


<b>Commissioner Decision Report</b> 30 September 2015	
<b>Report of:</b> Aman Dalvi Corporate Director, Development and Renewal	<b>Classification:</b> Unrestricted
<b>Provision of a Home Repairs Grant in the sum of £4,800.00 to Mr D, under the Tower Hamlets Private Sector Housing Renewal Policy 2013-15</b>	

<b>Originating Officer(s)</b>	Alison Thomas
<b>Wards affected</b>	Bow West
<b>Key Decision?</b>	No
<b>Community Plan Theme</b>	A Healthy and Supportive Community: Reducing health inequalities and enabling people to live independently
<b>Reasons for Urgency</b>	Potential adverse impact on individual resident

### Executive Summary

This report relates to the provision of Home Repairs Grants under Part 4.2 of the Tower Hamlets Private Sector Housing Renewal Policy 2013-15.

Under the terms of this policy, these small grants of up to a maximum of £6,000 may be made available to eligible owner-occupiers to enable them to remain in their own homes safely and avoid minor accidents.

Eligible home owners are those who are:

- over 60 years of age, or
- disabled or infirm, or the parent or carer of a disabled child and
- in receipt of an income related benefit or eligible tax credits

### Recommendations:

The Commissioners are recommended to:

1. Agree Home Repairs Grants to Mr D in the sum of £4,800.00 to fund urgent repair works to the leaking main roof of the property.

## **2. ALTERNATIVE OPTIONS**

- 2.1 The criteria set out in the adopted policy are considered by officers to be met and if the Commissioners are satisfied of this then the payment should be made. The sum proposed has been assessed to meet the costs of the works.

## **3. DETAILS OF REPORT**

- 3.1 Under Part 4.2 of the Tower Hamlets Private Sector Housing Renewal Policy 2013-15, Home Repairs Grants up to a maximum value of £6,000 may be available to qualifying owner-occupiers to enable them to remain living in their own homes safely and avoid minor accidents.
- 3.2 To be eligible for assistance the applicant must be either over the age of 60, or disabled, or the parent of a disabled child and in all cases, be in receipt of qualifying means tested benefit. In addition the applicant must:-
- be an owner-occupier who lives in the dwelling as their only or main residence
  - be aged 18 or over on the date of the application (applications for minor adaptations for works to enable a disabled child to be cared for in their own home will be accepted from the parents or carer of that disabled child)
  - have the power or duty to carry out the works (with the appropriate consents where the property is leasehold)
- 3.3 Mr D is the freehold owner of, a two storey terraced Victorian house, with a rear addition which is contemporary with the main building.
- 3.4 In November 2012 Mr D's kitchen suffered from water damage due to a leak in the rear addition roof covering.
- 3.5 In July 2013 the leak was repaired with the aid of a Home Repairs Grant in the sum of £1,159.20 from the Council.
- 3.6 Earlier this year Mr D's house once again suffered from a leaking roof but this time from the main roof covering.
- 3.7 Mr D has submitted an application for a Home Repairs Grant together with an estimate for repairs to the main roof in the sum of £4,800.00.
- 3.8 Mr D meets the grant eligibility criteria in that he is the freehold owner of the property, has lived in the dwelling for over thirty years, is over sixty years of age and is in receipt of a means tested benefit.
- 3.9 The application has been considered by the Private Housing Grants Panel and who have made a recommendation that the grant be approved.
- 3.10 This grant is not repayable.

#### **4. COMMENTS OF THE CHIEF FINANCE OFFICER**

- 4.1 A capital estimate of £550,000 was approved as part of the 2015-16 budget process to fund a Private Sector Renewal Grant programme. The scheme is financed from residual ring-fenced resources received from the East London Renewal Partnership. The programme supports the aims and objectives of the Council's Private Sector Housing and Empty Properties Framework, and includes Home Repairs Grants for minor aids and adaptations, energy efficiency, minor repairs, home security, hazard removal and relocation assistance; Empty Property Grants and Discretionary Disabled Facilities Grants.
- 4.2 The specific grant considered in this report forms an element of the programme and can be met from within uncommitted resources. The applicant meets the conditions that the Council applies to these grants.
- 4.3 The Council has previously financed repairs to the roof of the rear addition to this property via a Home Repairs Grant of £1,159. This application is now seeking funding to undertake urgent repair works to the leaking main roof, with a grant of £4,800 requested. If approved, this would bring total funding to £5,959. The application has been considered by the Officer Private Housing Grants Panel and is recommended to the Commissioners for approval.

