

HOUSING AND TECHNICAL RESOURCES COMMITTEE

Minutes of meeting held via Confero and in the Council Chamber, Council Offices, Almada Street, Hamilton on 14 December 2022

Chair:

Councillor Davie McLachlan

Councillors Present:

Councillor Walter Brogan, Councillor Archie Buchanan, Councillor Mathew Buchanan, Councillor Janine Calikes, Councillor Gerry Convery, Councillor Margaret Cooper, Councillor Andrea Cowan, Councillor Maureen Devlin, Councillor Colin Dewar, Councillor Allan Falconer, Councillor Grant Ferguson, Councillor Alistair Fulton, Councillor Ross Gowland, Councillor Geri Gray, Councillor Lynsey Hamilton, Councillor Ross Lambie, Councillor Martin Lennon (Depute), Councillor Richard Lockhart, Councillor Julia Marrs, Councillor Ian McAllan, Councillor Kenny McCreary, Councillor Norman Rae, Councillor David Shearer, Councillor Helen Toner (*substitute for Councillor John Bradley*)

Councillors' Apologies:

Councillor John Bradley, Councillor Joe Fagan (ex officio)

Attending:

Finance and Corporate Resources

H Calley, Administration Officer; H Goodwin, Finance Manager (Resources); E Maxwell, HR Business Manager; K McLeod, Administration Assistant; L O'Hagan, Finance Manager (Strategy); M M Wilson, Legal Services Manager; L Wyllie, Administration Assistant

Housing and Technical Resources

S Gibson, Executive Director; S Egan, Area Housing Manager; A Finnan, Head of Housing Services; J Forbes, Head of Property Services; G McParland, Section Leader (Capital Transactions); C Mitchell, Strategy and Support Manager

1 Declaration of Interests

No interests were declared.

2 Minutes of Previous Meeting

The minutes of the meeting of the Housing and Technical Resources Committee held on 5 October 2022 were submitted for approval as a correct record.

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

3 Revenue Budget Monitoring 2022/2023 - Housing and Technical Resources (excl Housing Revenue Account (HRA))

A joint report dated 23 November 2022 by the Executive Directors (Finance and Corporate Resources) and (Housing and Technical Resources) was submitted advising of the actual expenditure measured against the revenue budget for the period 1 April to 4 November 2022 for Housing and Technical Resources (excl HRA).

As at 4 November 2022, there was a breakeven position against the phased budget.

Virements were proposed to realign budgets, as detailed in appendices B and C to the report.

The Committee decided:

- (1) that the breakeven position as at 4 November 2022 on the Housing and Technical Resources' (excl HRA) revenue budget, as detailed in Appendix A of the report, be noted; and
- (2) that the proposed budget virements be approved.

[Reference: Minutes of 5 October 2022 (Paragraph 3)]

4 Revenue Budget Monitoring 2022/2023 - Housing and Technical Resources - Housing Revenue Account (HRA)

A joint report dated 23 November 2022 by the Executive Directors (Finance and Corporate Resources) and (Housing and Technical Resources) was submitted advising of the actual expenditure measured against the revenue budget for the period 1 April to 4 November 2022 for Housing and Technical Resources (HRA).

As at 4 November 2022, there was a breakeven position against the phased budget.

The Committee decided: that the breakeven position on the Housing and Technical Resources' HRA revenue budget, as detailed in Appendix A of the report, be noted.

[Reference: Minutes of 5 October 2022 (Paragraph 4)]

5 Capital Budget Monitoring 2022/2023 - Housing and Technical Resources (excl Housing Revenue Account (HRA))

A joint report dated 23 November 2022 by the Executive Directors (Finance and Corporate Resources) and (Housing and Technical Resources) was submitted advising of progress on the capital programme for Housing and Technical Resources (excl HRA) for the period 1 April to 4 November 2022.

At its meeting on 5 October 2022, this Committee noted that the budget for Housing and Technical Resources for the financial year 2022/2023 totalled £8.486 million. There had been no change to the budget since the last report to the Committee.

