



Council Offices, Almada Street
Hamilton, ML3 0AA

Tuesday, 16 April 2024

Dear Councillor

Housing and Technical Resources Committee

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

Date: Wednesday, 24 April 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

Davie McLachlan (Chair), Margaret Cowie (Depute Chair), Joe Fagan (ex officio), Walter Brogan, Archie Buchanan, Mathew Buchanan, Janine Calikes, Gerry Convery, Margaret Cooper, Andrea Cowan, Maureen Devlin, Colin Dewar, Allan Falconer, Grant Ferguson, Alistair Fulton, Ross Gowland, Geri Gray, Ross Lambie, Richard Lockhart, Julia Marrs, Ian McAllan, Kenny McCreary, Norman Rae, David Shearer, Kirsty Williams

Substitutes

John Bradley, Robert Brown, Poppy Corbett, Gladys Ferguson-Miller, Martin Hose, Cal Johnston-Dempsey, Susan Kerr, Eileen Logan, Monique McAdams, Richard Nelson, Helen Toner, Margaret B Walker, David Watson

BUSINESS

1 Declaration of Interests

- 2 Minutes of Previous Meeting** 5 - 20
Minutes of the meeting of the Housing and Technical Resources Committee held on 7 February 2024 submitted for approval as a correct record. (Copy attached)

Monitoring Item(s)

- 3 Revenue Budget Monitoring 2023/2024 - Housing and Technical Resources (Excl Housing Revenue Account (HRA))** 21 - 26
Joint report dated 27 March 2024 by the Executive Director (Housing and Technical Resources) and Executive Director (Finance and Corporate Resources). (Copy attached)
- 4 Revenue Budget Monitoring 2023/2024 - Housing and Technical Resources - Housing Revenue Account (HRA)** 27 - 30
Joint report dated 27 March 2024 by the Executive Director (Housing and Technical Resources) and Executive Director (Finance and Corporate Resources). (Copy attached)
- 5 Capital Budget Monitoring 2023/2024 - Housing and Technical Resources (excl Housing Revenue Account (HRA))** 31 - 34
Joint report dated 3 April 2024 by the Executive Director (Housing and Technical Resources) and Executive Director (Finance and Corporate Resources). (Copy attached)
- 6 Capital Budget Monitoring 2023/2024 - Housing and Technical Resources (Housing Revenue Account)** 35 - 38
Joint report dated 27 March 2024 by the Executive Director (Housing and Technical Resources) and Executive Director (Finance and Corporate Resources). (Copy attached)
- 7 Housing and Technical Resources – Workforce Monitoring – December 2023 to February 2024** 39 - 46
Joint report dated 13 March 2024 by the Executive Director (Housing and Technical Resources) and Executive Director (Finance and Corporate Resources). (Copy attached)

Item(s) for Decision

- 8 Proposed Partnership with Social Bite** 47 - 56
Report dated 8 March 2024 by the Executive Director (Housing and Technical Resources). (Copy attached)
- 9 Low Waters Hall, Hamilton – Community Asset Transfer to Low Waters Community Group** 57 - 62
Report dated 5 March 2024 by the Executive Director (Housing and Technical Resources). (Copy attached)

- 10 Former Walston Primary School, Elsrickle – Asset Transfer to Biggar and District Men’s Shed** 63 - 68
Report dated 11 March 2024 by the Executive Director (Housing and Technical Resources). (Copy attached)
- 11 Community Asset Transfer of 33 Smyllum Road, Lanark – 5 year Lease to Healthy Valleys** 69 - 72
Report dated 13 March 2024 by the Executive Director (Housing and Technical Resources). (Copy attached)
- 12 Community Asset Transfer of Former St Leonard's Hall East Kilbride to East Kilbride Men's Shed - 15 Year Lease** 73 - 78
Report dated 13 March 2024 by the Executive Director (Housing and Technical Resources). (Copy attached)
- 13 Tom Craig Centre, 3 Lawhill Road, Law – Lease to Law Boxing Club Limited** 79 - 82
Report dated 13 March 2024 by the Executive Director (Housing and Technical Resources). (Copy attached)
- 14 Bothwell Community Hall, 8 Fallside Road, Bothwell - Lease to Bothwell Futures** 83 - 86
Report dated 13 March 2024 by the Executive Director (Housing and Technical Resources). (Copy attached)

Item(s) for Noting

- 15 Refugee Resettlement Programme Review** 87 - 90
Report dated 21 March 2024 by the Executive Director (Housing and Technical Resources). (Copy attached)
- 16 Scottish Government Consultations on the Social Housing Net Zero Standard in Scotland and Heat in Buildings Bill** 91 - 96
Report dated 18 March 2024 by the Executive Director (Housing and Technical Resources). (Copy attached)
- 17 Notification of Contracts Awarded - 9 September 2023 – 29 February 2024** 97 - 106
Report dated 8 March 2024 by the Executive Director (Housing and Technical Resources). (Copy attached)

Urgent Business

- 18 Urgent Business**
Any other items of business which the Chair decides are urgent.

For further information, please contact:-

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HOUSING AND TECHNICAL RESOURCES COMMITTEE

2

Minutes of meeting held via Confero and in Committee Room 1, Council Offices, Almada Street, Hamilton on 7 February 2024

Chair:

Councillor Davie McLachlan

Councillors Present:

Councillor Walter Brogan, Councillor Archie Buchanan, Councillor Mathew Buchanan, Councillor Janine Calikes, Councillor Gerry Convery, Councillor Andrea Cowan, Councillor Margaret Cowie (Depute), Councillor Maureen Devlin, Councillor Colin Dewar, Councillor Allan Falconer, Councillor Grant Ferguson, Councillor Gladys Ferguson-Miller (*substitute for Councillor Geri Gray*), Councillor Alistair Fulton, Councillor Ross Gowland, Councillor Cal Johnston-Dempsey (*substitute for Councillor Ian McAllan*), Councillor Ross Lambie, Councillor Richard Lockhart, Councillor Julia Marrs, Councillor Kenny McCreary, Councillor Norman Rae, Councillor David Shearer, Councillor Kirsty Williams

Councillors' Apologies:

Councillor Margaret Cooper, Councillor Joe Fagan (ex officio), Councillor Geri Gray, Councillor Ian McAllan

Attending:

Finance and Corporate Resources

G Booth, Finance Manager (Resources); H Calley, Administration Officer; E Maxwell, HR Business Manager; 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, Head of Housing Services; J Forbes, Head of Property Services; G McParland, Property Manager (Assets and Estates); C Mitchell, Strategy and Support Manager

1 Declaration of Interests

The following interests were declared:-

Councillor(s)	Item(s)	Nature of Interest(s)
Lockhart	Lease of Proposed Development – Lanark Community Workshop at Lanark Racecourse	Member of groups who have an involvement and interest in developing the assets of Lanark Racecourse
Marrs	Lease of Proposed Development – Lanark Community Workshop at Lanark Racecourse	Personal connection to members of Lanimer Committee

2 Minutes of Previous Meeting

The minutes of the meeting of the Housing and Technical Resources Committee held on 8 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 2023/2024 - Housing and Technical Resources (Excl Housing Revenue Account (HRA))

A joint report dated 10 January 2024 by the Head of Finance (Strategy) and the Executive Director (Housing and Technical Resources) was submitted advising of the actual expenditure measured against the revenue budget for the period 1 April to 1 December 2023 for Housing and Technical Resources (excl HRA).

As at 1 December 2023, there was a breakeven position against the phased budget, as detailed in Appendix A to the report. Following the probable outturn exercise, the forecast to 31 March 2024 was a breakeven position, after approved transfers to reserves.

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

The Committee decided:

- (1) that the breakeven position as at 1 December 2023 on Housing and Technical Resources' (excl HRA) revenue budget, as detailed in Appendix A to the report, be noted;
- (2) that the forecast to 31 March 2024 of a breakeven position, after approved transfers to reserves, be noted; and
- (3) that the proposed budget virements be approved.

[Reference: Minutes of 8 November 2023 (Paragraph 3) and Minutes of the Executive Committee of 24 January 2024 (Paragraph 3)]

4 Revenue Budget Monitoring 2023/2024 - Housing and Technical Resources (Housing Revenue Account (HRA))

A joint report dated 10 January 2024 by the Head of Finance (Strategy) and the Executive Director (Housing and Technical Resources) was submitted advising of the actual expenditure measured against the revenue budget for the period 1 April to 1 December 2023 for Housing and Technical Resources (HRA).

As at 1 December 2023, there was a breakeven position against the phased budget, as detailed in Appendix A to the report. Following the probable outturn exercise, the forecast to 31 March 2024 was a breakeven position. This breakeven position included a lower than anticipated transfer from reserves.

The Committee decided:

- (1) that the breakeven position on Housing and Technical Resources' (HRA) revenue budget, as detailed in Appendix A to the report, and the forecast to 31 March 2024 of a breakeven position, be noted; and
- (2) that the proposed budget virements be approved.

[Reference: Minutes of 8 November 2023 (Paragraph 4) and Minutes of the Executive Committee of 24 January 2024 (Paragraph 3)]

5 Capital Budget Monitoring 2023/2024 - Housing and Technical Resources (Excl Housing Revenue Account (HRA))

A joint report dated 17 January 2024 by the Head of Finance (Strategy) and the Executive Director (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 1 December 2023.

The revised budget for Housing and Technical Resources was £11.488 million. On 22 November 2023 and 24 January 2024, the Executive Committee agreed changes to the Programme totalling a net decrease of £0.770 million, as detailed in Appendix A to the report.

Anticipated spend to date was £2.238 million and spend to 1 December 2023 amounted to £1.988 million. This represented an underspend of £0.250 million which was due to the timing of project spend on the demand-led Prioritised Urgent Investment Programme being less than anticipated.

The projected outturn for 2023/2024 was £8.800 million, an underspend of £2.688 million. This was mainly due to the anticipated timing of spend on a number of multi-year projects.

The Committee decided:

- (1) that the Housing and Technical Resources' (excl HRA) capital programme of £11.488 million and expenditure to date of £1.988 million be noted; and
- (2) that the projected outturn of £8.800 million be noted.

[Reference: Minutes of 8 November 2023 (Paragraph 5) and Minutes of the Executive Committee of 22 November 2023 (Paragraph 4) and 24 January 2024 (Paragraph 4)]

6 Capital Budget Monitoring 2023/2024 - Housing and Technical Resources (Housing Revenue Account (HRA))

A joint report dated 10 January 2024 by the Head of Finance (Strategy) and the Executive Director (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 1 December 2023.

The budget was based on the revised capital programme for the year which had been approved by the Executive Committee on 24 January 2024.

