



Democratic Services

Location: Phase II
Ext: 0693
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My Ref: SC

To: COUNCILLOR MARTIN GODDARD
CABINET MEMBER FOR FINANCE

COUNCILLOR JONATHAN BIANCO
CABINET MEMBER FOR PROPERTY AND
INFRASTRUCTURE

c.c. All Members of Executive Scrutiny Committee
c.c. Chairman of Social Care, Housing and Public Health
Policy Overview Committee
c.c. Perry Scott, Director of Infrastructure, Procurement,
Business Improvement, Communications, Waste Services
and ICT
c.c. Sarah-Jane Bartlett, Residents Services
c.c. Conservative and Labour Group Offices (inspection
copy)

Date: 25 February 2021

Non-Key Decision request

Form D

CAPITAL RELEASE REPORT (FEBRUARY 2021)

DEPARTMENT: Residents Services

SERVICE AREA / PROGRAMME: Private Sector Renewal Grant (PSRG) 2020/21
(Essential Repairs Grants)

RELEASE NO: 1

Dear Cabinet Member,

Attached is a report requesting that a decision be made by you as an individual Cabinet Member. Democratic Services confirm that this is not a key decision, as such the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 notice period does not apply.

You should take a decision **on or after Friday 5 March 2021** in order to meet Constitutional requirements about publication of decisions that are to be made. You may wish to discuss the report with the Corporate Director before it is made. Please indicate your decision on the duplicate memo supplied, and return it to me when you have made your decision. I will then arrange for the formal notice of decision to be published.

Steve Clarke
Democratic Services Officer

Title of Report: Private Sector Renewal Grant (PSRG) 2020/21 (Essential Repairs Grants) –
Release No 1

Decision made:

Reasons for your decision : (e.g. as stated in report)

Alternatives considered and rejected : (e.g. as stated in report)

SignedDate.....

Cabinet Member for Finance / Cabinet Member for Property and Infrastructure

CAPITAL RELEASE REPORT (FEBRUARY 2021)

DEPARTMENT: Residents Services

SERVICE AREA / PROGRAMME: Private Sector Renewal Grant (PSRG) 2020/21 (Essential Repairs Grants)

RELEASE NO: 1

Cabinet Members	Councillor Martin Goddard Councillor Jonathan Bianco
Cabinet Portfolios	Cabinet Member for Finance Cabinet Member for Property and Infrastructure
Officer Contact	Sarah-Jane Bartlett, Resident Services
Papers with report	Appendix A with capital release requests for approval

HEADLINES

Summary	To seek Cabinet Member approval for the release of capital funds.
Putting our Residents First	This report supports the Council objective of strong financial management.
Financial Cost	This report seeks the release of £12,000 from the Private Sector Renewal Grant 2020/21 budget for Essential Repairs Grants. Works will commence upon the release of funding.
Relevant Policy Overview Committee	Social Care, Housing and Public Health Policy Overview Committee
Ward(s) affected	All

RECOMMENDATION

That the Cabinet Member for Finance and the Cabinet Member for Property and Infrastructure agree to the following capital release request of £12k from the Private Sector Renewal Grant 2020/21 budget for Essential Repairs Grants.

Reasons for recommendation

The Essential Repairs Grants enable critical repairs and energy initiatives to be carried out for elderly and vulnerable households living in cold and seriously poor housing conditions.

Alternative options considered

Essential Repairs Grants are awarded under discretionary powers; hence the alternative option is to not approve the grants.

Policy Overview Committee comments

None at this stage.

SUPPORTING INFORMATION

Essential Repairs Grants (ERG)

The Private Sector Renewal Grant (PSRG) budget funds Essential Repairs Grants (ERG). These are grants to owner-occupiers on benefits or low income to assist with essential work to keep their homes safe and warm and fit to live in. They are for urgent repairs where it is deemed the property is prejudicial to health, or there is an imminent or direct risk to health and safety. Grants are repayable upon sale if the property is sold within 10 years, by registering a charge on the property on the local land charges register. Typical work includes rewiring, repairing or replacing items such as rotted windows, dangerous floors or ceilings, and providing heating or other measures to eliminate excess cold. Depending on their income, residents may be required to make a contribution to the costs. Where the resident chooses the Council to manage the whole process for them, including the design, tendering and contract management of the works, an agency fee is charged and included in the grant.

Where the Council is acting as agent for the resident, quotations have been obtained in accordance with Procurement and Contract Standing Orders. Only one quotation is sought where the Council has awarded contracts to contractors for specific types of work done to agreed schedules of rates.

Financial Implications

PSRG / LPRG Budget £100k, Previously Released £15k, Capital Release Requested £12k – Appendix A

The 2020/21 capital programme approved by Cabinet and Council in February 2020 includes a budget of £100k for Private Sector Renewal Grant (PSRG) schemes, including Essential Repairs Grants (ERGs) and Landlord Property Renovation Grants (LPRGs).

Previously £15k has been approved from this budget in respect of two LPRG properties.

This report is requesting capital release of £12k. This includes the cost of works and an allowance for irrecoverable VAT is included as works will be to private residential properties.

RESIDENT BENEFIT & CONSULTATION

The benefit or impact upon residents, service users and communities

These Essential Repairs Grants will help vulnerable residents through repairs and improvements to their homes so that they can remain as independently as possible in their own homes.

Consultation carried out or required

None required.

CORPORATE CONSIDERATIONS

Corporate Finance

Corporate Finance has reviewed this report and concurs with the budgetary position outlined above, noting that recommended investment is to be funded from the £100k Private Sector Renewal Grant (PSRG) schemes budget for 2020/21.

Legal

The Borough Solicitor confirms that the Council is responsible for carrying out this function pursuant to The Regulatory Reform (Housing Assistance) (England and Wales) Order 2002. Thus, there are no legal impediments to the capital release being authorised, although any contract that is entered into must comply with the Council's Procurement and Contract Standing Orders.

Infrastructure / Asset Management

Not required - the grants requested for release are not for Council property.

Capital Release Protocol

The release of all capital funds, and certain revenue funds, held by the Council is to be made by a formal democratic decision. No expenditure can be placed or committed by officers until this formal approval is given by Democratic Services. Release of funds must be for identified projects only and strictly not for the general release of funds for projects to be identified at a later date. No block releases of capital or funding will be allowed, except if authorised by the Leader of the Council in advance to Corporate Finance. The release of funds will only be made if previous Council, Cabinet or Cabinet Member agreement has been given to the project and only if there is an approved budget.

BACKGROUND PAPERS

NIL.

APPENDIX A

Private Sector Renewal Grant 2020/21 Release No 1 (Essential Repairs Grants)

Location	Project / Expenditure Title	Information	Funds Release Sought £'s	Approve	Hold	More Information Required
Various Properties	Various Emergency Repair Grants	<p>ERGs</p> <p>A. Net Value of Works £10,000</p> <p>B. Project Contingency N/A</p> <p>C. Internal Fees: N/A</p> <p>D. Irrecoverable VAT £2,000</p> <p>E. Total release sought: £12,000</p>				
Total seeking release		12,000				
Previously released		15,000				
Budget		100,000				
Remaining budget		73,000				