Anticipated spend to date was £1.045 million and spend to 4 November 2022 amounted to £0.924 million, an underspend of £0.121 million. This mainly reflected the timing of spend on the multi-year and multi-project Prioritised Urgent Investment and Principal Offices programmes.

The Committee decided: that the Housing and Technical Resources' (excl HRA) capital programme of £8.486 million and expenditure to date of £0.924 million be noted.

[Reference: Minutes of 5 October 2022 (Paragraph 5)]

6 Capital Budget Monitoring 2022/2023 - Housing and Technical Resources (Housing Revenue Account (HRA))

A joint report dated 23 November 2022 by the Executive Directors (Finance and Corporate Resources) and (Housing and Technical Resources) was submitted advising of progress on the capital programme for Housing and Technical Resources (HRA) for the period 1 April to 4 November 2022.

The Housing Capital Programme for 2022/2023 totalled £66.361 million and was detailed, along with the funding sources, at Appendix A to the report. Actual expenditure to 4 November 2022 was £30.783 million.

The Committee decided: that the revised Housing and Technical Resources' (HRA) capital programme of £66.361 million and expenditure to date of £30.783 million be noted.

[Reference: Minutes of 5 October 2022 (Paragraph 6)]

7 Housing and Technical Resources – Workforce Monitoring – August and September 2022

A joint report dated 23 November 2022 by the Executive Directors (Finance and Corporate Resources) and (Housing and Technical Resources) was submitted on the following employee information for Housing and Technical Resources for August and September 2022:-

- ◆ attendance statistics
- ◆ occupational health statistics
- ◆ accident/incident statistics
- ◆ discipline, grievance and Dignity at Work cases
- ◆ analysis of leavers and exit interviews
- ◆ Staffing Watch as at 10 September 2022

The Committee decided: that the report be noted.

[Reference: Minutes of 5 October 2022 (Paragraph 7)]

8 Acquisition of Houses at Former Philips Factory Site, Wellhall Road, Hamilton - Section 75 Planning Reference PL/21/1697

A report dated 21 November 2022 by the Executive Director (Housing and Technical Resources) was submitted requesting approval to acquire 40 homes at the former Philips factory site, Wellhall Road, Hamilton from Lovell Homes, for inclusion in the Council's housing stock in fulfilment of the planning obligations associated with the residential development of the site.

The site at the former Philips factory, Wellhall Road in Hamilton, had been identified within the Council's Strategic Housing Investment Plan as a priority site in delivering the Council's target of 1,300 additional homes by 2027.

The application for the development of the site had been approved by the Planning Committee on 15 February 2022 for the erection of 163 dwellings by Lovell Homes and included an obligation for an on-site provision of up to 40 affordable homes.

The Council entered into discussions with Lovell Homes to provide its planning obligation for new affordable homes via a turnkey arrangement, with the Council only paying the full amount due on completion of each house. The proposal provided by Lovell Homes had been assessed by the Council's Technical and Commercial Team as presenting value for money. Therefore, it was proposed to acquire 40 completed properties subject to the following principal conditions:-

- ◆ the Council would pay a deposit of the land value of £1,238,183.81 plus VAT
- ◆ an additional payment of £25,000 would be made for each foundation completed on a quarterly basis
- ◆ 50% of balance per total number of roofs tiled, payable quarterly for all roofs tiled within the period
- ◆ the balance of the purchase price would be paid upon completion and transfer of title
- ◆ the properties would be acquired in batches of 6 units or more, at a time
- ◆ the Council would obtain a standard security over the site until such times as all properties had been completed
- ◆ the Council would receive a third party warranty covering defects and structure
- ◆ each party would be responsible for their own legal fees

In line with the Home+ Programme, including the new target established at the Executive Committee on 30 November 2022, acquisition of the plots would be funded through a combination of Scottish Government grant funding, HRA capital investment and Council borrowing.

Should expected levels of Scottish Government grant be received and average costs for borrowing and capital contributions be continued, it was expected that the new build aspect of the Home+ programme and, in particular, the acquisitions of those plots, would have a neutral impact to the HRA Business Plan over a 40-year period. This would mean that over the 40-year period, the net cost of the additional borrowing and all other costs would be met from the additional rental income received.

