



Housing Grants, Construction and Regeneration Act 1996

1996 CHAPTER 53

PART I

GRANTS, &C. FOR RENEWAL OF PRIVATE SECTOR HOUSING

CHAPTER II

GROUP REPAIR SCHEMES

Introductory

60 Group repair schemes

- (1) A local housing authority may prepare a scheme (a “group repair scheme”) for the carrying out of works—
 - (a) to put in reasonable repair the exterior of the buildings to which the scheme relates, or
 - (b) to render the buildings to which the scheme relates structurally stable, or for both those purposes.
- (2) For the purposes of this Chapter “building” includes the whole or part of a terrace of houses or other units.
- (3) The scheme must satisfy the requirements of sections 61 and 62 as to the buildings to which it relates and the works specified in it.

61 Qualifying buildings

- (1) The buildings to which a group repair scheme relates must be qualifying buildings.

- (2) A building is a qualifying building if at the time the scheme is prepared it satisfies the conditions prescribed for qualifying buildings in relation to a group repair scheme.
- (3) A group repair scheme must relate to at least one qualifying building which at the time the scheme is prepared satisfies the conditions prescribed for a primary building in relation to a group repair scheme.
- (4) Each of the other qualifying buildings to which a group repair scheme relates must satisfy the conditions prescribed for an additional building in relation to a group repair scheme.

62 Scheme works

- (1) The works specified in a group repair scheme (“scheme works”) must be works of the following descriptions.
- (2) In the case of works to put in reasonable repair the exterior of the buildings to which the scheme relates, the works must be—
 - (a) works to the exterior of the buildings to which the scheme relates, or
 - (b) so far only as may be necessary to give satisfactory effect to such works, additional works to other parts of the buildings,and must be such that on completion of the works the exterior of the buildings will be in reasonable repair.
- (3) In the case of works to render the buildings to which the scheme relates structurally stable, the works must be—
 - (a) works to the structure or to the foundations of the buildings to which the scheme relates, or
 - (b) other works necessary to give satisfactory effect to such works,and must be such that on completion of the works the buildings will be structurally stable.
- (4) For the purposes of this Chapter the exterior of a building means—
 - (a) any part of the building which is exposed to the elements of wind and rain or otherwise faces into the open air (including, in particular, roofs, chimneys, walls, doors, windows, rainwater goods and external pipework), and
 - (b) the curtilage of the building, including any wall within the curtilage which is constructed as a retaining wall or otherwise to protect the structure of the building.
- (5) In relation to works to the curtilage of a building the reference in subsection (2)(b) to additional works to other parts of the building includes additional works on land outside the curtilage.
- (6) For the purposes of this Chapter the exterior of a building shall not be regarded as in reasonable repair unless it is substantially free from rising or penetrating damp.

63 Approval of scheme by Secretary of State

- (1) If a group repair scheme prepared by a local housing authority is approved by the Secretary of State, the authority may, with the consent of the persons participating in the scheme, enter into agreements to secure the carrying out of the works specified in the scheme.

- (2) The approval of the Secretary of State may be given either to a specific scheme or generally to schemes which fulfil such criteria as he may from time to time specify.
- (3) Different criteria may be specified for different types of scheme and for different areas.
- (4) The approval of a scheme may be made conditional upon compliance with requirements specified by the Secretary of State.