

2 February 2012

SUFFOLK COASTAL DISTRICT COUNCIL

WEEKLY DECISIONS NOTICE Week ending 3 February 2012

DECISIONS BY THE CABINET CALL IN DEADLINE 5 P.M. ON 9 FEBRUARY 2012

No decisions were taken by Cabinet.

DECISIONS BY INDIVIDUAL CABINET MEMBERS CALL IN DEADLINE 5 P.M. ON 9 FEBRUARY 2012

The following decisions have been made by individual Cabinet Members and will come into effect on 10 February 2012 unless the call-in procedure is activated.

Name of Cabinet Member:

T-J Haworth

Portfolio:

Housing

Title: APPROVAL OF LANDLORD'S RENOVATION GRANT WK201102534 IN ACCORDANCE WITH THE SCHEME OF DELEGATION AND THE PRIVATE SECTOR HOUSING RENEWAL POLICY

Decision made by Cabinet Member: That the Head of Strategic Housing and Tenant Services be authorised to approve Landlord's Renovation Grant WK201102534 for conversion of an empty property in excess of the standard £8,000, in accordance with the Scheme of Delegation, and the Private Sector Housing Renewal Policy approved by Cabinet on 2 July 2007.

Reason for Decision:

The property is approximately 100 years old and is located above a shop in Leiston. The area above the shop would probably originally have provided accommodation for the owner and family, but this has not been the case for many years and all facilities have been removed. The current owner is keen to make the space into a 1 bed flat with it's own separate access and has applied and received Planning Consent for this purpose. There is a need for small affordable housing units in Leiston and space above shops is notoriously under-used as accommodation. If grant aid is approved for this property, rent would be restricted by Deed of Agreement to the Local Housing Allowance or its successor for 20 years, or the grant would become repayable.

The cost of the necessary remedial works is estimated to be in excess of £40,000 plus VAT. The works include, new external access, acoustic separation from adjacent premises, fire separation, provision of kitchen and bathroom facilities, heating, electrical re-wiring, reconstruction of internal walls to create useable rooms and all associated works. This cost is greater than is usual because the works are essentially a conversion rather than a renovation. A grant of £10,000 instead of the standard £8000 would assist the owner in proceeding with the works at an early opportunity.

The grant is a charge on the property, recoverable upon transfer of the land or ceasing to let at the required rent level and this condition lasts for 20 years. Budgetary provision exists for payment of the grant at this level.

Alternative Options Considered and Rejected: The Council could pay the grant at the standard rate of £8,000 as per the grant policy for landlords. Offering the additional £2,000 will help to ensure the works commence on time and are completed to a good standard.

Any Declaration of Interest Declared: None

Any Dispensation Granted: None

Name of Cabinet Member:

T-J Haworth

Portfolio:

Housing

Title: APPROVAL OF RENOVATION GRANT WK201113189 IN ACCORDANCE WITH THE SCHEME OF DELEGATION AND THE PRIVATE SECTOR HOUSING RENEWAL POLICY

Decision made by Cabinet Member: That the Head of Strategic Housing and Tenant Services be authorised to approve Renovation Grant WK201113189 for installation of solid wall insulation in excess of the standard £5,000 insulation element, in accordance with the Scheme of Delegation, and the Private Sector Housing Renewal Policy approved by Cabinet on 2 July 2007.

Reason for Decision:

The property is an end of terrace of solid wall construction and was originally part of a brewery. The dwelling is believed to be in excess of 100 years old but the original building is older. The house is two storeys high but has a partly submerged cellar which is used for commercial purposes. It is eligible for a grant under the Council's policy as it has been assessed as having category 1 hazards for damp and mould and collision and entrapment. These matters are not outside of the policy and are delegated to the Head of Service to approve.

The household are eligible to apply and have undergone a test of financial resources which has determined that they will not be required to contribute towards the costs of the works. The household is made up of a couple and twin daughters aged 1 year, one of whom has disabilities and is vulnerable to the cold.

The property has a gas central heating system installed in 1996 which is in working order but not energy efficient. It has large single glazed sliding sash windows in good repair but of poor thermal efficiency. The loft has approximately 100mm of insulation.

Under the grant policy the Council is able to approve works to achieve a reasonable degree of thermal comfort but there is a maximum figure of £5000 delegated against this work and the area of external wall insulation being proposed exceeds this sum. This property and household are eligible, separately, for a grant from a power company under their Carbon Emission Reduction Target Scheme (CERTS). A quote from an approved contractor under CERTS has been obtained and for the full work the cost is £12504.27 plus 5% VAT. A CERTS grant of £3404 is available leaving £9100.27 plus 5% VAT to pay. The other works are in the region of £6000 giving a total grant in the region of approximately £16000 below the maximum renovation grant figure of £20000.

Carrying out all the proposed works will provide a property that is in reasonable repair, free from health hazards and insulated to current standards making it affordable for the existing occupiers to heat to a good standard and helping them to protect their daughter's health. Provision of external wall insulation is subject to Planning Consent and an application is pending.

The grant is a charge on the property, recoverable upon sale or transfer of the land or and this condition lasts for 20 years.

Budgetary provision exists for payment of the grant at this level.

Alternative Options Considered and Rejected: The Council could approve the grant for the basic works only and not address the insulation element. This would leave a property that is hard to heat when the opportunity exists to carry out works to remedy the poor insulation, partly funded by an energy supplier. The applicant is not in a position to fund the balance of the works from their own resources. Offering the additional £4,000 will help to ensure the property meets the higher standard of insulation.

Any Declaration of Interest Declared: Cllr Haworth declared a personal interest as her partner has quoted to carry out work at this property (separate work, not relating to this work).

Any Dispensation Granted: None

Name of Cabinet Member:

Doreen Savage

Portfolio:

Customers and Communities

Title: AWARD OF GRANT FROM THE YOUTH INITIATIVES BUDGET

Decision made by Cabinet Member: That a grant of £500 from the Youth Initiatives Budget be awarded towards the Suffolk Youth Games, taking place on Saturday 7 July 2012 at Bury St Edmunds.

Reason for Decision: To facilitate and assist the provision of youth activities and facilities across the District.

Alternative Options Considered and Rejected: Non payment of grant

Any Declaration of Interest Declared: None

Any Dispensation Granted: None

**DECISIONS BY INDIVIDUAL AUTHORISED OFFICERS
IN RESPECT OF KEY DECISIONS
CALL IN DEADLINE 5 P.M. ON 9 FEBRUARY 2012**

No decisions were taken by Individual Authorised Officers.

If you have a query or wish to request that a proposed decisions is called in, please contact the Democratic Services Section by telephone on 01394 444326 or by e-mail to committee.section@suffolkcoastal.gov.uk