



Council Offices, Almada Street
Hamilton, ML3 0AA

Tuesday, 13 February 2024

Dear Councillor

Executive Committee

The Members listed below are requested to attend a meeting of the above Committee to be held as follows:-

Date: Wednesday, 21 February 2024
Time: 10:00
Venue: Hybrid - Committee Room 1, Council Offices, Almada Street, Hamilton, ML3 0AA

The business to be considered at the meeting is listed overleaf.

Yours sincerely

Paul Manning
Chief Executive

Members

Joe Fagan (Chair/ex officio), Gerry Convery (Depute Chair), Alex Allison, John Anderson, Robert Brown, Andy Carmichael, Maureen Chalmers, Ross Clark, Margaret Cooper, Andrea Cowan, Maureen Devlin, Gladys Ferguson-Miller, Lynsey Hamilton, Susan Kerr, Eileen Logan, Katy Loudon, Hugh Macdonald, Ian McAllan, Catherine McClymont, Kenny McCreary, Lesley McDonald, Mark McGeever, Davie McLachlan, Richard Nelson, Mo Razzaq, Kirsten Robb, John Ross, David Shearer, Margaret B Walker

Substitutes

John Bradley, Walter Brogan, Poppy Corbett, Margaret Cowie, Elise Frame, Celine Handibode, Graeme Horne, Martin Hose, Ross Lambie, Elaine McDougall, Norman Rae, Graham Scott, David Watson

BUSINESS

1 Declaration of Interests

- 2 Minutes of Previous Meeting** 5 - 12
Minutes of the meeting of the Executive Committee held on 24 January 2024 submitted for approval as a correct record. (Copy attached)

Monitoring Item(s)

- 3 Revenue Budget Monitoring for Period 1 April to 28 December 2023 and Probable Outturn** 13 - 18
Report dated 18 January 2024 by the Head of Finance (Strategy). (Copy attached)
- 4 Capital Budget 2023/2024 and Monitoring for Period 10 - 1 April 2023 to 28 December 2023** 19 - 28
Report dated 31 January 2024 by the Head of Finance (Strategy). (Copy attached)

Item(s) for Decision

- 5 Recommendations Referred by Resource Committees** 29 - 36
Report dated 7 February 2024 by the Chief Executive. (Copy attached)
- 6 Hamilton Town Centre Masterplan** 37 - 56
Report dated 25 January 2024 by the Executive Director (Community and Enterprise Resources). (Copy attached)
- 7 Office Closure - Festive Period 2024** 57 - 58
Report dated 31 January 2024 by the Chief Executive. (Copy attached)
- 8 Council Tax - Second Home Dwellings** 59 - 64
Report dated 12 January 2024 by the Chief Executive. (Copy attached)
- 9 South Lanarkshire Leisure and Culture (SLLC) – Activage Proposals for 2024/2025** 65 - 72
Report dated 5 February 2024 by the Executive Director (Community and Enterprise Resources). (Copy attached)
- 10 Former Larkfield Hall and Stonefield Road Pitches, Blantyre – Community Asset Transfer to Blantyre Soccer Academy** 73 - 80
Report dated 8 February 2024 by the Executive Director (Housing and Technical Resources). (Copy attached)

Item(s) for Noting

- 11 National Care Service - Update** 81 - 84
Report dated 5 February 2024 by the Director, Health and Social Care. (Copy attached)

Urgent Business

12 Urgent Business

Any other items of business which the Chair decides are urgent.

For further information, please contact:-

Clerk Name:	Pauline MacRae
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Clerk Email:	pauline.macrae@southlanarkshire.gov.uk

EXECUTIVE COMMITTEE

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Minutes of meeting held via Confero and in Committee Room 1, Council Offices, Almada Street, Hamilton on 24 January 2024

Chair:

Councillor Joe Fagan (ex officio)

Councillors Present:

Councillor Alex Allison, Councillor John Anderson, Councillor Robert Brown, Councillor Andy Carmichael, Councillor Maureen Chalmers, Councillor Ross Clark, Councillor Gerry Convery (Depute), Councillor Margaret Cooper, Councillor Andrea Cowan, Councillor Maureen Devlin, Councillor Elise Frame (*substitute for Councillor Mark Horsham*), Councillor Gladys Ferguson-Miller, Councillor Lynsey Hamilton, Councillor Graeme Horne (*substitute for Councillor Hugh Macdonald*), Councillor Susan Kerr (*substitute for Councillor Margaret B Walker*), Councillor Eileen Logan, Councillor Katy Loudon, Councillor Ian McAllan, Councillor Catherine McClymont, Councillor Kenny McCreary, Councillor Lesley McDonald, Councillor Mark McGeever, Councillor Davie McLachlan, Councillor Richard Nelson, Councillor Mo Razzaq, Councillor Kirsten Robb, Councillor John Ross, Councillor David Shearer

Councillors' Apologies:

Councillor Mark Horsham, Councillor Hugh Macdonald, Councillor Margaret B Walker

Attending:

Chief Executive's Service

P Manning, Chief Executive

Community and Enterprise Resources

D Booth, Executive Director; A Brown, Head of Enterprise and Sustainable Development; C Park, Head of Roads, Transportation and Fleet Services

Education Resources

C McKenzie, Executive Director

Finance and Corporate Resources

C Fergusson, Head of Finance (Transactions); T Little, Head of Communications and Strategy; P MacRae, Administration Adviser; G McCann, Head of Administration and Legal Services; K McLeod, Administration Assistant; J Taylor, Head of Finance (Strategy)

Housing and Technical Resources

S Gibson, Executive Director

Health and Social Care/Social Work Resources

S Sengupta, Director, Health and Social Care

Chair's Remarks

Prior to the commencement of the business of the meeting, the Chair commended the Council's workforce in maintaining vital services during the recent adverse weather conditions.

1 Declaration of Interests

The following interest was declared:-

Councillor(s)	Item(s)	Nature of Interest(s)
Cooper	Minutes of Previous Meeting – Item of Urgent Business – Reduction in Number of Specialist Palliative Care Beds at Kilbryde Hospice	Member of the Board of Trustees of Kilbryde Hospice

2 Minutes of Previous Meeting

The minutes of the meeting of the Executive Committee held on 22 November 2023 were submitted for approval as a correct record.

The Committee decided: that the minutes be approved as a correct record.

3 Revenue Budget Monitoring for Period 1 April to 1 December 2023 and Probable Outturn

A report dated 10 January 2024 by the Chief Executive was submitted on the overall financial position of the General Fund Revenue Account and the Housing Revenue Account for the period 1 April to 1 December 2023 and the projection for the year to 31 March 2024.

The report and associated appendices:-

- ◆ summarised the 2023/2024 probable outturn position for the Council's General Fund Revenue Account to 31 March 2024, including details of proposed transfers to reserves
- ◆ detailed the various 2023/2024 revenue grant redeterminations included in the Local Government Finance Settlement 2024/2025
- ◆ provided details of the position on the General Fund Account and the Housing Revenue Account respectively for the period 1 April to 1 December 2023
- ◆ detailed anticipated spend for the current year
- ◆ proposed funds to be transferred to reserves for future commitments
- ◆ detailed the position, after all proposed transfers to reserves, for known commitments required in the next financial year
- ◆ provided the Housing Revenue Account position

The outturn position, after transfers to reserves, resulted in an underspend of £9.000 million. This included proposed transfers to reserves totalling £14.985 million.

The position for Adults and Older People within Social Work Resources included a £1.272 million commitment in respect of the element of the budget delegated to the Integration Joint Board (IJB). It was proposed that the IJB retain this non-recurring underspend within its reserves earmarked for future costs. If approved, those monies would be retained in the Council's Balance Sheet and would be available for use by the IJB.

It was also proposed that, in respect of the £9.000 million underspend, £3.000 million be transferred to reserves to fund budget pressures in 2024/2025. It was further proposed that £6.000 million be transferred to reserves for potential use in the Council's Budget Strategy in light of the previously identified savings requirement of £95.8 million across the 4 years from 2024/2025.

The Local Government Finance Circular 8/2003, published on 21 December 2023, confirmed previously advised monies for 2023/2024 as well as additional earmarked funding for a number of Council services. Details of the new redetermination monies were provided in the report. Although not included in the Circular, on the basis that the Council had maintained its teacher numbers, funding in the amount of £2.934 million for the maintenance of teacher numbers had been assumed as being received.

At 1 December 2023, the position on the General Fund Revenue Account, after transfers to reserves, was an underspend of £0.593 million.

At 1 December 2023, the Housing Revenue Account showed a breakeven position and the forecast to 31 March 2024 on the Housing Revenue Account was also a breakeven position.

Officers responded to members' questions on various aspects of the report.

The Committee decided:

- (1) that including Resources, Corporate Items and Council Tax, and the proposed transfer to Reserves, the Council's outturn underspend of £9.000 million, as detailed in section 4.2 of the report, be noted;
- (2) that the proposed transfers to reserves totalling £14.985 million, as detailed in section 4.2 of the report, be approved;
- (3) that approval be given for the non-recurring underspend of £1.272 million in the delegated budget to the Integration Joint Board (IJB) to be held in reserves for their use in future years, as detailed in section 4.9 of the report;
- (4) that the proposed use of £3.000 million of the Council's outturn underspend as a transfer to Reserves to support budget pressures in 2024/2025, as detailed in section 4.17 of the report, be approved;
- (5) that the proposed use of the remaining £6.000 million of the Council's outturn underspend as a transfer to Reserves, as detailed in section 4.18 of the report, be approved;
- (6) that the redeterminations of 2023/2024 revenue grant funding, as included in the Local Government Finance Circular 8/2023 and detailed in section 6 of the report, be noted;
- (7) that the underspend of £0.593 million on the General Fund Revenue Account at 1 December 2023, as detailed in section 7.1 of the report, be noted; and
- (8) that the breakeven position on the Housing Revenue Account at 1 December 2023 and the forecast to 31 March 2024 of breakeven, as detailed in section 8 and Appendix 4 of the report, be noted.

[Reference: Minutes of 22 November 2023 (Paragraph 3)]

4 Capital Budget 2023/2024 and Monitoring for Period 9 - 1 April to 1 December 2023

A report dated 10 January 2024 by the Chief Executive was submitted on progress of the General Fund Capital Programme and the Housing Capital Programme for the period 1 April to 1 December 2023.

At its meeting on 22 November 2023, the Committee had approved a General Fund Capital Programme for 2023/2024 totalling £78.901 million. A revised programme of £71.696 million was now anticipated which included proposed adjustments to the programme totalling a net decrease of £1.140 million. Those were detailed in Appendix 1 of the report.

In addition to the adjustments detailed in the report, the revised programme of £71.696 million reflected a transfer to revenue of £1.000 million for the Private Housing Scheme of Assistance project. It had been identified that this project, originally in the capital budget, could not be classed as capital and it was proposed that it be transferred to Housing and Technical Resources' revenue budget. The revised Capital Programme, including the movement from the previous report to the Committee, was detailed in Appendix 2 of the report. Appendix 3 detailed the funding available to support the overall 2023/2024 Capital Programme.

Current estimates from Resources suggested an outturn of around £65.4 million. Against the revised budget of £71.696 million, this outturn meant a net underspend across Resources of £6.3 million. This comprised project underspend totalling £8.5 million, offset by projects with greater than anticipated spend of £2.2 million. A list of the main projects responsible for the underspend of £6.3 million, and which would now complete in 2024/2025, was provided in Appendix 4 of the report.

At 1 December 2023, £31.999 million had been spent on the General Fund Capital Programme, against a budget for the period of £31.992 million, resulting in spending being slightly ahead of programme in the sum of £0.007 million. Actual funding received to 1 December 2023 totalled £53.928 million.

The Housing Capital Programme 2023/2024, approved by the Executive Committee at its meeting on 22 November 2023, totalled £67.443 million. Programmed funding for the year also totalled £67.443 million and details of the position of the programme at 1 December 2023 were provided in Appendix 5 of the report.

At 1 December 2023, the budget for the Housing Capital Programme amounted to £33.315 million. Expenditure for the period totalled £33.973 million and actual funding received to 1 December 2023 also amounted to £33.973 million.

There followed a discussion during which:-

- ♦ officers responded to members' questions on various aspects of the report
- ♦ concern was expressed regarding removal by the Scottish Government of capital funding to Strathclyde Partnership for Transport (SPT) and the impact on Council projects as a result

The Committee decided:

- (1) that the adjustments to the General Fund Programme, detailed at Appendix 1, be approved;
- (2) that the period 9 position at 1 December 2023 of the General Fund Capital Programme, as detailed in appendices 2 to 4, and the Housing Capital Programme, detailed at Appendix 5, be noted; and
- (3) that the revised programmes be monitored by the Financial Resources Scrutiny Forum.

[Reference: Minutes of 22 November 2023 (Paragraph 4)]

5 Additional Funding from Scottish Government and Other External Sources

A report dated 5 January 2024 by the Chief Executive was submitted on additional funding, totalling £24.003 million, which had been made available to the Council by the Scottish Government and other external sources.

The funding had been allocated as follows:-

Revenue Funding

Resource	2023/2024 (£m)
Education	1.134
Various	22.592
Total	23.726

Capital Funding

Resource	2023/2024
	(£m)
Community and Enterprise	0.095
General	0.182
Total	0.277
 Overall Total	 24.003

The Committee decided: that the report be noted.

[Reference: Minutes of 22 November 2023 (Paragraph 5)]

6 Recommendations Referred by the Finance and Corporate Resources Committee - Non-Domestic Rates - Empty Property Relief Policy

A report dated 3 January 2024 by the Chief Executive was submitted on a recommendation which had been referred to this Committee by the Finance and Corporate Resources Committee of 6 December 2023.

The recommendation of the Finance and Corporate Resources Committee was that the revised Empty Property Relief (EPR) Policy be approved and adopted by the Council from 1 April 2024.

The Committee decided: that the revised EPR Policy, to be adopted by the Council from 1 April 2024, as outlined at section 5 of the report and detailed in Appendix 3 to the report, be approved.

[Reference: Minutes of Finance and Corporate Resources Committee of 6 December 2023 (Paragraph 10)]

7 Land and Property Transfers and Disposals

A report dated 15 December 2023 by the Executive Director (Housing and Technical Resources) was submitted on proposed actions in respect of land and property transactions.

The recommendations had been made in terms of agreed procedures for dealing with surplus land and property.

The Committee decided:

- (1)** that the land and property, as detailed in Appendix A of the report, be transferred between Resources; and
- (2)** that the land detailed in Appendix B of the report be declared surplus to Council requirements.

8 Update on the Budget Strategy for 2024/2025

A report dated 9 January 2024 by the Chief Executive was submitted providing an update on the budget position for 2024/2025, including the impact of the Local Government Settlement.

At its meeting on 22 November 2023, the Committee approved a budget strategy resulting in a revised budget gap of £20.7 million. Subsequently, on 21 December 2023, the Council received its grant settlement for Revenue and Capital (the Local Government Settlement) which would impact on the Budget Strategy for 2024/2025.

The report provided an updated position and focused on:-

- ◆ a recap of the 2024/2025 revenue budget update report, submitted to the Committee on 22 November 2023
- ◆ the impact of the Local Government Settlement on the Revenue Budget Strategy
- ◆ Council Tax
- ◆ the impact of the Local Government Settlement on the General Capital Grant position
- ◆ the 2023/2024 probable outturn position

Taking account of the impact of the Local Government Settlement, including the change to the rates poundage as detailed in the report, the original Budget Gap of £20.7 million had been revised to £21.070 million. The impact of the Other Budget issues detailed in the report resulted in a benefit to the Budget Gap of £0.500 million, revising the Budget Gap to £20.570 million. After the Settlement and the savings proposals were taken into account, there was a residual shortfall and Budget Gap of £2.001 million.

A national allocation of £144 million had been advised to allow for a Council Tax freeze and, while there was no indication of this within the Settlement, the Council's indicative share of this sum was £7.7 million. Any allocation of those monies would be conditional on the Council approving a Council Tax freeze.

The Council's allocation of General Capital Grant for 2024/2025 represented a cut of £1.931 million (9.1%) on the 2023/2024 allocation. The Council also benefited from Government monies received by other bodies such as Strathclyde Partnership for Transport (SPT) and Clyde Gateway, however, the Settlement announced in December also included reductions in the allocations from the Scottish Government to those bodies.

The legal deadline for setting the Council budget was 11 March 2024 and details of the critical dates and dates for issuing Council Tax and rent bills were outlined in the report.

The position would continue to be monitored and reported to members as appropriate.

There followed a discussion during which:-

- ◆ officers responded to members' questions
- ◆ members expressed disappointment that, despite assurances to the contrary, the General Capital Grant allocation showed a reduction of 9.1% on the previous year's allocation

The Committee decided:

- (1) that the update to the Budget Strategy, including the update on the Settlement for the Council, resulting in a revised Budget Gap of £20.570 million, as detailed in section 5.11 of the report, be noted;
- (2) that the position in relation to Council Tax, as detailed in section 6 of the report, be noted;
- (3) that the update in relation to Capital Grant allocations for 2024/2025, as detailed in section 7 of the report, be noted;
- (4) that the summary of the Council's 2023/2024 Probable Outturn, as detailed in section 8 of the report, be noted; and

(5) that the timetable, as detailed in section 10 of the report, be noted.

9 Commercial Opportunities

A report dated 8 January 2024 by the Executive Director (Community and Enterprise Resources) was submitted on the work undertaken to explore commercial opportunities for the Council.

The medium-term position in relation to the Council's budget meant that it required to consider commercial opportunities to generate income. Regulations were in place, however, which placed restrictions on the Council in terms of investing in commercial opportunities purely for financial gain. This could be managed if the investments could be linked to economic/regeneration outcomes.

Details of the opportunities considered in relation to the following were outlined in the report:-

- ◆ town centre regeneration including the Civic Centre, East Kilbride, East Kilbride Shopping Centre and Hamilton Town Centre
- ◆ inward investment
- ◆ renewable energy

Officers were exploring other opportunities and those would be brought to future meetings of the Executive Committee for consideration.

The Committee decided: that the work undertaken to explore commercial opportunities be noted.

10 Representation on Outside Bodies - Clydesdale Citizens' Advice Bureau

A report dated 11 February 2021 by the Chief Executive was submitted on the action taken, in terms of Standing Order No 37(c), due to the timescales involved, by the Chief Executive, in consultation with the Chair and ex officio member, to appoint Councillor McClymont as the Council's representative on Clydesdale Citizens' Advice Bureau.

The Committee decided: that the action taken, in terms of Standing Order 37(c), due to the timescales involved, by the Chief Executive, in consultation with the Chair and ex officio member, to appoint Councillor McClymont as the Council's representative on Clydesdale Citizens' Advice Bureau, be noted.

11 Urgent Business

There were no items of urgent business.

12 Exclusion of Press and Public

The Committee decided: that, in terms of Section 50A(4) of the Local Government (Scotland) Act 1973, the press and public be excluded from the meeting for the following item(s) of business on the grounds that it was likely that there would be disclosure of exempt information in terms of Paragraphs 6 and 8 of Part I of Schedule 7A of the Act.

13 Capital Budget 2023/2024 - Exception for Greenhills Road Capital Project

A report dated 24 January 2024 by the Chief Executive was submitted on a proposed exception for the Glasgow City Region Deal project at Greenhills Road, East Kilbride.

During the project, various delays had been experienced and unforeseen costs had been incurred, including significant costs related to the COVID-19 pandemic. Those had impacted on the overall project cost and details were outlined in the report.

Such events were termed “compensation events” and were usually largely unforeseen and not the fault of the contractor. The Council was obliged to pay for agreed compensation events and agreement in principle had been reached on a settlement figure in respect of the Greenhills Road project. Details were given on the settlement figure and how the additional funding requirement could be met. The proposal would require a Change Control Request to be submitted to the City Deal Cabinet for approval.

The Committee decided:

that the adjustment to the 2023/2024 General Fund Capital Programme for the Greenhills Road project, East Kilbride, be approved subject to approval of the Change Control Request from Glasgow City Region Cabinet.

Report

3

Report to:	Executive Committee
Date of Meeting:	21 February 2024
Report by:	Head of Finance (Strategy)

Subject:	Revenue Budget Monitoring for Period 01 April to 28 December 2023 and Probable Outturn
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1. Purpose of Report

1.1. The purpose of the report is to:

- ♦ advise the Committee on the overall financial position of the Council's General Fund Revenue Account and Housing Revenue Account for the period 1 April 2023 to 28 December 2023, and a projection for the year to 31 March 2024.

2. Recommendation(s)

2.1. The Committee is asked to approve the following recommendation(s):

- (1) that the Council's breakeven probable outturn position after Transfers to Reserves (section 4.1), be noted;
- (2) that the underspend of £1.509 million on the General Fund Revenue Account at 28 December 2023 (section 5.1), be noted; and
- (3) that the breakeven position on the Housing Revenue Account at 28 December 2023, and the forecast to 31 March 2024 of breakeven (sections 6.1 and 6.2), be noted.

