

REPORT TO: HOUSING COMMITTEE – 23 AUGUST 2004

REPORT ON: HOUSE DECORATION FOLLOWING DISRUPTIVE CAPITAL CONTRACTS

REPORT BY: DIRECTOR OF HOUSING

REPORT NO.: 573-2004

1. PURPOSE OF REPORT

To seek Housing Committee approval for a change in procedure regarding the redecoration of elderly and disabled tenants' homes following disruptive capital contracts.

2. RECOMMENDATIONS

2.1. It is recommended that the Committee approves the proposal to fully redecorate the homes of elderly and disabled tenants following disruptive capital contracts such as heating and rewire programmes.

2.2. It is proposed that the new procedure begins in all contracts that are:

- On site on 23 August 2004 where decoration has not yet started.
- Start on site on or after 23 August 2004.

3. FINANCIAL IMPLICATIONS

There are no financial implications as the Director of Dundee Contract Services has agreed to carry out full house redecoration for the same cost as the present procedure of leaving one room for the tenant to decorate.

4. LOCAL AGENDA 21 IMPLICATIONS

Meeting needs of elderly people and people who are chronically sick or disabled.

5. EQUAL OPPORTUNITIES IMPLICATIONS

If agreed this policy will ensure that elderly and disabled tenants will benefit from full redecoration of their homes after disruptive contracts, removing the need for them to negotiate and pay for redecoration of one room as at present.

6. SUMMARY

6.1. Since the early 1990s, it has been procedure to carry out redecoration for elderly and disabled tenants following disruptive capital contracts (mainly heating and rewiring). This ensures that they do not have to worry about redecorating their home as younger and able tenants are obliged to do through the decoration voucher system.

- 6.2. However because of financial constraints it has been procedure to date to leave one room for the tenant to arrange redecoration. The room to be left has been the tenant's choice and in most cases they have opted for the bathroom as:
- a. the smallest room and
 - b. generally the room with least damage.
- 6.3. Following complaints from a number of tenants and Members this procedure has been reviewed and following negotiations with the Director of Dundee Contract Services it will now be possible to redecorate the whole house for the same cost as leaving out one room. This will remove the inevitable situation of requiring an elderly or disabled person to arrange decoration of one room whilst more able tenants who receive vouchers can stretch their resources to decorate every room in their homes.
- 6.4. It is proposed that this new procedure commences from 23 August 2004 and applies to all contracts that are currently on site only if the decoration has not yet started, and those contracts that start on site on or after that date.

7. **CONSULTATIONS**

All Chief Officers and the DFTA have been consulted on the contents of this report.

8. **BACKGROUND REPORTS**

None.

ELAINE ZWIRLEIN
DIRECTOR OF HOUSING

30 July 2004