

EAST AYRSHIRE COUNCIL

HOUSING COMMITTEE – 6 SEPTEMBER 2006

DECORATION ALLOWANCES – NEW TENANT AND INVESTMENT PROGRAMME WORKS

Report by Executive Director of Neighbourhood Services

1. PURPOSE OF REPORT

- 1.1** To review the level of decoration allowances paid to tenants both as new tenant allowances and following major investment works to their homes.

2. BACKGROUND

- 2.1** At the establishment of East Ayrshire Council, decoration allowances were formally agreed at the Housing Committee of 20 November 1996 to assist with moving in improvements and to reflect the cost of disturbance created by major works to tenants' homes.
- 2.2** Allowances for kitchen replacement and re-wiring works were subject to amendment at the Housing Committees of 2 November 1999 and 16 May 2000 respectively.
- 2.3** These allowances have not been revisited to reflect inflation since their date of agreement at Committee and do not take into account the significant alterations to methods of providing house improvements to ensure compliance with the Scottish Housing Quality Standard.

3. ALLOWANCE REVIEW PROPOSALS

- 3.1** Window replacement, central heating and bathroom renewal allowances were set in 1996 at £40 and, in line with inflation since the initial agreement, it is proposed that these allowances be increased to £50.
- 3.2** Kitchen replacement allowance is currently set at £80 and it is proposed to increase this allowance in line with inflation to £100.
- 3.3** Re-wiring allowance is currently set at £100 for a two apartment property rising to £160 for five apartments. This level of allowance was set to assist properties where all wiring requires to be replaced and significant disturbance to decoration occurs. It is proposed to increase this allowance to £125 - £200 dependent on number of apartments.
- 3.4** The Council is increasingly revisiting properties where the wiring complies with current I.E.E. regulations and only an upgrade to the main board and replacement of the socket outlets and pendants is required. In such cases, it

is proposed that the allowance be set at £50 to reflect the minor level of disturbance.

3.5 The aforementioned allowances encompass all elements of the current investment programmes and can be amalgamated to reflect multiple works carried out in individual properties.

3.6 New tenant allowances are currently set at £30 for a bed-sit and increase in £10 increments for each bedroom to a maximum of £70 for a 4 bedroom house. It is proposed to increase these allowances in line with inflation to £40 for a bed-sit increasing in £12 increments to £88 for a 4 bedroom house.

4. FINANCIAL IMPLICATIONS

4.1 It is anticipated that any additional costs of the reviewed level of allowances can be accommodated within current budgets.

5. LEGAL AUTHORITY/ IMPLICATIONS

5.1 There are no legal implications.

6. POLICY IMPLICATIONS

6.1 These allowances support the required progress towards achievement of the Scottish Housing Quality Standard and provide a reasonable level of assistance to new tenants.

7. RISK IMPLICATIONS

7.1 There are no risk implications associated with these proposals.

8. RECOMMENDATIONS

8.1 It is recommended that members:

- (i) Approve the proposed decoration allowances as detailed in section 3 of this report for implementation at the commencement of the 2007/08 fiscal year;
- (ii) Delegate to the Head of Housing to annually review and increase these allowances in line with Retail Price Index increases; and
- (iii) Otherwise note the contents of this report.

William Stafford
Executive Director of Neighbourhood Services

CMCA/JC2/LA

8 August 2006

LIST OF BACKGROUND PAPERS

1. Committee reports of 20 November 1996, 2 November 1999 and 16 May 2000.

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

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