#### **5. LEGAL COMMENTS**

- 5.1. The legal provisions setting out the Council's duties and powers in respect of this grant payment are set out in non-exempt report titled "Provision of Home Repair Grants under the Council's Private Sector Housing Renewal Policy 2013-2015, to four individual owner occupiers.

#### **6. ONE TOWER HAMLETS CONSIDERATIONS**

- 6.1 A private sector housing stock condition survey carried out in 2012, highlighted the fact that while property prices in the borough have continued to rise, local average earnings have stayed low and that many owner occupiers, especially amongst the elderly and disabled, are 'asset rich but cash poor'. The survey also established that some of the worst housing conditions are to be found within the private sector and that the poorest quality housing is more likely to be occupied by vulnerable households with 29% of households defined as 'vulnerable' occupying non decent housing.
- 6.2 By targeting the very limited financial assistance which is still available to the most vulnerable owner occupiers, the Private Sector Housing Renewal Policy 2013-15, seeks to mitigate the problems of poor housing conditions and reduce the pressure on social and health care services and at the same time have a positive impact on the lives of these residents by reducing health and housing inequalities.

- 6.2 A full Equalities Assessment on the Private Sector Housing Renewal Policy has been carried out and which found there to be no evidence to suggest any adverse or negative impact.

## **7. BEST VALUE (BV) IMPLICATIONS**

- 7.1 Individual grant costs are scrutinised and challenged at a number of stages of the grant process, from initial receipt by the grant officer through to final consideration by the Housing Grant Panel.
- 7.2 The use of small cost housing grants to carry out urgent but minor repair works for elderly and vulnerable home owners and those with disabilities, can ensure that resident is able to live healthily and safely in their own home and can reduce longer term repair costs if nothing is done about the problem. It also reduces the risk of reliance on other council services which may be more costly.

## **8. SUSTAINABLE ACTION FOR A GREENER ENVIRONMENT**

- 8.1. There are no sustainability implications.

## **9. RISK MANAGEMENT IMPLICATIONS**

- 9.1 There is a risk that if this small grant is not approved the repair works will not be carried out and the property will continue to deteriorate, leading to much great future costs.
- 9.2 There is also the risk that if water penetration continues into the fabric of Mr D's home, both his and his disabled wife's health will suffer. If this situation were to continue during the winter months there is the possibility of serious health conditions and even hospitalisation.
- 9.3 There is the further risk that repair costs will significantly increase in the longer term as the structural integrity of the building is affected.

## **10. CRIME AND DISORDER REDUCTION IMPLICATIONS**

- 10.1 There are no crime and disorder implications.

## **11. SAFEGUARDING IMPLICATIONS**

- 11.1 There are no safeguarding implications.

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## **Linked Reports, Appendices and Background Documents**

### **Linked Report**

Private Sector Housing Strategy 2013-15, Cabinet decision of 31 July 2013.  
<http://moderngov.towerhamlets.gov.uk/documents/g4188/Decisions%2031st-Jul-2013%2017.30%20Cabinet.pdf?T=2>  
Private Sector Housing Strategy 2013-15.  
[http://www.towerhamlets.gov.uk/lgsi/851-900/868\\_housing\\_statements/private\\_sector\\_housing\\_renewal.aspx](http://www.towerhamlets.gov.uk/lgsi/851-900/868_housing_statements/private_sector_housing_renewal.aspx)

### **Appendices**

Photographs of the main roof covering  
Grant break-down sheet.  
Grant Panel check sheet.  
Chair of Private Housing Grant Panel's recommendation sheet

### **Background Documents – Local Authorities (Executive Arrangements) (Access to Information) (England) Regulations 2012**

None

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