The Housing capital programme for 2023/2024 totalled £67.443 million and was detailed, along with the funding sources, in Appendix A to the report.

Actual expenditure to 1 December 2023 was £33.973 million. This was £0.658 million ahead of programme and was due to the number of buy backs through the open market purchase scheme being ahead of programme.

Current estimates suggested an outturn of £67.443 million. The Resource was expected to spend to this level and work would continue in the coming months to deliver spend.

The Committee decided: that the revised Housing and Technical Resources' (HRA) capital programme of £67.443 million and expenditure to 1 December 2023 of £33.973 million be noted.

[Reference: Minutes of 8 November 2023 (Paragraph 6) and Minutes of the Executive Committee of 24 January 2024 (Paragraph 4)]

7 Housing and Technical Resources – Workforce Monitoring – September to November 2023

A joint report dated 21 December 2023 by the Head of Finance (Strategy) and the Executive Director (Housing and Technical Resources) was submitted on the following employee information for Housing and Technical Resources for September to November 2023:-

- ◆ 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 9 September 2023

The Committee decided: that the report be noted.

[Reference: Minutes of 8 November 2023 (Paragraph 7)]

8 Housing Revenue and Capital Account Budget 2024/2025

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 from the original 2023/2024 revenue budget was summarised in the report and outlined in Appendix 1 to 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.

[Reference: Minutes of 23 January 2023 (Paragraph 2) and Minutes of the Executive Committee of 24 June 2020 (Paragraph 12)]

9 Housing Allocation Policy – Local Letting Plans 2024/2025

A report dated 11 January 2024 by the Executive Director (Housing and Technical Resources) was submitted advising on progress against the 2023/2024 letting targets and requesting approval for:-

- ◆ the 2024/2025 letting targets
- ◆ the 2024/2025 Local Letting Initiatives (LLIs)

Local Letting Plans (LLPs) were a key feature of the Housing Allocation Policy and continued to ensure that a strategic and flexible approach was taken in the allocation of Council housing. Annually, LLPs were prepared for each housing management area and provided an overview of local supply and demand setting out:-

- ◆ annual letting targets for each of the 4 housing lists (in relation to mainstream and sheltered properties)
- ◆ details of LLIs in operation within a local area

LLPs and associated targets were subject to this Committee's approval and this was the fourth annual report since the revised Housing Allocation Policy had been introduced.

Details of the projected outcomes in relation to the letting targets set for both mainstream and sheltered properties in 2023/2024 were set out in appendices 1 and 2 to the report and factors, which had been taken into account when setting the mainstream letting targets, were summarised in the report.

The Housing Allocation Policy allowed for the establishment of LLIs in areas where there were particular needs, issues or circumstances which required to be addressed. It was proposed that the 6 LLIs set out in Appendix 3 of the report be retained during 2024/2025.

In the previous LLP report presented to this Committee on 15 March 2023, it had been recognised that there were benefits to supporting tenants living in larger homes to downsize to a smaller property. Consequently, it was agreed that during 2023/2024, a proactive approach would be taken to support Council tenants under occupying larger sized properties to downsize to a smaller property where they wished to do so.

During 2023, a review of Council tenants living in 4-bedroom properties had been carried out. The key aim was to consider the tenants' needs and application preferences, provide housing options advice and, where appropriate, ensure applications had been placed appropriately on the housing register to maximise tenants' chances of being re-housed to a smaller property.

A change in operational practice had also been introduced to ensure that when a Council tenant living in either a 3 or 4-bedroom property submitted a new application for housing, specific consideration was given to application preferences and housing options advice was provided to enhance the tenant's chance of being re-housed.

As a result of the review exercise and through the mainstream allocation process, 19 tenants had been rehoused in a smaller, more suitable property and 3 tenants had been made an offer of housing. In addition, through the right to mutual exchange, a further 20 tenants had also been rehoused from a larger property to a smaller home.

It was proposed that this approach would continue and be expanded to include a focus on tenants living in 3-bedroom properties.

The 2024/2025 LLPs would be published on the Council's website.

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

The Committee decided:

- (1) that progress against the 2023/2024 letting targets be noted;
- (2) that the 2024/2025 mainstream housing letting targets, attached as Appendix 1 to the report, be approved;
- (3) that the 2024/2025 sheltered housing letting targets, attached as Appendix 2 to the report, be approved; and
- (4) that the Local Letting Initiatives, attached as Appendix 3 to the report, be approved.

[Reference: Minutes of 15 March 2023 (Paragraph 9)]

10 South Lanarkshire Council Customer Involvement Strategy 2024 to 2029

A report dated 20 December 2023 by the Executive Director (Housing and Technical Resources) was submitted requesting approval for the introduction of the revised Customer Involvement Strategy with effect from 1 April 2024.

This was the 5th Customer Involvement Strategy, a copy of which was attached as Appendix 1 to the report, and had been prepared and developed in accordance with the requirements of the Housing (Scotland) Act 2001 and relevant legislation and regulatory requirements.

On 14 December 2022, this Committee had approved the updated Policy and Strategy Review Schedule which confirmed that a review of the Council's Customer Involvement Strategy would take place during 2023.

The key aim of the Strategy was to ensure extensive engagement with tenants and other customers to inform the important decisions taken across housing and related services. The Strategy had also been developed to reflect the principles of both the Community Empowerment (Scotland) Act 2015 and the National Standards for Community Engagement.

The actions taken during the pre-consultation stage to support the development of a consultative draft were detailed in the report. The comments received and views expressed during the pre-consultation stage had also been used to inform the consultative draft Strategy.

To ensure extensive engagement with customers to inform the important decisions taken across housing services, the revised Strategy set out the approach the Council would take in customer involvement. This approach was in line with the Council's values outlined in Connect 2022 to 2027.

The consultative draft Strategy had been developed in conjunction with the Tenant Participation Co-ordination Group (TPCG) and was issued for formal consultation from 1 September to 8 December 2023. It had also been published on the Council's website, together with an online survey, which had been developed to guide responses in relation to key aspects of the Strategy. Further information on the formal consultation process was detailed in the report.

Subject to approval, the revised Strategy would be implemented from 1 April 2024 and, in conjunction with the TPCG, an annual report on progress would be provided to Committee.

An officer responded to a member's question in relation to using different methods of and venues for engagement.

The Committee decided:

- (1) that the revised South Lanarkshire Council Customer Involvement Strategy, attached as Appendix 1 of the report, be approved; and
- (2) that the revised Strategy be implemented with effect from 1 April 2024.

[Reference: Minutes of 14 December 2022 (Paragraph 10) and Minutes of 23 May 2018 (Paragraph 9)]

11 Homelessness Pressures - Impact and Proposals

A report dated 5 January 2024 by the Executive Director (Housing and Technical Resources) was submitted:-

- ◆ providing an update on the challenges resulting from unprecedented demand for statutory homeless services, including temporary accommodation
- ◆ highlighting the actions being progressed and proposed in mitigation

Local authorities had a range of legal duties in responding to homelessness which included securing settled housing. Locally, the Council and its partners had a strong record of effective delivery of homeless services. The commitment to preventing and alleviating homelessness had been a continuing strategic focus for over 20 years and was clearly set out within the Local Housing Strategy and Community Plan along with other key Council and partner strategies.

In October 2017, the Scottish Government established the Homelessness and Rough Sleeping Action Group (HARSAG) to develop solutions to end homelessness. Final recommendations included a requirement for local authorities to develop a 5-year Rapid Re-housing Transition Plan (RRTP), setting out the local context and detailing actions which partners would have to take to achieve a change in reducing homelessness.

The Scottish Government had provided funding of £2.66 million to support delivery of the South Lanarkshire RRTP, which was significantly less than the £14 million estimated to be required. Despite the significant shortfall in funding, tangible success had been achieved in years 1 to 3 of the Plan, as outlined in the report.

The fourth year of the RRTP (2022/2023) had proved extremely challenging both locally and nationally, with national statistics reflecting homelessness at the highest level since current statistics began in 2002. The increase was significantly more pronounced within South Lanarkshire than Scotland as a whole and had resulted in a wholesale reversal on the previously reduced trend in relation to the level of homelessness and had also placed extreme strain on local services and budgets. The scale of demand experienced in 2022/2023 resulted in an overspend in the homelessness budget.

The annual RRTP review, approved by this Committee on 30 August 2023, noted the scale and impact of the reversal experienced in the year and reconsidered the ambitious 5-year targets to significantly reduce homelessness and caseload backlog to a new target to reduce or maintain current levels within 2023/2024.

In July 2023, SOLACE (the Society of Local Authority Chief Executives) and ALACHO (the Association of Local Authority Chief Housing Officers) produced a report which set out a wide range of concerns, including a chronic shortage in the supply of affordable housing, an increasing demand trend that was projected to continue and a risk to the delivery of new builds at the scale required culminating in a housing emergency in Scotland. As local authorities and partners increasingly raised concerns over pressures in the homeless system, the Scottish Government had established a short life Housing Review Group in June 2023. The focus of the Group was to consider the recommendations of SOLACE and ALACHO, explore opportunities to increase affordable housing supply and maximise existing supply to meet demand.

The local issues and actions were detailed in the report which included statistics on the continuing scale of increased demand which compared the position at the end of November 2023 with the corresponding period in the previous year.

After consideration of all available statistical information, actions across wider authorities and the detail of national discussions, actions to address the emergency homeless situation in South Lanarkshire had been identified and were detailed in the report.

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

The Committee decided:

- (1) that the scale and nature of the increase in demand for homelessness assistance, both nationally and locally, be noted;
- (2) that the pressure and impact within South Lanarkshire stemming from the increase, which was above those being experienced nationally, be noted;
- (3) that the mitigation measures in place be noted; and
- (4) that the proposed further actions, as detailed in paragraph 5 of the report, be noted.

[Reference: Minutes of 30 August 2023 (Paragraph 14)]

12 Lease of Proposed Development - Lanark Community Workshop at Lanark Racecourse

A report dated 6 December 2023 by the Executive Director (Housing and Technical Resources) was submitted advising on the 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 grant the lease of the proposed Lanark Community Workshop at Lanark Racecourse to Lanark Lanimer Committee.

In October 2015, the Council had applied to the Scottish Government's Regional Capital Grant Fund (RCGF) to support the development of a Clydesdale Rural Development Centre in Lanark. The Council had received the formal offer of a grant on 19 May 2016 for £1 million against a project cost of £2 million, with the remaining funds to come from other grants.

The project that was submitted followed a community consultation, market appraisal and preparation of a detailed feasibility plan developed through work with organisations including Lanark Lanimer Committee, a potential tenant for the community facilities portion of the project.

