



Report of the Cabinet Member of Housing, Energy & Building Services

Cabinet - 19 April 2018

FPR7 - Disabled Facilities & Improvement Grant Programme 2018/19

Purpose:	To provide details of the Disabled Facilities & Improvement Grant Programme and to seek approval to include schemes in the 2018/19 Capital Programme. To comply with Financial Procedure Rule No.7 (Capital Programming and Appraisals) - to commit and authorise schemes as per the Capital Programme.
Policy Framework:	<ol style="list-style-type: none">1. Local Housing Strategy.2. Private Sector Housing Renewal and Disabled Adaptations: Policy to Provide Assistance 2017-2022.3. Statutory declaration of the Sandfields Renewal Area approved by Cabinet on the 14th January 2014.
Consultation:	Legal, Finance, Access to Services.
Recommendation(s):	It is recommended that: <ol style="list-style-type: none">1. The Disabled Facilities and Improvement Grant Programme as detailed, including its financial implications, is approved and included in the 2018/19 capital budget.
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1.0 Introduction

- 1.1 The current Private Sector Housing Renewal and Disabled Adaptations Policy was approved by Council on 22nd June 2017.

2.0 Capital Programme Process

2.1 The Disabled Facilities Grants and Improvement Grant Budget for 2018/19 of £5.2m was agreed by Council on 6th March 2018.

3.0 The Scheme

3.1 The current Policy for Private Sector Housing Renewal and Disabled Adaptations sets out the detail of various types of assistance aimed at helping home owners and tenants to carry out essential adaptations and repairs. Assistance is provided on the basis of helping residents, who are often on low incomes and/or vulnerable, carry out essential repairs and maintain independence at home. The Policy also describes the Council's approach to area based housing renewal, bringing empty homes back into use and offering loans for home repairs. In summary, types of assistance include:

- Disabled Facilities Grant (DFG) – Mandatory large scale adaptations for private home owners and tenants of private rented accommodation, for example, level access showers.
- Council House Adaptations – small and large scale adaptations for Council tenants.
- Homefix Loans – Recyclable loans for homeowners needing large repairs, for example, roof repairs and damp proofing.
- Emergency Repair Fund – Small repairs of an emergency nature, for example, dangerous electrics.
- Grants for Nominations – For works to bring long term empty properties back into use. Grant is provided in exchange for nomination rights.
- Care & Repair Western Bay Mini Adaptation Grants– Small, rapid adaptations provided for elderly and disabled residents.
- Care & Repair Western Bay Comfort, Safety, and Security Grants – Low cost, rapid repairs provided for elderly and disabled residents.
- Houses to Homes Loan Scheme – Welsh Government (WG) interest free loans to tackle empty homes. To renovate and improve properties or convert empty properties into a number of units suitable for residential accommodation. Loans to be repaid and recycled as further loans.
- National Home Improvement Loan Scheme – WG interest free loans for the repair or conversion of properties to make them safe, warm and/or secure. Loans to be repaid and recycled as further loans.

- Renewal Areas – Renewal Area funding to deliver an agreed programme of property repair and environmental improvement works in designated Renewal Areas.

4.0 Financial Implications

- 4.1 The programme for 2018/19 is shown at table 1 below and is fully funded by the General Fund and the Housing Revenue Account (HRA) with the exception of the Sandfields Renewal Area which is funded by WG Grant when available, Utility Company funding and the General Fund. The Houses to Homes and National Home Improvement Loan schemes are funded by WG and have been reported separately to Cabinet on 12th November 2013 and the 18th of November 2014 respectively. The Houses to Homes and National Home Improvement Loan schemes are subject to proposals for non-financial changes nationally. These changes will be reported separately.
- 4.2 Ring fenced WG grant funding for Renewal Areas in Wales ended in 2016/17. Bids for future funding for the Sandfields Renewal Area for 2018/19 and beyond will be made when appropriate and will be reported separately.

Table 1 details proposed 2018/19 programme and draft programme for 2019/20.

Table 1			
SCHEMES	2017/18	Proposed 2018/19	Draft 2019/20
DFG, mini and fast track adaptations	£4,300,000	£4,300,000	£4,300,000
Tenant adaptations (HRA funded)	£2,750,000	£2,750,000	£2,750,000
Homefix Loans	£420,000	£420,000	£420,000
Grants for nominations	£ 80,000	£ 80,000	£ 80,000
Care and Repair Mini Adaptation Grant	£370,000	£370,000	£370,000
Care and Repair Comfort, Safety, Security	£ 30,000	£ 30,000	£ 30,000
Sandfields Renewal Area	£2,161,229	£0	£0
TOTAL PROGRAMME	£10,111,229	£7,950,000	£7,950,000
Funded as follows:			
Total general funded	£5,200,000	£5,200,000	£5,200,000
Total HRA funded Renewal Area funds (grant receipts, contributions, general fund)	£2,750,000 £2,161,229	£2,750,000 £0	£2,750,000 £0
Total funding	£10,111,229	£7,950,000	£7,950,000

4.3 Revenue running costs for 2018/19 are estimated at £1,300,100 and are met from fees of £1,083,600 generated from administering grants. The balance is met from a contribution of £216,500 from the General fund. There are no asset rent charges.

5.0 Equality and Engagement Implications

5.1 The Access to Services Team has advised that an equality impact assessment (EIA) is not required for the purposes of this report as there is no change to the policy or to the process involved in assessing eligibility for receiving assistance.

6.0 IT/Systems Implications

None

7.0 Legal Implications

7.1 The schemes detailed are in line with local authority powers to provide assistance, contained in the Regulatory Reform (Housing Assistance) (England and Wales) Order 2002 and the Councils published Policy.

7.2 The Council will need to ensure that it complies with any terms and conditions attached to any Welsh Government grant funding.

7.3 All works and services undertaken to deliver any scheme will need to be procured in accordance with the Council's Contract Procedure Rules and European procurement legislation as appropriate.

Background Papers: Private Sector Housing Renewal and Disabled Adaptations Policy to Provide Assistance 2017-2022

Appendices: None