

# AGENDA SUPPLEMENT (1)

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**Meeting:** Cabinet  
**Place:** Council Chamber, Council Offices, Monkton Park, Chippenham  
**Date:** Monday 24 May 2010  
**Time:** 10.00 am

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**The Agenda for the above meeting was published on 14 May 2010. This is a supplement to that agenda.**

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9. **Private Sector Housing Renewal Insulation Scheme** (Pages 1 - 10)

Amended details are circulated

12. **Urgent Items**

Any other items of business, which the Chairman agrees to consider as a matter of urgency

a) **Exclusion of the Press and Public**

To consider passing the following resolution:

To agree that in accordance with Section 100A(4) of the Local Government Act 1972 to exclude the public from the meeting for the business specified in Item Number 14 because it is likely that if members of the public were present there would be disclosure to them of exempt information as defined in paragraph 3 of Part I of

Schedule 12A to the Act and the public interest in withholding the information outweighs the public interest in disclosing the information to the public.

**Part II**

**Items during whose consideration it is recommended that the public should be excluded because of the likelihood that exempt information would be disclosed**

b) **Monkton Park PFI Agreement** (*Pages 11 - 18*)

Confidential report of the Transformation Programme Director is attached

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DATE OF PUBLICATION: 21 May 2010



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## Proposed Amendment - Private Sector Housing Renewal Insulation Schemes

### Amendment 1

#### 1. 'Cavity wall and loft insulation grants'

Aimed at improving the housing of lower income households and those that have been hit by the recession and do not currently qualify for free insulation, with particular focus on those in Private Rented Housing. To include: Households where a member has been made redundant/lost overtime/taken lower paid work/with an unemployed relative in the household; those who earn less than £16,000 pa income; families with children with an income below £22,000 pa; and those between the ages of 60-70.

To insert 'with a household income below £30,000pa' at the end of the follow sentence- Households where a member has been made redundant/lost overtime/taken lower paid work/with an unemployed relative in the household.

The reason being that it was realise that no financial limit on income was provided for this grant and it is felt appropriate to include such a restriction.

### Amendment 2

That Part B of the Mobile Home Site Energy Efficiency Improvements Grant the following scheme is withdrawn:

The follow paragraphs be removed

2. That the Portfolio Holder is provided with delegated powers to agree suitable schemes under part B of the *Mobile Home Site Energy Efficiency Improvements* grant

Part B: It is proposed that an improved heating scheme for a mobile home site be set up, for example community heating scheme, provision of mains gas and/or renewable energy generation by e.g. heat pumps. Since a detailed scheme has yet to be decided upon, it is requested that powers be delegated to the Economic Development, Planning and Housing to agree to such a scheme at a later date. Expenditure £125,000

And that the final sentence of Part A is amended from ' The scheme would initially allow 15 homes to be improved with insulation and cladding. Expenditure: £125,000' to ' The scheme would initially allow 30 homes to be improved with heating, insulation and cladding works. Expenditure: £250,000'

It is felt inappropriate at this time to agree Part B of the Mobile Home Site Energy Efficiency Improvements Grant for the following reason;

1. That a communal schemes which do not necessarily help those households most in need. That the principle to help maintain the living condition of the most needy should be a priority.
2. The communal aspect means that it is not clear whether the mobile home site owners will be prepared to consider such schemes.
3. The criteria for awarding the grant is very broad and is not specific about the benefits that a scheme should realise.
4. That the scheme doesn't clearly state how sites owned by the council should be treated should a bid be made. Acceptance of a proposal on council site may be seem as favouritism and may preclude council site occupier from making an application.

It is proposed that it is preferable to increase the funding for individual vulnerable mobile home owners experiencing the greatest effects of cold and fuel poverty. That Part A of the scheme is credited with the funding proposed for Part B increasing the expenditure on part A to £250,000.

**Amendment 3**

That Appendix A will be amended to reflect the above

## **Appendix A**

### **Eligibility criteria for Insulation Grants**

#### **1. Cavity Wall and Loft Insulation Grant:**

##### **1.1. Purpose**

To improve the loft and cavity wall insulation of poor performing homes occupied by vulnerable households and those affected by the recession, who do not qualify for other grant schemes.

##### **1.2. Applicant Eligibility**

- All owner-occupiers and tenants, licensees and occupiers who have an owner's interest or a lease agreement or trust agreement
- Landlord of the property

##### **1.3. Eligibility**

Provided that the applicant falls into any of the following categories:

- Households where a member
  - has been made redundant
  - lost overtime
  - taken lower paid work
  - with an unemployed relative living at home
  - and in all cases where the household income is below £30,000
- The 'nearly poor', with a household income of under £16,000 p.a. gross
- Families with children in full-time education with an income of below £22,000 p.a. gross
- The 60-70 age group

Applicants will be expected to self-certify by signing the application form confirming that they fall into one of these categories, and specifying the category. They will be informed that random quality and eligibility checks will be undertaken.

##### **1.4 Eligible Works**

Properties with uninsulated cavity walls, and/or with less than 100mm of loft insulation will be treated, with cavity wall insulation installed, and loft insulation increased to 270mm.