Whilst there was a neutral impact on the HRA Business Plan over a 40-year period, there were initial construction and purchase costs which would have an impact on the cash flow in the early years of the programme. The estimated costs had been included in the Business Plan in respect of the rent uplift projections for 2023/2024.

Officers responded to members' questions, providing details of the size and type of properties being acquired.

The Committee decided:

- (1) that the Executive Director (Housing and Technical Resources) be authorised to acquire 40 completed affordable homes from Lovell Homes for a total price not in excess of £7.0 million (which included the cost of land) to fulfil the planning obligations associated with the residential development of the site; and
- (2) that authority be granted to the Executive Director (Housing and Technical Resources), in conjunction with the Head of Administration and Legal Services, to conclude transactions in the appropriate manner and in the best interests of the Council.

[Reference: Minutes of Planning Committee of 15 February 2022 (Paragraph 9) and Minutes of the Executive Committee of 30 November 2022 (Paragraph 7)]

9 Acquisition of Houses at Brackenhill Farm, Hamilton - Section 75 Planning Reference PL/21/2093

A report dated 21 November 2022 by the Executive Director (Housing and Technical Resources) was submitted requesting approval to acquire 50 homes at Brackenhill Farm, Hamilton from Taylor Wimpey for inclusion in the Council's housing stock, in fulfilment of the planning obligations associated with the residential development of the site.

The site at Brackenhill Farm in Hamilton had been identified within the Council's Strategic Housing Investment Plan as a priority site in delivering the Council's target of 1,300 additional homes by 2027. The site formed one part of the Hamilton Community Growth Area (CGA), which was located on the south west edge of Hamilton and was designated for residential development to meet Glasgow and Clyde Valley Structure Plan requirements for the release of 2,000 houses.

The application for the development of the site had been approved by the Planning Committee on 11 October 2022 for the erection of 53 dwellings by Taylor Wimpey and included an obligation for an on-site provision of up to 50 affordable homes.

The Council entered into discussions with Taylor Wimpey to provide its planning obligation for new affordable homes via a turnkey arrangement, with the Council only paying the full amount due on completion of each property. The proposal provided by Taylor Wimpey had been assessed by the Council's Technical and Commercial Team as presenting value for money. Therefore, it was proposed to acquire 50 completed properties subject to the following principal conditions:-

- ◆ the Council would pay a deposit of £20,000 per unit
- ◆ an additional payment of £25,000 would be made for each foundation completed and valued on a quarterly basis
- ◆ 50% of balance per total number of roofs tiled, payable quarterly for all roofs tiled within the period
- ◆ the balance of the purchase price would be paid upon completion and transfer of title
- ◆ the properties would be acquired in batches of 6 units or more, at a time
- ◆ the Council would obtain a standard security over the site until such times as all properties had been completed
- ◆ the Council would receive a third party warranty covering defects and structure
- ◆ each party would be responsible for their own legal fees

In line with the Home+ Programme, including the new target established at the Executive Committee on 30 November 2022, acquisition of the plots would be funded through a combination of Scottish Government grant funding, HRA capital investment and Council borrowing.

Should expected levels of Scottish Government grant be received and average costs for borrowing and capital contributions be continued, it was expected that the new build aspect of the Home+ programme and in particular, the acquisitions of those plots, would have a neutral impact to the HRA Business Plan over a 40-year period. This would mean that over the 40-year period, the net cost of the additional borrowing and all other costs would be met from the additional rental income received.

Whilst there was a neutral impact on the HRA Business Plan over a 40-year period, there were initial construction and purchase costs which would have an impact on the cash flow in the early years of the programme. The estimated costs had been included in the Business Plan in respect of the rent uplift projections for 2023/2024.

The Committee decided:

- (1) that the Executive Director (Housing and Technical Resources) be authorised to acquire 50 completed affordable homes from Taylor Wimpey for a total price not in excess of £8.545 million, which included the cost of land, to fulfil the planning obligations associated with the residential development of the site; and
- (2) that authority be granted to the Executive Director (Housing and Technical Resources), in conjunction with the Head of Administration and Legal Services, to conclude transactions in the appropriate manner and in the best interests of the Council.

