

Our Ref: CNO/SDR/FACT/LETT/CLEAR
Your Ref:

13 December 2006

Maureen Dowden
Policy Development Officer
Glasgow Housing Association
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Dear Maureen,

INTERIM DECORATION ALLOWANCE AFTER INVESTMENT WORK

Thank you for sending out the GHA Interim Decoration Allowance after investment work policy document.

The document was discussed during FACT's Finance sub committee meeting on Thursday 9 September 2004. After a thorough discussion I would like to express the views of our committee regarding the content.

In principal we accept that a new policy is required, however we feel that there are various points which we would wish to convey for further consideration.

First of all we would respond to the key questions included in the consultation document.

- a) The levels of compensation outlined for decoration allowances? - The amount is reasonable although proof would be required that it was spent on decoration
- b) The levels of compensation proposed for capital investment carried out by tenants? - It should depreciate in a scaled process e.g. 90%, 80% for every year or 2 years..
- c) Whether or not GHA should consider the Voucher System mentioned in the policy? - Voucher scheme should be used instead of cash. GHA should negotiate a discount. Alternatively 50% of cash before and 50% after decoration.
- d) Whether or not GHA should consider the possibility of a decoration service for older tenants? - Set up Community Service orders and other agencies to carry out decoration for elderly people.

We would also wish to comment on the policy draft and have the following concerns:

- The section, which details compensation for improvements is very thorough, however our committee questioned whether this should be included in the Decoration allowance draft?
- We are also concerned that the compensation scale is too open and it should be more definitive for the element lifespan mentioned.
- We are concerned that if a voucher scheme was used then tenants would be restricted in terms of choice

Finally I would hope that our comments are viewed constructively and we would welcome the opportunity to discuss our views further with you at some point in the near future.

Yours sincerely

Pat Siegerson
Chairperson (Finance sub committee)