During 2016, negotiations to purchase the original identified site, the former Alston's Yard, reached an impasse so the project could not be delivered at that location. Other locations were considered, however, those could also not be delivered. Consequently, there was a need to explore other options and identify an alternative site to fulfil the intention of the grant and deliver a workable project for the town.

An opportunity at Lanark Racecourse, on the site of a demolished building, had been identified as the best solution. Following discussions with the Scottish Government, it was confirmed the project could be progressed. Discussions had also taken place with community representatives and potential occupiers who had all indicated their support, in principle, for the revised project.

The Scottish Government had confirmed a revised offer to deliver the Community Workshop project. The proposed site, part of the Common Good, comprising the footprint of a former stable block, currently a concrete pad, soft landscaping and car parking area, was of sufficient size to accommodate the building to be constructed. Planning consent had been obtained.

The community benefit from the Lanark Lanimer Project was assessed as if subject to the Community Asset Transfer process and qualified for a 77% discount to the market value (rental). Prior to committing to the construction of the new building, negotiations had been ongoing to agree the terms of occupation with Lanark Lanimer Committee. Although this was not a Community Asset Transfer, Lanark Lanimer Committee had asked that, when setting the rent, the Council considered the role it played within the local community and the community benefits.

The market value of the building, when completed, would be £16,000 per annum. At a 77% discount, the rental would be £3,680 per annum. In addition, in return for the fit out of the building being completed at Lanark Lanimer Committee's expense, a 5 year rent-free period had been requested.

The proposed principal lease terms for the lease to Lanark Lanimer Committee, together with any financial implications, were outlined in the report.

The Committee decided:

- (1) that the 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, to grant the lease of the proposed Lanark Community Workshop at Lanark Racecourse to Lanark Lanimer Committee, be noted; and

- (2) that the authority granted to the Executive Director (Housing and Technical Resources), in consultation with the Head of Administration and Legal Services, to conclude matters and enter into the necessary legal agreements in terms of the principal conditions contained in paragraph 4.6 of the report and terms which were in the best interests of the Council, be noted.

[Reference: Minutes of Community and Enterprise Resources Committee of 9 August 2022 (Paragraph 13)]

Councillors Lockhart and Marrs, having declared an interest in this item, withdrew from the meeting during its consideration

13 Acquisition of Houses at Jacktonhall, Jackton (Section 75 Planning Reference EK/09/0218) and Brackenhill Farm, Hamilton (Section 75 Planning Reference HM/10/0052)

A report dated 14 December 2023 by the Executive Director (Housing and Technical Resources) was submitted requesting approval to acquire 89 homes across 2 developments, at Jacktonhall, Jackton and Brackenhill Farm, Hamilton, from Barratt Homes, for inclusion in the Council's housing stock in fulfilment of the Planning obligations associated with the development of the residential sites.

At its meeting on 30 November 2022, the Council's Executive Committee had approved the Local Housing Strategy 2022 to 2027 and a new affordable housing supply target for the Council which aimed to deliver an additional 1,300 homes by 31 March 2027. This would be delivered through a combination of new Council homes and the acquisition of existing homes on the market, with the new sites set out within the Strategic Housing Investment Plan (SHIP) which was updated on an annual basis.

On 8 November 2023, the SHIP 2024 to 2029 had been approved by this Committee. This included projects with a total potential capacity for delivering up to 2,442 affordable homes in South Lanarkshire over the 5-year period to March 2029 and included both Jacktonhall, Jackton (40 units) and Brackenhill Farm, Hamilton (49 units).

In November 2023, the Council entered into discussions with Barratt Homes to fulfil its planning obligation for new affordable homes through a turnkey arrangement with the Council paying staged payments for each key stage completed for each house. The mix of houses across the sites consisted of 2, 3 and 4-bedroom homes including cottage flats, terraced, semi-detached and detached houses. It was anticipated that those houses would be completed in 2026.

The proposal provided by Barratt Homes had been assessed by the Council's relevant technical and commercial services as presenting value for money for the Council. Therefore, it was proposed to acquire 89 completed houses from Barratt Homes, subject to the principal conditions detailed in the report.

Acquisition of the properties would be funded from the Housing Revenue Account, Capital Programme and would be eligible for Scottish Government Affordable Housing grant funding which would reduce the overall cost to the Council.

The proposed purchase price for each unit type compared favourably with the asking prices of the same house types within the development and prices of similar new properties on the open market.

An officer undertook to provide the Chair with the number of 4-bedroom homes included in the proposal.

The Committee decided:

- (1) that the acquisition of 89 completed affordable homes from Barratt Homes for a total price of £17.8 million (which included the cost of land and circa £500,000 in recoverable VAT payments), to fulfil the Planning obligations associated with the residential development of the sites, be approved; and
- (2) that authority be delegated to the Executive Director (Housing and Technical Resources) to instruct Legal Services to conclude transactions, in the appropriate manner and in the best interests of the Council, where each individual transaction was in excess of the current £100,000 acquisition limit under the existing delegated powers arrangements.

[Reference: Minutes of 8 November 2023 (Paragraph 8) and Minutes of the Executive Committee of 30 November 2022 (Paragraphs 6 and 7)]

14 Former David Milne Centre, 84 Old Mill Road, Uddingston – Asset Transfer to Rivals School of Martial Arts

A report dated 10 January 2024 by the Executive Director (Housing and Technical Resources) was submitted advising of a request for asset transfer, by lease, of the former David Milne Centre, 84 Old Mill Road, Uddingston to Rivals School of Martial Arts and requesting approval of the principal terms and conditions of asset transfer, as detailed in the report.

The Council owned the former David Milne Centre, 84 Mill Road, Uddingston. The property closed in March 2023 and was currently vacant.

Rivals School of Martial Arts had been in existence for 16 years and a charity since April 2016. The School had submitted a request for Community Asset Transfer (CAT) of the former hall, by lease, with the validation date of 18 September 2023.

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 19 October 2023, at which time 57 representations had been received, 34 in favour and 23 objections.

The request had been considered at the CAT Assessment Panel on 12 December 2023 when matters in relation to the property, organisation and project had been taken into consideration.

It was proposed to lease the former David Milne Centre, 84 Old Mill Road, Uddingston to Rivals School of Martial Arts on the principal terms and conditions detailed in the report.

The Committee decided:

- (1) that the former David Milne Centre, 84 Old Mill Road, Uddingston be leased to Rivals School of Martial Arts, subject to the terms and conditions detailed in paragraph 5 of the report; and
- (2) 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 the lease and enter into the necessary legal agreements on terms which were in the best interests of the Council.

15 Former Hareleeshill Sports Barn, Donaldson Road, Larkhall – Lease to Rivals School of Martial Arts

A report dated 10 January 2024 by the Executive Director (Housing and Technical Resources) was submitted advising of a request for asset transfer, by lease, of the Hareleeshill Sports Barn, Donaldson Road, Larkhall, to Rivals School of Martial Arts and requesting approval of the principal terms and conditions of asset transfer, as detailed in the report.

The subjects at Hareleeshill Sports Barn, Donaldson Road, Larkhall were, until recently, managed by South Lanarkshire Leisure and Culture (SLLC). Following a review of its business plan, the SLLC Board announced that it could not sustain service delivery from that facility and control had been returned to the Council.

Rivals School of Martial Arts had approached the Council with a request for an annual lease of the subjects to enable the facility to re-open for community participation in sports, participation in martial arts and associated health promotion activities. The lease would enable them to operate the facility whilst testing the viability of a future Community Asset Transfer (CAT).

This was not a formal CAT request in terms of the Community Empowerment (Scotland) Act 2015, however, the application to lease had been assessed following the established CAT procedure. The CAT Working Group had recommended that the applicants be granted a 100% rent reduction for the annual lease.

It was proposed to lease the subjects at Hareleeshill Sports Barn, Donaldson Road, Larkhall to Rivals School of Martial Arts on the principal terms and conditions detailed in the report.

The Committee decided:

- (1)** that the subjects at Hareleeshill Sports Barn, Donaldson Road, Larkhall, be leased to Rivals School of Martial Arts, subject to the terms and conditions detailed in paragraph 5 of the report; and
- (2)** 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 the lease and enter into the necessary legal agreements on terms which were in the best interests of the Council.

16 Former Spittal Community Centre, Carrick Road, Rutherglen and Former Toll Pitch Community Hall, Hamilton Road, Cambuslang – Lease to the LEAP Project

A report dated 10 January 2024 by the Executive Director (Housing and Technical Resources) was submitted advising of a request for a concessionary lease of the former Spittal Community Centre, Carrick Road, Rutherglen and former Toll Pitch Community Hall, Hamilton Road, Cambuslang to the LEAP Project and seeking approval of the principal terms and conditions, as detailed in the report.

The subjects at Spittal Community Centre, Carrick Road, Rutherglen and Toll Pitch Community Hall, Hamilton Road, Cambuslang were, until March 2023, managed by South Lanarkshire Leisure and Culture (SLLC). Following a review of its business plan, the SLLC Board announced that it could not sustain service delivery from those facilities and control was returned to the Council.

The LEAP Project had approached the Council with a request for an annual lease of those subjects to enable the facilities to re-open for community use. The leases would enable them to operate the facilities whilst testing the viability of a future Community Asset Transfer (CAT).

This was not a formal CAT request in terms of the Community Empowerment (Scotland) Act 2015, however, the application to lease had been assessed following the established CAT procedure. The CAT Working Group had recommended that the applicants be granted a 100% rent reduction for the annual leases and it was anticipated that a formal CAT application would be developed.

The Council had no alternative operational requirement for either of the subjects. Should the lease prove unsustainable for the LEAP Project, the Council would have the ability to resume full ownership and consider the future of the properties.

It was proposed to lease the subjects at Spittal Community Centre, Carrick Road, Rutherglen and Toll Pitch Community Hall, Hamilton Road, Cambuslang to the LEAP Project on the principal terms and conditions detailed in the report.

The Committee decided:

- (1) that the former Spittal Community Centre, Carrick Road, Rutherglen be leased to the LEAP Project, subject to the terms and conditions detailed in paragraph 5.1 of the report;
- (2) that the former Toll Pitch Community Hall, Hamilton Road, Cambuslang be leased to the LEAP Project, subject to the terms and conditions detailed in paragraph 5.2 of the report; 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 the leases and enter into the necessary legal agreements on terms which were in the best interests of the Council.

17 Housing and Technical Resource Plan: Quarter 2 Progress Report 2023/2024

A report dated 5 January 2024 by the Executive Director (Housing and Technical Resources) was submitted on the Housing and Technical Resource Plan Quarter 2 Progress Report for 2023/2024 for the period 1 April 2023 to 30 September 2023.

