5.1 The Council is required to comply with the conditions of the Housing (Scotland) Act 1987 when exercising its authority to make grants available to the private sector.

## 6. POLICY IMPLICATIONS

6.1 These funds will help deliver the policy objectives contained within the Local Housing Strategy and the East Ayrshire Community Plan.

## **7. CONCLUSIONS**

- 7.1 The Scottish Ministers, in accepting our proposals and agreeing the funding, including the additional bid elements, have enabled the Council to address its statutory requirements and progress grant support as detailed in section 3 of this report.

## **8. RECOMMENDATIONS**

- 8.1 The Committee are recommended to:-

- (i) agree to disburse the available funding under the proposal headings detailed in section 3;
- (ii) remit to the Head of Housing to monitor the phasing of expenditure in agreement with Communities Scotland;
- (iii) otherwise note the contents of the report.

William Stafford  
Executive Director of Neighbourhood Services

CMCA/JC2/LA

19 December 2005

### **LIST OF BACKGROUND PAPERS**

1. Communities Scotland letter of offer of additional PSHG dated June 2004.
2. Communities Scotland letter of confirmation of revised award dated 24 November 2004.
3. Communities Scotland letter of offer of PSHG budget allocation dated 4 October 2005.
4. Communities Scotland letter of revised offer of PSHG budget allocation dated 23 November 2005.

Any person wishing to inspect the background papers listed above should telephone (01563) 576658 and ask for Jim Clark.

**Implementation officer:**

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