3. Background

3.1. This report will summarise the previously reported Probable Outturn position for the Council's General Fund Revenue Account to 31 March 2024 (section 4). Sections 5 and 6 provide the position on the General Fund Account and the Housing Revenue Account for the current period 1 April 2023 to 28 December 2023, respectively.

4. 2023/2024 General Services Probable Outturn

4.1. As reported previously, the 2023/2024 probable outturn position for the General Fund presented an underspend of £9.000 million. This underspend was after proposed Transfers to Reserves totalling £14.985 million. It was proposed that the £9.000 million probable outturn underspend be transferred to Reserves with £3.000 million being set aside to support budget pressures in 2024/2025 and the remaining £6.000 million be considered to support the Council's Budget Strategy, including pay.

4.2. Full details of the Transfers to Reserves were included in the 24 January 2024 report to the Executive Committee. The forecast position before and after Transfers to Reserves is shown in Appendices 1 and 2. The position presented in Appendix 2 includes the probable outturn underspend of £9.000 million as a Transfer to Reserves resulting in a breakeven position for the Council's 2023/2024 Probable Outturn.

- 4.3. **Teacher Numbers:** As previously reported, the Cabinet Secretary had held back £45.5 million of funding nationally for the maintenance of Teacher Numbers, until after the 2023 Census details are received by the Government, and until councils provide assurance that they have maintained teacher numbers and pupil support numbers at the 2022 level. For the Council, this amounts to £2.934 million. The release of these monies was not confirmed in the recent Finance Circular, however, on the basis that the Council has maintained its Teacher Numbers, the amount of £2.934 million has been assumed as being received. There has been no update on this position at the time of writing.

5. 2023/2024 General Services Monitoring Position

- 5.1. **Financial Position as at 28 December 2023:** As at 28 December 2023, the position on the General Services budget is a net underspend of £1.509 million, after Transfers to Reserves. This is shown in Appendix 2 with the position before Transfers to Reserves in Appendix 1 for information.
- 5.2. This position is in line with the forecast position for the General Fund (section 4).

6. Housing Revenue Account Position

- 6.1. **Financial Position as at 28 December 2023:** Appendix 3 of the report shows a breakeven position against the phased budget on the Housing Revenue Account.
- 6.2. **Probable Outturn Position:** Appendix 3 also shows the forecast position for the financial year, being a breakeven position for the Housing Revenue Account.
- 6.3. This breakeven position includes a lower than budgeted Transfer from Reserves being required in the financial year. It is assumed that the increased level of costs experienced will be offset by an underspend in Loan Charges this financial year.
- 6.4. The reduction in Loan Charges is anticipated in 2023/2024 as a result of utilising an in-year benefit from the Housing Revenue Account Loans Fund Review. This work has been carried out and forms part of the 2024/2025 budget setting report for the HRA to this Committee (Housing Revenue and Capital Account Budget 2024/2025).

7. Employee Implications

- 7.1. None.

8. Financial Implications

- 8.1. As detailed in sections 4 to 6 of the report.

9. Climate Change, Sustainability and Environmental Implications

- 9.1. There are no implications for climate change, sustainability or the environment in terms of the information contained in this report.

10. Other Implications

- 10.1. The main risk associated with the Council's Revenue Budget is that there is an overspend. As detailed in section 4, inflationary and budget pressures this year increase the risk of overspend however we have mitigated this going forwards through providing additional funds in future years budget strategy, and through the one-off use of reserves in the current year.
- 10.2. We will also continue to monitor the actual impact through four weekly Budget Monitoring Meetings at which any variance is analysed. In addition, the Probable Outturn information included in this report ensures early warning for corrective action to be taken where appropriate.

11. Equality Impact Assessment and Consultation Arrangements

- 11.1. This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy and therefore no impact assessment is required.
- 11.2. There is also no requirement to undertake any consultation in terms of the information contained in this report.

Jackie Taylor
Head of Finance (Strategy)

18 January 2024

Link(s) to Council Values/Priorities/Outcomes

- ◆ Accountable, effective, efficient and transparent

Previous References

- ◆ None

List of Background Papers

- ◆ Financial Ledger and budget monitoring results to 28 December 2023

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

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SOUTH LANARKSHIRE COUNCIL
Revenue Budget Monitoring Report (BEFORE Transfers)
Period Ended 28 December 2023 (No.10)

<u>Committee</u>	Annual Budget	Annual Forecast BEFORE Transfers	Annual Forecast Variance BEFORE Transfers	Budget Proportion To 28/12/23	Actual to Period 10 28/12/23	Variance to 28/12/23	
Departments:	£m	£m	£m	£m	£m	£m	
Community and Enterprise Resources	139.295	139.055	0.240	98.548	98.367	0.181	under
Facilities, Waste and Grounds	83.216	82.889	0.327	55.544	54.991	0.553	under
Leisure and Culture Services	23.227	23.044	0.183	22.433	22.290	0.143	under
Planning and Regulatory Services	5.382	5.018	0.364	4.063	3.899	0.164	under
Enterprise and Sustainable Development	5.973	5.664	0.309	2.934	2.698	0.236	under
Roads, Transportation and Fleet	21.497	22.440	(0.943)	13.574	14.489	(0.915)	over
Education Resources	439.709	440.004	(0.295)	313.603	313.791	(0.188)	over
Education	439.709	440.004	(0.295)	313.603	313.791	(0.188)	over
Finance and Corporate Resources	44.104	44.320	(0.216)	41.196	41.375	(0.179)	over
Finance Services - Strategy	2.306	2.272	0.034	2.670	2.619	0.051	under
Finance Services - Transactions	19.450	19.631	(0.181)	15.080	15.165	(0.085)	over
Audit and Compliance Services	0.411	0.417	(0.006)	0.446	0.467	(0.021)	over
Information Technology Services	5.542	5.542	0.000	8.390	8.455	(0.065)	over
Communications and Strategy Services	2.966	2.966	0.000	2.428	2.428	0.000	-
Administration and Licensing Services	4.510	4.730	(0.220)	3.878	4.004	(0.126)	over
Personnel Services	8.919	8.762	0.157	8.304	8.237	0.067	under
Housing and Technical Resources	17.592	16.082	1.510	23.944	23.944	0.000	-
Housing Services	10.229	8.673	1.556	8.730	8.670	0.060	under
Property Services	7.363	7.409	(0.046)	15.214	15.274	(0.060)	over
Social Work Resources	239.322	239.322	0.000	158.173	158.173	0.000	-
Performance and Support Services	6.686	6.501	0.185	4.704	4.455	0.249	under
Children and Families	48.943	49.233	(0.290)	35.974	36.340	(0.366)	over
Adults and Older People	182.252	182.252	0.000	115.961	115.961	0.000	-
Justice and Substance Misuse	1.441	1.336	0.105	1.534	1.417	0.117	under
Joint Boards	2.053	2.053	0.000	1.579	1.579	0.000	-
	882.075	880.836	1.239	637.043	637.229	(0.186)	over

<u>Committee</u>	Annual Budget	Annual Forecast BEFORE Transfers	Annual Forecast Variance BEFORE Transfers	Budget Proportion To 28/12/23	Actual to Period 10 28/12/23	Variance to 28/12/23	
	£m	£m	£m	£m	£m	£m	
Service Departments Total	882.075	880.836	1.239	637.043	637.229	(0.186)	over
CFCR	0.038	0.038	0.000	0.000	0.000	0.000	-
Loan Charges	38.796	29.340	9.456	0.000	0.000	0.000	-
Corporate Items	(5.093)	(12.127)	7.034	0.326	(1.369)	1.695	under
Investments – 2023/24 (T/f to Reserves)	2.994	0.000	2.994	0.000	0.000	0.000	-
2023/2024 Probable Outturn Underspend (T/f to Reserves)	0.000	0.000	0.000	0.000	0.000	0.000	-
Total Expenditure	918.810	898.087	20.723	637.369	635.860	1.509	under
Council Tax	179.102	182.394	3.292	137.771	137.771	0.000	-
Less: Council Tax Reduction Scheme	(23.278)	(23.308)	(0.030)	(17.906)	(17.906)	0.000	-
Net Council Tax	155.824	159.086	3.262	119.865	119.865	0.000	-
General Revenue Grant	350.757	350.757	0.000	269.813	269.813	0.000	-
Non-Domestic Rates	341.536	341.536	0.000	262.720	262.720	0.000	-
Transfer from Reserves	70.693	70.693	0.000	70.693	70.693	0.000	-
Total Income	918.810	922.072	3.262	723.091	723.091	0.000	-
Net Expenditure / (Income)	0.000	(23.985)	23.985	(85.722)	(87.231)	1.509	under

SOUTH LANARKSHIRE COUNCIL

Revenue Budget Monitoring Report (AFTER Transfers)

Period Ended 28 December 2023 (No.10)

<u>Committee</u>	Annual Budget	Annual Forecast AFTER Transfers	Annual Forecast Variance AFTER Transfers	Budget Proportion To 28/12/23	Actual to Period 10 28/12/23	Variance to 28/12/23	
Departments:	£m	£m	£m	£m	£m	£m	
Community and Enterprise Resources	139.295	139.295	0.000	98.548	98.367	0.181	under
Facilities, Waste and Grounds	83.216	82.889	0.327	55.544	54.991	0.553	under
Leisure and Culture Services	23.227	23.244	(0.017)	22.433	22.290	0.143	under
Planning and Regulatory Services	5.382	5.018	0.364	4.063	3.899	0.164	under
Enterprise and Sustainable Development	5.973	5.664	0.309	2.934	2.698	0.236	under
Roads, Transportation and Fleet	21.497	22.480	(0.983)	13.574	14.489	(0.915)	over
Education Resources	439.709	440.004	(0.295)	313.603	313.791	(0.188)	over
Education	439.709	440.004	(0.295)	313.603	313.791	(0.188)	over
Finance and Corporate Resources	44.104	44.320	(0.216)	41.196	41.375	(0.179)	over
Finance Services - Strategy	2.306	2.272	0.034	2.670	2.619	0.051	under
Finance Services - Transactions	19.450	19.631	(0.181)	15.080	15.165	(0.085)	over
Audit and Compliance Services	0.411	0.417	(0.006)	0.446	0.467	(0.021)	over
Information Technology Services	5.542	5.542	0.000	8.390	8.455	(0.065)	over
Communications and Strategy Services	2.966	2.966	0.000	2.428	2.428	0.000	-
Administration and Licensing Services	4.510	4.730	(0.220)	3.878	4.004	(0.126)	over
Personnel Services	8.919	8.762	0.157	8.304	8.237	0.067	under
Housing and Technical Resources	17.592	17.592	0.000	23.944	23.944	0.000	-
Housing Services	10.229	10.158	0.071	8.730	8.670	0.060	under
Property Services	7.363	7.434	(0.071)	15.214	15.274	(0.060)	over
Social Work Resources	239.322	239.322	0.000	158.173	158.173	0.000	-
Performance and Support Services	6.686	6.501	0.185	4.704	4.455	0.249	under
Children and Families	48.943	49.233	(0.290)	35.974	36.340	(0.366)	over
Adults and Older People	182.252	182.252	0.000	115.961	115.961	0.000	-
Justice and Substance Misuse	1.441	1.336	0.105	1.534	1.417	0.117	under
Joint Boards	2.053	2.053	0.000	1.579	1.579	0.000	-
	882.075	882.586	(0.511)	637.043	637.229	(0.186)	over

<u>Committee</u>	Annual Budget	Annual Forecast AFTER Transfers	Annual Forecast Variance AFTER Transfers	Budget Proportion To 28/12/23	Actual to Period 10 28/12/23	Variance to 28/12/23	
	£m	£m	£m	£m	£m	£m	
Service Departments Total	882.075	882.586	(0.511)	637.043	637.229	(0.186)	over
CFCR	0.038	0.038	0.000	0.000	0.000	0.000	-
Loan Charges	38.796	38.598	0.198	0.000	0.000	0.000	-
Corporate Items	(5.093)	(11.144)	6.051	0.326	(1.369)	1.695	under
Investments – 2023/24 (T/f to Reserves)	2.994	2.994	0.000	0.000	0.000	0.000	-
2023/204 Probable Outturn Underspend (T/f to Reserves)	0.000	9.000	(9.000)	0.000	0.000	0.000	-
Total Expenditure	918.810	922.072	(3.262)	637.369	635.860	1.509	under
Council Tax	179.102	182.394	3.292	137.771	137.771	0.000	over
Less: Council Tax Reduction Scheme	(23.278)	(23.308)	(0.030)	(17.906)	(17.906)	0.000	over
Net Council Tax	155.824	159.086	3.262	119.865	119.865	0.000	-
General Revenue Grant	350.757	350.757	0.000	269.813	269.813	0.000	-
Non-Domestic Rates	341.536	341.536	0.000	262.720	262.720	0.000	-
Transfer from Reserves	70.693	70.693	0.000	70.693	70.693	0.000	-
Total Income	918.810	922.072	3.262	723.091	723.091	0.000	-
Net Expenditure / (Income)	0.000	0.000	0.000	(85.722)	(87.231)	1.509	under

SOUTH LANARKSHIRE COUNCIL
Revenue Budget Monitoring Report
Period Ended 28 December 2023 (No.10)
Housing Revenue Account

	Annual Budget	Forecast for Year	Annual Forecast Variance	Budget Proportion to 28/12/23	Actual to Period 10 28/12/23	Variance to 28/12/23		%	Note
	£m	£m	£m	£m	£m	£m			
Employee Costs	15.310	15.401	(0.091)	11.167	11.236	(0.069)	over	(0.6%)	
Property Costs	50.929	56.610	(5.681)	32.177	36.583	(4.406)	over	(13.7%)	1
Supplies & Services	0.653	0.691	(0.038)	0.512	0.526	(0.014)	over	(2.7%)	
Transport & Plant	0.196	0.189	0.007	0.111	0.103	0.008	under	7.2%	
Administration Costs	5.570	5.597	(0.027)	0.385	0.401	(0.016)	over	(4.2%)	
Payments to Other Bodies	2.974	2.979	(0.005)	1.545	1.551	(0.006)	over	(0.4%)	
Payments to Contractors	0.100	0.145	(0.045)	0.064	0.064	0.000	-	0.0%	
Transfer Payments	0.000	0.000	0.000	0.000	0.000	0.000	-	0.0%	
Financing Charges	27.162	27.162	0.000	25.167	25.167	0.000	-	0.0%	
Total Controllable Expenditure	102.894	108.774	(5.880)	71.128	75.631	(4.503)	over	(6.3%)	
Total Controllable Income	(115.940)	(116.768)	0.828	(79.757)	(80.164)	0.407	over recovered	0.5%	2
Transfer to/(from) Balance Sheet	(4.907)	(0.853)	(4.054)	(3.118)	(0.749)	(2.369)	under recovered	(76.0%)	3
Net Controllable Expenditure	(17.953)	(8.846)	(9.107)	(11.747)	(5.282)	(6.456)	over	(55.0%)	
Add: Non Controllable Budgets									
Financing Charges	17.953	8.846	9.107	6.495	0.030	6.456	under	(99.5%)	
Total Budget	0.000	0.000	0.000	(5.252)	(5.252)	0.000	-	0.0%	

Variance Explanations

1. The net overspend reflects the volume and cost of repairs and maintenance, including additional costs for the internal contractor. There is also an overspend in relation to cleaning charges.
2. The additional income is due to the favourable timing of new build and purchased council housing units being available to rent.
3. The timing impact of the net overspend requires a higher than budgeted transfer from reserves at this time.

Virements

None.

Report

4

Report to:	Executive Committee
Date of Meeting:	21 February 2024
Report by:	Head of Finance (Strategy)

Subject:	Capital Budget 2023/2024 and Monitoring for Period 10 - 1 April 2023 to 28 December 2023
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1. Purpose of Report

1.1. The purpose of the report is to:

- ◆ update the Executive Committee of progress on the General Fund Capital Programme and the Housing Capital Programme for the period 1 April 2023 to 28 December 2023

2. Recommendation(s)

2.1. The Committee is asked to approve the following recommendation(s):

- (1) that the adjustment to the General Fund programme, listed at Appendix 1, be noted; and
- (2) that the period 10 position (ended 28 December 2023) of the General Fund Capital Programme detailed in Appendices 1 to 4 and the Housing Capital Programme at Appendix 5, be noted; and
- (3) that the revised programmes be monitored by the Financial Resources Scrutiny Forum.

3. Background

3.1. The attached statements to this report provide a summarised monitoring position as at 28 December 2023. Spending has been split into two separate sections:

- ◆ General Fund Capital Programme including Education, Social Work, Roads and Transportation and General Services (Section 4)
- ◆ Housing Capital Programme (Section 5)

4. General Fund Capital Programme

4.1. **2023/2024 Budget:** The budget agreed at Executive Committee on 24 January 2024 was £71.696 million. A revised programme of £78.296 million is now anticipated, an increase of £6.600 million from the previously reported position.

4.2. This revised programme of £78.296 million reflects an adjustment to the programme, which was approved by the Executive Committee on 24 January, as part of a separate report on the Glasgow City Region City Deal project at Greenhills Road, East Kilbride. The details of this adjustment are included in Appendix 1.

- 4.3. The revised Programme, including the movement from the last report, is detailed in Appendix 2.
- 4.4. Programmed funding for the year also totals £78.296 million. The funding available to support the overall 2023/2024 Capital Programme is detailed in Appendix 3.
- 4.5. **2023/2024 Outturn:** As reported last period, estimates from Resources suggest an outturn of around £72 million. Against the revised budget of £78.296 million, this outturn means a net underspend across Resources of £6.3 million. This is made up of project underspends totalling £8.5 million offset by projects with greater than anticipated spend of £2.2 million.
- 4.6. The majority of the variance is due to the timing of spend, resulting in budget required in 2024/2025 rather than 2023/2024. Funding for projects remaining underspend at the financial year-end will be carried forward to allow the projects to be completed in 2024/2025.
- 4.7. These underspends have been partially offset by a few projects where there are budget overspends predicted this financial year. For these projects, again, this is a timing issue only with funding for the overall spend already identified into the next financial year.
- 4.8. A list of the main projects which are responsible for the underspend of £6.3 million, as detailed in section 4.5, and which will now complete in 2024/2025 is included in Appendix 4, along with their anticipated completion dates.
- 4.9. **General Fund – Period 10 Position:** As noted in section 4.1, the total capital spending programme for the year is £78.296 million.
- 4.10. Appendix 3 shows budget for the period of £34.777 million and spend to the 28 December 2023 of £34.088 million. The spend is, therefore, behind programme by £0.689 million and this mainly reflects the timing of spend on a number of projects.
- 4.11. Within Community and Enterprise Resources, recharges for works completed to date on the Roads Carriageway Programme (£0.284m) have still to be processed.
- 4.12. Within Education Resources, spend on the First Steps Community Nursery Extension, Hamilton (£0.199 million) and the Wooddean Early Learning Centre, Bothwell (£0.328 million) is behind schedule due to delays experienced in the programmes of work. These have been offset by adaptation works at Uddingston Grammar School (£0.443 million), where the funding requirement for this project had originally been anticipated for 2024/2025.
- 4.13. Finally, spend on the Prioritised Urgent Investment Programme (£0.305 million) within Housing and Technical Resources, is demand led and less than anticipated at this time.
- 4.14. Actual funding received to 1 December 2023 is £63.166 million. This is also detailed in Appendix 3.
- 4.15. Relevant officers will continue to closely monitor the generation of all income.

5. Housing Capital Programme

- 5.1. **2023/24 Budget:** Appendix 5 summarises the position on the Housing programme as at 28 December 2023. The revised capital programme for the year is £67.443 million, as approved by the Executive Committee on 24 January 2023.
- 5.2. Programmed funding for the year also totals £67.443 million. The funding sources are detailed in Appendix 5.
- 5.3. **2023/2024 Outturn:** Current estimates from Housing and Technical Resources suggest an outturn of £67.443 million. Progress on the Housing Capital Programme will continue to be monitored and updates will be provided to future meetings of this Committee.
- 5.4. **Period 10 Position:** Budget for the period is £40.985 million and spend to 28 December 2023 amounts to £41.276 million. This results in the Housing Programme being £0.291 million ahead of programme. This is due to the number of buy backs, through the open market purchase scheme, which have been progressed earlier than anticipated.
- 5.5. As at 1 December 2023, £41.276 million of funding had been received.
- 5.5 Regular monitoring of both the General Fund Programme and the Housing Programme will be carried out in detail by the Financial Resources Scrutiny Forum and reported on a regular basis to the Executive Committee.

6. Employee Implications

- 6.1. There are no employee implications as a result of this report.

