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<b>REPORT TO:</b>	<b>HOUSING &amp; COMMUNITY SERVICES COMMITTEE</b>	<b>AGENDA ITEM: 8</b>
<b>DATE OF MEETING:</b>		<b>CATEGORY: DELEGATED</b>
<b>REPORT FROM:</b>	<b>DIRECTOR OF COMMUNITY SERVICES</b>	<b>OPEN PARAGRAPH NO:</b>
<b>MEMBERS' CONTACT POINT:</b>	<b>DENISE BLYDE PRIVATE SECTOR HOUSING MANAGER</b>	<b>DOC:</b>
<b>SUBJECT:</b>	<b>PRIVATE SECTOR HOUSING RENEWAL POLICY 2007</b>	<b>REF:</b>
<b>WARD(S) AFFECTED:</b>	<b>ALL</b>	<b>TERMS OF REFERENCE: HCS02</b>

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## **1.0 Recommendations**

- 1.1 That Members approve revisions to the Private Sector Housing Renewal Policy 2006.

## **2.0 Purpose of Report**

- 2.1 To seek Members approval of the revisions to the Private Sector Housing Renewal Policy (attached at Annex 1), which are largely necessary in order to meet our obligation to fund mandatory Disabled Facilities Grants.

## **3.0 Detail**

- 3.1 The Private Sector Housing Renewal Policy forms part of the Council's wider Housing Strategy and guides our actions and interventions in relation to some 33,000 private sector households in the district.
- 3.2 The Council is required by the Regulatory Reform (Housing Assistance)(England & Wales) Order 2002 to publish the policy, which sets out how we intend to provide assistance for housing renewal, it follows that this must remain relevant and up to date.
- 3.2 The existing Private Sector Housing Renewal Policy 2006 approved by the Committee on 16<sup>th</sup> March 2006 requires immediate revision in order to reflect the current financial position and ensure that the Council's ability to fund mandatory forms of assistance is not impeded by expenditure on forms of discretionary assistance.
- 3.3 The revision will include:

- The introduction of a clear protocol to define the scope of disabled adaptations to those within the mandatory requirements prescribed in the Housing Grant, Construction and Regeneration Act 1996 (as amended) shown at Annex 3.
- Revised Capital Programme to reflect current resources at section 5.0
- Revision to sections 7, 8 & 9 detailing the types of grant assistance that will be available for 2007/08
- Revision to the Implementation Plan at section 10 detailing proposed actions and initiatives for 2007/08, which have been aligned to the current service plan.

#### **4.0 Financial Implications**

- 4.1 The interventions proposed will utilise funds within the existing Housing Renewal Capital Programme. Any existing commitments (ie grants approved) including the £227K provided by the Regional Housing Group for the Decent Home Grant scheme will be unaffected by the Policy revision. All capital previously allocated for discretionary purposes, but not committed (£165K) has been reallocated to the Disabled Facilities Grant budget.
- 4.2 A fee income of 10% will be returned on all mandatory grants to offset staff costs as previously agreed (H&SC Committee 21<sup>st</sup> April 2005).

#### **5.0 Community Implications**

- 5.1 The purpose of the range of measures contained in the policy is to target assistance where it is most needed in the private sector. There is emphasis on funding of disabled adaptations because demand is currently high. The policy document will be subject to annual review and will be open to public comment and consultation through the Council's website, to ensure it remain appropriate and relevant to the needs of South Derbyshire residents.

#### **6.0 Conclusions**

- 6.1 Members are requested to approve the revised Policy Document. Progress will be tracked and reported to members quarterly via the local performance indicators listed at section 11.

#### **7.0 Background Papers**

- 7.1 Private Sector Housing Renewal Policy 2007.