[Reference: Minutes of Planning Committee of 11 October 2022 (Paragraph 6) and Minutes of the Executive Committee of 30 November 2022 (Paragraph 7)]

10 Policy and Strategy Review Schedule

A report dated 22 November 2022 by the Executive Director (Housing and Technical Resources) was submitted requesting approval for the Policy and Strategy Review Schedule for Housing and Technical Resources.

The Policy and Strategy Review Schedule was established in October 2011 with regular updates provided, most recently on 8 December 2021. It assisted annual service planning by providing a timeframe for the formal review of all key housing policies and strategies. It informed the development of the annual work plan for customer involvement and provided a basis for the Council to ensure that its statutory obligations were delivered.

The proposed Schedule reflected changes in the local and national policy context and was attached as Appendix 1 to the report. It set out:-

- ◆ details of housing policies and strategies
- ◆ the frequency of reviews
- ◆ when the reviews were next scheduled to take place

As part of the policy and strategy review process, associated procedures and protocols, which supported the delivery of services, were also considered and reviewed as appropriate. This ensured that scope for service improvements was also considered as part of the review process.

The scope of the policy/strategy areas covered by the Schedule was consistent with the key service areas identified by the Scottish Housing Regulator's regulatory framework, as detailed in the report.

In addition to the areas detailed in the report, the review also incorporated key housing and other strategies which the Resource had lead responsibility for within the Council.

The Schedule would inform the next round of Resource and Service Plans for 2023/2024 and would be used to establish a joint programme for customer engagement.

The proposed frequency of review was considered appropriate to the individual policy or strategy area. An updated Schedule would be presented to this Committee on an annual basis which would advise of progress and any amendments to the Schedule.

The Committee would continue to be fully updated in relation to the development of the specific policies and strategies contained within the Schedule.

The Committee decided:

- (1) that the Policy and Strategy Review Schedule, attached as Appendix 1 to the report, be approved; and
- (2) that the outcome of policy and strategy reviews be reported to future Committees, in line with the Schedule.

[Reference: Minutes of 8 December 2021 (Paragraph 9)]

11 Enhancements to the South Lanarkshire Council Open Market Purchase Scheme

A report dated 22 November 2022 by the Executive Director (Housing and Technical Resources) was submitted requesting approval to broaden the scope of South Lanarkshire's Open Market Purchase Scheme (OMPS).

The current OMPS had been approved by this Committee at its meeting on 1 July 2015 and amended on 17 February 2021. The Scheme aimed to help increase the supply of Council housing to meet housing need, whilst maximising use of Scottish Government Affordable Housing Supply Programme funding.

The requirements of the current criteria for the OMPS, which aligned with the key strategic outcomes set out within the South Lanarkshire Local Housing Strategy 2022 to 2027, were detailed in the report.

On 17 February 2021, this Committee approved the extension of the criteria for the OMPS to include consideration of long-term empty properties in the private sector not being marketed for sale. This extension stipulated that the property required to be empty for at least a 24-month period, as detailed within Council Tax records.

On 30 November 2022, the Executive Committee had approved a new target to deliver an additional 1,300 Council homes within South Lanarkshire by 2027. To support the Council in achieving this target and to align with updated strategic priorities within the new South Lanarkshire Local Housing Strategy 2022 to 2027, it was proposed that the current OMPS be revised to take account of 1 amendment to the current provisions and the addition of 2 new criteria.

An outline of the context and rationale for the amendment and additions was detailed in Appendix 1 of the report. It was noted that the proposed amendment and additions to the OMPS would operate in conjunction with the existing criteria detailed in the report.

