

Presentation to the Capital Programme & Repairs
Sub-Committee
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**IMPROVEMENT / REPAIRS
GRANTS**

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The New Grants System

- Housing (Scotland) Act 2001
- new types of grant-eligible works
- “means-testing”
- Minimum Percentage Grants
- £20,000 expense limit
- Council Tax Band limit abolished

Means - Testing

- Assess income of house owners and spouses / partners
- Disabled adaptation - assess income of disabled person
- add up all relevant net income
- subtract allowances for dependants, mortgage costs etc
- total determines % grant

Amount of Grant

- Expense limit raised to £20,000 for all grants
- Grant percentage from 0% to 100%
- Applicants on IS, JSA or Guarantee Pension Credit - 100%
- Some types of grant - guaranteed minimum percentage of 50%

Resources

2004/05 2005/06

• PSHG	£3,435,000	£3,198,000
• Council's own resources	£517,000	£917,000
• extra PSHG	£343,000	£ ?
• Warm Deal	£31,000	£ ?
• CFCR (top-ups)	£50,000	£0
• adjustments	£231,000	- £500,000
• TOTAL	£4,607,000	£3,615,000

Priority Grants - "Below Tolerable Standard" houses

- aim-to help owners bring houses up to the Tolerable Standard
- very poor quality houses
- penetrating damp or rising damp
- 50% minimum percentage grant

Priority Grants - Disabled Adaptations

- aim - to assist all disabled people referred from Social Work
- requirements grown since 1990s
- typical works - showers, ramps, extensions
- 20 points and above
- 50% minimum percentage grant
- top-ups available where costs exceed £20,000

Priority Grants - Lead Pipe replacement

- Aim - eliminate health risk from lead in drinking water
- new system October 2004 - metreage rate
- 50% minimum percentage grant

Priority Grants - Elderly owners

- Aim - to help elderly and disabled householders undertake essential major repairs and improvements
- eligible - householders over state pensionable age or disabled
- typical works - re-roofing, re-roughcasting, windows
- no minimum grant, average grant 86%

Priority Grants - Owners in Council Projects

- Aim-to facilitate the HRA capital programme
- eligible - owners who are needed to participate in common works
- typical works - re-roofing, re-roughcasting, estate regeneration
- 50% minimum percentage grant
- same grants for owners in other RSL's programmes

Other Investment

- Housing Action Areas
- Care & Repair Project
- Environmental Improvement
- Fees and Administration
- Energy Conservation /Warm Deal / Central Heating
- Sinking Funds
- Asthma Research Project
- Ainslie/Maclehose regeneration project

Summary of financial position (£'000)

	Projected spend <u>2004/05</u>	Require- ment <u>2005/06</u>
BTS Houses	159	200
Disabled Adaptations	1014	922
Owners in Council projects	870	900
Elderly owners	651	730
Other grants categories	466	433
Housing Action Areas	6	0
Care & Repair Project	68	67

Summary of financial position (cont.)

(£'000)

	Projected spend <u>2004/05</u>	Require- ments <u>2005/06</u>
Environmental Improvement	203	100
Fees and Administration	263	270
Energy Conservation etc	60	190
Sinking funds	300	0
Asthma Research Project	72	0
Ainslie/Maclehose	110	110
TOTAL	4242	3922