7. Financial Implications

- 7.1. The General Services and Housing Programmes and their spend position to 28 December 2023 are detailed in sections 4 and 5 respectively.
- 7.2. Regular monitoring of both the General Fund Programme and the Housing Programme will be carried out in detail by the Financial Resources Scrutiny Forum and reported on a regular basis to this Committee.

8. Climate Change, Sustainability and Environmental Implications

- 8.1. There are no implications for climate change, sustainability or the environment in terms of the information contained in this report.

9. Other Implications

- 9.1. The main risk associated with the Council's Capital Programme is an overspend. The risk has been assessed as low given the detailed project management plans prepared and monitored for each project. The risk of overspend is managed through four weekly Investment management meetings.

10. Equality Impact Assessment and Consultation Arrangements

- 10.1. This report does not introduce a new policy, function or strategy or recommend a change to existing policy, function or strategy and, therefore, no impact assessment is required.
- 10.2. There was also no requirement to undertake any consultation in terms of the information contained in this report.

Jackie Taylor
Head of Finance (Strategy)

31 January 2024

Link(s) to Council Values/Priorities/Outcomes

- ◆ Accountable, Effective, Efficient and Transparent

Previous References

- ◆ Executive Committee, 24 January 2024

List of Background Papers

- ◆ Capital Ledger prints to 28 December 2023

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:

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E-mail: lorraine.o'hagan@southlanarkshire.gov.uk

<u>Previously Approved Adjustments</u>	
<u>Community and Enterprise Resources</u>	
<p><u>Glasgow City Region City Deal - Greenhills Road</u></p> <p>At its meeting on 24 January 2024, the Executive Committee approved a separate report on the Glasgow City Region City Deal project at Greenhills Road, East Kilbride. The report advised that work is concluding around final costs on the project.</p> <p>As a result of additional costs incurred by the contractor, the majority of which are as a result of COVID-19 and wider global events (e.g. supply chain and cost of materials), the current budget requires to be increased by £6.600 million to reach a settlement with the contractor.</p> <p>As this is a Glasgow City Region City Deal project, funding from within the overall City Deal allocation for the Council can be identified to cover £4.3 million of these costs. This will be a virement from other unspent City Deal project budgets that are not required.</p> <p>The balance of funds required (£2.3 million) can be met from monies held in reserves in relation to developer contributions for roads related projects. Council funds had been used to deliver these road projects, therefore, the developer contributions held in reserves are now available to contribute to costs of Greenhills Road.</p>	<p>£4.300m</p> <p>£2.300m</p>
TOTAL ADJUSTMENTS	£6.600m

SOUTH LANARKSHIRE COUNCIL
CAPITAL EXPENDITURE 2023/24
GENERAL FUND PROGRAMME
FOR PERIOD 1 APRIL 2023 TO 28 DECEMBER 2023

£m

Total Budget - Approved by Executive Committee, 24 January 2024 **71.696**

Approved Adjustments – Greenhills Road – Appendix 1
(separate report to Executive Committee, 24 January 2024) **6.600**

Total Revised Budget **78.296**

	<u>2023/24</u> <u>Budget</u>	<u>Period 10</u> <u>Approved</u> <u>Adjustments</u>	<u>Revised</u> <u>2023/24</u> <u>Budget</u>
<u>Resource</u>	<u>£m</u>	<u>£m</u>	<u>£m</u>
Community & Enterprise	38.577	6.600	45.177
Education	14.268	-	14.268
Finance & Corporate	5.333	-	5.333
Housing & Technical	11.488	-	11.488
Social Work	2.030	-	2.030
Other Match Funding	-	-	-
TOTAL CAPITAL PROGRAMME	71.696	6.600	78.296

SOUTH LANARKSHIRE COUNCIL
CAPITAL EXPENDITURE 2023/24
GENERAL FUND PROGRAMME
FOR PERIOD 1 APRIL 2023 TO 28 DECEMBER 2023

	<u>2023/24</u> <u>Original</u> <u>Estimate inc</u> <u>C/F</u>	<u>2023/24</u> <u>Revised</u> <u>Budget</u>	<u>2023/24</u> <u>Budget to</u> <u>28/12/23</u>	<u>2023/24</u> <u>Actual to</u> <u>28/12/23</u>
Expenditure	£m	£m	£m	£m
General Fund Programme	77.849	78.296	34.777	34.088
Income	<u>2023/24</u> <u>Budget</u>	<u>2023/24</u> <u>Revised</u> <u>Budget</u>		<u>2023/24</u> <u>Actual</u> <u>To</u> <u>28/12/23</u>
	£m	£m		£m
Prudential Borrowing	32.075	30.106		30.106
Developers Contributions	0.542	3.219		2.270
Partners (Including SPT, Clyde Windfarm and Transport Scotland)	2.157	3.764		0.680
Scottish Government:				
- Capital Grant	33.985	29.947		22.718
- Cycling, Walking and Safer Routes	1.632	2.284		0.704
- Road Safety Improvement	0.000	0.475		0.000
- Vacant and Derelict Land	2.019	1.519		1.519
- Regeneration Capital Grant	0.737	1.225		0.745
- Place Based Investment Programme	1.510	2.723		2.723
-Inspiring School Age Childcare Spaces Programme	0.000	0.234		0.000
Glasgow City Region City Deal	0.000	0.000		0.000
Capital Receipts	2.000	1.340		0.241
Specific Reserves	1.192	1.422		1.422
Revenue Contribution	0.000	0.038		0.038
TOTAL FUNDING	77.849	78.296		63.166

SOUTH LANARKSHIRE COUNCIL
CAPITAL EXPENDITURE 2023/24
GENERAL FUND PROGRAMME
FOR PERIOD 1 APRIL 2023 TO 28 DECEMBER 2023

Projects with Anticipated Underspends in 2023/2024, which will carry forward into 2024/2025		
Project Name	Project Type	Completion Date
Community and Enterprise Resources		
Phillipshill Cemetery - Extension	Infrastructure	May 2024
Play Parks - Various	Infrastructure	Throughout 2024/25 and beyond
White Bridge Replacement, Chatelherault Country Park - Design	Infrastructure	April 2024
Larkhall Leisure Centre - Design	New Build	January 2025
TACT Hall – Heating Replacement	Refurbishment	May 2024
Priory Changing Pavilion, Blantyre	Refurbishment	September 2024
Rural Development Centre - Lanark	New Build	September 2024
2023/2024 Place Based Investment Programme - Various	Regeneration	September 2024
Vacant & Derelict Land - Cuningar Allotments	Regeneration	May 2024
City Deal Community Growth Areas - Woodfoot Road / Wellhall Road, Hamilton	Infrastructure	March 2025
Lanark Interchange	Infrastructure	July 2024
Education Resources		
Woodside Primary School - Adaptations	Adaptations	August 2024
Uddingston Nursery Expansion	Adaptations	August 2024
Crawforddyke Primary School - Toilet Adaptations	Adaptations	April 2024
Wooddean Early Learning Centre (formerly Clyde Terrace Nursery)	New Build	April 2024
Free School Meals Expansion	Adaptations	Throughout 2024/25 and beyond
Education ICT (current contract)	Infrastructure	October 2024
Finance and Corporate Resources		
IT Infrastructure	Infrastructure	Throughout 2024/25
Housing and Technical Resources		
Prioritised Urgent Investment	Refurbishment	Throughout 2024/25
Lifecycle Replacement Schools	Refurbishment	Throughout 2024/25
Communities Facilities Fund	Refurbishment	Throughout 2024/25
Council Offices – Brandon Gate	Adaptations	June 2024
CEEF 2023/24 Programme	Refurbishment	June 2024

SOUTH LANARKSHIRE COUNCIL
CAPITAL EXPENDITURE 2023/24
HOUSING PROGRAMME
FOR PERIOD 1 APRIL 2023 TO 28 DECEMBER 2023

	<u>2023/24</u> <u>Original</u> <u>Budget</u> £m	<u>2023/24</u> <u>Revised</u> <u>Budget</u> £m	<u>2023/24</u> <u>Budget to</u> <u>28/12/23</u> £m	<u>2023/24</u> <u>Actual to</u> <u>28/12/23</u> £m
Expenditure				
2023/24 Budget	63.916	67.443	40.985	41.276

	<u>2023/24</u> <u>Original</u> <u>Budget</u> £m	<u>2023/24</u> <u>Revised</u> <u>Budget</u> £m	<u>2023/24</u> <u>Actual to</u> <u>28/12/23</u> £m
Income			
Capital Receipts	0.000	1.683	1.905
Capital Receipts – Land Sales	0.000	0.000	0.018
Capital Funded from Current Revenue	27.162	27.162	25.162
Prudential Borrowing	17.302	23.166	6.217
Scottish Government Specific Grant:			
- New Build	16.632	10.048	7.843
- Open Market Purchase Scheme	2.700	5.264	0.000
- Mortgage to Rent	<u>0.120</u>	<u>0.120</u>	<u>0.131</u>
	<u>63.916</u>	<u>67.443</u>	<u>41.276</u>

Report

5

Report to: **Executive Committee**
Date of Meeting: **21 February 2024**
Report by: **Chief Executive**

Subject: **Recommendations Referred by Resource Committees**

1. Purpose of Report

1.1. The purpose of the report is to request approval of the undernoted recommendations referred to this Committee by the:-

- ♦ Community and Enterprise Resources Committee at its meeting held on 6 February 2024
- ♦ Housing and Technical Resources Committee at its meeting on 7 February 2024

2. Recommendation(s)

2.1. The Committee is asked to approve the following recommendation(s):-

- (1) that the proposed amendments to the Renewable Energy Fund (REF) criteria be approved;
- (2) that the rent increase of 6.50% to be applied in 2024/2025 with a further 6.50% increase in 2025/2026 and again in 2026/2027 subject to annual review and customer engagement for all Council houses, Gypsy/Traveller sites, lockups and garage sites and the revenue estimate proposals for the HRA, as detailed in Appendix 1 of the report to the Housing and Technical Resources Committee, be endorsed and referred to Council for approval;
- (3) that the findings of the HRA Loans Fund Review, as detailed in Section 4 of the report to the Housing and Technical Resources Committee, be endorsed for implementation and referred to Council for approval; and
- (4) that based on the rent increase of 6.50%, the 2024/2025 Housing Capital Programme of £77.303 million, as detailed in Appendix 2 to the report to the Housing and Technical Resources Committee, be endorsed and referred to Council for approval.

3. Background

3.1 **Recommendation Referred by Community and Enterprise Resources Committee of 6 February 2024 – Renewable Energy Fund - Strengthening Links to Rural Priorities – Extract of Minute**

A report dated 22 December 2023 by the Executive Director (Community and Enterprise Resources) was submitted outlining proposed changes to the Renewable Energy Fund (REF).

Since 2004, the Council had collected and administered Community Benefit funding through the Enterprise and Sustainable Development Service. The Service was responsible for securing contributions from windfarm developers, advising potential applicants, assessing applications and the monitoring of projects to ensure that the community benefits associated with each project were delivered. Processes were reviewed continuously to ensure best practice in grant provision and monitoring was undertaken to ensure the necessary support was delivered to eligible communities.

The Council administered the Community Benefit element of REF for 42 windfarms within South Lanarkshire as well as the Community Benefit for Clyde Windfarm Fund (CWFF). Between the various funds, £3,111,584 of income was received in 2022/2023 which was split between REF (£2,020,682) and CWFF (£1,090,902).

The funds, as currently administered, covered a range of programmes which were detailed at paragraph 3.3 of the report. Over the last 15 years, £10 million had been awarded and invested within communities closest to the windfarms with each £1 of grant generating on average £3 of additional funding. Over the 15 years, over 500 grants had been awarded and, of those, over 110 had been grants of over £20,000.

The overall themes of the REF complemented both Council and community plans. Those themes are detailed below and a comprehensive list of investment priorities for each theme was provided in Appendix 2 to the report:-

- ◆ build stronger communities
- ◆ build prosperous communities
- ◆ develop healthy and active communities
- ◆ create sustainable and environmental communities

The number of windfarms, scale and community benefit income generated was increasing. The income had approximately doubled in 5 years to an estimated £2.5 million in 2023/2024. This allowed a review on how the funds could best support local communities and the strategic outcomes from the funds. There were several reasons to consider if the Community Benefit funds were delivering the maximum benefit to rural communities and those were detailed in paragraph 4.1 of the report.

The annual income from windfarm community benefits varied between communities and within wards, dependent on scale and proximity of windfarms, but was concentrated on 6 rural wards which formed the Rural Task Force. Some wards within East Kilbride and Larkhall also had access to the REF. All wards in the Council area were eligible for microgrants. The table at paragraph 4.2 of the report summarised the annual income available for rural wards, and selected communities, at the higher and lower range.

Additionally, some communities in wards 3 and 4 were eligible for funding from the CWFF which was administered by the Council, however, eligibility and funding decisions were made by a community panel and advised by SSE Renewables. The proposed REF changes did not extend to the CWFF.

Through the work of the rural Community Led Local Development Programme (CLLD), funded by the Scottish Government, and community engagement, such as the Rural Conference in March 2023, several strategic priorities had been identified which were not fully addressed via REF. Those priorities were as follows in order of community importance:-

- ◆ transport and connectivity

- ◆ recreation and community facilities
- ◆ rural entrepreneurial activity and business infrastructure
- ◆ jobs, training and employability
- ◆ environmental and net zero sustainability
- ◆ rural poverty and wellbeing
- ◆ tourist and visitor infrastructure to support tourism

It was proposed that the criteria for REF grants be amended to align and deliver on the challenges and to provide increased benefit for communities. The proposed amendments were outlined at paragraph 4.7 of the report and as detailed below:-

- ◆ an ability to fund revenue projects in addition to capital projects
- ◆ increase the small grants level to 100%, funding up to £20,000
- ◆ increase the large grants maximum grant to 75% and, in specific areas and with conditions, up to 100% grants would be available
- ◆ introduce a Rural Facilities Sustainability Fund to help communities consider asset ownership and retain facilities for a period of up to 3 years
- ◆ in consultation with communities, Community and Enterprise Resources would develop larger, more complex community projects on behalf of local communities and local needs

Further details and a comparison of changes were provided in Appendix 1 to the report. The proposed changes had been developed following consultation with the Council's Rural Task Force on 15 November 2023. Discussions had also taken place with the rural Community Planning Partnership (CPP), third sector interface and windfarm operators.

The proposed changes, if endorsed, would be referred to the next meeting of the Executive Committee for approval. Thereafter, application decisions would be made under the revised criteria. The changes would allow communities more scope to develop local initiatives and projects while reducing the Council's involvement and funding.

The Economic Development Manager (Funding and Rural) responded to a member's question in relation to windfarm operators and revenue funding.

The Committee decided:

- (1) that the key challenges for the rural area, as identified in paragraph 4.6, be noted; and
- (2) that the proposed amendments to the REF criteria, as set out in paragraph 4.7, be endorsed.

The Committee recommended to the Executive Committee: that the proposed amendments to the REF criteria be approved.

[Reference: Minutes of 30 October 2018 (Paragraph 6) and Minutes of the Executive Committee of 31 March 2004 (Paragraph 12), 1 December 2010 (Paragraph 9) and 21 November 2018 (Paragraph 4)]

- 3.2. A link to the [report](#) submitted to the Community and Enterprise Resources Committee of 6 February 2024 is provided for information

3.3. Recommendations Referred by Housing and Technical Resources Committee of 7 February 2024 – Housing Revenue and Capital Account Budget 2024/2025 – Extract of Minute

A joint report dated 12 January 2024 by the Chief Executive and the Executive Director (Housing and Technical Resources) was submitted on:-

- ◆ the revenue estimate proposals for the Housing Revenue Account (HRA) for 2024/2025 which had been prepared in line with the 30-year Business Plan
- ◆ the 2024/2025 Housing Capital Programme totalling £77.303 million

The HRA revenue budget for 2024/2025 had been prepared in line with the 30-year HRA Business Plan, developed to reflect the investment priority to maintain and improve the housing stock to meet national housing quality and energy efficiency standards. The programme also included projects to increase the supply of Council housing as well as environmental works and legislative compliance programmes, to ensure that all safety requirement standards were met.

The movement, as compared to the existing 2023/2024 revenue budget, was outlined in Appendix 1 to the report. The movements were summarised in the report.

The 2024/2025 budget proposal also included a provision of £3.743 million for bad debt which would be required to continue to provide for the potential impact on rent collection and arrears. This included contingency for the ongoing uncertainty on rental collections in the coming year due to cost-of-living pressures and an allocation of £0.300 million for tenancy sustainment mitigation.

During previous budget engagement, tenants had favoured multi-year agreements on the basis that they would have some clarity regarding rent levels in the medium term. A rent increase of 6.50% was proposed from 2024/2025 with a further 6.50% increase in 2025/2026 and again in 2026/2027. In accordance with statutory requirements, this 3-year commitment would be subject to annual review and customer engagement. This approach would allow the Council and tenants to plan and budget on a longer-term basis. To achieve this level of rent increase, a re-profiling of the long-term investment priorities had been undertaken. Short-term investment priorities and current service levels would be maintained.

A recently published Scottish Government draft budget for 2024/2025 included the reduction in funding available for the Affordable Housing Supply Programme. The 2024/2025 budget represented a decrease of 22% on the previous published figure for 2024/2025 and it was still unclear how the Scottish Government would reduce individual Councils' funding. Further discussions were planned with the More Homes Team at the Scottish Government for further clarity on the situation. Any reduction in Scottish Government grant available for the Council could impact the planned investment to increase the overall supply of Council housing. An update would be provided to the Committee when information on the impact for the Council, which might affect the 2024/2025 and future years capital programmes, was available.

Based on the latest Scottish Social Housing Charter returns, the average rent charges for South Lanarkshire Council tenants remained affordable and were currently the seventh lowest of local authority landlords in Scotland. In addition, South Lanarkshire Council tenants' rent charges were the lowest of all the social landlords operating in South Lanarkshire.

In line with the HRA Business Plan, a reduction of £0.300 million for efficiencies had been included within the Resource's Supervision and Management and Other Income budgets. £0.100 million of the efficiencies did not affect the delivery of services to tenants and related to the removal of vacant posts from the current establishment. The remaining £0.200 million was anticipated to come from standardising charges for washing and drying facilities across all Council areas which had been approved by this Committee on 8 November 2023.

At the Executive Committee on 24 June 2020, the Council approved the implementation of the findings from the Loans Fund Review which included work by Link Asset Services to analyse the impact on the HRA loans fund principal repayments if a Loans Fund Review for the HRA was implemented. This work was refreshed at the end of March 2023 and further details of the Loans Fund Review were provided in the report. Implementing the Loans Fund Review meant looking at the repayment terms of loans and the lifespan of the related assets.

As at 31 March 2023, outstanding Loans Fund Advances for the HRA totalled £292.694 million. However, by applying the Loans Fund Review, the Loans Fund Advances as at 31 March 2023 would have been £407.126 million, which meant that the accounting for repaying debt resulted in an overpayment of £114.432 million. This was referred to as a recalculation adjustment which was detailed in table 1 of the report.

It was proposed that the recalculation adjustment be applied over the financial years 2023/2024 to 2025/2026 to reduce the HRA repayments in those years by £22.000 million, compared to current repayment profile.

How the benefits of the Loans Fund Review would be utilised were detailed in the report as well as information on additional debt repayments.

Details of the proposed Housing Capital Programme, totalling £77.303 million, were provided in Appendix 3 to the report and information on how the Programme would be funded was summarised in the report.

The Budget Scrutiny Group (BSG) provided the main consultation process between the Council and tenant representatives. Each year, the Council and the BSG worked together to develop and co-ordinate the consultation programme on setting Council rent levels for the year ahead.

This year's consultation programme followed a similar approach to previous years and included the Tenant Participation Co-ordination Group (TPCG). A summary of the feedback received from the BSG and TPCG was detailed in the report as well as feedback received from various engagement events and an online survey.

Officers responded to members' questions on various aspects of the report.

The Committee recommended to the Executive Committee:

- (1) that the rent increase of 6.50% to be applied in 2024/2025 with a further 6.50% increase in 2025/2026 and again in 2026/2027 subject to annual review and customer engagement for all Council houses, Gypsy/Traveller sites, lockups and garage sites and the revenue estimate proposals for the HRA, as detailed in Appendix 1 to the report, be endorsed;

- (2) that the findings of the HRA Loans Fund Review, as detailed in Section 4 of the report, be endorsed for implementation; and
- (3) that based on the rent increase of 6.50%, the 2024/2025 Housing Capital Programme of £77.303 million, as detailed in Appendix 2 to the report, be endorsed.

3.4. A link to the [report](#) submitted to the Housing and Technical Resources Committee of 7 February 2024 is provided for information.

4. Employee Implications

4.1. Any employee implications have been raised in the original reports to the relevant Committees.

5. Financial Implications

5.1. All financial implications have been highlighted as part of the original reports to the relevant Committees.

6 Climate Change, Sustainability and Environmental Implications

6.1 Any implications for climate change, sustainability or the environment have been highlighted as part of the original reports to the relevant Committees.