It was proposed that the scope provided through the OMPS to purchase long-term empty properties be revised:-

- ♦ to allow private sector properties which were not being actively marketed for sale and which had been empty for a period of more than 12 months, as determined by Council Tax records, to be considered by the Council for purchase under the Scheme

Proposed criteria to expand the scope within which the Council would purchase properties through the OMPS were:-

- ♦ that owner occupiers and private landlords of former Council properties could contact the Council directly with the offer of property for sale
- ♦ that the Council could engage with private landlords, who currently leased properties to the Council but no longer wished to remain in the sector, to purchase their properties directly from them

Following approval, it was proposed that the amendment to the current OMPS and the additional new criteria, as detailed in the report, be introduced with immediate effect.

Details relating to the enhanced Scheme would be appropriately publicised and promoted, and Housing and Technical Resources would develop new or revised internal procedures and guidance to facilitate those enhancements.

Performance in relation to the number of purchases completed as part of the OMPS would continue to be reported to this Committee as part of the annual Strategic Housing Investment Plan report.

This Committee would continue to actively monitor national context and consider any further proposals that might be appropriate to acquire properties to help increase the supply of affordable housing and meet identified housing needs.

Any future proposals to further develop the Scheme would be reported to this Committee for approval.

Officers responded to members' questions in terms of the Council's increased presence in the housing market and pressure across the housing system.

The Committee decided: that the enhanced Open Market Purchase Scheme, as outlined in the report, be approved.

[Reference: Minutes of 17 February 2021 (Paragraph 12) and Minutes of the Executive Committee of 30 November 2022 (Paragraph 7)]

12 Lease of 26 Units within the Former Student Residencies at 2 Barrack Street, Hamilton for the Purposes of Accommodating Ukrainian Refugees and Resettlement

A report dated 22 November 2022 by the Executive Director (Housing and Technical Resources) was submitted on action taken, in terms of Standing Order No 37(c) because of the timescales involved, by the Executive Director (Housing and Technical Resources), in consultation with the Chair and an ex officio member, to enter into a lease agreement to provide accommodation for refugees at 2 Barrack Street, Hamilton.

In March 2022, the UK Government had established a Homes for Ukrainian Scheme to enable individuals fleeing the conflict in Ukraine to move to and secure accommodation in the United Kingdom. The Scottish Government had established the 'Scottish Super Sponsor' Scheme to assist individuals seeking to move to Scotland by selecting the Scottish Government as their sponsor.

This Council, along with other local authorities, played a key role in delivering the Scheme and currently operated a welcome hub, on behalf of the Scottish Government, providing temporary accommodation and support to "Ukrainian Displaced Persons" when they arrived in Scotland. The Council's Resettlement Team worked to assist those housed at the hub move towards a more permanent home.

The level of demand for the Scheme had led to significant pressure on the availability of accommodation and the Scottish Government had written to councils on a number of occasions to ask if they would consider accommodation options that could be progressed to meet the needs of Ukrainian households.

Having previously utilised part of the property for temporary accommodation to support homeless households during the COVID-19 pandemic, Housing and Technical Resources had identified the subjects at 2 Barrack Street, Hamilton as a suitable accommodation option.

The subjects were vacant, following purchase by C&S Facilities Management Limited from the University of West of Scotland in 2022, and offered 26 accommodation units with 6 individual rooms in each, split over 3 separate blocks.

It had been agreed that the lease and all associated services relating to the proposed accommodation at 2 Barrack Street, Hamilton be delivered at no overall cost to the Council.

The proposal was to utilise the subjects as interim accommodation for parties currently residing in short-term 'welcome hub' hotel accommodation, whilst they were supported to find settled accommodation in South Lanarkshire or elsewhere.

Following positive discussions with the subject owners and the Scottish Government, Housing and Technical Resources entered into negotiations with C&S Facilities Management Limited for the lease of occupation of 26 units for use by the Council for the purposes of interim accommodation of up to 200 Ukrainian refugees.

Terms and conditions had been agreed with C&S Facilities Management Limited and those were detailed in the report.

The cost of the works required to bring the internal accommodation up to a standard suitable for letting, which would be carried out by the landlord, would be recharged to the Council and reimbursed by the Scottish Government and the Homes for Ukraine Tariff Grant.