The Resource Plan measures were rated using a traffic light system of red, amber or green as well as blue (BRAG), which indicated that an action had been completed.

Details were provided on:-

- ♦ progress against all Resource Plan measures contained in the Quarter 2 Progress Report 2023/2024, as detailed in Appendix 2 to the report
- ♦ key achievements made by the Resource to date, as detailed in paragraph 5.3 of the report
- ♦ areas for improvement and associated management actions, as detailed in paragraph 5.4 of the report

The Committee decided:

- (1) that the Housing and Technical Resource Plan Quarter 2 Progress Report 2023/2024, as summarised at paragraph 5.2 and detailed in Appendix 2 of the report, be noted;
- (2) that the key achievements made by the Resource to date, as detailed in paragraph 5.3 of the report, be noted; and

- (3) that the areas for improvement and associated management actions, as detailed in paragraph 5.4 of the report, be noted.

[Reference: Minutes of 31 May 2023 (Paragraph 4) and Minutes of South Lanarkshire Council of 15 June 2022 (Paragraph 3)]

18 Delegated Authority Report – Update

A report dated 10 January 2024 by the Executive Director (Housing and Technical Resources) was submitted on transactions processed by Property Services during Quarters 2 and 3 of 2023/2024.

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 Quarters 2 and 3, as contained in Appendix 1 of the report, were as follows:-

Quarter 2 2023/2024:

Number of transactions	107
Total value of lease transactions	£91,405.30 per annum
Total value of capital transactions	£7,176,652
Total value of miscellaneous transactions	21

Quarter 3 2023/2024:

Number of transactions	103
Total value of lease transactions	£83,302.29 per annum
Total value of capital transactions	£6,949,200
Total value of miscellaneous transactions	Nil

The Committee decided: that the report be noted.

[Reference: Minutes of 31 May 2023 (Paragraph 9)]

19 Urgent Business

There were no items of urgent business.

Chair's Closing Remarks

The Chair advised the Committee that this would be the Clerk, Helen Calley's last meeting, as she would be leaving the Council, and wished her all the best for the future.

Report

3

Report to:	Housing and Technical Resources Committee
Date of Meeting:	24 April 2024
Report by:	Executive Director (Finance and Corporate Resources) Executive Director (Housing and Technical Resources)

Subject:	Revenue Budget Monitoring 2023/2024 - Housing and Technical Resources (Excl Housing Revenue Account (HRA))
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1. Purpose of Report

1.1. The purpose of the report is to:-

- ♦ provide information on the actual expenditure measured against the revenue budget for the period 1 April 2023 to 26 January 2024 for Housing and Technical Resources (excl HRA)

2. Recommendation(s)

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

- (1) that the breakeven position as at 26 January 2024 on Housing and Technical Resources (excl HRA) Revenue Budget, and the forecast to 31 March 2024 of a breakeven position after approved transfers to reserves, as detailed in Appendix A of the report, be noted; and
- (2) that the proposed budget virements be approved.

3. Background

3.1. This is the fourth revenue budget monitoring report presented to the Housing and Technical Resources Committee for the financial year 2023/2024.

3.2. The report details the financial position for Housing and Technical Resources (excl HRA) on Appendix A, then details the individual services in Appendices B and C.

4. Employee Implications

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

5. Financial Implications

5.1. **Probable Outturn:** Following the Council's formal Probable Outturn exercise, the forecast for the budget to 31 March 2024 is a breakeven position after approved transfers to reserves of £1.510 million. This is made up of overspends in the Estates and Property Maintenance services, offset by an underspend in Office Accommodation.

5.2. As at 26 January 2024, there is a breakeven position against the phased budget.

6. Climate Change, Sustainability and Environmental Implications

- 6.1. There are no climate change, sustainability and environmental Implications in terms of the information contained within this report.

7 Other Implications

- 7.1 The main risk associated with the Council's Revenue Budget is that there is an overspend. The risk is managed through four weekly Budget Monitoring Meetings at which any variance is analysed. In addition, the probable outturn exercise ensures early warning for corrective action to be taken where appropriate.
- 7.2 Inflationary and budget pressures this year increase the risk of overspend however we have mitigated through providing additional funds in future years' budget strategy, and, in this year, through some reserve funds available.

8 Equality Impact Assessment and Consultation Arrangements

- 8.1 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.
- 8.2 There is also no requirement to undertake any consultation in terms of the information contained in this report.

Jackie Taylor

Executive Director (Finance and Corporate Resources)

Stephen Gibson

Executive Director (Housing and Technical Resources)

27 March 2024

Link(s) to Council Values/Priorities/Outcomes

- ◆ Accountable, Effective, Efficient and Transparent

Previous References

- ◆ Executive Committee, 20 March 2024

List of Background Papers

- ◆ Financial ledger and budget monitoring results to 26 January 2024

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

Housing and Technical Resources Committee: Period Ended 26 January 2024 (No.11)

Housing and Technical Resources Summary (excl HRA)

Budget Category	Annual Budget	Forecast for Year	Annual Forecast Variance	Budget Proportion 26/01/24	Actual 26/01/24	Variance 26/01/24		% Variance 26/01/24	Notes
Employee Costs	50,062	48,205	1,858	40,227	38,517	1,710	under	4.3%	
Property Costs	19,319	21,038	(1,719)	16,104	17,575	(1,471)	over	(9.1%)	
Supplies & Services	13,832	14,010	(178)	9,778	9,967	(189)	over	(1.9%)	
Transport & Plant	4,723	4,408	315	3,567	3,375	192	under	5.4%	
Administration Costs	3,754	3,734	20	477	580	(103)	over	(21.6%)	
Payments to Other Bodies	8,600	8,625	(25)	6,288	6,253	35	under	0.6%	
Payments to Contractors	12,865	12,625	240	9,427	9,221	206	under	2.2%	
Transfer Payments	0	0	0	0	0	0	-	0.0%	
Financing Charges	154	181	(27)	41	62	(21)	over	(51.2%)	
Total Controllable Exp.	113,309	112,826	484	85,909	85,550	359	under	0.4%	
Total Controllable Inc.	(95,717)	(96,743)	1,026	(59,433)	(59,074)	(359)	under recovered	(0.6%)	
Net Controllable Exp.	17,592	16,082	1,510	26,476	26,476	0	-	0.0%	
Transfer to Reserves as at (26/01/24)	0	1,510	(1,510)	0	0	0	-		
Position After Transfers to Reserves (26/01/24)	17,592	17,592	0	26,476	26,476	0	-	0.0%	

Variance Explanations

Variances are shown in Appendix B and C as appropriate.

Budget Virements

Virements are shown in Appendix B and C as appropriate.

Approved Transfers to Reserves

Detailed in Appendix B and C

SOUTH LANARKSHIRE COUNCIL

Revenue Budget Monitoring Report

Housing and Technical Resources Committee: Period Ended 26 January 2024 (No.11)

Housing Services

Budget Category	Annual Budget	Forecast for Year	Annual Forecast Variance	Budget Proportion 26/01/24	Actual 26/01/24	Variance 26/01/24		% Variance 26/01/24	Notes
Employee Costs	4,034	4,016	18	3,231	3,187	44	under	1.4%	
Property Costs	6,638	7,305	(667)	5,194	5,813	(619)	over	(11.9%)	1
Supplies & Services	217	212	5	241	237	4	under	1.7%	
Transport & Plant	194	154	40	178	143	35	under	19.7%	
Administration Costs	156	145	11	56	65	(9)	over	(16.1%)	
Payments to Other Bodies	4,728	4,626	102	3,856	3,737	119	under	3.1%	2
Payments to Contractors	2,709	2,468	241	1,855	1,651	204	under	11.0%	3
Transfer Payments	0	0	0	0	0	0	-	0.0%	
Financing Charges	11	20	(9)	3	2	1	under	33.3%	
Total Controllable Exp.	18,687	18,946	(259)	14,614	14,835	(221)	over	(1.5%)	
Total Controllable Inc.	(8,458)	(10,273)	1,815	(5,851)	(6,133)	282	over recovered	4.8%	4
Net Controllable Exp.	10,229	8,673	1,556	8,763	8,702	61	under	(0.7%)	
Transfer to Reserves as at (26/01/24)	0	1,485	(1,485)	0	0	0	-		
Position After Transfers to Reserves (26/01/24)	10,229	10,158	71	8,763	8,702	61	under	(0.7%)	

Variance Explanations

1. The overspend relates to the cost of works on temporary accommodation to meet current demand.
2. The underspend relates to commissioned services in the homelessness budget where expenditure varies according to service requirements.
3. The underspend relates to commissioned services in the homelessness budget where expenditure varies according to service requirements.
4. The over recovery relates mainly to rent from temporary accommodation stock.

Budget Virements

There are no virements to report.

Approved Transfers to Reserves (£1.485m):

- i. Ukraine Resettlement Funding. (£1.485m)

SOUTH LANARKSHIRE COUNCIL

Revenue Budget Monitoring Report

Housing and Technical Resources Committee: Period Ended 26 January 2024 (No.11)

Property Services

Budget Category	Annual Budget	Forecast for Year	Annual Forecast Variance	Budget Proportion 26/01/24	Actual 26/01/24	Variance 26/01/24		% Variance 26/01/24	Notes
Employee Costs	46,029	44,189	1,840	36,996	35,330	1,666	under	4.5%	1
Property Costs	12,681	13,733	(1,052)	10,910	11,762	(852)	over	(7.8%)	2
Supplies & Services	13,615	13,798	(183)	9,537	9,730	(193)	over	(2.0%)	3
Transport & Plant	4,529	4,254	275	3,389	3,232	157	under	4.6%	4
Administration Costs	3,598	3,589	9	421	515	(94)	over	(22.3%)	
Payments to Other Bodies	3,872	3,999	(127)	2,432	2,516	(84)	over	(3.5%)	
Payments to Contractors	10,156	10,157	(1)	7,572	7,570	2	under	0.0%	
Transfer Payments	0	0	0	0	0	0	-	0.0%	
Financing Charges	143	161	(18)	38	60	(22)	over	(57.9%)	
Total Controllable Exp.	94,623	93,880	743	71,295	70,715	580	under	0.8%	
Total Controllable Inc.	(87,260)	(86,471)	(789)	(53,582)	(52,941)	(641)	under recovered	(1.2%)	5
Net Controllable Exp.	7,363	7,409	(46)	17,713	17,774	(61)	over	0.3%	
Transfer to Reserves as at (26/01/24)	0	25	(25)	0	0	0	-		
Position After Transfers to Reserves (26/01/24)	7,363	7,434	(71)	17,713	17,774	(61)	over	0.3%	

Variance Explanations

1. The variance relates to vacancies which are actively being recruited or are still under consideration whilst service requirements are determined.
2. The overspend relates primarily to service charges within the estates service.
3. The level of expenditure on materials varies depending on the current workload demands and timing of works on a wide variety of capital and revenue works.
4. The level of expenditure on scaffolding, plant and other transportation costs varies depending on the current workload demands and timing of works on a wide variety of capital and revenue works.
5. The level of income recovered varies depending on the current workload and timing for the recovery of income on a wide variety of major capital and revenue works.

