

WARWICK DISTRICT COUNCIL

TO: HOUSING COMMITTEE -25th JANUARY, 2000
SUBJECT: INFORMATION REPORTS ON DISCRETIONARY/DELEGATED POWERS
FROM: HOUSING

1. Delegated Decisions Regarding Disabled Adaptations

- 1.1 The following adaptations had payments made and were completed during period 1st August, 1999 to 31st December, 1999, costing between £600 and £2,500. The majority relate to the provision of low or level access showers. These normally necessitate the removal of the bath including making good to the wall and pipework, forming new waste connection, fitting specialist shower tray with curtain and/or half height doors and thermostatically controlled shower unit, tiling within the shower area from tray to ceiling and non-slip flooring to the remaining bathroom floor area.

Case No. 1

Applicant: Female OAP
Occupants: Self only
Accommodation: One Bedroomed Flat
Adaptation: Level Access Shower
Cost: £1978.28

Case No. 2

Applicant: Female OAP
Occupants: Self only
Accommodation: 2 Bedroomed House
Adaptation: Alterations to Kitchen
Cost: £909.77

Case No. 3

Applicant: Male OAP
Occupants: Self only
Accommodation: One Bedroomed Ground Floor Flat
Adaptation: Over Bath Shower
Cost: £673.08

Case No. 4

Applicant: Female OAP
Occupants: Self, Husband and Son
Accommodation: 3 Bedroomed House
Adaptation: Low Level Shower
Cost: £1,981.80

Case No. 5

Applicant: Female OAP
Occupants: Self only
Accommodation: 1 Bedroomed Bungalow
Adaptation: Low Level Shower
Cost: £1800.09

Case No. 6

Applicant: Female OAP
Occupants: Self only
Accommodation: 1 Bedroomed Ground Floor Flat
Adaptation: Level Access Shower
Cost: £2,094.95

Case No. 7

Applicant: Child aged 8 years
Occupants: Parents and 3 Siblings
Accommodation: 4 Bedroomed House
Adaptation: Alterations to Bathroom
Cost: £930.53

Case No. 8

Applicant: Boy aged 17 years
Occupants: Self and mother
Accommodation: 2 Bedroomed House
Adaptation: Low Level Shower
Cost: £1720.35

Case No. 9

Applicant: Female OAP
Occupants: Self only
Accommodation: 2 Bedroomed Flat
Adaptation: Low Level Shower
Cost: £1716.62

Case No. 10

Applicant: Female OAP
Occupants: Self only
Accommodation: One Bedroomed Ground Floor Flat
Adaptation: Ramp
Cost: £856.00

Case No. 11

Applicant: Male OAP
Occupants: Self and wife
Accommodation: 3 Bedroomed House
Adaptation: Ramp
Cost: £986.95

Case No. 12

Applicant: Male OAP
Occupants: Self only
Accommodation: Bedsit Flat
Adaptation: Low Level Shower
Cost: £1082.03

Case No. 13

Applicant: Female OAP
Occupants: Self and husband
Accommodation: 2 Bedroomed Ground Floor Pensioner Flat
Adaptation: Straight Stairlift
Cost: £1225.00

2. Evictions for Rent Arrears

2.1 Case 1 - Mr. B.

Family: None
Property: 2 bedroomed flat
Weekly charge: £38.70
Date tenancy commenced: 19.04.99
Date of Possession Order: 25.10.99
Date of eviction: 06.12.99
Arrears at date of eviction: £688.40

Circumstances

Mr. B. was in full time continuous employment throughout his tenancy but repeatedly failed to make rent payments. Prior to obtaining the possession order. Mr. B. informed the Department that he was not residing at the property and intended to terminate the tenancy but failed to do so. It is believed Mr. B. is residing with his girlfriend in Warwick.

2.2 Case 2 - Mr. C.

Family: Adult son
Property: 3 bedroomed maisonette
Weekly charge: £45.05
Date tenancy commenced: 19.10.92
Date of Possession Order: 25.10.99
Date of eviction: 08.12.99
Arrears at date of eviction: £1,081.20

Circumstances

Mr. C. made regular rent payments until June, 1999 when it is believed he left the property leaving his son and his son's partner in the property. They were evicted as unauthorised occupiers.

2.3 Case 3 - Mr. B. aged 67 years

Family: None
Property: 1 bedroomed flat
Weekly charge: £38.70

Date tenancy commenced: 05.01.98
Date of Possession Order: 21.07.99
Date of eviction: 09.12.99
Arrears at date of eviction £847.89

Circumstances

Mr. B. was in receipt of partial Housing Benefit from the date his tenancy commenced until March, 1999 when he failed to return the review form, despite reminder letters from Housing Benefits, and visits from the Housing Officer offering to assist him to complete the form. He reapplied for benefit May, 1999, and again partial benefit was awarded but Mr. B. failed to make any rent payments. At the time of eviction it was clear that Mr. B. had not occupied the property for some time.

2.4. Case 4 - Mr. S. aged 47

Family: None
Property: 2 bedroomed flat
Weekly charge: £39.85
Date tenancy commenced: 29.09.97
Date of Possession Order: 21.06.99
Date of eviction: 12.01.00
Arrears at date of eviction: £1,336.97

Circumstances

Mr. S. was in full time continuous employment. The last payment of rent was made on 11th August, 1999 when he paid £240.00. No payments have been received since and he has made no contact since the Possession Order was obtained. It is believed Mr. S. is living with his ex-wife in South Leamington.

2.5 Case 5 - Mrs. Y.

Family: 2 daughters aged 12 and 14, son aged 4
Property: 3 bedroomed maisonette
Weekly charge: £44.48
Date tenancy commenced 20.11.95
Date of Possession Order: 15.09.98
Date of eviction: 08.12.99
Arrears at date of eviction: £1,252.43

Circumstances

Periods of short-term employment and erratic payments were exacerbated by periods of unemployment for which Housing Benefit was not claimed, or late applications were submitted. Repeated undertakings to reduce arrears were not maintained.

Amanda Ball
Estates Officer

Background Papers House Files

Contact Officer: Amanda Ball - Estates Officer
Telephone No: (01926) 317809 (Direct Line)

Email: aball@warwickdc.gov.uk

Area(s) In District Affected: All

AB/MB

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