7. Other Implications

7.1. Any further implications have been highlighted as part of the original reports to the relevant Committees.

8. Equality Impact Assessment and Consultation Arrangements

8.1. No equality impact assessments are required in terms of the proposals contained within this report.

8.2. Consultation arrangements have been highlighted as part of the original reports to the relevant Committees.

Paul Manning
Chief Executive

7 February 2024

Link(s) to Council Values/Priorities /Outcomes

- ◆ Fair, open and sustainable
- ◆ Accountable, effective, efficient and transparent

Previous References

- ◆ Community and Enterprise Resources Committee 6 February 2024
- ◆ Housing and Technical Resources Committee 7 February 2024

List of Background Papers

- ◆ None

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

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Ext: 4108 (Tel: 01698 454108)
E-mail: pauline.macrae@southlanarkshire.gov.uk

Report

6

Report to:	Executive Committee
Date of Meeting:	21 February 2024
Report by:	Executive Director (Community and Enterprise Resources)

Subject:	Hamilton Town Centre Masterplan
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1. Purpose of Report

1.1. The purpose of the report is to:-

- ♦ update Committee on the work undertaken to prepare a masterplan for Hamilton Town Centre
- ♦ seek Committee approval of the Hamilton Town Centre masterplan as the basis for the future strategic approach to investment

2. Recommendation(s)

2.1. The Committee is asked to approve the following recommendation(s):-

- (1) to note the work undertaken in the preparation of the masterplan;
- (2) to note that the masterplan sets the strategic approach for the future of Hamilton Town Centre and informs the investment and policy position of the Council moving forward;
- (3) to agree that officers are authorised to progress the relevant statutory and legal processes within the context of the masterplan set out in Appendix 1; and
- (4) to agree that further reports are provided to relevant committees in due course setting out the delivery structure, funding model and programme of activity.

3. Background

- 3.1. Like most town centres across the UK, Hamilton has seen a change in customer behaviour over the past 20 years. The continued growth of online shopping, mobility of customers and move towards “click and collect” has changed retailers’ requirements with less demand in business models for town centre locations.
- 3.2. Online retail has grown steadily over the past decade, peaking at 37% in January 2021 and settling to around 26% mid 2023. Traditional retailers have struggled to compete with major online retailers. Further, the current cost of living crisis has put even more pressure on town centres.
- 3.3. Middle market towns (towns outside the UK’s top 50 that are looking to serve more than a convenience shopping purpose) have been particularly vulnerable to retail’s evolutionary change. Spend in these towns has been eroded due to changing shopping habits. Retailers, particularly in the fashion sectors, have been ruthless in such locations, closing stores or moving them to nil rent/ turnover rents where landlords are flexible enough to offer such terms.
- 3.4. Hamilton is ranked 48th out of 200 centres within the UK (1 being the lowest and 200 being the highest) for overall retail performance. This measure does not accurately

depict the dynamics across the whole town and is, in reality, skewed by the strength of the out-of-town provision. The town essentially has three constituent parts with Hamilton Retail Park and the Palace Grounds area thriving at the expense of the traditional town centre. There is simply too much retail space within Hamilton for the current provision to operate effectively. Further, the size and configuration of retail units within the traditional town centre no longer meet retailer requirements. At the current level, there will always be a significant amount of vacancy and the quality of operators will gradually reduce as landlords take any offers to keep space occupied.

- 3.5. Hamilton is a town centre with strong assets and a definable place quality. This is evident though the strong civic presence, business base, historical architecture, and investment to date. These provide the foundations for Hamilton to reassert its role as a strong and vibrant town centre. Recognition of the change in retail requirements allows focus on other key aspects of the town centre including leisure and cultural offering, services, and town centre living. The town has been steadily expanding over recent years and has an ever-increasing population base which can support a multi-functional town centre. As one of Lanarkshire's largest towns, Hamilton is well placed to provide a variety of functions to a large catchment area.
- 3.6. The current commercial backdrop has generated the need to review a number of prominent town centre sites as a whole and create a masterplan which meets the needs of today and tomorrow. The challenges facing Hamilton Town Centre were presented to this committee on 29 August 2023 and approval was granted to begin the masterplan process.

4. Hamilton Town Centre Masterplan Process

- 4.1. The process has involved an intense period of activity over the last 6 months with a series of workshops with external consultants along with officers from across the Council. These sessions have been led by Community and Enterprise Resources with support from officers from Housing and Technical Resources.
- 4.2. The vision for the town centre is to repurpose underperforming areas into high quality, high-density, mixed-use developments which the residents of Hamilton can be proud of. This is an opportunity for innovative place-making solutions which will attract developer interest. The vision and framework produced has identified where investment will have the greatest benefit and demonstrate the ambition for the town centre to the community and investors. It sets the context for public and private sector investment over the next 15+ years. The masterplan reflects aspirations for a resilient, mixed-use economy which repositions the centre to meet the needs of 21st century living in a high quality and sustainable manner.
- 4.3. Key components of the masterplan exercise are as follows:-
 - ♦ Analysis of Market Potential – Specialist market advice and potential developer/investor interests have been sought.
 - ♦ Analysis of Council Strategies – consideration has been given to existing Council Strategies including the Local Development Plan, Economic Strategy, Local Transport Strategy, Housing Strategy, the Strategic Housing Investment Programme, Waste Strategy and the ongoing South Lanarkshire Leisure and Culture Asset Review.

- ♦ Land-Use Strategy – a successful and thriving town centre requires a range of land uses including:-
 - Retail
 - Leisure
 - 'Town Centre Living' which can support the Council's Strategic Housing Investment Plan as well as the Council's Affordable Housing Supply Programme.
 - Civic and community uses
 - Public Realm/ Green Network; and
 - Transport Infrastructure including car parking
- ♦ Demolition and Site Clearance - A programme of demolition is likely due to the volume of retail space within the town centre. This could take place in advance of securing sale/disposal to facilitate investment.
- ♦ Neighbouring Uses - The masterplan must be mindful of how it connects to neighbouring areas and communities and seeks to optimise the functionality of the town centre as a whole.
- ♦ Sustainable Place-Making/Urban Design - Consideration has been given to the sustainability of future development including opportunities for district heating or other sustainable technologies.
- ♦ Creation of a Development Prospectus - A high-quality development prospectus will be produced to share the vision with potential partners and investors and inform investment decisions.

4.4. The development of the masterplan is a unique opportunity to deliver transformational change to the town centre. The plan will reduce the centre's reliance on retail and introduce new uses allowing Quarry Street to be the focus for smaller independent shops, cafes and restaurants. The masterplan is detailed and complex bringing together a range of solutions which balance the ambitions of the community with the challenging commercial environment. A summary of the masterplan is attached at Appendix 1 and illustrates the changes proposed to the centre. These proposals are ambitious, however, without significant intervention, the town centre will continue to decline. The strategic interventions are outlined below.

5. Key Interventions

5.1. The Regent Shopping Centre

With the loss of key anchors such as Marks and Spencer and Wilkos and with many other tenants coming to the end of their lease, the Regent Shopping Centre currently has a vacancy rates of 38% and is unlikely to regain full occupancy in the current retail climate. The centre is on the market and its owners welcome the masterplan as an opportunity to enhance the attractiveness of the asset in the market. The centre is held under a ground lease from the Council.

5.2. The masterplan proposes to create a development site for town centre living. This approach is consistent with that being proposed across the country for similarly challenged centres, including Paisley, Clydebank, Falkirk, Buchanan Galleries and East Kilbride. Every effort would be made to relocate existing tenants and retain them within the town. There is an option to retrofit the former Marks and Spencer store for office accommodation. The options for retrofit of this building versus demolition will be further explored. The wider site has the potential to create new residential blocks

incorporating family housing, later living, some commercial ground floor uses, amenities and car parking. There is the potential to provide around 350 new homes with approximately 20% earmarked for social housing. This would reduce the retail floorspace by up to 70%, create an attractive new neighbourhood for the town and support remaining retail in the town centre. It should be noted that development in this area also includes the Townhead Street and Keith Street car parks which are owned by the Council.

5.3. Former Bairds Building

This building was purchased by Wetherspoons in early 2020 to be converted into one of its pubs. The current economic climate has brought changes to Wetherspoons business model who have now confirmed they no longer intend to proceed with the proposals and the building is now on the market. While private sector development would be the preferred option, the building is a prominent feature of the town centre, therefore, the masterplan has considered options for this site including retrofit of the building, demolition and redevelopment as well as 'meanwhile uses' for the site which include use as an event and market space while development is progressed.

5.4. Duke Street Car Park

This car park is currently underutilised and in need of repair. The masterplan shows student or hotel accommodation on this site alongside new parking provision. An active travel corridor to the station is also proposed.

5.5. New Cross Shopping Centre

The previous owners of the New Cross Shopping Centre went into liquidation in 2021 which resulted in the centre being handed back to the Council as the ground landlord. The previous owners had not kept maintenance of the centre up to date and, as a result, it has a variety of maintenance issues and increasing vacancy rates making it commercially unviable as a retail site. The masterplan shows residential led redevelopment with active ground floor uses along the line of Chapel Street which mirrors the layout prior to the centre's development. There is the potential to make use of basement service areas for car parking for any redevelopment but the viability of this will be ascertained through the next stages of design development.

5.6. The site also has the potential to also accommodate a range of civic uses moving forward. Residential units could also extend to the site of Hamilton Police HQ (Police Scotland have indicated that they may wish to vacate this site). These two sites can provide around 80 new homes.

5.7. Former Vogue Building

This building was due to be developed by Clyde Valley Housing Association (CVHA) for social housing, however, CVHA has recently withdrawn from the project due to concerns over viability and financial pressures across their wider estate. The masterplan proposes developing this site with a flexible multipurpose building, most likely for a leisure purposes whilst retaining the building façade.

5.8. Hamilton Town Square

This site is the main pedestrian route between the Palace Grounds and the traditional town centre. It is a vast space which is underutilised and has never fulfilled the potential of use originally intended. The introduction of commercial "pods" will add interest to the area and encourage footfall. Further, the masterplan shows the introduction of more greening which increases the attractiveness of the area. Greening measures have been proven to increase customer dwell time in town centres.

5.9. Quarry Street

No significant interventions have been proposed for Quarry Street. This part of the town is covered by the conservation area and many of the buildings are listed. Major redevelopment is, therefore, not possible. The street will continue to serve its function as a traditional town centre high street. The reduction in retail in other parts of the town centre will allow Quarry Street to strengthen its role as a shopping thoroughfare supporting independent shops, cafes and restaurants.

- 5.10. Proposals to reintroduce traffic to Quarry Street in a trial basis from February 2024 and improve the environment through greening and street furniture will reinforce its role as a local centre supporting a range of local businesses for an increased local catchment.

6. **Next Steps and Timescales**

- 6.1. As noted above, the masterplan is intended to set the strategic priorities and investment for the town centre over the next 15+ years.
- 6.2. Following completion and approval of the masterplan, a delivery structure and programme of activity will be finalised. Officers have considered the broad principles of how each element can be delivered and an appropriate funding model. It should be noted, however, that this report seeks strategic intent for the masterplan as a basis to move forward only. A separate report will be brought to Committee in due course setting out the details of a delivery structure and programme of activity.
- 6.3. It is anticipated that the delivery of the masterplan in its entirety will take 15+ years, however, early intervention will be identified to act as a catalyst to further change and investment.

7. **Member and Community Engagement**

- 7.1. Briefing sessions have been given to Hamilton Elected Members, MSPs and MPs.
- 7.2. Presentation of the masterplan to the wider community, tenants and town centre stakeholders including Hamilton BID will take place in March with council officers and members of the design team in attendance to answer questions over a three-week period. Consultation materials will also be available online for six weeks.

8. **Employee Implications**

- 8.1. There are no employee implications as a result of the proposals set out in this report. The development and implementation of the masterplan will be led by officers within Enterprise and Sustainable Development Services in consultation officers across Planning, Roads, Property, Housing, Legal, Finance and Procurement Services.

9. **Financial Implications**

- 9.1. The costs for the Council in preparing the masterplan are being funded through the Place Based Investment Programme and were approved at the 30 May 2023 meeting of the Community and Enterprise Committee.
- 9.2. Future investment by the Council in the town centre will be subject to a Full Business Case, funding availability and separate committee approvals.
- 9.3. The masterplan is intended to support future external funding bids. All external funding opportunities will be explored.

10. Climate Change, Sustainability and Environmental Implications

- 10.1. The masterplan has sustainability at the forefront and projects will be taken forward in line with the Council's sustainability objectives.

11. Other Implications

- 11.1. The risks associated with not supporting the masterplan is that Hamilton Town Centre will continue to decline if no action is taken. This will result in a process of managed decline rather than investment for growth.
- 11.2. The Council could face reputational damage if it is not seen to actively support and encourage investment in the town centre.
- 11.3. Redevelopment of the town centre allows the Council to respond to the demands for both affordable housing and the continued demand for private sector housing.

12. Quality Impact Assessment and Consultation Arrangements

- 12.1. This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy and, therefore, no Impact Assessment is required.
- 12.2. Consultations have been undertaken by Economic and Sustainable Development Services with a range of other Council services who have an ongoing role in town centres. This consultation and cooperation will continue throughout the duration of the initiative. Community consultation will commence in March 2024.

David Booth

Executive Director (Community and Enterprise Resources)

25 January 2024

Link(s) to Council Values/Priorities/Outcomes

- ◆ Focused on people and their needs
- ◆ We will work towards a sustainable future in sustainable places
- ◆ Good quality, suitable and sustainable places to live
- ◆ Caring, connected, sustainable communities
- ◆ People live the healthiest lives possible

Previous References

- ◆ Hamilton Town Centre Strategy and Action Plan – Community and Enterprise Resources Committee – 30 October 2018
- ◆ Town Centre and Place Based Investment Programme Update - Community and Enterprise Resources Committee – 30 May 2023
- ◆ Hamilton Town Centre Masterplan - Community and Enterprise Resources Committee 29 August 2023

List of background papers

- ◆ None

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

Victoria Eccles, Enterprise and Sustainable Development Services

E-mail: victoria.eccles@southlanarkshire.gov.uk

A Masterplan for Hamilton Town Centre: Executive Summary



This new Vision for Hamilton seeks to demonstrate the physical and spatial moves and approach required to deliver a re-energised and resilient town centre core. The Vision re-imagines the future of Hamilton and sets out to define the next phase of its evolution.

Hamilton - A connected, inclusive & resilient town centre

A town centre reinvented...

...for the Community

An inclusive and accessible town centre with increased levels of living, working and play for all, regardless of mobility or income

...for Living

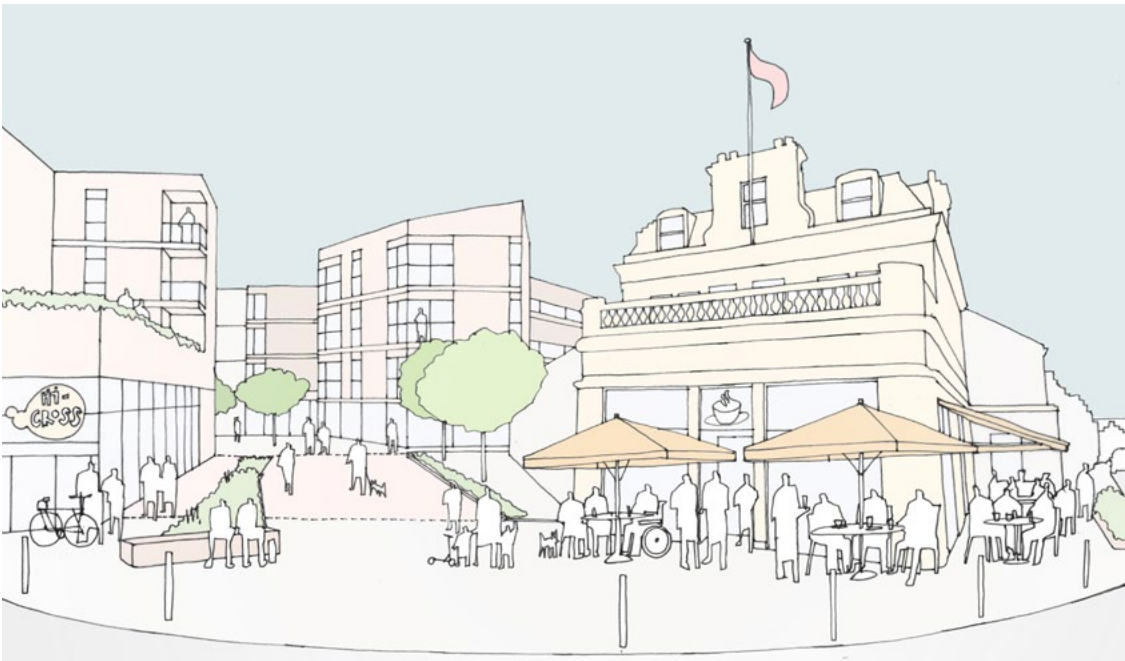
A town centre that provides a broad choice of different housing opportunities in terms of type and tenure and supports these with essential services, creating a true 20 minute neighbourhood.

...for Leisure & Culture

A town centre that serves not just its local population but a vibrant hub for the wider region, home to essential leisure and cultural services

...for Active Travel

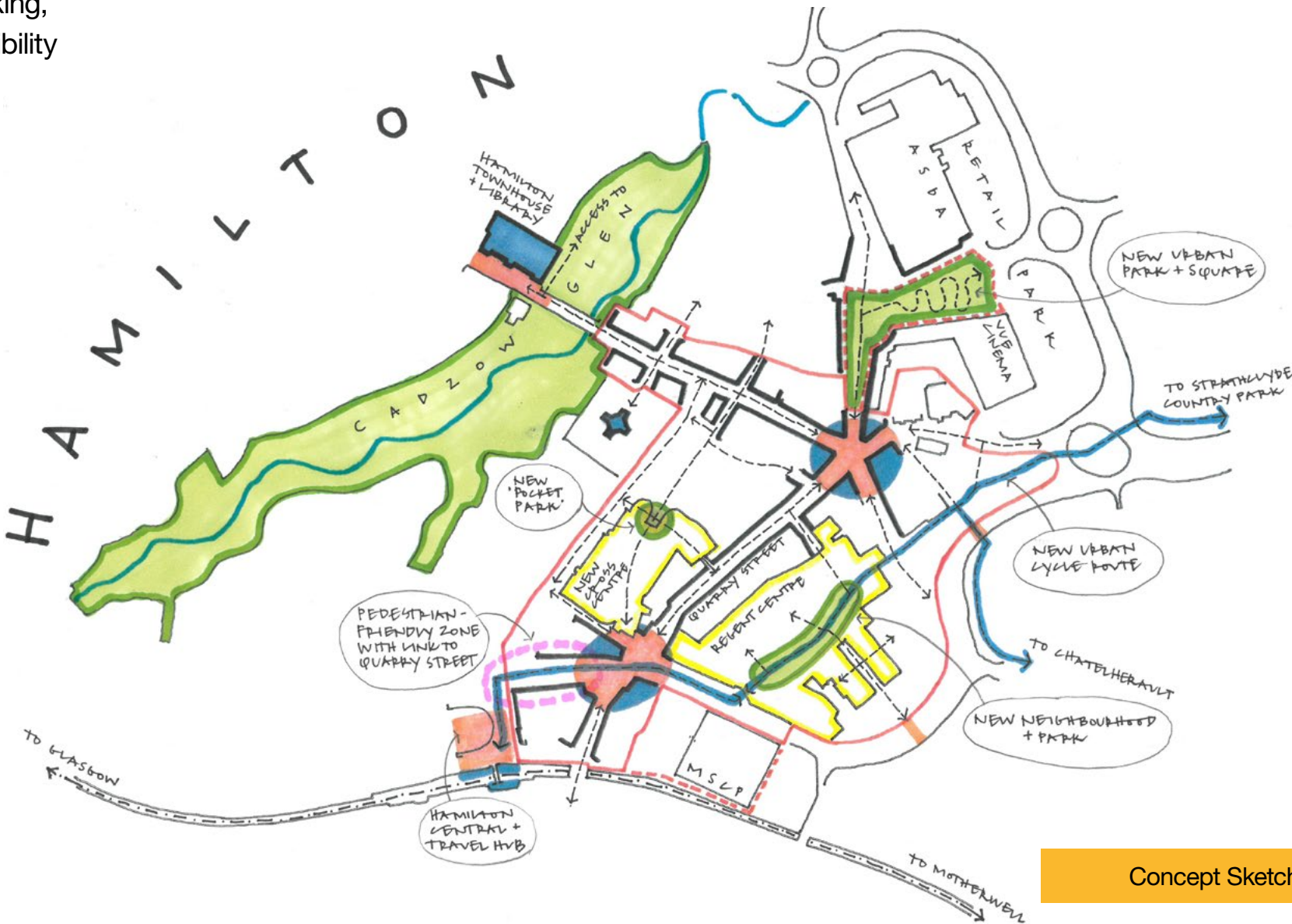
A permeable town centre that prioritises people over cars and facilitates walking, cycling and public transport accessibility right at its heart