Budget Virements

There are no virements to report.

Approved Transfers to Reserves (£0.025m):

- i) Local Heat and Energy Efficiencies Strategies (LHEES). (£0.025m)

Report

4

Report to: **Housing and Technical Resources Committee**
 Date of Meeting: **24 April 2024**
 Report by: **Executive Director (Finance and Corporate Resources)**
Executive Director (Housing and Technical Resources)

Subject: **Revenue Budget Monitoring 2023/2024 - Housing and Technical Resources - Housing Revenue Account (HRA)**

1. Purpose of Report

1.1. The purpose of the report is to:-

- ♦ provide information on the actual expenditure measured against the revenue budget for the period 1 April 2023 to 26 January 2024 for Housing and Technical Resources (HRA)

2. Recommendation(s)

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

- (1) that the breakeven position on Housing and Technical Resources' (HRA) revenue budget, as detailed in Appendix A of the report, and the forecast to 31 March 2024 of a breakeven position be noted; and
- (2) that the proposed budget virements be approved.

3. Background

- 3.1. This is the fourth revenue budget monitoring report presented to the Housing and Technical Resources Committee for the financial year 2023/2024.
- 3.2. The report details the financial position for Housing and Technical Resources (HRA) on Appendix A.

4. Employee Implications

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

5. Financial Implications

- 5.1. **Probable Outturn:** Following the Council's formal Probable Outturn exercise, the forecast for the budget to 31 March 2024 is a breakeven position.
- 5.2. This breakeven position includes a lower than budgeted Transfer from Reserves being required in the financial year. The increased level of costs experienced will be offset by an underspend in Loan Charges this financial year.

5.3. A reduction in spend on Loan Charges is anticipated in 2023/2024 from utilising an in-year benefit from the Housing Revenue Account Loans Fund Review. This was approved by Council on 21 February 2024 as part of the 2024/2025 budget setting report for the HRA.

5.4. As at 26 January 2024, there is a breakeven position against the phased budget.

6 Climate Change, Sustainability and Environmental Implications

6.1 There are no climate change, sustainability and environmental implications in terms of the information contained within this report.

7. Other Implications

7.1 The main risk associated with the Council's Revenue Budget is that there is an overspend. The risk is managed through four weekly Budget Monitoring Meetings at which any variance is analysed. In addition, the probable outturn exercise ensures early warning for corrective action to be taken where appropriate.

7.2 Inflationary and budget pressures this year increase the risk of overspend, however, these pressures are assessed and managed within the budget planning exercise for current and future years.

8 Equality Impact Assessment and Consultation Arrangements

8.1 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.

8.2 There is also no requirement to undertake any consultation in terms of the information contained in this report.

Jackie Taylor

Executive Director (Finance and Corporate Resources)

Stephen Gibson

Executive Director (Housing and Technical Resources)

27 March 2024

Link(s) to Council Values/Priorities/Outcomes

♦ Accountable, Effective, Efficient and Transparent

Previous References

♦ Executive Committee, 20 March 2024

List of Background Papers

♦ Financial ledger and budget monitoring results to 26 January 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

Housing and Technical Resources Committee: Period Ended 26 January 2024 (No.11)

Housing Revenue Account

Budget Category	Annual Budget	Forecast for Year	Annual Forecast Variance	Budget Proportion 26/01/24	Actual 26/01/24	Variance 26/01/24		% Variance 26/01/24	Notes
Employee Costs	15,310	15,401	(91)	12,343	12,409	(66)	over	(0.5%)	
Property Costs	50,929	56,610	(5,681)	34,269	38,885	(4,616)	over	(13.5%)	1
Supplies & Services	653	691	(38)	557	551	6	under	1.1%	
Transport & Plant	196	189	7	119	113	6	under	5.0%	
Administration Costs	5,570	5,597	(27)	427	443	(16)	over	(3.7%)	
Payments to Other Bodies	2,974	2,979	(5)	1,696	1,703	(7)	over	(0.4%)	
Payments to Contractors	100	145	(45)	68	68	0	-	0.0%	
Transfer Payments	0	0	0	0	0	0	-	0.0%	
Financing Charges	27,162	27,162	0	25,167	25,167	0	-	0.0%	
Total Controllable Exp.	102,894	108,774	(5,880)	74,646	79,339	(4,693)	over	(6.3%)	
Total Controllable Inc.	(115,940)	(116,768)	828	(85,715)	(85,908)	193	over recovered	0.2%	2
Transfer to/(from) Balance Sheet	(4,907)	(853)	(4,054)	(3,118)	(1,123)	(1,995)	under recovered	(64.0%)	3
Net Controllable Exp.	(17,953)	(8,847)	(9,106)	(14,187)	(7,692)	(6,495)	over	(45.8%)	
Loan Charges	17,953	8,847	9,106	6,495	0	6,495	under	(100.0%)	4
Net Controllable Exp.	0	0	0	(7,692)	(7,692)	0	-	0.0%	

Variance Explanations

1. The net overspend reflects the volume and cost of repairs and maintenance, including additional costs for the internal contractor.
2. The additional income is due to the favourable timing of new build and purchased council housing units being available to rent.
3. The net combined overspend requires for a lower than budgeted level of transfer from reserves at this time.
4. The underspend is due to a reduction in spend on Loan Charges anticipated from utilising an in-year benefit from the Housing Revenue Account Loans Fund Review.

Virements

There are no virements to report.

Report

Report to:	Housing and Technical Resources Committee
Date of Meeting:	24 April 2024
Report by:	Executive Director (Finance and Corporate Resources) Executive Director (Housing and Technical Resources)

Subject:	Capital Budget Monitoring 2023/2024 - Housing and Technical Resources (excl. Housing Revenue Account (HRA))
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1. Purpose of Report

1.1. The purpose of the report is to:

- ♦ provide information on the progress of the capital programme for Housing and Technical Resources (excl. HRA) for the period 1 April 2023 to 26 January 2024.

2. Recommendation(s)

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

- (1) that the Housing and Technical Resources capital programme of £11.488 million, and expenditure to date of £2.332 million, be noted; and
- (2) that the projected outturn of £8.800 million be noted.

3. Background

3.1. This is the fourth capital monitoring report presented to the Housing and Technical Resources Committee for the financial year 2023/2024.

3.2. As noted in the last report to this Committee (7 February 2024), the budget for Housing and Technical Resources for financial year 2023/2024 was £11.488 million. There has been no change to this budget since the last report to this Committee.

3.3. The report details the financial position for Housing and Technical Resources in Appendix A.

4. Employee Implications

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

5. Financial Implications

5.1. 2023/2024 Budget

The total capital programme for Housing and Technical Resources is £11.488 million, as detailed in Section 3.2.

5.2. 2023/2024 Outturn

As reported previously to this Committee, the predicted spend position for this financial year for Housing and Technical Resources suggested an outturn of £8.800 million, an underspend of £2.688 million. This mainly reflects the anticipated timing of spend on a number of multi-year projects, resulting in budget required in 2024/2025 rather than 2023/2024.

5.3. The projects which will now underspend in 2023/2024 include: Prioritised Urgent Investment Programme and Lifecycle Replacement – Schools. Funding for these projects will carry forward into next financial year.

5.4. The year-end position is currently being finalised and this will be reported to the Executive Committee on 26 June 2024. The final position for the Housing and Technical Resources programme will be reported to the next Committee thereafter, on 18 September 2024.

5.5. Period 11 Position

The anticipated spend to date was £2.402 million and spend to 26 January 2024 amounts to £2.332 million, an underspend of £0.070 million. This mainly reflects the timing of project spend on the demand led Prioritised Urgent Investment Programme being less than anticipated at this time.

6. Climate Change, Sustainability and Environmental Implications

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

7. Other Implications

7.1. The main risk associated with the Council's Capital Programme is that there 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.

8. Equality Impact Assessment and Consultation Arrangements

8.1. 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.

8.2. There is also no requirement to undertake any consultation in terms of the information contained in the report.

Jackie Taylor

Executive Director (Finance and Corporate Resources)

Stephen Gibson

Executive Director (Housing and Technical Resources)

3 April 2024

Link(s) to Council Values/Priorities/Outcomes

♦ Accountable, effective, efficient and transparent

Previous References

- ◆ Housing and Technical Resources Committee, 7 February 2024

List of Background Papers

- Financial ledger to 26 January 2024

Contact for Further Information

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

Lorraine O'Hagan, Finance Manager (Strategy)

Ext: 2601 (Tel: 01698 452601)

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

South Lanarkshire Council
Capital Expenditure 2023-24
Housing and Technical Resources Programme (excl HRA)
For Period 1 April 2023 – 26 January 2024

<u>Housing and Technical Resources (excl HRA)</u>	Base Budget £000	Budget Adjustments £000	Slippage £000	Total Budget £000	Budget to Date £000	Actual Expenditure £000
Asset Management Programmes	10,636	299	0	10,935	2,239	2,170
Private Housing Scheme of Assistance	1,000	(1,000)	0	0	0	0
Other Housing	163	390	0	553	163	162
TOTAL	11,799	(311)	0	11,488	2,402	2,332

Report

6

Report to:	Housing and Technical Resources Committee
Date of Meeting:	24 April 2024
Report by:	Executive Director (Finance and Corporate Resources) Executive Director (Housing and Technical Resources)

Subject:	Capital Budget Monitoring 2023/2024 - Housing and Technical Resources (Housing Revenue Account)
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1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ provide information on the progress of the capital programme for Housing and Technical Resources (HRA) for the period 1 April 2023 to 26 January 2024

2. Recommendation(s)

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

- (1) that the revised Housing and Technical Resources (HRA) capital programme of £67.443 million, and expenditure to 26 January 2024 of £45.478 million be noted.

3. Background

- 3.1. This is the fourth capital monitoring report presented to the Housing and Technical Resources Committee for the financial year 2023/2024.
- 3.2. The budget is based on the revised capital programme for the year, which was approved by the Executive Committee on 20 March 2024.
- 3.3. The report details the financial position for Housing and Technical Resources (HRA) on Appendix A.

