

FALKIRK COUNCIL

EXTRACT of MINUTE of MEETING of the HOUSING AND SOCIAL CARE COMMITTEE held in the MUNICIPAL BUILDINGS, FALKIRK on TUESDAY 10 NOVEMBER 2009 at 9.30 a.m.

HSC40. HOUSE EXTENSION/CONVERSIONS – QUALIFYING CRITERIA

There was submitted Report (circulated) dated 29 October 2009 by the Director of Corporate and Neighbourhood Services (a) referring to the shortfall in larger Council house accommodation, available to meet the needs of larger families; (b) advising that options aimed at developing current properties either through house extension or loft conversion have been explored; and (c) seeking approval to set qualifying criteria for both applicants and properties to enable further consideration to be given to providing an extension or loft conversion.

Councillor Goldie, seconded by Councillor McNeill moved the recommendations as contained within the Report with an additional recommendation, namely:-

“Request that the Director of Corporate and Neighbourhood Services investigate the feasibility of providing financial or other incentives for tenants in larger properties which are under-occupied to move to smaller properties on a voluntary basis and to report back to this Committee”.

By way of an amendment, Councillor Meiklejohn, seconded by Councillor McNally moved that recommendation 1 within the Report, namely:-

“approve the qualifying criteria for inclusion in an extension/conversion programme set out for both applicants and properties in Section 3 above.”

be substituted with the following:-

- “5.1 Committee agrees that overcrowding in a family home is overcrowding no matter the size of the property. Committee also notes that one of the most popular size and property type sold under the Right to Buy are three bedroom family homes thus creating a problem for families in two bedroom properties;
- 5.2 Council therefore agrees to consider all properties suitable for extension if the families concerned are living in overcrowding conditions;”

On a division, 6 Members voted for the Motion and 4 for the Amendment.

Accordingly, **AGREED:-**

- (1) the qualifying criteria for inclusion in an extension/loft conversion programme set out for both applicants and properties, as detailed in Section 3 of the Report, and

- (2) to request that the Director of Corporate and Neighbourhood Services investigate the feasibility of providing financial or other incentives for tenants in larger properties which are under-occupied to move to smaller properties on a voluntary basis and to report back to this Committee.

NOTED that a further Report be brought to Members setting out the likely demand and resources required to provide a scheme of extension/conversion of properties to meet the needs of larger families.