New Cross Shopping Centre Site Proposals



Regent Centre Proposals: A New Residential Quarter

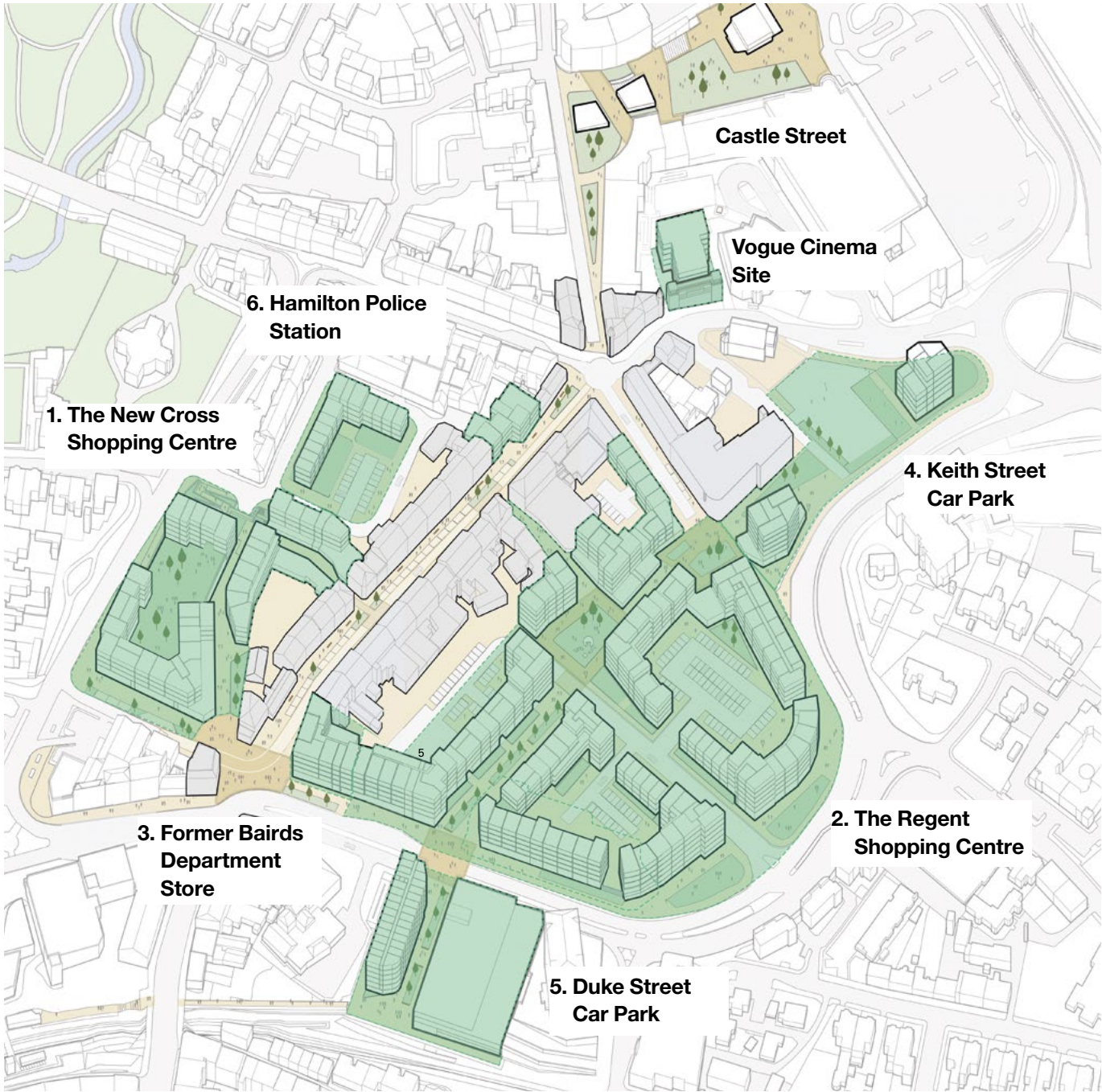


Concept Sketch

Study Area and Key Sites

A number of key assets and sites of opportunity were identified as part of the initial project scope:

- 1. The New Cross Shopping Centre
- 2. The Regent Shopping Centre
- 3. Former Bairds Department Store
- 4. Keith Street Car Park
- 5. Duke Street Car Park
- 6. Hamilton Police Station



1 The New Cross Shopping Centre

A new mixed-use residential led neighbourhood
(6. Hamilton Police Station - shown in same image)



2 The Regent Shopping Centre

A new mixed-use residential led neighbourhood



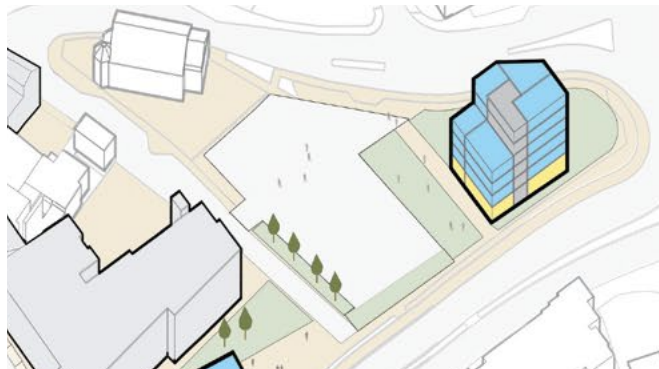
3 Former Bairds Department Store

Residential Use / Office Space /
Meanwhile Space



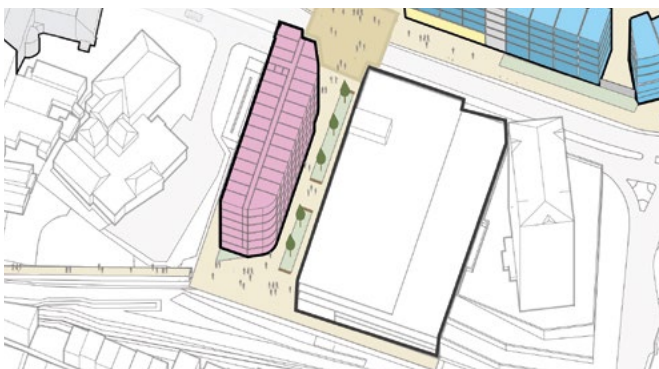
4 Keith Street Car Park

New residential gateway block
and public car parking



5 Duke Street Car Park

Student / Hotel accommodation with new
town centre car parking provision






New Cross Centre

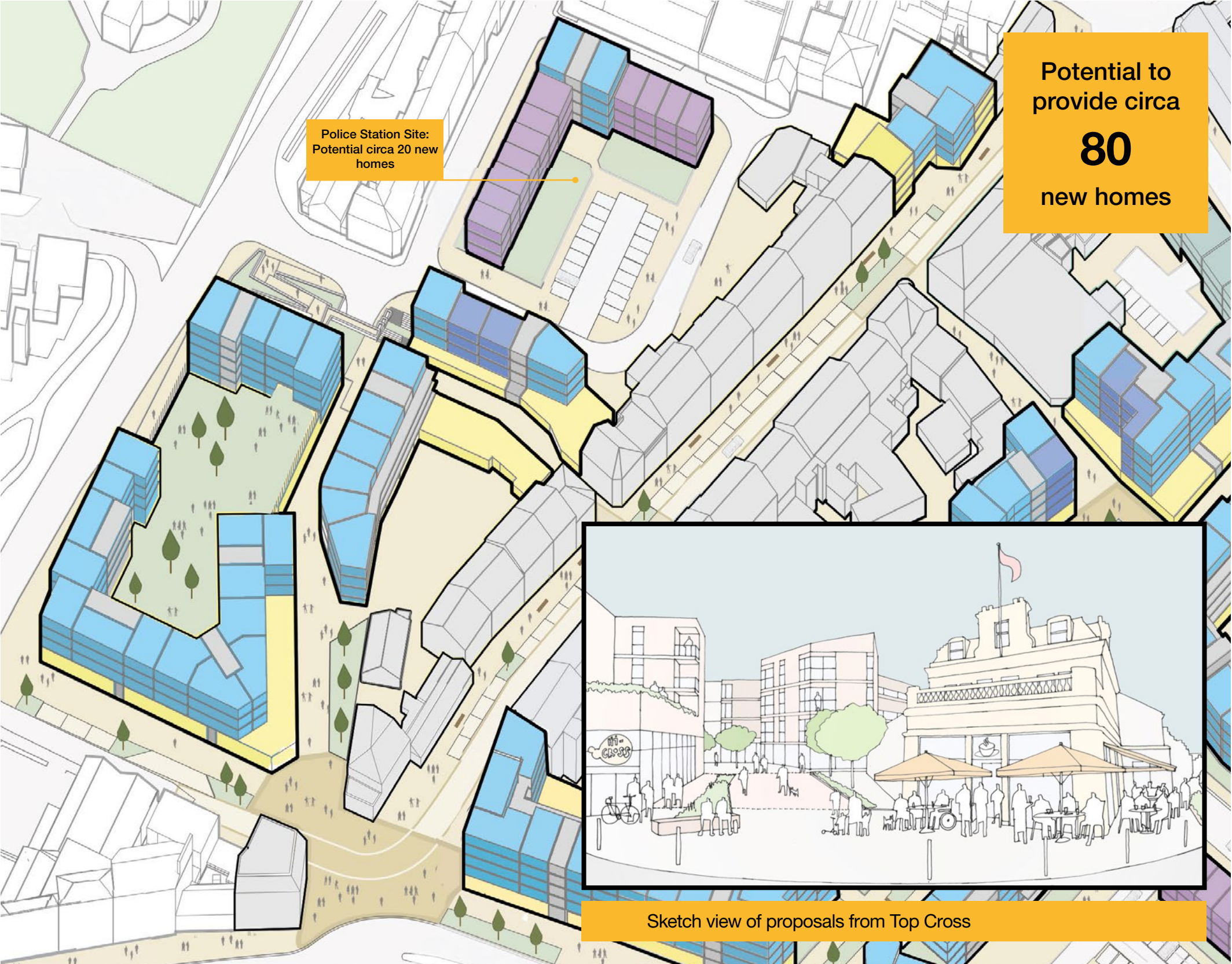
Existing Condition



- Demolition to street level with retention of 'basement' service area and parking (subject to technical assessment)
- Opportunity to reinstate historic route: Chapel Street, to improve permeability
- Proposed mixed-use residential-led development with active ground floors
- Potential to incorporate office or service use adjacent to the Top Cross
- Adjacent Police Station and Court site: potential residential development or location for new Nursery

Flats	
Family Townhouse / Terrace	
Active ground floor use	

Proposed Development



“ This new development, with the reintroduction of active street level units and routes has the potential to positively transform the setting of the Top Cross and greatly increase footfall around Quarry Street, benefitting existing businesses ”

Regent Centre

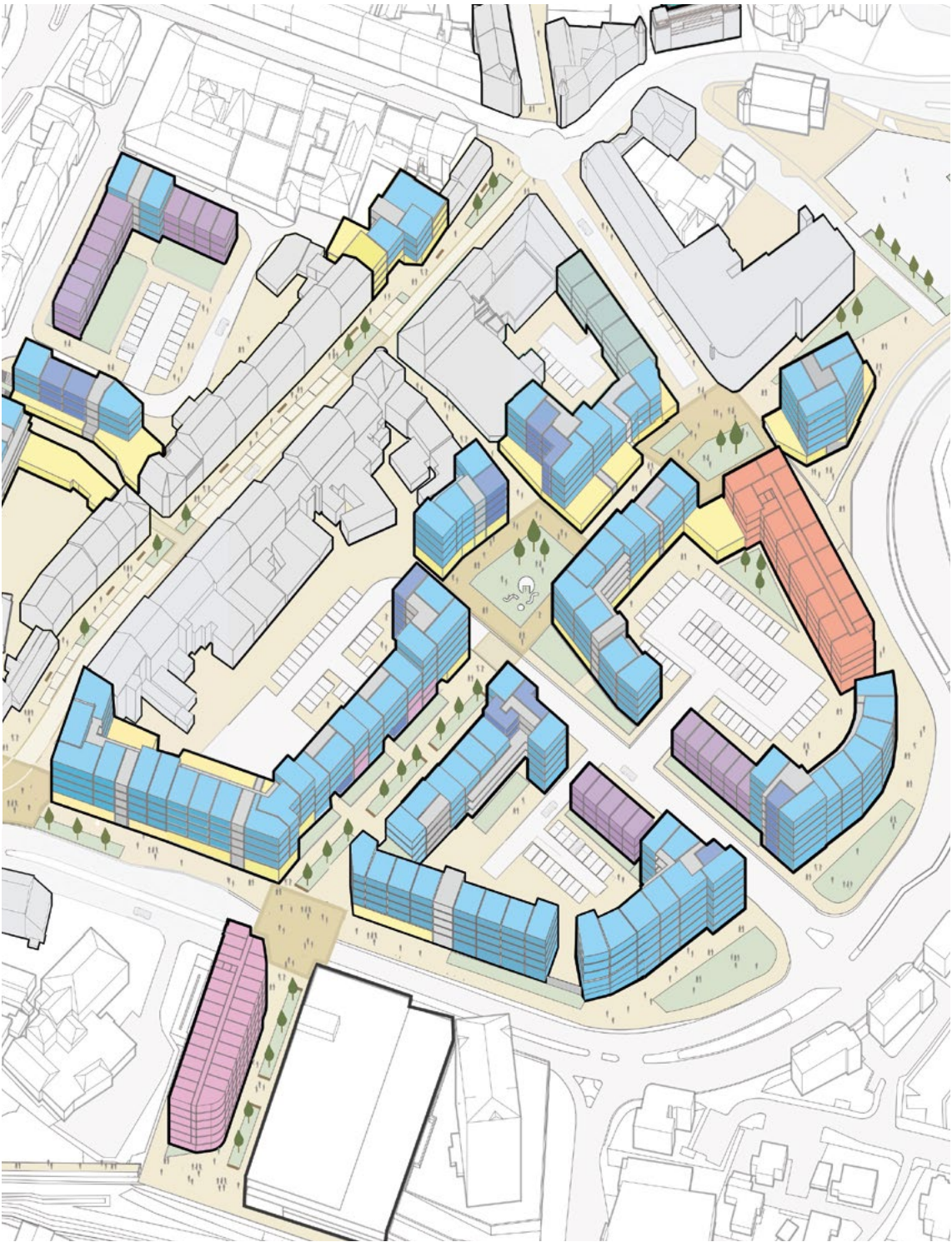
“ The Regent Centre site provides a significant opportunity to transform Hamilton town centre with the introduction of a new residential-led neighbourhood ”

Existing Condition



- Demolition of asset. Options for former M&S unit to be considered
- Proposed significant mixed-use residential-led development with active ground floors
- Improved town centre permeability through the introduction of new streets and spaces
- Opportunity to reinstate historic routes in lieu of enclosed inward looking malls
- Potential for a wide variety of house types and tenures (Private, Social, Later Living etc.)
- New active travel connection proposed from the public transport hub right through the heart of the new neighbourhood

Proposed Development

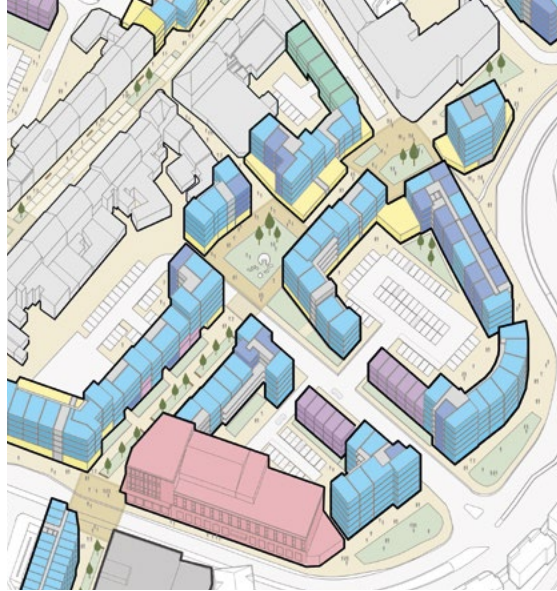


Flats	Blue	Potential Student / Hotel	Light Blue
Family Townhouse / Terrace	Purple	Later living accommodation	Pink
Active ground floor use	Yellow		Orange



New pedestrian / cycle friendly residential street at heart of new neighbourhood

Potential to provide circa
350
new homes



Alternative Option: Retention of M&S Building

Bairds Building

Existing Condition



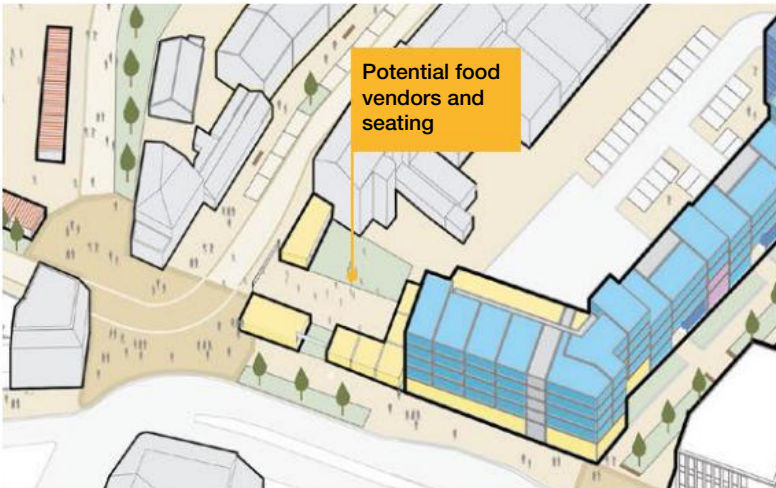
Option to demolish and redevelop to provide additional residential units over an active ground floor

-

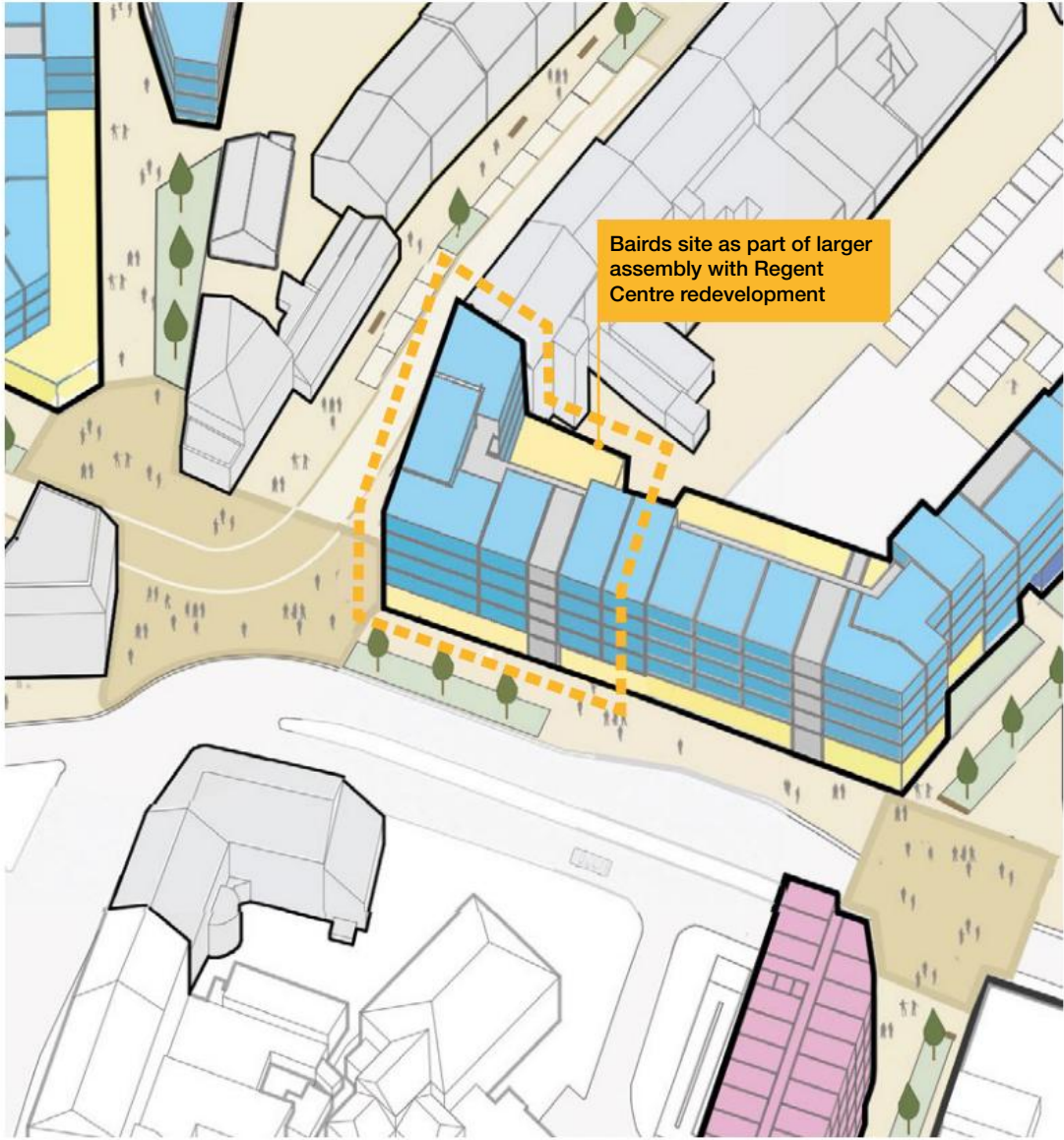
Potential alternative to repurpose and reinvent as a mixed-use building capable of containing a variety of uses

‘Meanwhile’ Uses

Redevelopment takes time therefore there is an option to demolish and use this space for a potential F&B / Leisure offer prior to redevelopment



Potential Development Options



Massing view of redevelopment option: Residential with active ground floor unit to key corner

Option 1: Redevelopment

Potential to provide circa
20
new homes



Sketch view of a repurposed and transformed Bairds, capable of hosting a variety of uses

Option 2: Retain & Repurpose

M&S Building

Existing Condition



- Option to demolish and redevelop to provide additional residential units
-
- Alternative option to repurpose existing building: massing provides 'buffer' to Duke Street
-
- Potential to be 'landmark' on new active travel route through adjacent residential-led neighbourhood
-
- Potential reinvention into a building capable of hosting a variety of uses (Office / Healthcare / Community etc.)