The Committee decided: that the following action taken, in terms of Standing Order No 37(c), by the Executive Director (Housing and Technical Resources), in consultation with the Chair and an ex officio member, be noted:-

- ◆ that the Executive Director (Housing and Technical Resources) lease the subjects at 2 Barrack Street, Hamilton to meet the identified housing needs for Ukrainian refugees, on the principal terms and condition set out in Section 4 of the report
- ◆ that the Executive Director (Housing and Technical Resources, in conjunction with the Head of Administration and Legal Services, to conclude matters and to enter into the necessary legal agreements on terms which were in the best interests of the Council

13 Disposal of Montrose House, Montrose Crescent, Hamilton

A report dated 21 November 2022 by the Executive Director (Housing and Technical Resources) was submitted requesting approval for the disposal of the site of the former Council Offices at Montrose House, Montrose Crescent, Hamilton to AC Land Regeneration Limited (or assignees or nominees).

The introduction of more agile ways of working had led to a reduction in the floorspace requirements of office accommodation for the Council. On that basis, Montrose House, Montrose Crescent, Hamilton, formerly used by the Council as office accommodation, had been declared surplus by the Executive Committee on 2 March 2022.

The property had been marketed with a closing date of 8 July 2022. One offer had been received from AC Land Regeneration Limited which was considering a range of redevelopment options for the site, however, was initially focusing on use as a rental opportunity for one of its businesses. The current proposal, which was subject to detailed planning consent, was to redevelop the building and rent it as commercial premises, although other uses were still being considered.

AC Land Regeneration Limited had offered terms to purchase the Council's interest for £205,000, exclusive of VAT. The offer was conditional on satisfactory Title which the bidder had informally advised was satisfactory to them upon carrying out initial due diligence.

It was proposed to dispose of Montrose House, Montrose Crescent, Hamilton, as detailed in the report, to AC Land Regeneration Limited (or assignees or nominees) subject to the following principal conditions:-

- ◆ the purchase price to be £205,000, exclusive of VAT
- ◆ the offer would be subject to satisfactory Title
- ◆ the purchasers to meet the Council's reasonably incurred legal fees

Some employees within Montrose House still had to be relocated to alternative premises to allow Montrose House to be sold with vacant possession. Arrangements had already been made for the redeployment of Facilities Management employees and Council officers would be redeployed when the building fully closed.

Officers responded to members' concerns regarding the marketing of the property, level of interested parties, the offer made and the valuation process. It was noted that delaying the sale could result in losing the offer from AC Land Regeneration Limited.

The Committee decided:

- (1) that Montrose House, Montrose Crescent, Hamilton be disposed of to AC Land Regeneration Limited (or assignees or nominees) for the sum of £205,000, exclusive of VAT, and in terms of the principal conditions contained in Section 4 of the report; 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 other matters pertaining to the disposal of the site and to enter into the necessary legal agreements on terms which were in the best interests of the Council.

[Reference: Minutes of the Executive Committee of 2 March 2022 (Paragraph 10)]

In terms of Standing Order No 14, the Chair adjourned the meeting at 11.10am. The meeting reconvened at 11.20am

14 Disposal of Vacant Domestic Dwelling House at 49 Nevis Avenue, Hamilton

A report dated 21 November 2022 by the Executive Director (Housing and Technical Resources) was submitted requesting approval to declare the vacant property at 49 Nevis Avenue, Hamilton surplus to the operational requirements of Housing Services and progress its disposal.

The property at 49 Nevis Avenue, Hamilton had been acquired by the Council in 2000 and comprised of a 3 bedroom mid-terraced property.

The property had been constructed in 1975 within an estate formerly owned by the Scottish Special Housing Association. Latterly, the estate consisted of a majority of privately owned properties as well as a number of properties owned and let by Clyde Valley Housing Association.

The property had been initially purchased by the Council to be utilised as temporary homeless accommodation, meeting the demand and requirements for the Service at that time.

In 2013, the property ceased being used as temporary homeless accommodation due to the resulting management issues within this locale and had been let as a mainstream property since that time. The property was currently vacant and situated outwith a Council managed area.

