

**To: Housing and Community Safety Policy Board**

**On: 14 March 2017**

---

**Report by: Director of Development & Housing Services**

---

**Heading: Private Sector Housing Investment Programme 2017/18**

---

## **1. Summary**

- 1.1 The Housing & Community Safety Board of 10<sup>th</sup> March 2015, approved a report entitled 'Private Sector Housing Investment Programme 2015/18'. This report updates the programme requirements for 2017/18 to support owner participation on a range of programmes and includes carry forward of grant support for the proposed Housing Renewal project at Orchard Street which is subject to a separate report at this meeting of the Board.
  - 1.2 The Private Sector Housing Grant (PSHG) report in March 2015 advised of the requirement to manage PSHG capital and revenue resource in a flexible manner across the period and this will continue to be the case in 2017/18.
- 

## **2. Recommendations**

- 2.1 It is recommended that the Policy Board:
  - (i) approve the Private Sector Housing Grant Investment Programme for the period 2017/18 as set out in Appendix 1; and
  - (ii) note the requirement to review the ongoing procurement, management and delivery of private sector adaptations with the Renfrewshire Health and Social Care Partnership (RHSCP) Integration Joint Board as a result of the expiry of the existing contract with Care & Repair Renfrewshire in October 2017.

### **3. Background**

- 3.1 The Private Sector Housing Grant supports a range of services to private sector homeowners. This includes Disabled Adaptation grants, support costs for Care & Repair Renfrewshire and support for homeowners involved in Council Housing Investment Programmes, including common works carried out as part of ongoing external works programmes.
- 3.2 Appendix 1 sets out the proposed programme for 2017/2018 showing proposed expenditure of £2.926m based on resource availability of £2.5m for financial year 2017/18 as approved by the Council on 16<sup>th</sup> February 2017, augmented by a reprofiling of resources of £0.226m from financial year 2016/17 and £0.2m contribution from the Integration Joint Board.
- 3.3 The key elements of the proposed programme currently is as follows:-

(i) Adaptation Grants (Assistance to older and disabled owners)

The Council provides grant to assist owners with adaptations to make dwellings suitable for a member of the household who is disabled. Responsibility for determining the strategy for support for disabled adaptations across all tenures (excluding Housing Associations) transferred to the Renfrewshire Health & Social Care Integration Joint Board with effect from 1 April 2016.

The Council is required by legislation to provide a minimum of 80% grant support to homeowners referred by HSCP, Occupational Therapy Services. Demand for adaptation grants continues to grow and an additional contribution of £200,000 is being provided by the Renfrewshire Integration Joint Board.

Care & Repair are due to complete their existing contract with Renfrewshire and East Renfrewshire Councils in October 2017. Renfrewshire Health and Social Care Partnership and Renfrewshire Council Development and Housing Services have agreed that a further short term tender be issued for the provision of adaptations, small repairs and handyperson service with East Renfrewshire Council for a period of up to two years. Members should note that small repairs and the handyperson service continue to be provided by Renfrewshire Council and were not delegated to Renfrewshire Integration Joint Board with adaptations.

The Renfrewshire Health and Social Care Partnership intend to undertake a comprehensive evaluation and review of future delivery options for the provision of housing adaptations within the next two years.

The Council estimate an outturn spend of £450,000 at the end of 2016/17 but have also approved a further £150,000 worth of grant to homeowners for installations that will not now be completed until during 2017/18 and will be shown as carry forward in Appendix 1 of this report.

(ii) Housing Investment Programme and other projects

Since achieving compliance with the Scottish Housing Quality Standard (SHQS) in April 2015, there has been an ongoing requirement to ensure our housing stock continues to be maintained at this standard.

The next phase of external improvement works includes common works in blocks of mixed ownership. It is anticipated there will be a requirement to support up to 170 owners in mixed tenure blocks during 2017/18.

Accordingly, the PSHG programme will continue to support future external improvement works in mixed tenure blocks and offer grants to homeowners involved in these programmes. An allowance of £583,000 is included in the 2017/18 programme to support grants to homeowners.

As noted within this report, uncertainties around the exact timing of projects and the application of grants to owners will require programme flexibility to be maintained within this and future years.