Potential Development Options



Massing view of redevelopment option: Residential with active ground floor unit to key corner

Option 1: Redevelopment

Flats
Active ground floor use



Potential to
provide circa
40
new homes



Sketch view of building retained and repurposed

Option 2: Retain & Repurpose

Potential reinvention into a building capable of hosting a variety of uses (Office / Healthcare / Community etc.)

Duke Street MSCP

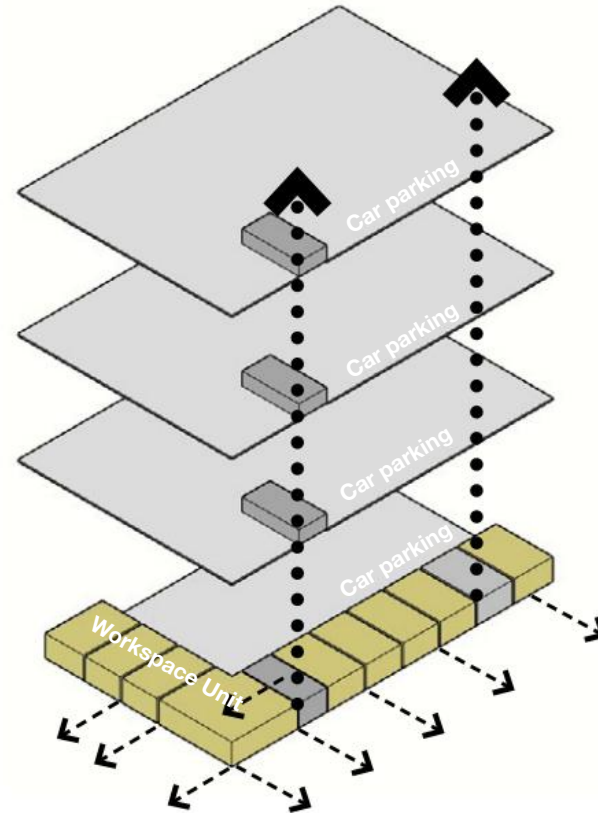
Existing Condition



Existing car park structure believed to be in a poor state of repair

- Proposed demolition of existing building and replacement with new smaller MSCP that uses same access and exit points as previous car park
- New structure incorporates street facing workspaces at ground floor level to provide active frontages.
- Potential new student resi / hotel block proposed for remainder of site
- New active travel route connecting to public transport hub at heart of redeveloped site

Proposed Development



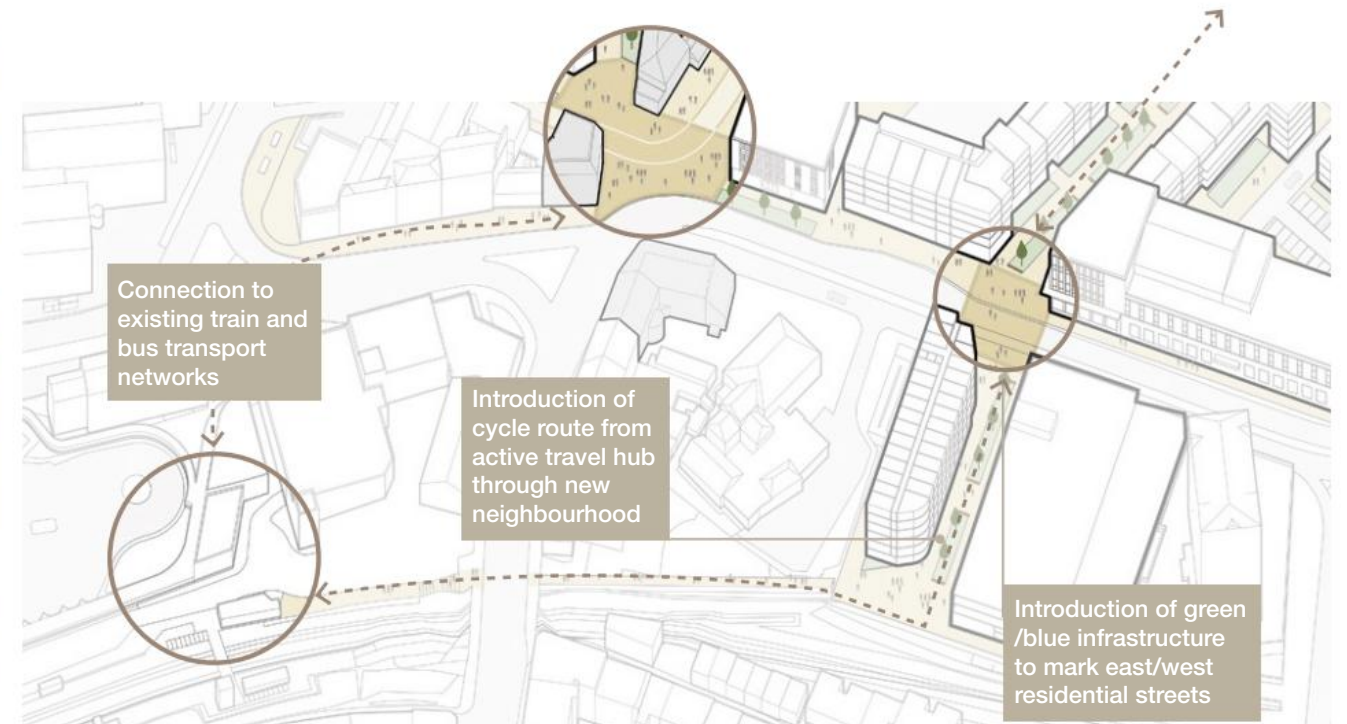
Potential street level workspaces within new MSCP



Massing view: New MSCP and Student Residential block



View of potential new active travel link to transport interchange



Quarry Street

Existing Condition



- Rebalance away from retail by introducing a more diverse range of street level uses (F&B, leisure, health and community etc.)
- Diversify in tandem with retention of existing retail where possible and introduce a more local and artisanal retail offer
- Implement improvements to the public realm: new greening, seating and shelter
- Reintroduce vehicular traffic in one direction and combine with dedicated accessible parking
- Infill gap sites and repurpose significant assets at Top and Bottom Crosses to ‘bookend’ street



Existing Residential at upper levels



Existing street level uses

The resilient spine of Hamilton town centre



Retail	Office / Commercial	
F&B / Leisure	Culture / Community	
Residential	New residential	

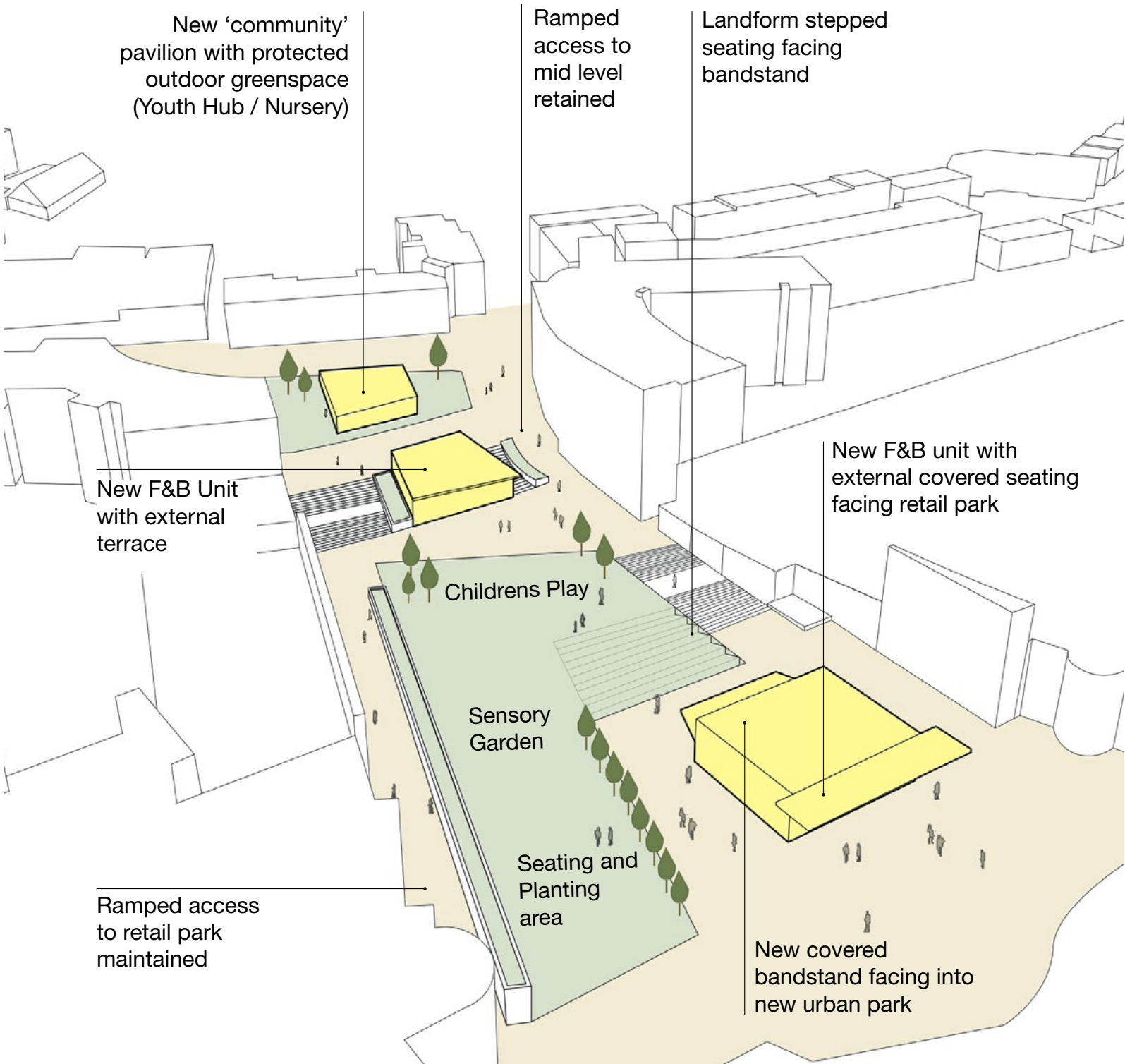
Castle Street & Vogue Site

Existing Condition



- Proposed new ‘Urban Park’ replacing extensive hard landscaped ‘plaza’ containing a variety of all age activities and uses
- Opportunity to provide much needed amenity space for potential new residential neighbourhoods and the wider community
 - Provides extensive green / blue infrastructure within the town centre
 - Strengthens links between the retail parks and the traditional town centre
 - Potential incorporation of new pavilion buildings suitable for a variety of uses

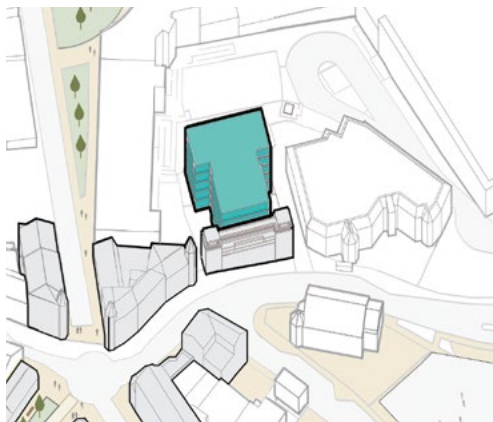
Proposal: A New Urban Park for Hamilton



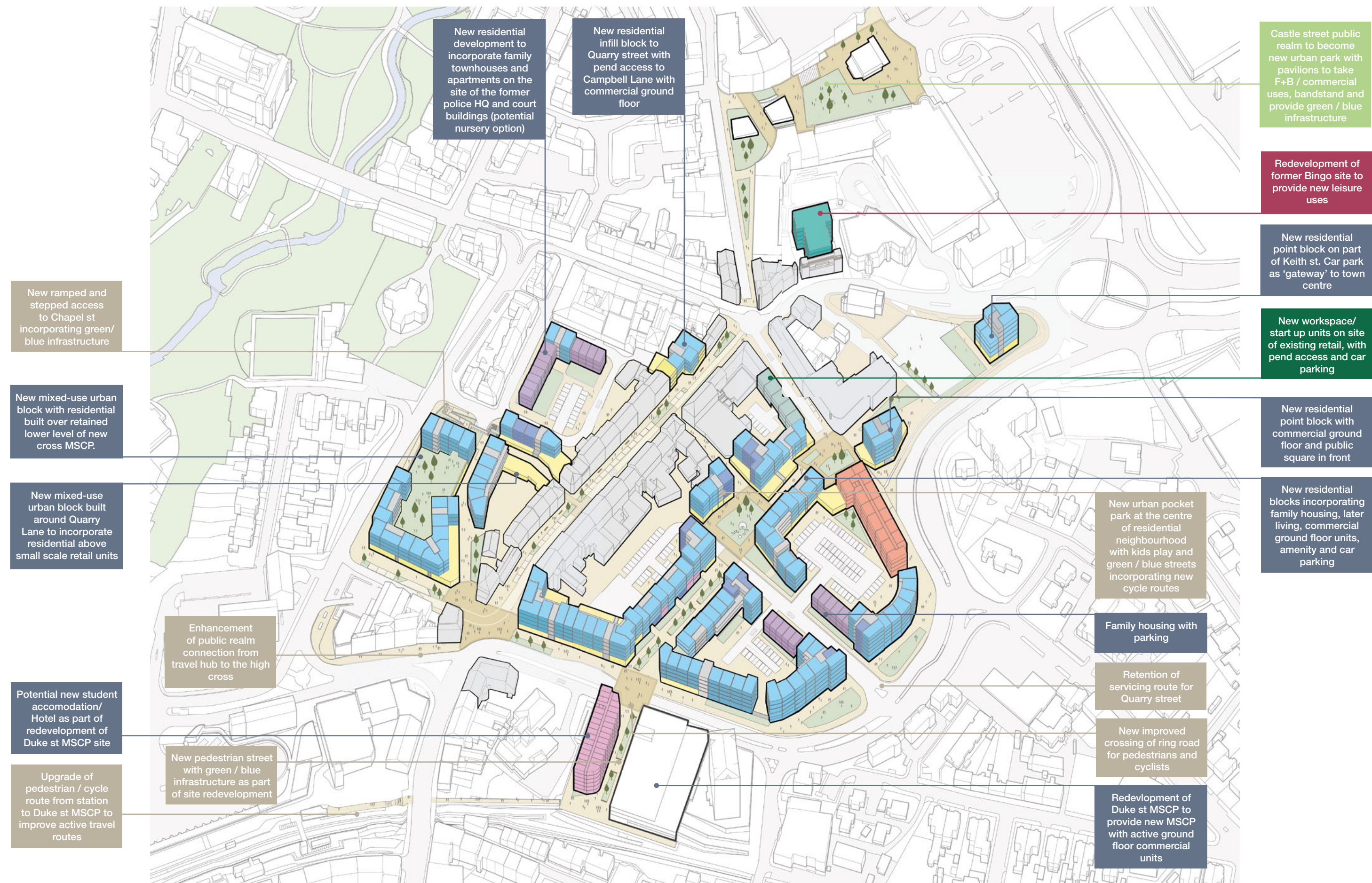
Sketch view of potential urban park



Vogue Site: Potential new Leisure Use



A Transformed Town Centre



Report

7

Report to:	Executive Committee
Date of Meeting:	21 February 2024
Report by:	Chief Executive

Subject:	Office Closure – Festive Period 2024
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1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ request approval for the proposed closure of appropriate offices on Friday 27 December 2024 and Friday 3 January 2025

2. Recommendation(s)

2.1. The Committee is asked to approve the following recommendation(s):-

- (1) that the proposed office closure on 27 December 2024 and 3 January 2025 be approved; and
- (2) that the requirement for some employees to use 2 days annual leave for the proposed office closure be approved.

3. Background

3.1. In recent years, the Council has maintained all council offices and services being open and available over the festive period on any days which are not public holidays. Some limited services are delivered during the public holidays but, generally, offices are closed.

3.2. There is a division in service demand over the festive period, with some services operating as normal and others with very limited requests. In general, office-based services, unless they are associated with an operating frontline service, are not in high demand and, as a result, many employees take annual leave over that period with offices operating with a skeleton staff.

3.3. Festive public holidays fall on a different day of the week each year and for the coming year the pattern is:-

- ◆ 25 and 26 December 2024 – Wednesday and Thursday
- ◆ 1 and 2 January 2025– Wednesday and Thursday

4. Proposal

4.1. The pattern of public holidays means that Friday 27 December and 3 January will be preceded by two days of closure, followed by a closed weekend. The request is to close as many offices as possible to avoid unnecessary heating and lighting of these premises and allow employees the opportunity to take a longer break.

- 4.2. Therefore, the proposal is that the main council offices will be closed, and that Executive Directors be empowered to take decisions on other premises in consultation with the Trade Unions after consideration of service needs.
- 4.4. Public holiday arrangements for dealing with any service issues would remain in place for 27 December 2024 and 3 January 2025.
- 5. Employee Implications**
- 5.1. A closure on 27 December 2024 will require employees to retain one day of annual leave for this purpose from the current leave year. To facilitate the closure on 3 January 2025 employees can use an annual leave day from 2025 allocation.
- 6. Financial Implications**
- 6.1. There are no financial implications associated with this report.
- 7. Climate Change, Sustainability and Environmental Implications**
- 7.1. The additional day of closure will facilitate a reduction in the requirement for heating and lighting over the festive period in some offices.
- 8 Other Implications**
- 8.1 There are no risks associated with this report.
- 9 Equality Impact Assessment and Consultation Arrangements**
- 9.1 This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy and, therefore, no impact assessment is required.
- 9.2. Consultation on this proposal has taken place with the Trade Unions.

Paul Manning
Chief Executive

31 January 2024

Link(s) to Council Values/Priorities/Outcomes

- ◆ Fair, open and sustainable
- ◆ Accountable, effective, efficient and transparent

Previous References

- ◆ None

List of Background Papers

- ◆ None

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

Michelle Milne, Head of Personnel Services

Ext: 4330 (Tel: 01698 454330)

E-mail: michelle.milne@southlanarkshire.gov.uk

Report

8

Report to: **Executive Committee**
Date of Meeting: **21 February 2024**
Report by: **Chief Executive**

Subject: **Council Tax - Second Home Dwellings**

1. Purpose of Report

1.1. The purpose of the report is to:-

- ♦ outline the powers available to vary council tax on second home dwellings and to consider the implementation of a change to the current approach from 1 April 2024

2. Recommendation(s)

2.1. The Committee is asked to approve the following recommendation(s):-

- (1) consider the implementation of a 100% council tax surcharge on all second homes from 1 April 2024.