Disposal of the property would generate a capital receipt which would contribute to the Housing Revenue Account's Capital Programme and reduce the Council's liability in terms of management and maintenance.

The Committee decided:

- (1) that the vacant property at 49 Nevis Avenue, Hamilton be declared surplus to the operational requirements of Housing Services;
- (2) that the Executive Director (Housing and Technical Resources) be authorised to progress disposal of the property from the Housing Account through the Council's normal surplus property procedure; and
- (3) that the Executive Director (Housing and Technical Resources), in consultation with the Head of Administration and Legal Services, be authorised to conclude all matters in respect of any subsequent disposal and enter into the necessary legal agreements in terms which were in the best interests of the Council.

15 Stonefield Pitches, Blantyre – Asset Transfer to Blantyre Victoria Youth Football Club

A report dated 23 November 2022 by the Executive Director (Housing and Technical Resources) was submitted providing an update on the request for asset transfer, by lease, of the pitches at Stonefield Road, Blantyre to Blantyre Victoria Youth Football Club (FC) and requesting approval of the principal terms and conditions of asset transfer, as detailed in the report.

The pitches and pavilion at Stonefield Road, Blantyre were currently managed by South Lanarkshire Leisure and Culture (SLLC).

Blantyre Victoria Youth FC was the principal user of the pitches and aspired to develop long-term proposals for both the pitches and the pavilion, however, was seeking a lease of the pitches as a first stage. Blantyre Victoria Youth FC had submitted a request for Community Asset Transfer, the validation date for which was 11 May 2022.

The initial request included the pavilion, however, in light of issues associated with the relocation of electric equipment within the pavilion, Blantyre Victoria Youth FC had withdrawn this aspect. Therefore, the request being considered was for the pitches alone, as detailed in Appendix 1 of the report.

In addition to placing the application and supporting documentation on the Council's Planning Portal, notices had been placed on the property advising that the Council was considering an asset transfer. The closing date for responses was 24 June 2022, at which time 58 responses had been received, 52 positive, 1 neutral and 5 negative.

The request had been considered at the Community Asset Transfer Assessment Panel on 30 September 2022 and 9 November 2022 when the property, organisation and project had been taken into consideration.

The Community Asset Transfer Working Group assessed the potential community benefits and recommended that a discount of 93% be applied to the market rental value to reflect the benefits to the community. The majority of the Council's leases to unlicensed sports clubs were at £1 per annum on the basis that all maintenance was undertaken by the tenant and was to a satisfactory standard, therefore, there was no market rental figure.

If the lease was on an annual basis, there would be a loss of income to SLLC and a gain from reduction to ground maintenance to the Council. Across the 2 organisations, the net effect would be minimal at a £1,900 loss, however, it was considered essential that there was clear evidence of delivery of the community benefit to offset this loss.

The risks associated with the asset transfer were considered low, given that the request was for a year-to-year lease. The key concerns were that the land was maintained to a high standard and that there was evidence of benefits to the local community. Therefore, it was proposed that annual renewal of the lease would be dependent upon an annual inspection of the ground conditions and a report from Blantyre Victoria Youth FC evidencing the increased outcomes from control of the pitch passing to the organisation.

It was proposed to lease the pitches at Stonefield Road, Blantyre, as shown on the plan attached to the report, to Blantyre Victoria Youth FC, as detailed in the principal terms and conditions contained in the report.

The asset transfer would result in a loss of income to SLLC of £13,300 per annum. It would also result in a reduction in the costs to the Council of maintaining the land equating to around £11,400.

The Committee decided:

- (1) that the pitches at Stonefield Road, Blantyre be leased to Blantyre Victoria Youth FC, subject to the terms and conditions detailed in the report; 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 lease and enter into the necessary legal agreements on terms which were in the best interests of the Council.

16 Update of the Housing and Technical Resources' Risk Register and Risk Control Plan

A report dated 22 November 2022 by the Executive Director (Housing and Technical Resources) was submitted providing an update on the Housing and Technical Resources' Risk Register and Risk Control actions.

