

EAST AYRSHIRE COUNCIL

HOUSING COMMITTEE – 8 SEPTEMBER 2004

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 the outcome of the Council's bid to secure Private Sector Housing Grant funding from Communities Scotland and to seek approval to disburse funding on the basis of their offer.

2. BACKGROUND

- 2.1 Following the outcome of consultations with Communities Scotland on behalf of the Scottish Ministers, the Council were invited to bid for Private Sector Housing Grant funding for 2004/05 and 2005/06 to support its strategic intentions for investment to improve the condition of private housing sector within the authority area.

3. FUNDING BID

- 3.1 A bid was submitted for funding of £860K for 2004/05 and £1.51M for 2005/06 under detailed proposals as follows:
- (i) To service mandatory grants for Below Tolerable Standard housing and houses on which Section 108, serious disrepair notices are expected to be served, in the amount of £60K for both 2004/05 and 2005/06.
 - (ii) To provide mandatory grants for disabled adaptation applications expected in years 2004-06 and to address outstanding applications from 2003/04, in the amount of £360K for both 2004/2005 and 2005/2006.
 - (iii) To provide funding to both continue the Care and Repair Scheme in the pilot area and expand it therefrom to other local communities, in the amount of £150K for both 2004/05 and 2005/06.
 - (iv) To make available grant assistance to adjoining owner-occupiers to encourage them to take part in communal works undertaken by the Council as part of its Housing Investment Programme, in the amount of £100K for both 2004/05 and 2005/06.
 - (v) To commission a survey to update the currently available information on private sector stock within the authority area and to further augment

information available from the Scottish House Condition Survey, in the amount of £90K for both 2004/05 and 2005/06.

- (vi) To provide funding to assist the Council to progress the redevelopment of the historically and architecturally important buildings in the John Finnie Street, Strand Street, Dunlop Street area of the town centre, in the amount of £100K for both 2004/2005 and £750K in 2005/2006.

4. OUTCOME

- 4.1 Communities Scotland have now confirmed acceptance of the bid proposal and agreed to provide full funding as requested with the exception of proposal (vi), where funding is restricted to £100K for both 2004/2005 and 2005/2006.

5. FINANCIAL IMPLICATIONS

- 5.1 It is anticipated that the offer to provide funding from Communities Scotland will be sufficient to address the grant requirements under each proposal for 2004/05 and all proposals except the town centre redevelopment in 2005/06.
- 5.2 Communities Scotland has intimated that additional funding may be made available if the uptake of grant from other authorities falls below anticipated levels. Should this not happen, however, then the Council may require to consider other resource implications related to our commitment to the town centre redevelopment partnership.

6. LEGAL AUTHORITY/ IMPLICATIONS

- 6.1 The Council is required to comply with the conditions of the Housing (Scotland) Act 1987, as amended by the Housing (Scotland) Act 2001, when exercising its authority to make grants available to the private sector.

7. POLICY IMPLICATIONS

- 7.1 Nil

8. CONCLUSIONS

- 8.1 The Scottish Ministers, in accepting our proposals and agreeing the majority the funding, have enabled the Council to address its statutory requirements and progress its preferred proposals as detailed in section 3 of this report.

9. RECOMMENDATIONS

- 9.1 It is recommended that Members:

- (i) note the outcome of the Private Sector Housing Grant Bid for 2004/2005 and 2005/2006.

- (ii) agree to disburse the available funding as proposed in paragraph 3.1 above.
- (iii) otherwise note the content of the report

William Stafford
Executive Director of Neighbourhood Services

WS/CMcA/JC2/LA

5th August 2004

LIST OF BACKGROUND PAPERS

1. Letter from Communities Scotland advising of the outcome of the consultation on PSHG dated December 2003
2. Letter of invitation to bid for funding dated January 2004
3. Detailed proposals submitted for PSHG funding dated February 2004
4. Letter of offer of PSHG funding from Communities Scotland dated June 2004

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

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