3. Background

- 3.1. A second home is defined as a dwelling which is furnished and lived in for at least 25 days during any 12-month period but is not one's sole or main residence. Second homeowners currently receive a 10% discount on their council tax for that property.
- 3.2. However, there has now been a change in the law through the Council Tax (Variation for Unoccupied Dwellings) (Scotland) Amendment Regulations 2023. This change enhances the Council's discretionary powers under the Council Tax (Variation for Unoccupied Dwellings) (Scotland) Regulations 2013. This means the Council can now add up to a maximum 100% surcharge on second homes – councils are able to double the council tax on second homes. Currently, this discretionary power only exists for long term empty properties.
- 3.3. The enhanced powers to implement a maximum 100% council tax surcharge on second homes becomes effective from 1 April 2024. The surcharge does not apply to water and wastewater charges.
- 3.4. Second homes can restrict or reduce the availability of housing in local authorities, particularly when it is recognised that there is a national housing crisis and homelessness levels are at their highest level since records began. The application of a surcharge may, therefore, help to bring more properties into the housing market, an approach consistent with the Local Housing Strategy 2022-2027.

4. Current Position

- 4.1. There are currently 174 domestic properties, out of a total property base of 158,939 in South Lanarkshire, categorised as second homes in the council tax system.

These properties are privately owned and currently receive a 10% second homes discount to an annual value of £0.023 million in total.

- 4.2. Annual council tax property charges levied on second homes currently amount to £0.208 million and in-year collection levels are extremely high, expected to be more than 97% for 2023/24.
- 4.3. Second homes are spread throughout South Lanarkshire as summarised at Appendix 1. The numbers in each council tax band are outlined in the table below.

Table 1: Council tax band of current second homes

BAND	NUMBER
A	43
B	31
C	28
D	20
E	29
F	15
G	5
H	3
TOTAL	174

5. Proposal

- 5.1. With the objective of increasing the supply of properties into the housing market, it is requested the committee consider utilisation of the discretionary powers contained within the 'The Council Tax (Variation for Unoccupied Dwellings) (Scotland) Amendment Regulations 2023' to implement a 100% surcharge on second home properties effective from 1 April 2024. If agreed, this means that a 200% council tax charge would apply to second homes.
- 5.2. If agreed, operational procedures will be developed to ensure that the additional levy is accurately administered. No discretion will be available in individual circumstances to waive or amend the 100% surcharge. The annual property charge payable before and after the surcharge is applied is highlighted at Appendix 2. This does not reflect any increase in council tax into 2024/2025. This also does not include water and sewerage charges that may be payable on the properties, as they are unaffected by the surcharge.

6. Customer Information

- 6.1. Publicity including press releases will be agreed with the council's Corporate Communications team to ensure awareness of the changes prior to implementation for 2024/2025 if the proposal is agreed.

7. Employee Implications

- 7.1. Existing staff from Benefits and Revenues Services would administer the changes to the policy.

8. Financial Implications

- 8.1. If agreed, it is estimated that an additional £0.126 million will be raised annually through implementing the surcharge.

8.2. One off set up costs relating to upgrading the council tax system are estimated at £0.010 million and would be met from existing budgets.

9. Climate Change, Sustainability and Environmental Implications

9.1. There are no implications for climate change, sustainability or the environment in terms of the information contained in this report.

10. Other Implications

10.1. There is a risk the introduction of a surcharge does not increase the supply of housing given the relatively low number of second homes in South Lanarkshire.

10.2. There is also a risk of owners of second homes adopting alternative structures in the management of their second homes. This has the potential to impact on the financial implications as detailed in section 8.

11 Equality Impact Assessment and Consultation Arrangements

11.1. An Equality Impact Assessment has been carried out and no negative impact on any specific equality group has been identified. No consultation has been carried out in relation to this policy.

Paul Manning
Chief Executive

12 January 2024

Link(s) to Council Values/Priorities/Outcomes

♦ Accountable, effective, efficient and transparent

Previous References

♦ None

List of Background Papers

♦ None

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

Craig Fergusson, Head of Finance (Transactions)

Ext: 4951 (Tel: 01698 454951)

E-mail: craig.fergusson@southlanarkshire.gov.uk

Second Homes by Council Ward

Ward	Number
Avondale and Stonehouse	16
Blantyre	2
Bothwell and Uddingston	15
Cambuslang East	3
Cambuslang West	6
Clydesdale East	38
Clydesdale North	16
Clydesdale South	7
Clydesdale West	6
East Kilbride Central North	8
East Kilbride Central South	7
East Kilbride East	7
East Kilbride South	2
East Kilbride West	7
Hamilton North and East	15
Hamilton South	3
Hamilton West and Earnock	4
Larkhall	2
Rutherglen Central and North	7
Rutherglen South	3
Total	174

Second Homes
Property charge payable per Band based on 2023/24 charges

Band	Annual property charge £	Annual property charge currently payable (incl.10% discount) £	Annual property charge payable after 100% surcharge £
A	867.21	780.49	1,734.42
B	1,011.74	910.57	2,023.48
C	1,156.28	1,040.65	2,312.56
D	1,300.81	1,170.73	2,601.62
E	1,709.12	1,538.21	3,418.24
F	2,113.82	1,902.44	4,227.64
G	2,547.42	2,292.68	5,094.84
H	3,186.98	2,868.28	6,373.96

Report

9

Report to:	Executive Committee
Date of Meeting:	21 February 2024
Report by:	Executive Director (Community and Enterprise Resources)

Subject:	South Lanarkshire Leisure and Culture – Activage Proposals for 2024/2025
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1. Purpose of Report

1.1. The purpose of the report is to: -

- ♦ present recommendations for amending the concession rate for Activage for 2024/2025

2. Recommendation(s)

2.1. The Committee is asked to approve the following recommendation made by the Board of South Lanarkshire Leisure and Culture (SLLC):-

- (1) that the price of the annual Activage membership is increased from £80.25 to £120.

3. Background

- 3.1. Like all local authorities, Leisure and Cultural providers across Scotland are facing significant increased pressure on their budgets. The majority are considering, or have implemented, price increases and many have also had to reduce the scope of their services.
- 3.2. As with South Lanarkshire Council, SLLC is experiencing extraordinary financial pressures due to inflation levels on areas including pay, utilities and contracts combined with the impacts of reducing public sector funding.
- 3.3. Approval was given at a full Council meeting in June 2021, and further agreed at the SLLC Board meeting in August 2021, that the Board of SLLC have full autonomy to review and set the pricing for all SLLC commercial activities in line with market tolerances and trends. It was agreed that the Council would retain the authority to decide concession pricing, which includes the Activage membership.
- 3.4. At Members' Awareness Sessions held on 24 November 2023 and 29 January 2024, SLLC officers advised Councillors of SLLC's projected budget gap of £6.335m for 2024/25 (before any management fee reduction), along with a range of options under consideration by SLLC to close the anticipated budget gap, including price increases across many of its services.
- 3.5. At a Board meeting on 15 January 2024, SLLC approved a recommendation to ask the Council to approve the increase in the price of the Activeage membership, in line with SLLC's proposals to reduce the funding gap. If agreed, the recommendation in

this report would enable SLLC to realise £0.287m of additional income, reducing the funding gap by that amount.

- 3.6. Should the concession proposal in this report not be agreed, there would be a requirement for the SLLC Board to approve service reductions, commensurate with the amount of income associated with this concession proposal. This would most likely be in the form of further rationalisation of services.
- 3.7. The SLLC Board has a legal duty to set a balanced budget similar to that held by elected members in relation to setting a balanced budget for the council. The scale of the financial pressures faced by SLLC inevitably means that service levels cannot be maintained, and difficult decisions will need to be faced. The challenge requires consideration of a range of measures to mitigate those decisions and the concession scheme change below has been recommended by the SLLC Board to assist with this process.

4. Concession Recommendation – Activage (£0.287m)

- 4.1. Activage is a universal product that provides South Lanarkshire residents aged 60+ access to leisure facilities including swimming and health suites, East Kilbride Ice Rink, cultural and libraries activities, golf courses and more (Appendix 1).
- 4.2. The current cost of the membership for residents aged 60+ is £80.25 for the full year to be paid in one or two instalments at set points in the year.
- 4.3. SLLC completed a benchmarking exercise which compared Activage to similar local authority 60/65+ fitness products. Appendix 2 outlines the overall pricing position of the Activage product compared to similar and neighbouring Authorities. It is noted that the proposed price point of Activage would be less than half of the price point that most comparable products are sold at.
- 4.4. SLLC undertook a consultation with residents between 24 November and 15 December 2023 in which Activage members were asked if they believed the product to be value for money.
- 4.5. A total of 1,691 returns to the survey were completed by those saying they were Activage members. 95% of the Activage members responding to the statement relating to value for money agreed very strongly or strongly that Activage was value for money (Appendix 3). Additionally, 74% of all those responding to the survey statement relating to price increases (4,716) agreed very strongly or strongly that they would be willing to accept price increases for the services provided by SLLC if it assisted in delivering continued service provision (Appendix 3).
- 4.6. It is proposed that the increase to the Activage annual membership from £80.25 to £120, an increase of £39.75 over the year or 50%, would be accompanied by the introduction of the facility to spread the cost over the year at £10 per month, to ease the transition to the new offer. This remains lower than the concession rate on a standard fitness membership.
- 4.7. It is anticipated that the proposal could generate £0.287m of additional income.

5. Next Steps

- 5.1. Following Council approval, implementation of new concession rates would commence.

- 5.2. A meeting of the Board of SLLC is due to take place on 28 February 2024 following the full Council meeting on 21 February 2024. This meeting will consider further measures required to achieve a balance budget for 2024/25.
- 5.3. SLLC will undertake a marketing campaign extolling Activage benefits in 2024. This will encourage existing and new members to access the wider range of activities on offer and ensure the target audience has the opportunity to discover more about the benefits of which they could be taking advantage.
- 6. Employee Implications**
- 6.1. There are no employee implications as a result of this report.
- 7. Financial Implications**
- 7.1. SLLC has an estimated budget gap of £6.335m for 2024/25 (before any management fee reduction) arising from an invariable management fee, exceptional inflationary rises in costs, related pay increases, the residual impact of the COVID19 pandemic and the subsequent cost of living crisis/ economic situation on their income.
- 7.2. The Board has a legal duty to set a balanced budget and the recommendations in this report will reduce the budget gap by £0.287m. This set of measures will assist in mitigating the impact on service levels across the entire SLLC operation.
- 7.3. The SLLC Board will consider the decision of Council at its subsequent meeting scheduled for 28 February 2024, following the Council budget meeting, where it will consider the measures it will require to take to ensure it sets a balanced budget.
- 8. Climate Change, Sustainability and Environmental Implications**
- 8.1. There are no climate change, sustainability and environmental implications as a result of this report.
- 9. Other Implications**
- 9.1. There are no other implications as a result of this report.
- 10. Equality Impact Assessment and Consultation Arrangements**
- 10.1. An Equalities Impact Assessment has been conducted in relation to the proposals by SLLC.
- 10.2. SLLC undertook a consultation survey between 24 November and 15 December 2023 as detailed in sections 4.4 and 4.5 of this report.

David Booth
Executive Director (Community and Enterprise Resources)

5 February 2024

Link(s) to Council Values/Priorities/Outcomes

- ◆ Accountable, effective, efficient and transparent

Previous References

- ◆ Executive Committee – 23 June 2021 – Cross Party Working Group Review of South Lanarkshire Leisure and Culture (SLLC) - Outcomes

List of Background Papers

- ◆ None

Contact for Further Information

David Booth, Executive Director (Community and Enterprise Resources)

E-mail: David.booth@southlanarkshire.gov.uk

Appendix 1 – Activage benefits

Activage members get access to:

- ♦ 9 [swimming pools](#)
- ♦ 16 [fitness gyms](#)
- ♦ 9 health suites
- ♦ Racquet sports
- ♦ [Fitness classes](#)
- ♦ [East Kilbride Ice Rink](#)
- ♦ Libraries activities
- ♦ Cultural activities
- ♦ [Golf courses](#) (conditions apply)

In addition, there are a number of bespoke services and classes which are specifically designed for older adults:-

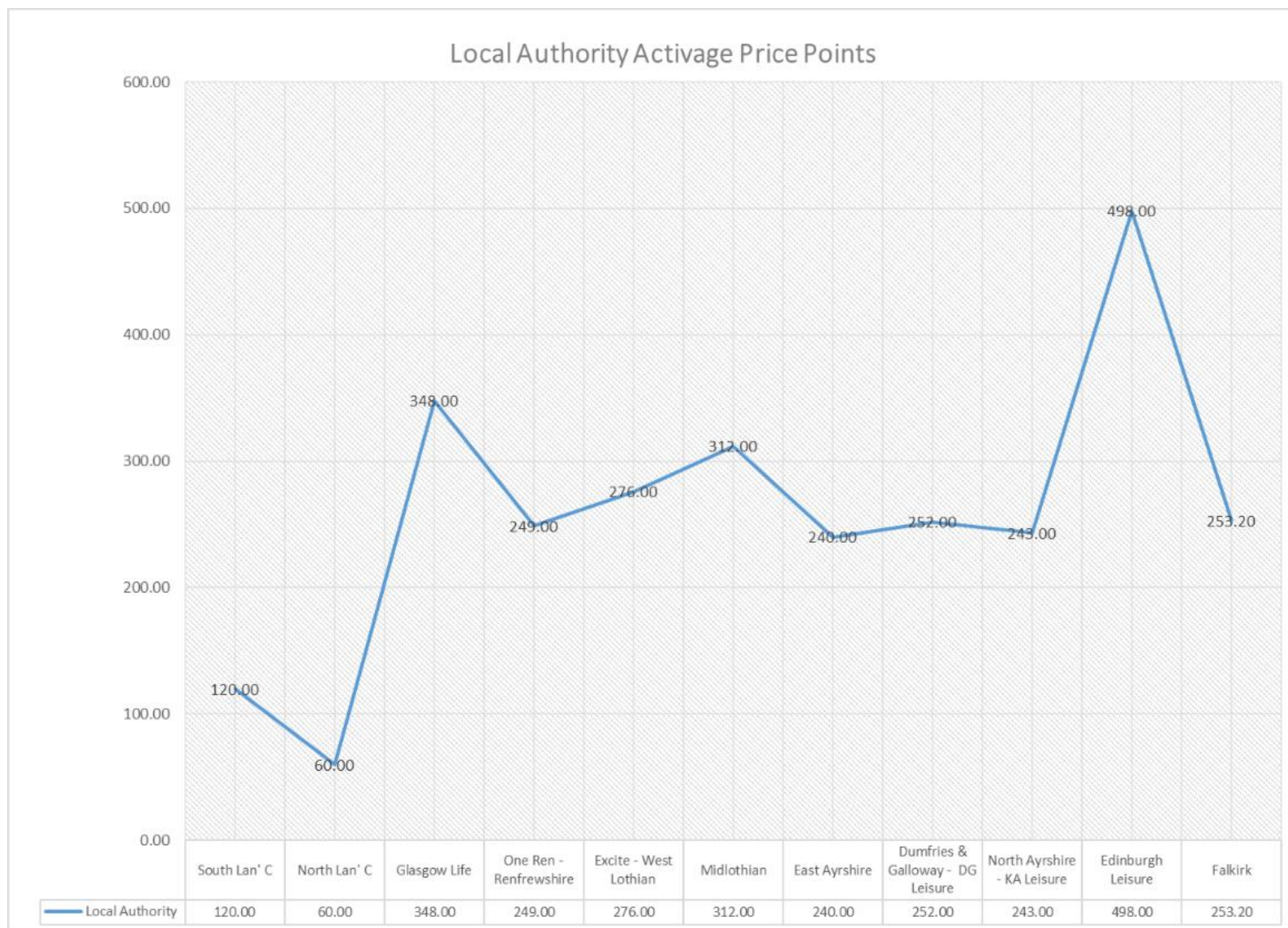
- ♦ Active Mondays: John Wright Sports Centre
- ♦ Active Tuesdays: Alistair McCoist Complex
- ♦ Active Wednesdays: Larkhall Leisure Centre
- ♦ Active Thursdays: Carluke Leisure Centre

Benefits

- ♦ Active Days are inclusive sessions allowing people to try a variety of different leisure and culture activities such as specially designed fitness sessions, music recitals, tea dances, walking football, Aquafit, free course of swimming lessons, personalised fitness programme. Attending the activities also provides the chance to have a cup of tea/coffee and a chat.
- ♦ Sign up at one of our five cultural venues and benefit from a one off offer of £20 off a ticket to a performance of your choice.
- ♦ Six free rounds of golf per year at any of our six golf courses, Monday-Thursday.
- ♦ Free one hour introductory session on how to research your family history.
- ♦ Access to library digital sessions, including how to access useful Apps, iPad basics or 3D printing workshops.
- ♦ Buy one coffee and get one free during specified times at:-
 - ♦ [East Kilbride Arts Centre](#) Mon-Fri 9:00am-4:00pm
 - ♦ [Rutherglen Town Hall](#) Mon-Fri 9:00am-4:00pm
 - ♦ [Chatelherault Country Park](#) 3:00pm-4:30pm, plus receive 20% off at retail shop
 - ♦ [Low Parks Museum](#) Mon-Fri 1:00pm-2:30pm, plus receive 20% off at retail shop
- ♦ Free pay to play with bowls hire at HPSG, Brancumhall and Strathaven Park, Tue-Thu
- ♦ Free tennis court hire HPSG and Strathaven Park (anytime – max 1 hour play)
- ♦ Free putting at Strathaven Park, 11am onwards Free pitch and putt at Brancumhall Golf Development Centre

Appendix 2 – Benchmarking

The below chart and table depict the findings of a benchmarking exercise into the Local authority fitness products. The table outlines which products closely matched the SLLC Activage product.



Activage Comparisons

Local Authority	Membership name	Cost monthly	Cost annually	What's included
SLC	Activage	-	£80.25	everything generally
NLC	Active 60	-	£60	Everything
Glasgow Life	No specific 60+ membership	£29	-	Everything
One Ren - Renfrewshire	Signature 65+	£25 (6mths £139, 12mths £249)	-	Gym/Swim/Classes and Online
Excite - West Lothian	Active 65+	£23.95 (single) £43 (couple)	-	Gym/swim/classes/ no golf range
Midlothian	Active Golden Years 65+	£31.20 (single) £55.60 (couple)	£312 (single) £556 (couple)	Swim/gym/health suite/running classes/tennis/bowls/putting
East Ayrshire	65+ as part of concession, disabled, unemployed, students, carers	£20.00	-	Gyms/fitness classes/swim/racquet sports
Dumfries & Galloway - DG Leisure	Prime Membership (receiving state pension)	£21.00	-	Gyms/swim/health suite/court hire
North Ayrshire - KA Leisure	60+ as part of concession	£20.30	-	Swim/gym/classes/track/ice rink
Edinburgh Leisure	65+ Concession	£41.50	-	Gym/swim/classes
Falkirk	No 60+ but can buy a Go Card which gives discounted rates	-	-	-

Appendix 3 – Consultation

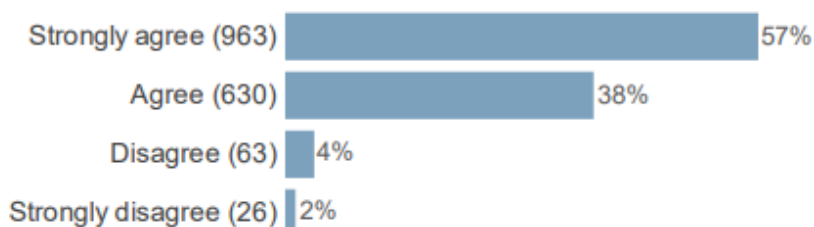
Included in the first phase of SLLC consultation with residents on savings proposals for 2024/25 were two elements relating to Activage. First, a qualifying question and, once established that the respondent was an Activage member, a follow up asking for a response to the statement: 'Activage is value for money'.

There was also a statement relating to potential general price increases. The responses are below:

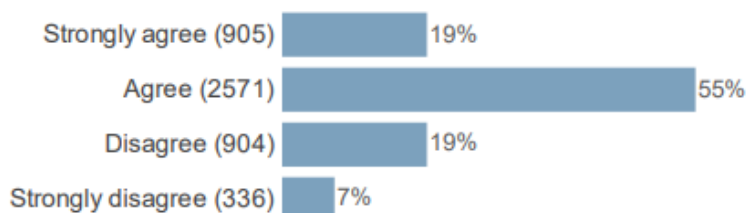
Are you an Activage Member?



Activage Membership is value for money.



I would be willing to accept price increases for the services provided by South Lanarkshire Leisure and Culture if it assisted in delivering continued service provision.



The consultation shows that 36% of respondents to the survey said they were Activage members and of the number responding to the statement relating to value for money, 95% strongly agree or agree that the product is value for money.

74% of all those responding to the survey statement relating to price increases (4,716) agreed very strongly or strongly that they would be willing to accept price increases for the services provided by SLLC if it assisted in delivering continued service provision.