4. Employee Implications

4.1. There are no employee implications contained within this report.

5. Financial Implications

- 5.1. The Housing Capital Programme for 2023/2024 totals £67.443 million and is detailed along with the funding sources at Appendix A to this report.
- 5.2. Actual expenditure to 26 January 2024 is £45.478 million. This is £2.253 million ahead of programme and is due to the number of buy backs through the open market purchase scheme being ahead of programme to date.
- 5.3. Current estimates suggest an outturn of £67.443 million. The Resource is expecting to spend to this level.
- 5.4. **2024/25 Resource Planning Assumption (RPA) Grant** : We have been advised that the RPA for South Lanarkshire is £22.149m for 2024/2025 and that this will be

followed up with a formal letter. This reflects a significant reduction in grant due to the overall funding being made available for affordable housing being reduced. Given the council is the strategic housing authority, we will now consider how this impacts progress within our housing route map and engage with our partner Registered Social Landlords in order to prioritise sites that are already committed to, that are cost effective and will resolve housing need in pressurised areas with a view to continue to deliver upon the Strategic Housing Investment Plan (SHIP) and strive towards our 1300 target. We continue to engage with the Scottish Government's More Homes team in this regard. This will be reported back to committee in due course.

6. Climate Change, Sustainability and Environmental Implications

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

7. Other Implications

- 7.1. The main risk associated with the Council's Capital Programme is an overspend. The risk is mitigated through the detailed project management plans prepared and monitored for each project. The risk of overspend is managed through four weekly Investment management meetings.
- 7.2. The Council continues to experience material shortages, longer lead times and extraordinary inflationary price increases and it is anticipated that this will continue to impact on the supply chain for the foreseeable future. The impact will continue to be monitored through the four weekly investment management meetings. Further updates will be reported in the coming months with any significant increases in contract values being brought to members' attention.

8. Equality Impact Assessment and Consultation Arrangements

- 8.1. 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.
- 8.2. There was also no requirement to undertake any consultation in terms of the information contained in this report.

Jackie Taylor

Executive Director (Finance and Corporate Resources)

Stephen Gibson

Executive Director (Housing and Technical Resources)

27 March 2024

Link(s) to Council Values/Priorities/Outcomes

- Accountable, Effective, Efficient and Transparent

Previous References

- Executive Committee, 20 March 2024

List of Background Papers

- Financial ledger to 26 January 2024

Contact for Further Information

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

Graham Booth, Finance Manager (Resources)

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

	£m	£m
Anticipated Capital Expenditure 2023/24		67.443
Estimated Financing Position 2023/24		
Capital Receipts	1.683	
Capital Financed From Current Revenue	27.162	
Prudential Borrowing	23.166	
Specific Grant – Scottish Government New Council Houses	10.048	
Specific Grant – Scottish Government Buy Backs	5.264	
Specific Grant – Scottish Government Mortgage to Rent	0.120	
Other Income	0.000	
		<u>67.443</u>
Actual Expenditure to 26 January 2024		45.478
Actual Financing Position to 26 January 2024		
Capital Receipts	1.923	
Capital Financed From Current Revenue	27.162	
Prudential Borrowing	8.419	
Specific Grant – Scottish Government New Council Houses	7.843	
Specific Grant – Scottish Government Buy Backs	0.000	
Specific Grant – Scottish Government Mortgage to Rent	0.131	
Other Income	0.000	
		<u>45.478</u>

Report

Report to:	Housing and Technical Resources Committee
Date of Meeting:	24 April 2024
Report by:	Executive Director (Finance and Corporate Resources) and Executive Director (Housing and Technical Resources)

Subject:	Housing and Technical Resources – Workforce Monitoring – December 2023 to February 2024
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1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ provide employment information for December 2023 to February 2024 relating to Housing and Technical Resources

2. Recommendation(s)

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

(1) that the following employment information for December 2023 to February 2024 relating to Housing and Technical Resources be noted:-

- ◆ attendance statistics;
- ◆ occupational health;
- ◆ accident/incident statistics;
- ◆ discipline, grievance and Dignity at Work cases;
- ◆ analysis of leavers and exit interviews;
- ◆ staffing watch as at 9 December 2023

3. Background

3.1. As part of the Council's performance management arrangements, regular workforce monitoring reports are submitted to Committee. This report for Housing and Technical Resources provides information on the position for December 2023 to February 2024.

4. Monitoring Statistics

4.1. Attendance Statistics (Appendix 1)

Information on absence statistics is analysed for the month of February 2024 for Housing and Technical Resources.

The Resource absence figure for February 2024 was 5.6%. This figure has increased by 0.6% when compared to last month and is 0.8% lower than the Council-wide figure. Compared to February 2023, the Resource absence figure has increased by 0.5%.

Based on the absence figures at February 2024 and annual trends, the projected annual average absence for the Resource for 2023/2024 is 5.8%, compared to a Council-wide average figure of 5.4%.

Managers follow the procedures outlined in the Maximising Attendance Policy to support employees to remain at work, or to return to work after a sickness absence. There are comprehensive employee supports in place and, additionally, Personnel Services work in close partnership with line managers and Resource Management Teams on a case management basis to ensure that appropriate actions are taken.

4.2. Occupational Health (Appendix 2)

In terms of referrals to occupational health, which include medical examinations and physiotherapy, overall 156 referrals were made this period. This represents an increase of 29 when compared with the same period last year.

4.3. Accident/Incident Statistics (Appendix 2)

There were 28 accidents/incidents recorded within the Resource this period, an increase of 16 when compared to the same period last year.

4.4. Discipline, Grievance and Dignity at Work (Appendix 2)

During the period, 2 disciplinary hearings were held within the Resource. This figure has decreased by 3 when compared to the same period last year. During this period 3 appeals were heard by the Appeals Panel. This figure has increased by 3 when compared to the same period last year. No Appeals Panels were pending, a decrease of 1 when compared to the same period last year. One grievance was raised within the Resource and this figure has increased by 1 when compared to the same period last year. No Dignity at Work complaint was raised within the Resource. This figure has decreased by 1 when compared to the same period last year.

4.5. Analysis of Leavers (Appendix 2)

There was a total of 15 leavers in the Resource this period eligible for an exit interview. This figure has increased by 7 when compared with the same period last year. Nine exit interviews were conducted in this period, an increase of 5 when compared with the same period last year.

4.6. When processing an employee termination, managers were asked to identify whether they intended to replace the employee who had left the Council. If they indicated that they did not intend to replace the employee, they were asked to select from the following options:-

- ◆ plan to hold for savings
- ◆ fill on a fixed term basis pending savings
- ◆ transfer budget to another post
- ◆ end of fixed term contract

4.7. Appendix 2a provides a breakdown of vacant posts and whether these are being replaced or held for savings. In the period December 2023 to February 2024, 30 employees (23.10 FTE) in total left employment, Managers indicated that all 30 posts (23.10 FTE) were being replaced.

5. Staffing Watch

5.1. There has been an increase of 8 in the number of employees in post from 9 September 2023 to 9 December 2023.

6. Employee Implications

- 6.1. There are no implications for employees arising from the information presented in this report.

7. Financial Implications

- 7.1. All financial implications are accommodated within existing budgets.

8. Climate Change, Sustainability and Environmental Implications

- 8.1. There are no climate change, sustainability and environmental implications in terms of the information contained within this report.

9. Other Implications

- 9.1. There are no risk implications or risk in terms of the information contained within this report.

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 an existing policy, function or strategy and, therefore, no impact assessment is required.
- 10.2. There was no requirement to undertake any consultation in terms of the information contained in this report.

Jackie Taylor

Executive Director (Finance and Corporate Resources)

Stephen Gibson

Executive Director (Housing and Technical Resources)

13 March 2024

Link(s) to Council Values/Ambitions/Objectives

- ◆ Accountable, effective, efficient and transparent
- ◆ Fair, open and sustainable
- ◆ Ambitious, self aware and improving
- ◆ Excellent employer
- ◆ Focused on people and their needs
- ◆ Working with and respecting others

Previous References

- ◆ Housing and Technical Resources, 7 February 2024

List of Background Papers

- ◆ Monitoring information provided by Finance and Corporate Resources

Contact for Further Information

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

Eileen McPake, HR Business Manager

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Absence Trends - 2021/2022, 2022/2023 & 2023/2024

Housing & Technical Resources

APT&C				Manual Workers				Resource Total				Council Wide							
	2021 / 2022	2022 / 2023	2023 / 2024		2021 / 2022	2022 / 2023	2023 / 2024		2021 / 2022	2022 / 2023	2023 / 2024		2021 / 2022	2022 / 2023	2023 / 2024				
	%	%	%		%	%	%		%	%	%		%	%	%				
April	3.2	5.5	5.7	April	3.6	10.6	6.9	April	3.3	7.6	6.2	April	4.3	5.6	5.1				
May	2.9	4.5	4.9	May	4.2	8.1	6.1	May	3.4	6.0	5.4	May	4.9	5.4	5.1				
June	3.5	4.9	5.4	June	6.2	8.5	6.8	June	4.6	6.4	6.0	June	4.7	5.3	4.7				
July	4.0	5.5	5.0	July	5.7	8.9	8.1	July	4.7	6.9	6.2	July	4.0	4.6	3.8				
August	4.9	4.7	5.1	August	7.9	7.1	8.5	August	6.2	5.7	6.4	August	4.7	4.4	4.1				
September	5.8	4.5	4.7	September	8.1	6.3	7.8	September	6.8	5.2	6.0	September	6.4	5.4	5.3				
October	5.2	4.3	4.9	October	9.0	7.8	5.2	October	6.8	5.8	5.0	October	6.3	5.8	5.1				
November	5.7	4.6	4.8	November	9.2	7.8	6.7	November	7.2	5.9	5.6	November	6.9	6.5	6.2				
December	4.6	4.4	5.1	December	9.5	7.2	7.4	December	6.7	5.6	6.0	December	6.9	7.0	6.6				
January	5.2	4.5	4.4	January	8.8	5.5	6.0	January	6.7	4.9	5.0	January	7.0	5.8	6.1				
February	6.4	4.4	5.2	February	8.5	6.2	6.3	February	7.3	5.1	5.6	February	6.6	5.9	6.4				
March	7.8	5.3		March	10.7	6.8		March	9.0	5.9		March	7.9	6.4					
Annual Average	4.9	4.8	5.0	Annual Average	7.6	7.6	6.9	Annual Average	6.1	5.9	5.8	Annual Average	5.9	5.7	5.4				
Average Apr-Feb	4.7	4.7	5.0	Average Apr-Feb	7.3	7.6	6.9	Average Apr-Feb	5.8	5.9	5.8	Average Apr-Feb	5.7	5.6	5.3				
No of Employees at 29 February 2024				886	No of Employees at 29 February 2024				565	No of Employees at 29 February 2024				1451	No of Employees at 29 February 2024				16199