(iii) Salaries

Salaries for staff engaged on private sector investment within the Owner Services Team are funded through this budget. An annual allowance of £101,000 is included, reflecting the structure within the staff grouping responsible for delivery of the programme.

Renfrewshire Council continues to jointly fund a pilot project in partnership with Shelter Scotland and West Dunbartonshire Council to participate in an Empty Homes Initiative which, within Renfrewshire, focuses on making contact with owners who have longer term vacant property to investigate the reasons behind the property lying empty and consider strategies to bring these properties back into use. An allowance of £22,000 has been included to part fund a post of Empty Homes Officer until 31 March 2018.

(iv) Support to the Private Rented Sector /Miscellaneous Fees

An allowance is included to fund the Private Landlord Forum and fees associated with the Council's partnership with Landlord Accreditation Scotland who provide training for private landlords and letting agents throughout the year and other related miscellaneous events.

- 3.3 The nature of the Private Sector Housing Investment Programme means that flexibility is required to adjust spend between projects during the financial year for a number of reasons, for example because of differences between the estimated and actual grant required once the test of resources is applied to individual owners, slippage in projects, difficulties securing the participation of some owners etc to ensure that full spend is achieved and thus best use is made of the resource available.

---

## Implications of the Report

1. **Financial** The PSHG programme for 2017/18 totals £2.926 million
2. **HR & Organisational Development** – None

3. **Community Planning – Community Care, Health & Well-being** - – Improving housing conditions and neighbourhoods  
  
**Jobs and the Economy** – investment in the refurbishment of housing stock
4. **Legal** - None
5. **Property/Assets** – Improving the condition of private sector housing
6. **Information Technology** - None
7. **Equality & Human Rights** –The recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. Some minor temporary impacts have been identified arising from the delivery of the proposed Private Sector investment Programme for 2014/15 to 2015/16. The significant investment detailed in Appendix 1 of the report will benefit owners in the long term. Equality implications will continue to be considered and mitigated as part of the implementation of the Investment Plan and these actions will be regularly reviewed and monitored.
8. **Health & Safety** - None
9. **Procurement** – Review of delivery of private sector disabled adaptations following expiry of Care & Repair Renfrewshire contract in October 2017.
10. **Risk** - None
11. **Privacy Impact** - None

---

### List of Background Papers

- (a) Report to Housing & Community Safety Policy Board on 15 March 2016 – Private Sector Housing Investment Programme 2016/17
- (b) Report to Housing & Community Safety Policy Board on 10 March 2015 – Private Sector Housing Investment Programme 2015/18

The foregoing background papers will be retained within Development & Housing Services for inspection by the public for the prescribed period of four years from the date of the meeting. The contact officer within the service is Ian Mackinnon, Mixed Tenure Manager, 0141 618 5842, [ian.mackinnon@renfrewshire.gov.uk](mailto:ian.mackinnon@renfrewshire.gov.uk).

---

**Author:** Ian Mackinnon, Mixed Tenure Manager, 0141 618 5842,  
[ian.mackinnon@renfrewshire.gov.uk](mailto:ian.mackinnon@renfrewshire.gov.uk)

7 March 2107

**PROPOSED PRIVATE SECTOR HOUSING PROGRAMME 2017/2018**

<b>Category</b>	<b>2017/2018</b>
<b>Adaptation Grants</b>	£700,000*
<b>Care and Repair – Revenue Support - Contracted</b>	£210,000
<b>SHQS _ Common Works Programmes – Owners Grants **</b>	£1,883,000
<b>Capitalised Salaries</b>	£101,000
<b>Empty Homes initiative</b>	£22,000
<b>Miscellaneous Costs (including support for the private rented sector)</b>	£10,000
<b>Total</b>	<b>£2,926,000</b>

<b>Funding Financial Year 2017/18 (as per Capital Plan)</b>	2,500,000
<b>Funding b/fwd from Financial Year 2016/17 plus allocation from Integration Joint Board</b>	426,000
<b>Total</b>	<b>£2,926,000</b>

\* Includes carry forward committed grant approvals of approximately £150,000

\*\* Includes carry forward of grant support for Orchard Street HRA and other future capital investment projects (£1.3m) and reprofiling of 226K from 2016/17