Report

10

Report to:	Executive Committee
Date of Meeting:	21 February 2024
Report by:	Executive Director (Housing and Technical Resources)

Subject:	Former Larkfield Hall and Stonefield Road Pitches, Blantyre – Community Asset Transfer to Blantyre Soccer Academy
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1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ advise of a request for Community Asset Transfer of the former Larkfield Hall and Stonefield Road pitches, Blantyre
- ◆ seek approval to the sale to Blantyre Soccer Academy

2. Recommendation(s)

2.1. The Committee is asked to approve the following recommendation(s):-

- (1) that the sale of the former Larkfield Hall and Stonefield Road pitches, Blantyre, to Blantyre Soccer Academy, subject to the terms and conditions set out in section 5 of this report, be approved; and
- (2) that the Executive Director (Housing and Technical Resources), in conjunction with the Head of Administration and Legal Services, be authorised to conclude all matters in respect of the sale and enter into the necessary legal agreements on terms which are in the best interests of the Council.

3. Background

- 3.1. In 2019 and 2021, the Council transferred ownership of the former Rowan Hall and then the adjoining open space to Blantyre Soccer Academy, from which they now operate a community hub and garden.
- 3.2. Blantyre Soccer Academy are seeking to expand their activity and to create a home base for their community football club and develop a synthetic pitch to accommodate both training and competitive matches.
- 3.3. The organisation's application for the sports facility at Jock Stein, Hillhouse, Hamilton was unsuccessful in 2021 and a fresh approach has been made to the Council under the terms of the Community Empowerment (Scotland) Act 2015 for purchase of the former Larkfield Hall and adjoining Stonefield Road pitches.
- 3.4. The validation date for the request was 22 September 2023. In addition to placing the application and supporting documentation on the Council's Planning Portal, notices were placed on the property advising that the Council was considering an asset transfer. The closing date for responses was 19 October 2023 at which time 479 representations were received, all of which were in support of the proposal.

- 3.5. The request was placed before the Community Asset Transfer Assessment Panel on 4 and 12 December 2023 when the following matters were taken into consideration.
- 3.6. Property
- 3.6.1. The land requested, as shown on the attached plan, is the former Larkfield Hall and the adjoining pitches at Stonefield Road, Blantyre.
- 3.6.2. The hall and pitches are owned by the Council and not operationally required, with the hall having closed several years ago and the pitches rarely used for sport. The costs associated with the vacant hall are circa £5,000 per annum and it is estimated that around £30,000 is required for immediate repairs. Subject to the proposed disposal, Blantyre Soccer Academy will have full responsibility for all maintenance costs for all land and buildings within the boundary from the date of entry.
- 3.6.3. Whilst the hall and the pitches are potentially marketable, the pitches are formed on the site of a former bing, and it is anticipated that any development of the site would be constrained by ground conditions (refer to section 4.6).
- 3.6.4. Planning and Building Standards have indicated that planning consent will be required for change for some aspects of the proposed refurbishment of the pitches.
- 3.6.5. The Council and Blantyre Soccer Academy have jointly appointed the District Valuer to place a value on the property, with both parties sharing the fee. The District Valuer has placed a value of £95,000 on the property, reflecting current use as the land is categorised as Green Network and Priority Greenspace in the SLC Local Development Plan 2 and would not be supported for residential development.
- 3.7. Organisation
- 3.7.1. Blantyre Soccer Academy is a Scottish Charitable Incorporated Organisation (SCIO), Scottish Charity No. SCO43613, and has been established since 2014.
- 3.7.2. The organisation has an established board of trustees, more than the required 20 members, 3 employees who carry out the day-to-day management of the organisation and circa 75 accredited team coaches. They currently operate 25 teams with young people from the age of 10 up to 20 being supported. Their competitive teams include both female and disabled teams.
- 3.7.3. The objectives of the organisation are:-
- ◆ to advance public participation in amateur sport of football by promoting the game of football through the provision of recreational facilities and activities and improve the fitness and health of the persons for whom the facilities/activities are primarily intended
 - ◆ to advance community development by providing a safe environment to encourage and promote the development of football, health, self-esteem, health and friendship within the community of Blantyre and its environs
 - ◆ to provide facilities and equipment and it will be available to anyone irrespective of race, colour, religion, sex, sexuality or disabilities, promoting a respect for diversity and encourage people to take pride in themselves and their team mates through the game of football
- 3.7.4. The organisation has experience in managing property, has been successful in obtaining funding and delivering a range of community-based projects that go beyond

football such as a community hub and garden, community laundry and Blantyre Bikes Better.

3.7.5. The organisation is financially stable and the latest accounts show unrestricted funds in excess of £100,000.

3.8. Project

3.8.1. The proposal is to transfer the ownership of the hall and pitches through outright sale and thereafter Blantyre Soccer Academy will reopen the hall for local community use and upgrade the pitch to synthetic level to accommodate both training and competitive matches. There are also proposals to create a five a side pitch and changing facilities.

3.8.2. The cost of the initial pitch upgrade is estimated at £1.029 million. Blantyre Soccer Academy are in discussions with a number of funders and to date have secured an offer of £700,000 towards this investment from the Scottish FA, as part of the Grassroots Football Facilities Fund provided by Secretary of State for Culture, Media and Sport.

3.8.3. The business model is based upon the pitches generating the majority of the regular income and the hall being managed on a “break even” basis.

3.8.4. Consideration has been given to the potential consequences for SLLC arising from Blantyre Soccer Academy reducing its lets of other facilities. Whilst there may be a short-term interruption to income, it is believed that there is sufficient demand from other organisations to take up the released availability.

4. Assessment

4.1. The property is suitable for the proposed use and whilst the hall could potentially be sold on the open market, demand is most likely to be restricted to the immediate locality. The proposal delivers around £1 million of investment in local facilities and the reopening of the hall for community use.

4.2. The organisation is well established and has capacity. Blantyre Soccer Academy has a track record of securing funding and delivering projects. Whilst this is the largest scale project undertaken, the risk of failure is considered low.

4.3. The Community Benefit has been assessed at a score of 120 which would equate to 86% discount on market value. The request is to purchase at £1, however, Blantyre Soccer Academy are aware that, if the asset transfer is approved, the Council expects a capital receipt.

4.4. Whilst the request is for ownership of a large area of land, the continued use of the area for community activity is protected by its status as priority greenspace in the current development plan, the context of the latest planning policies such as the recent NPF4 and the fact that if Blantyre Soccer Academy were to propose to develop the site for alternative purposes, they would require to repay grant funding that they receive through the SFA. The Grassroots Football Facilities Fund grant conditions last for 25 years.

4.5. Therefore, it is considered highly unlikely that consent to redevelop the site for residential purposes would be permitted in the foreseeable future. To mitigate any remaining risk, the sale should be conditional upon planning consent being granted for the project and evidence of the funding package prior to settlement.

- 4.6. Whilst no intrusive site investigations have taken place, a previous Desktop study of the ground conditions based on a search of available published information noted that the site is part of a former colliery and the potential for contamination on the site from its historic use was regarded as High. The ground, which is raised from road level, is made ground of soft clay and silt with stronger clay at a depth of 5 metres while rock is believed to be at considerable depth. It is, therefore, anticipated that complex foundation solutions would be required for any development. In light of these factors, it is considered that the viability of development of the site would be very challenging.
- 4.7 The statutory guidance on asset transfer highlights that condition can be imposed to return any increase in value to the authority where the price was based on a lower valuation for a particular use, if the use of the property is changed. It is recommended, therefore, that a condition of this nature is included in the sale.

5. Proposal

- 5.1. It is proposed to dispose of the former Larkfield Hall and Stonefield Road pitches along with all future maintenance responsibilities, as shown on the attached plan, to Blantyre Soccer Academy, on the following principal terms and conditions;
1. The purchase price £13,300 i.e. 14% of District Valuers valuation (exclusive of VAT)
 2. The sale to be conditional upon
 - a. Planning consent for the pitch upgrade
 - b. Evidence of the availability of funding to deliver the pitch upgrade, including a robust strategy for the financial gap between the Grant and the projected cost.
 - c. Protection in the title for the value of any change of use
 3. The date of entry to be mutually agreed
 4. Each party to bear their own legal fees and expenses

6. Employee Implications

- 6.1. There are no employee implications.

7. Financial Implications

- 7.1. The proposed asset transfer removes the future liability for the maintenance of the hall, currently estimated at £5,000 per annum.
- 7.2. Although the disposal is at less than the assessment of market value, there is no guarantee of a purchaser for the hall and pitches should it be placed on the open market.
- 7.3. The proposed asset transfer will deliver circa £1 million of investment in the community facilities.

8. Climate Change, Sustainability and Environmental Implications

- 8.1. There are no implications for climate change, sustainability or the environment in terms of the information contained within the report.

9. Other Implications

- 9.1 The proposal will see a reduction in the requirement for Blantyre Soccer Academy to book other facilities and consideration has been given to the potential impact on SLLC income resulting from the loss of these bookings. Whilst there may be a temporary interruption of income, SLLC are confident that other local clubs will take up the opportunity for additional bookings and, therefore, the proposal has minimal long term impact.

- 9.2. In terms of the Community Empowerment (Scotland) Act 2015, the Council has until 22 March 2024 to provide a notice of its decision whether to agree to or refuse the asset transfer request.
- 9.3. The organisation has a right to appeal to Scottish Ministers should a decision not be made in that timescale or the asset transfer request be refused or they consider any condition imposed to be disproportionate.
- 10. Equality Impact Assessment and Consultation Arrangements**
- 10.1 Consultation has taken place with the SLLC, Land Services, Planning, Legal, and Finance Services as well as having been published for public consultation.
- 10.2. This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy and, therefore, no impact assessment is required.

Stephen Gibson
Executive Director (Housing and Technical Resources)

8 February 2024

Link(s) to Council Values/Priorities /Outcomes

- ◆ Accountable, effective, efficient and transparent
- ◆ Focused on people and their needs
- ◆ Working with and respecting others

Previous References

- ◆ None

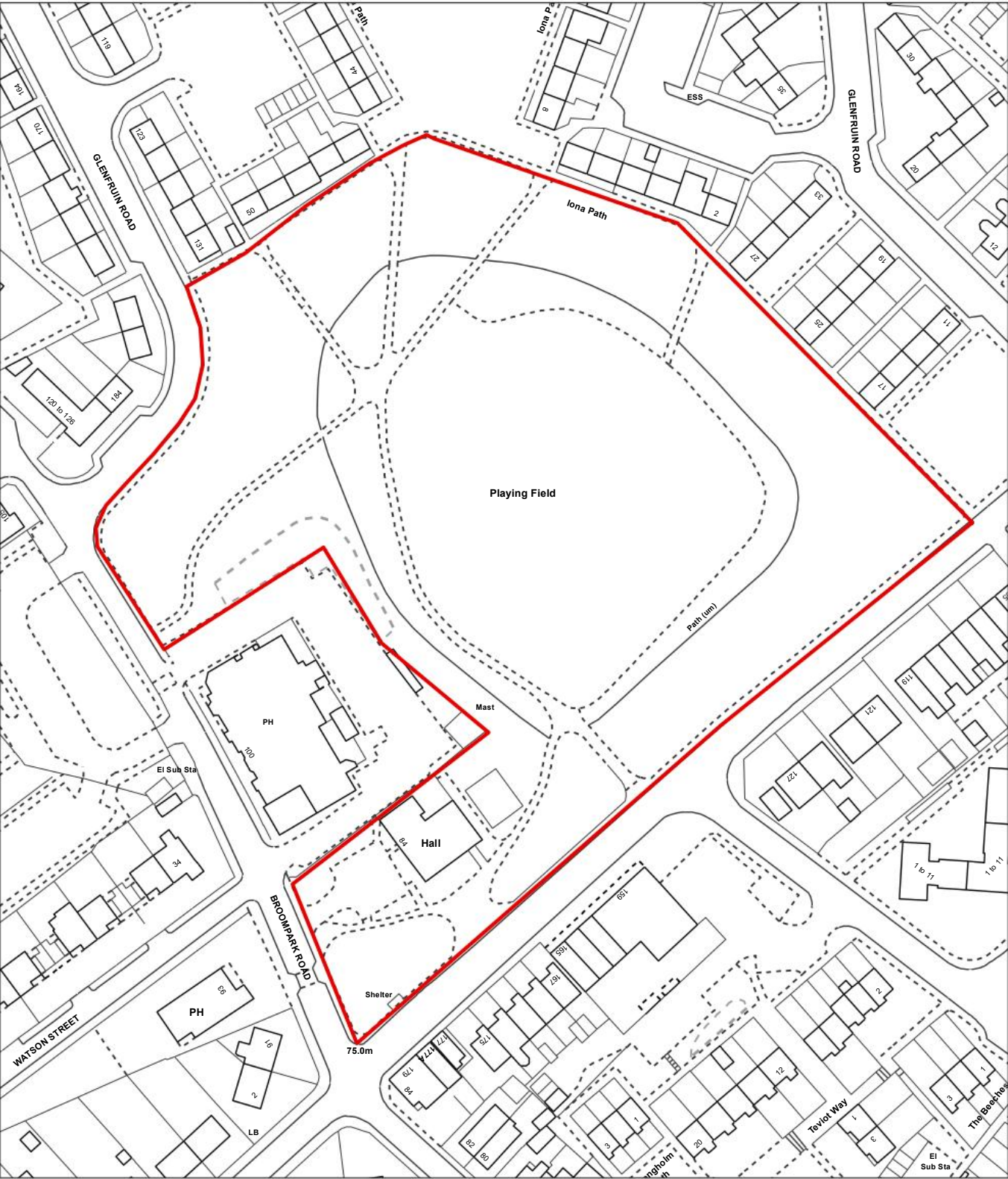
List of Background Papers

- ◆ CAT reference CAT/23/0009

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

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Report

11

Report to:	Executive Committee
Date:	21 February 2024
Prepared by:	Director, Health and Social Care

Subject:	National Care Service - Update
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1. Purpose of Report

1.1. The purpose of the report is to:

- ◆ to provide the Committee with an update on the National Care Service (Scotland) Bill

2. Recommendation(s)

2.1. The Committee is asked to approve the following recommendation(s):

- (1) that the update provided on the National Care Service (Scotland) Bill is noted.

3. Background

3.1. The National Care Service (NCS) Bill was published in June 2022 and provided for the establishment of a NCS, under the responsibility of Scottish Ministers. The Bill, as published in 2022, provided for the transfer of listed social care and social work local authority functions, staff and assets to Scottish Ministers or newly established local care boards.

3.2. In responding to the NCS Bill, COSLA Leaders reiterated their commitment to improving the quality and delivery of social care services in Scotland. Leaders noted the significant value in keeping care local but did recognise benefits that a NCS designed to complement, not disrupt, local service delivery could bring. Leaders did not accept that the best way to secure improved outcomes for people was through expensive and disruptive structural reform and the transfer of Local Government staff, functions, and assets to a NCS.

3.3. On 22 November 2022, South Lanarkshire Council unanimously agreed a motion calling on the Scottish Government:-

- a. To focus the objectives of the proposed National Care Service on developing high care standards and entitlements across Scotland and on workforce planning to support the recruitment of more, high quality care staff to meet the growing demand
- b. To abandon forthwith those parts of the Bill which take powers and responsibilities from councils to Ministers and Boards as being highly damaging and unaffordable
- c. To enable the provision of a care service with local delivery, local accountability, and care users and care staff at its heart
- d. To fund Local Authorities fairly and equitably in such a way as to enable them to deliver key council – and specifically care services – effectively

4. Update

- 4.1. The NCS Bill is currently at Stage 1 and the general principles of the National Care Service are being examined by the Scottish Parliament's Health, Social Care and Sport Committee (alongside work being undertaken by other Parliamentary Committees).
- 4.2. The deadline for completion for consideration of the NCS Bill at Stage 1 had been 17 March 2023. This was then extended to 30 June 2023, before being further extended to 31 January 2024.
- 4.3. In June 2023, the Scottish Government reached an initial agreement with local government and the NHS about accountability arrangements for the NCS. The agreement aimed to establish who will be responsible for people's care once the NCS is established, with overall legal accountability to be shared between Scottish Government, the NHS and local government. It also included the default position that local authorities retain legal responsibility for the delivery of social care and social work functions, as well as retaining staff and assets.
<https://www.cosla.gov.uk/news/2023/partnership-on-national-care-service-published>
- 4.4. On 7 November 2023, the Health, Social Care and Sport Committee wrote to the Scottish Government seeking clarity on Scottish Government's intent with the NCS Bill and possible amendments they might wish to make in light of the June agreement reached with COSLA Leaders. A full copy of that letter is available here:
<https://www.parliament.scot/-/media/files/committees/health-social-care-and-sport-committee/correspondence/2023/ncs-convener-to-minister-november-2023.pdf>
- 4.5. On 6 December 2023, the Minister for Social Care, Mental Wellbeing and Sport wrote to the Scottish Parliament's Health, Social Care and Sport Committee in response to their Stage 1 scrutiny of the Bill. A full copy of that letter is available here:
<https://www.parliament.scot/-/media/files/committees/health-social-care-and-sport-committee/correspondence/2023/national-care-service-minister-response-december-2023.pdf>
- 4.6. On 11 December 2023, Minister for Social Care, Mental Wellbeing and Sport wrote to the Scottish Parliament's Finance and Public Administration Committee with the Scottish Government's response to the report of 1 December 2022 by the Committee on the Financial Memorandum for the NCS Bill. A full copy of that letter is available here:
https://www.parliament.scot/-/media/files/committees/finance-and-public-administration-committee/correspondence/2023/ncsbillfm_ministerscmwstoconvener_11dec23.pdf
- 4.7. As agreed by Leaders, COSLA officers have been clear with the Scottish Government that the complexity of the issues at hand have meant that the timescales for completing required work and negotiations have remained extremely challenging.
- 4.8. Officers from South Lanarkshire Council have continued to engage with this process through multiple mechanisms, alongside representative bodies including COSLA. In doing this, officers have underlined the analysis by Audit Scotland of the significant funding shortfalls and demand pressures that adult and older people's social care are currently facing - as is the situation locally – with unavoidable consequences for the local provision of services.

The significant challenges of demand and budget pressures being faced by children's social work have also been reiterated.

- 4.9. On 17 January 2024, the Scottish Parliament agreed and the Scottish Government confirmed that consideration of the NCS Bill at Stage 1 would be extended to 1 March 2024.

5. Employee Implications

- 5.1. Under the initial agreement referred to at 4.3, staff will continue to be employed by local authorities.
- 5.2. There are no direct employee implications associated with this report.

6. Financial Implications

- 6.1. In evidence provided to the Scottish Parliament's Finance and Public Administration Committee on 25 January 2024, the Minister for Social Care, Mental Wellbeing and Sport has stated that planned amendments to the NCS Bill means that the set-up costs are now estimated by Scottish Government as being between £120m and £227m over the full 10 years since introduced.
- https://www.parliament.scot/chamber-and-committees/official-report/search-what-was-said-in-parliament/meeting-of-parliament-25-01-2024?meeting=15673&iob=133709#orscontributions_M5669E393P730C2554150
- 6.2. There are no direct financial implications associated with this report.

7. Climate Change, Sustainability and Environmental Implications

- 7.1. There are no implications for climate change, sustainability or the environment in terms of the information contained in this report.

8. Other Implications

- 8.1 The following is included in the Council's top risk register as presented to the Risk and Audit Scrutiny Committee at its October 2023 meeting:-
- ♦ the council is materially affected by the implications arising from the National Care Service Bill (high risk)
- 8.2 The updated risk rating reflects the initial agreement referred to at 4.3 and is reinforced by the developments since then, as described in this report.

9. Equality Impact Assessment and Consultation Arrangements

- 9.1. This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy and, therefore, no impact assessment is required.
- 9.2. There is also no requirement to undertake any consultation in terms of the information contained in this report.

Professor Soumen Sengupta
Director, Health and Social Care

5 February 2024

Link(s) to Council Values/Priorities/Outcomes

- ◆ Accountable, effective, efficient and transparent

Previous References

- ◆ 22 November 2022 – Motion on NCS to South Lanarkshire Council.

Background Papers

- ◆ <https://www.cosla.gov.uk/news/2023/partnership-on-national-care-service-published>
- ◆ <https://www.parliament.scot/-/media/files/committees/health-social-care-and-sport-committee/correspondence/2023/ncs-convener-to-minister-november-2023.pdf>
- ◆ https://www.parliament.scot/-/media/files/committees/finance-and-public-administration-committee/correspondence/2023/ncsbillfm_ministerscmwstoconvener_11dec23.pdf
- ◆ <https://www.audit-scotland.gov.uk/publications/integration-joint-boards-financial-analysis-202122>
- ◆ https://www.parliament.scot/chamber-and-committees/official-report/search-what-was-said-in-parliament/meeting-of-parliament-25-01-2024?meeting=15673&iob=133709#orscontributions_M5669E393P730C2554150

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

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