APPENDIX 2		
HOUSING AND TECHNICAL RESOURCES		
	Dec - Feb 2022 / 2023	Dec - Feb 2023 / 2024
MEDICAL EXAMINATIONS		
Number of Employees Attending	37	57
EMPLOYEE COUNSELLING SERVICE		
Total Number of Referrals	15	9
PHYSIOTHERAPY SERVICE		
Total Number of Referrals	49	58
REFERRALS TO EMPLOYEE SUPPORT OFFICER	26	30
REFERRALS TO COGNITIVE BEHAVIOUR THERAPY	0	2
TOTAL	127	156
CAUSE OF ACCIDENTS/INCIDENTS	Dec - Feb 2022 / 2023	Dec - Feb 2023 / 2024
Over 7 day absences	2	1
Over 3 day absences**	0	1
Minor	8	22
Near Miss	0	1
Violent Incident: Physical****	1	0
Violent Incident: Verbal*****	1	3
Total Accidents/Incidents	12	28
<p>*A Specified Injury is any fracture (other than to the fingers, thumbs or toes), amputation, loss of sight, serious burns, crushing injury, scalping, loss of consciousness caused by asphyxiation/ head injury, a chemical or hot metal burn to the eye or penetrating injury as defined by the HSE.</p> <p>**Over 3 day / over 7day absence is an injury sustained outwith specified injury category that results in a period of absence of absence as defined by the HSE.</p> <p>***Near Miss - Any unexpected, unplanned occurrence (except Dangerous Occurrences) that does not lead to injury of persons, damage to property, plant or equipment but may have done so in different circumstance.</p> <p>****Physical violent incidents are included in the "Specified" figures, where applicable, to provide the "Total Specified" figures.</p> <p>*****Physical violent incidents and ***** Verbal Violent Incidents are included in the "Over 3-day or Over 7-day" figures, where applicable, to provide the "Total Over 3-day or Over 7-day" figures.</p> <p>*****Physical Violent Incidents and ***** Verbal Violent Incidents are included in the "Minor" figures, where applicable, to provide the "Total Minor" figures.</p>		
RECORD OF DISCIPLINARY HEARINGS	Dec - Feb 2022 / 2023	Dec - Feb 2023 / 2024
Total Number of Hearings	5	2
Total Number of Appeals	0	3
Appeals Pending	1	0
Time Taken to Convene Hearing December 2023 - February 2024		
	4-6 Weeks	Over 6 Weeks
0-3 Weeks	1	0
RECORD OF GRIEVANCE HEARINGS	Dec - Feb 2022 / 2023	Dec - Feb 2023 / 2024
Number of Grievances	0	1
Still in Progress	0	1
RECORD OF DIGNITY AT WORK	Dec - Feb 2022 / 2023	Dec - Feb 2023 / 2024
Number of Incidents	1	0
Number Resolved at Formal Stage	1	0
ANALYSIS OF REASONS FOR LEAVING	Dec - Feb 2022 / 2023	Dec - Feb 2023 / 2024
Career Advancement	3	5
Moving Outwith Area	0	2
Personal Reasons	0	1
Dissatisfaction With Terms and Conditions	1	0
Other	0	1
Number of Exit Interviews conducted	4	9
Total Number of Leavers Eligible for Exit Interview	8	15
Percentage of interviews conducted	50%	60%

Appendix 2a				
Reason	Dec 2023 - Feb 2024		Cumulative total	
	FTE	H/C	FTE	H/C
Terminations/Leavers	23.10	30	90.94	114
Being replaced	23.10	30	86.83	109
Filling on a temporary basis	0.00	0	0.00	0
Plan to transfer this budget to another post	0.00	0	0.00	0
End of fixed term contract	0.00	0	2.11	3
Held pending service Review	0.00	0	2.00	2
Plan to remove for savings	0.00	0	0.00	0

Appendix 3

JOINT STAFFING WATCH RETURN HOUSING & TECHNICAL RESOURCES									
As at 9 December 2023									
Total Number of Employees									
MALE		FEMALE		TOTAL					
F/T	P/T	F/T	P/T						
791	24	330	133	1278					
*Full - Time Equivalent No of Employees									
Salary Bands									
Chief Officer	Grade 1	Grade 2	Grade 3	Grade 4	Grade 5	Grade 6	Fixed SCP	Teacher	TOTAL
3.00	200.18	619.36	355.58	29.60	10.00	0.00	0.00	0.00	1217.72
As at 9 September 2023									
Total Number of Employees									
MALE		FEMALE		TOTAL					
F/T	P/T	F/T	P/T						
802	25	332	127	1286					
*Full - Time Equivalent No of Employees									
Salary Bands									
Chief Officer	Grade 1	Grade 2	Grade 3	Grade 4	Grade 5	Grade 6	Fixed SCP	Teacher	TOTAL
3.00	205.10	623.16	357.38	29.60	10.00	0.00	0.00	0.00	1228.24

Report

8

Report to: **Housing and Technical Resources Committee**
 Date of Meeting: **24 April 2024**
 Report by: **Executive Director (Housing and Technical Resources)**

Subject: **Proposed Partnership with Social Bite**

1. Purpose of Report

1.1. The purpose of this report is to:-

- ◆ update Housing and Technical Resources Committee on discussions with Social Bite to develop an innovative approach to meeting the accommodation and support needs of single homeless households.
- ◆ seek approval to lease a site at Harriet Street Rutherglen to Social Bite to establish 15 units of supported accommodation at a nominal rent of £1.

2. Recommendation(s)

2.1. Housing and Technical Resources Committee is asked to approve the following recommendations:-

- (1) approve the principle of the Council granting a 5 year lease with option to extend for a further 5 years of site at Harriet Street Rutherglen to Social Bite, for Social Bite to establish 15 units of supported accommodation at a nominal annual rent of £1, as summarised in this report; and
- (2) delegate authority to the Executive Director of Housing and Technical Resources, in consultation with the Head of Administration and Legal Services, to conclude legal agreements relating to the proposed arrangements with Social Bite.

3. Background

3.1. Discussion between Housing and Technical Resources and Social Bite commenced in early summer of 2020, exploring the option of a partnership approach to meeting the accommodation and support needs of homeless households. Social Bite approached the council as a charity organisation who were able to front fund the proposal of a homeless village, providing modular housing in line with similar models across the country.

3.2. The proposal is based on a model which has operated successfully in Edinburgh since 2017, whereby Social Bite provide temporary accommodation for homeless people through an innovative partnership with the city council. The council provided an unused piece of land in Granton and Social Bite contributed funding for labour and materials to develop the site, which at the time was forest land. The site was developed to provide 20 wooden cabins referred to as Nest Homes, each containing bedroom, kitchen, shower room and living area.

- 3.3. Social Bite also partnered with Hillcrest Housing Association who provide a housing management service and Cyrenians who provide on-site housing support, in a similar way to South Lanarkshire's current arrangements for 1st Stop and Supported accommodation, with partners such as The Salvation Army and Blue Triangle.
- 3.4. This project was called The Village and is designed to provide a highly supportive community with emphasis on encouraging and nurturing peer support alongside professional housing support services.
- 3.5. The physical site used in Edinburgh lends itself to this with each tenant having their own homely environment, including a small section of outdoor space attached to their home to develop as they wish and to enjoy. There is also a community facility with sufficient space for all residents to gather to eat, socialise and participate in a wide range of social, health and wellbeing activities. This model offers the ability for residents to enjoy their own space and build independent living skills with all the facilities to deliver necessary support for the period required while developing independent living skills.
- 3.6. The Village model has proved successful with very positive feedback from those who have spent time within this temporary accommodation model.

4. South Lanarkshire Council Context

- 4.1. Discussion with Social Bite coincided with the council's development of a Temporary Accommodation Strategic Plan. This involved consideration of the optimum portfolio of temporary accommodation in the context of national developments such as the revised Unsuitable Accommodation Order and updated Code of Guidance for Homelessness, which included new temporary accommodation standards to be achieved.
- 4.2. The majority of accommodation utilised to meet the needs of homeless households within South Lanarkshire meets required standards. The vast majority meeting the Council's more stringent optimal standard, which is for temporary accommodation to be ordinary homes within ordinary communities.
- 4.3. At that time, the only exception to this was accommodation at Lindsay House, assessed as at risk of failing to meet expected standards due to the deteriorating condition of the property, its scale and level of shared facilities. A range of interventions aimed to address this, including reduction in population accommodated, however, events took over and due to repeat flooding and disproportionate costs to continue to operate, the service closed fully in December 2023.
- 4.4. Housing and Technical Resources had anticipated Lindsay House would operate until a replacement Supported Accommodation service was identified to relocate the service. Therefore, unexpected earlier closure has left a shortfall in supported accommodation.
- 4.5. Housing Services Temporary Accommodation Strategic Plan demand analysis, based on 2022/23 level of need for supported accommodation, reflects supply requirement of 64 units of supported accommodation. Current provision is at 36 units.
- 4.6. It is recognised that this is a spend to save project, as need for temporary accommodation has significantly increased in line with the spike in homelessness demand resulting in unprecedented use of unsuitable B&B accommodation, at

projected cost of around £100,000 for 2023/2024, more than double the allocated annual budget, a stark contrast to previous years which have seen a significant underspend. This also contributes to wider issues including regulatory risk utilising accommodation considered unsuitable as response to homelessness, ongoing risk of breaching the unsuitable accommodation order and risk to ability to accommodate and meet basic statutory duty.

