

# RIBBLE VALLEY BOROUGH COUNCIL REPORT TO HEALTH & HOUSING COMMITTEE

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meeting date: 6 JUNE 2024  
title: AMENDMENTS TO LANDLORD TENANT GRANT  
submitted by: DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING  
principal author: RACHAEL STOTT

## 1 PURPOSE

1.1 To propose minor amendments to both the Landlord Tenant grant and the First Time Buyers grant within the Discretionary Private Sector Grant Policy.

1.2 Relevance to the Council's ambitions and priorities

- Community Objectives: To address the housing needs of all households in the borough.
- Corporate Priorities: To demonstrate we are a well-run authority.
- Other Considerations: N/A

## 2 BACKGROUND

2.1 In March 2022, amendments were made to the Landlord Tenant grant increasing the offer to £20,000 and the rental values able to be charged were increased to central Lancs Local Housing Allowance rate (LHA). This has encouraged landlords to take up the grant, 2 applications have been approved and there have been further enquiries.

2.2 In 2022 the First-Time buyers grant was introduced which encouraged first time buyers to purchase older housing stock in the borough and to improve the energy efficiency of the property. The grant policy set out the requirement that improvements would address hazards in the property and improve the EPC (Energy Performance Certificate) rating.

## 3 ISSUES

### 3.1 Landlord /tenant grant

The current policy limits the landlord / tenant grant offer to 2 and 3 bed properties. Whilst the Council are keen to develop 2 and 3 beds, there is also a need for apartments and flats for single person accommodation. Single person flats and apartments are much needed for low-income earners in the borough. There is a limited number of flats developed on new build schemes, which tend to provide houses.

## 4. PROPOSAL

### Landlord / tenant grant.

4.1 Amend the policy (as per the tracked changes in Appendix 1) to include all types of affordable private rented accommodation including single person accommodation. The

grant is at the discretion of the Council and will support the development of any type of affordable private rented accommodation where there is an identified need.

## 5 RISK ASSESSMENT

5.1 The approval of this report may have the following implications:

- Resources – Both grant options have an identified budget for 24/25.
- Technical, Environmental and Legal – The changes will hopefully encourage more applications for both grants.
- Political – The changes to the policy will be promoted to encourage further take up.
- Reputation – The changes to the policy will support development of all types of affordable housing where a need can be evidenced.
- Equality & Diversity – None

## 6 RECOMMENDED THAT COMMITTEE

6.1 Approve the proposed amendments to the policy to cover all types of properties covered within the Landlord Tenant Grant Scheme, (at the discretion of the LA).

6.3 Delegate authority to the Director of Economic Development and Planning to make editorial changes to the policy document which improve the clarity and readability of the document.

RACHAEL STOTT  
HOUSING STRATEGY OFFICER

NICOLA HOPKINS  
DIRECTOR OF ECONOMIC  
DEVELOPMENT AND PLANNING

## BACKGROUND PAPERS

(If any)

For further information please ask for Rachael Stott, extension 3235.