Housing and Technical Resources had followed Council guidance in developing, monitoring and updating its Risk Control Register on an ongoing basis. The Register had been developed to ensure that the Resource:-

- ◆ was fully aware of the top risks
- ◆ was able to prioritise those risks
- ◆ had controls in place to eliminate or minimise the impact of the risk

The risks were scored in accordance with the Council's scoring mechanism based on likelihood and impact of risk. This resulted in risks being scored between 1 to 25 (low to very high). Risks were scored on their inherent risk (risk if nothing was done) and their residual risk (risk after applying controls). The Council's scoring matrix was attached as Appendix 1 to the report.

The Risk Register for the Resource had been developed and was monitored on an ongoing basis by the Resource Risk Management Group to add new risks and to review the score of existing risks. The main changes to the Risk Register, including 4 new risks, were summarised in the report.

Details of all risks which had scored very high and high were provided in Appendix 2 to the report. Risks evaluated as being medium or low risk would be monitored to ensure that they continued to be adequately managed.

Appendix 3 to the report provided a comparison of risk scores for 2021 and 2022. This appendix also detailed changes in risk descriptions.

The Committee decided:

- (1) that the contents of the Resource Risk Register be noted; and
- (2) that it be noted that risk control actions would continue to be progressed by relevant officers.

[Reference: Minutes of 29 September 2021 (Paragraph 18)]

17 Annual Report - Mainstreaming Equality and Diversity within Housing and Technical Resources

A report dated 22 November 2022 by the Executive Director (Housing and Technical Resources) was submitted providing an overview of progress made in relation to mainstreaming equalities within Housing and Technical Resources during 2021/2022 and highlighting the key actions being progressed during 2022/2023.

The Housing and Technical Resources' Equality and Diversity Co-ordinating Group continued to progress the Equality and Diversity work plan and support a consistent approach to mainstreaming equality and diversity across the Resource.

Details were provided on progress made in meeting those commitments during 2021/2022 and detailed the key priorities for 2022/2023.

The Committee decided: that the progress made during 2021/2022 and key actions for 2022/2023 in relation to mainstreaming equalities be noted.

[Reference: Minutes of 8 December 2021 (Paragraph 16)]

18 Delegated Authority Report – Update

A report dated 21 November 2022 by the Executive Director (Housing and Technical Resources) was submitted on transactions processed by Property Services during Quarter 2 of 2022/2023.

The Executive Director (Housing and Technical Resources), under delegated powers, had authority to deal with various transactions including:-

- ◆ leases up to the value of £50,000 per annum and a maximum period of 20 years
- ◆ rent reviews up to an increase of £20,000 per annum
- ◆ disposals up to a value of £200,000
- ◆ acquisitions up to a value of £200,000

Details of the transactions undertaken during Quarter 2, as contained in Appendix 1 of the report, were as follows:-

Quarter 2 2022/2023:

Number of transactions	60
Total value of lease transactions	£305,543 per annum
Total value of capital transactions	£1,594,065
Total value of miscellaneous transactions	£0

The Committee decided: that the report be noted.

[Reference: Minutes of 10 August 2022 (Paragraph 15)]

19 Notification of Contracts Awarded - 1 July to 27 October 2022

A report dated 22 November 2022 by the Executive Director (Housing and Technical Resources) was submitted on contracts awarded by Housing and Technical Resources, valued in excess of £50,000, in the period 1 July to 27 October 2022, as follows:-

- ◆ contracts awarded by Consultancy Services
- ◆ contracts awarded by Procurement Team
- ◆ contracts awarded by Building Services

Details of the contracts and projects were provided in the appendices to the report.

The Committee decided:

- (1) that the contracts awarded by Consultancy Services, as detailed in Appendix A to the report, be noted;
- (2) that the contracts awarded by the Procurement Team, as detailed in Appendix B to the report, be noted; and
- (3) that the sub-contracts awarded by Building Services, as detailed in Appendix C to the report, be noted.

[Reference: Minutes of 10 August 2022 (Paragraph 14)]

20 Urgent Business

There were no items of urgent business.