

## EAST AYRSHIRE COUNCIL

### HOUSING COMMITTEE – 3 SEPTEMBER 2003

#### CAPITAL WORKS – DECORATION ALLOWANCES

##### Report by the Director of Homes and Technical Services

### 1.0 PURPOSE OF REPORT

- 1.1 To review the level of the decoration allowances paid to tenants, following on from capital works.

### 2.0 BACKGROUND

- 2.1 Following on from reorganisation in 1996, the Housing Committee of 20 November 1996 set the formal level of decoration allowances payable for various capital works. Subsequent reports to Housing Capital Sub-Committees of 2 November 1999 and 16 May 2000 sought approval to review the allowances payable following on from kitchen replacement and rewiring works respectively.

### 3.0 CURRENT SITUATION

- 3.1 The table below sets out the current values of decoration allowances:

Capital Works	Decoration Allowance
Window Replacement	£40.00
Central heating Installation	£40.00
Rewiring	£100.00
Kitchen Replacement	£80.00
Bathroom Replacement	£40.00
Modernisation Works	£265-£485 (depending on size of house)

- 3.2 The completion of Housewarming 2000 has meant that the emphasis on the capital programme has moved away from window replacement and central heating installation to kitchen and bathroom replacement. The level of expenditure on decoration allowances has, therefore, shifted from the former to the latter.
- 3.3 The department has, in recent years linked, where possible, kitchen replacement with rewiring with the twin objectives of utilising the incentive of a new kitchen to overcome some reluctance on the part of many tenants to accept rewiring and also to avoid repeated disturbance.

3.4 Where a tenant's house is subject to kitchen replacement and a full rewire, the tenant is eligible for the joint allowances of £80.00 for kitchen and £100.00 for the rewire.

3.5 Whilst the level of disturbance in a rewire can be variable, it is perceived as inequitable that the same level of allowance is paid regardless of the size of house. It is recommended, therefore, that the existing rate of £100.00 is paid for rewiring a one-bedroom house but that an additional £20.00 is paid for each additional bedroom where there has been a full rewire.

#### **4.0 LEGAL/POLICY IMPLICATIONS**

4.1 There are no legal implications.

#### **5.0 FINANCIAL IMPLICATIONS**

5.1 The additional cost in introducing enhanced payments for rewiring larger houses would be in the region of £15,000 for the 2003/2004 capital programme. This amount would be allocated from the existing kitchen and rewiring Capital Programme.

#### **6.0 RECOMMENDATIONS**

6.1 It is recommended that Committee:

- i) approve the enhanced award of £20.00 for each additional bedroom where rewiring has been carried out.

James Lavery  
**Director of Homes & Technical Services**  
**August 2003**

#### **LIST OF BACKGROUND PAPERS**

Nil

For further information please contact Gerry Darroch, Operations Manager, on 01563 554873.

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