## **1.5. Conditions of Assistance**

Discretionary Financial Assistance will be made available subject to the following conditions:

1. The applicant is over 18 years of age and applies for assistance on the forms prescribed by Wiltshire Council.
2. That the householder provides a signed declaration confirming their eligibility.
3. The applicant holds either a relevant interest in the property as the owner, leaseholder or under a trust or tenant.
4. If the applicant is a tenant, then the landlord provides written permission.
5. Only work assessed as reasonable, practicable, necessary and appropriate will be eligible for assistance.
6. The payment of Housing Assistance is conditional upon the authority being provided with an acceptable invoice and the work being completed in a professional and satisfactory manner. The payment will be made directly to the contractor on behalf of the householder.
7. Maximum grant per measure installed: £200

## **2. Mobile Home Site Energy Efficiency Improvements Grant**

### **2.1. Purpose**

To improve the insulation of mobile homes occupied by vulnerable households with roof insulation and/or wall cladding.

### **2.2. Applicant Eligibility**

All mobile homes occupiers who hold a license to occupy a plot and own the mobile home that they live in.

### **2.3. Eligibility**

Provided that the applicant receives any of the following benefits:

- Housing Benefit (Must be in receipt of a disability benefit, have school age children or be over 60 years old)
- Council Tax Benefit (Must be in receipt of a disability benefit, have school age children, be over 60 years old or suffer from severe mental health problems that make work impossible )
- Income Support (Must be in receipt of a disability benefit, have school age children or suffer from severe mental health problems that make work impossible)
- Income-based Job Seekers Allowance (Must be in receipt of a disability benefit or have school age children)

- Working Tax Credit which includes a disability element where the entitled person has a relevant annual income of less than £15,050
- Child Tax Credit where the entitled person has a relevant annual income of less than £15,050
- Pension Credit
- Either Disabled Living Allowance or Attendance or War Disablement or Industrial Injuries Benefit or learning difficulties, or suffer from severe mental health problems that make work impossible, or over 60 where it is shown that over 10% of their income is spent on fuel.

#### **2.4. Eligible Works**

Mobile homes with inadequate insulation and which are in a sufficient state of repair to have a life expectancy of 20 years or more.

## **2.5. Conditions of Assistance**

Discretionary Financial Assistance will be made available subject to the following conditions:

1. The applicant is over 18 years of age and applies for assistance on the forms prescribed by Wiltshire Council;
2. The applicant holds a license to occupy a plot and owns the mobile home that they live in and has done so for the previous 5 years and has made a disclosure and provided supporting evidence. They must make a declaration of intention to remain the property for the foreseeable future.
3. That the site license holder provides written permission that the work can be undertaken.
4. Grants will not be offered for temporary structures, caravans or mobile homes unless they have planning consent for a minimum period of 10 years.
5. An element of the grant or loan can be used to cover the costs of agency fees, planning and building regulation charges, architectural services, specialists surveys, land registry charges and legal costs unless clients choose to pay these costs themselves.
6. No works to commence before approval.
7. Only work assessed as reasonable, practicable, necessary and appropriate will be eligible for assistance.
8. That the life expectancy of any structural items repaired or replaced should be 20 years or more (except in the case of mechanical items where it may be a shorter period).
9. That eligible work must be carried out within 12 months of the date of approval.
10. For work up to £10,000 2 quotes are required. For work above £10,000 three quotes are required.
11. That the work is completed by the contractor whose estimate accompanied the application unless expressly agreed and then the council will reimburse the cheapest price.
12. The payment of Housing Assistance is conditional upon the authority being provided with an acceptable invoice and the work being completed in a professional and satisfactory manner. The payment will be made directly to the contractor on behalf of the householder.
13. Maximum Grant £8,000.

## **3. Cavity wall insulation for flats**

### **3.1. Purpose**

To install cavity wall insulation to blocks of flats where only some residents are entitled to grants through other schemes such as CERT.

### **3.2. Applicant Eligibility**

- All owner-occupiers and tenants, licensees and occupiers who have an owner's interest or a lease agreement or trust agreement.
- Landlord of the property

### **3.3. Eligibility**

All occupiers of flats, subject to freeholder agreement.

### **3.4. Eligible Works**

Blocks of flats with un-insulated cavity walls will be treated, with cavity wall insulation installed.

### **3.5. Conditions of Assistance**

Discretionary Financial Assistance will be made available subject to the following conditions:

1. The applicant is over 18 years of age and applies for assistance on the forms prescribed by Wiltshire Council.
2. The applicant holds either a relevant interest in the property as the owner, leaseholder, tenant or under a trust.
3. That the freeholder is in agreement. Where one or more of the leaseholders does not agree with the works being carried out then the freeholder may make an application.
4. No works to commence before approval.
5. Only work assessed as reasonable, practicable, necessary and appropriate will be eligible for assistance.
6. That eligible work must be carried out within 12 months of the date of approval.
7. The payment of Housing Assistance is conditional upon the authority being provided with an acceptable invoice and the work being completed in a professional and satisfactory manner. The payment will be made directly to the contractor on behalf of the householder.
8. That the maximum grant per flat is £600.

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By virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

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