5. Proposal

- 5.1. Following detailed discussion with Social Bite, the proposal is for the development of 15 units of accommodation to be delivered at Harriet Street, Rutherglen. It is proposed that the site which is owned by the Council, within general services, will be leased to Social Bite, based on a 5-year lease agreement with the option to extend for a further 5 years at a nominal rent of £1 per annum. It is considered that the project would make a significant contribution to addressing the shortfall of supported accommodation noted at section 4.5 above. This approach would also compliment other solutions, such as a growing Housing First outreach support model, and do so within a suitable location for the project to settle into and work with local partners with a view to adding value to the local area.
- 5.2. Social Bite will provide 15 high quality, carbon neutral cabin homes, which come with a 60-year lifespan testament to the quality of materials and design. The council will have exclusive access for the purpose of using the units to provide temporary accommodation to homeless individuals for a weekly rental fee in line with temporary accommodation rents which will come to the council. This proposal brings value for money, whereby Social Bite will also provide annual grant funding to support the project.
- 5.3. The council will cover operational costs related to maintaining, letting, and managing the site, thus minimising the lease costs for the accommodation.
- 5.4. Subject to the Committee's decision, the Council will appoint a 3rd sector partner to manage the Council's involvement in the project, which will be dealt with separately in accordance with the Council's standard procurement arrangements, this will include collection of rental income. This income will cover rental costs payable by the Council to Social Bite for use of the accommodation and a percentage will be re-invested in the project covering running costs, as set out in detail at Appendix 2. As part of the legal agreement between Social Bite and the council, the arrangements will include opportunities whereby Social Bite, through their charity organisation, will promote employment and educational opportunities, supporting community wealth and connect the project to local services within the community.
- 5.5. Social Bite will retain ownership of the modular housing units for removal from site at the end of the lease period, in line with the lease agreement.
- 5.6. The costs associated for this new village partnership include design and consultancy work, preparatory ground works to a Council owned site, infrastructure, and siting of 15 individual cabins. Beyond development, ongoing service costs have been calculated with input from Finance and Benefit and Revenue Teams, though these will be refreshed ahead of any future go live date to take account of uplifts.
- 5.7. The site which has been identified at Harriet Street, Rutherglen is zoned for residential use in the Adopted South Lanarkshire Local Development Plan (site plan included at Appendix 1). The site is considered suitable to achieve the model that both the Council and Social Bite wish to deliver, ensuring that occupants can access

amenities but also have privacy to tackle any complex support needs and be out with the public eye.

- 5.8. Meantime, site investigations are progressing. To date, no concerns have been identified based on information held or from initial desk top surveys, however, more detailed investigation is underway to confirm site suitability taking account of industrial history of general area, utility requirements and costs to develop site to required condition ready for placement of cabin accommodation.
- 5.9. Since initial discussions began, demand for homeless services has significantly increased over the last year, resulting in reliance on reserves to meet service costs in the last year and same projected forward.
- 5.10. The business case for this new village has been based on an appropriate rent level for supported accommodation, taking account of housing benefit applicable level, and rent collection assumptions, occupancy and turnover rates, rent due to Social Bite for use of the cabin accommodation, management and support service provider costs. Also, allowing for recurring Social Bite contribution (return on rent collected) to support the project. All associated operational costs can be accommodated within the existing homeless budget.
- 5.11. A key consideration in the business case for progressing this partnership approach is the Council's requirement for increase in supply of supported accommodation and exclusive opportunity within this model to attract significant external funding, not available through any other route, therefore reducing costs of what is a necessary site development for the council.

6. Next Steps Proposed

- 6.1. Housing and Technical Resources will continue to support Social Bite with preparing applications for Planning Permission and Building Warrants with the assistance of colleagues across Council services.
- 6.2. In the usual way, these applications will be subject to statutory publicity, consultation and decision-making processes. Subject to the Committee's decision, a cross-service project group will be established, to include housing, legal, procurement and finance services, to take forward the necessary contract and commercial activities with Social Bite.
- 6.3. Once the formal processes are completed, and full approval has been provided, an update report will be brought to a future committee meeting for noting, which will include project timelines and handover dates.

7. Employee Implications

- 7.1. There are no employee implications arising from this proposal, however employees from a range of council services will work to put in place the necessary contractual, procurement and service arrangements.

8. Financial Implications

- 8.1. Appendix 2 sets out the projected costs for project delivery and subsequent ongoing operating costs.
- 8.2. This includes the breakdown of the estimated project delivery costs of £3.357m. Social Bite costs are anticipated at £1.677m for the supply of cabins, furnishings, site works and associated fees. Social Bite have also committed to annual grant funding to support the project. Council costs are anticipated at £1.680m for site works and

associated fees. The Council's share of project delivery costs will be funded through the Homelessness Service.

8.3. Appendix 2 also provides the breakdown of the estimated ongoing operating costs. These are estimated at £0.552m per annum. Anticipated rental income and service charges from service users is anticipated totalling £0.263m. In addition, Social Bite will provide an annual contribution of £0.088m. This reduces the net ongoing cost to the Council to £0.201m per annum. This will be funded from within the existing Homelessness revenue budget and is a significant reduction compared to the arranged £0.500m operating costs for Lindsay House in recent financial years. The financial benefit from this will be utilised for ongoing financial pressures within the Homelessness Service.

8.4. Given the current condition of the proposed site, and the current absence of alternative uses for it, it is considered that the proposed lease will enable the Council to secure Best Value in respect of this use of the site, especially when the nature of the proposal is considered, the non-financial benefits and how it will contribute to the health and social wellbeing of the area.

9. Climate Change, Sustainability and Environmental Implications

9.1. The proposal, if agreed, would deliver 15 units of accommodation in the form of modern and comfortable, sustainable with a 60-year lifespan, carbon neutral, highly insulated modular homes.

10. Other Implications

10.1. There will be community interest in any site identified and requirements around consultation in due course.

10.2. The Project will assist the council and partners in meeting the accommodation and support needs of homeless households, therefore meeting statutory homeless duties.

10.3. Social Bite bring community wealth opportunities by having the modular housing designed and built within South Lanarkshire and will bring employment and educational opportunities to our customers as a result of our partnership and their charity status.

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.

Stephen Gibson

Executive Director (Housing and Technical Resources)

8 March 2024

Link(s) to Council Values/Priorities/Outcomes

- ◆ Accountable, effective, efficient and transparent
- ◆ Ambitious, self-aware and improving
- ◆ Fair, open and sustainable.

Previous Reference

- ◆ None

List of Background Papers

- ◆ None

Contact for Further Information

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Appendix 1 – Site Plan

Appendix 2 – Project Costs

Project Delivery Costs

	Costs			Donations	Total
	Social Bite	SLC	Total	Social Bite	
	£m	£m	£m	£m	£m
Structure Costs	1.382	0.000	1.382	(0.201)	1.181
Furnishing	0.062	0.000	0.062	(0.035)	0.027
Site Costs	0.100	1.111	1.211	(0.040)	1.171
Project & Professional Costs	0.006	0.422	0.428	(0.002)	0.426
Contingency	0.127	0.147	0.274	0.000	0.274
Total Expenditure	1.677	1.680	3.357	(0.278)	3.079

Annual Operating Costs

	£m
Commissioned Services Costs	0.299
Rent	0.126
Repairs	0.030
Void Rent Loss	0.029
Furniture	0.030
Utilities	0.013
Other Costs	0.025
Total Costs	0.552
Rental Income	(0.263)
Net Costs	0.289
Social Bite Grant	0.088
SLC Costs	0.201

Report

9

Report to:	Housing and Technical Resources Committee
Date of Meeting:	24 April 2024
Report by:	Executive Director (Housing and Technical Resources)

Subject:	Low Waters Hall, Hamilton – Community Asset Transfer to Low Waters Community Group
----------	-------------------------------------------------------------------------------------------

1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ advise the Committee of the request for a lease of Low Waters Hall, Elliot Crescent, Hamilton by Low Waters Community Group and seek approval to the principal terms and conditions as set out in Section 5 of the report

2. Recommendation(s)

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

- (1) that the subjects at of Low Waters Hall, Eliot Crescent, Hamilton be leased to Low Waters Community Group, subject to the terms and conditions outlined in Section 5 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 matters in respect of the lease and enter into the necessary legal agreements on terms which are in the best interests of the Council.

3. Background

- 3.1. The subjects at Low Waters Hall were previously managed by South Lanarkshire Leisure and Culture (SLLC) and, following a review of its business plan, the SLLC Board announced that it could no longer sustain this facility and the property was returned to the Council.
- 3.2. A request for an asset transfer to lease the subjects to the Trustees of Clyde Scouts was approved by Committee on 8 December 2021. However, because of organisational issues within the Trustees of Clyde Scouts, the lease has not concluded.
- 3.3. The Trustees of Clyde Scouts have now requested that their interest be transferred to Low Waters Community Group a SCIO (Charity number SC 052955) to take on the lease to enable the facility to re-open for community use. The lease will enable Low Waters Community Group to operate the facility.
- 3.4. The individuals from the local community that were involved in the previous application from Trustees of Clyde Scouts are now reconstituted within Low Waters Community Group, however, the business plan, investment, objectives and operational intentions are unchanged from the original application.

- 3.5. The application was validated on 23 July 2021. The application and supporting documents were placed on the planning portal.
- 3.6. The Community Asset Transfer Working Group assessed the original application and recommended that the applicants be granted a 67% rent reduction on the rental. This is considered equally applicable to Low Waters Community Group given the similarities in the organisations, membership, and objectives. However, the Asset Transfer Panel has reviewed the proposal and taken the following matters into account.
- 3.7. Property
- 3.7.1. The extent of the property is shown on the attached plan and, as there is no change of use or development, planning consent will not be required.
- 3.7.2. The property has potential commercial value and there is interest from an adjoining proprietor should the community asset transfer not proceed.
- 3.8. Organisation
- 3.8.1. Low Waters Community Group is a SCIO (Scottish Charitable Incorporated Organisation) Company Registration a SCIO (Charity number SC 052955).
- 3.8.2. The purpose of the organisation is to provide facilities for community development, recreational facilities, and resources to the residents of Hamilton.
- 3.9. Project
- 3.9.1. The proposal is for Low Waters Community Group to re-open the facility as a community hall and then, through their management, develop additional activity. Initially, the use will focus principally upon accommodation for the Scouts.
- 3.9.2. The financial viability of the project is considered marginal and low revenue income presents a risk.
- 4. Assessment**
- 4.1. The property is suitable for the proposed use and the organisation has the capacity and funds to manage the facility.
- 4.2. The lease will enable the facility to re-open and relieve the Council of the costs of empty property rates, utility charges, insurance costs and repairs, however, it does defer the ability to generate a capital receipt.
- 4.3. The Council has no alternative operational requirement for the subjects. The risks of the transfer are considered low, however, should the lease prove unsustainable for Low Waters Community Group, the Council will have the ability to resume full ownership and consider the future of the property.

5. Proposal

- 5.1. It is proposed to lease Low Waters Hall to Low Waters Community Group, on the following principal terms and conditions:-
1. The lease will be to the Low Waters Community Group.
 2. The lease will be for a period of 20 years.
 3. The date of entry to be agreed.
 4. The rental shall be £825 per annum being a 67% discount on the market value of £2,500 p.a.
 5. The tenants shall be granted break options on the second, fifth and tenth anniversary of the date of entry.

6. The lease to be fully repairing and insuring.
7. The tenants shall be granted a tenant break option in the event of any single major repair exceeding £30,000 (2024 value) during the term of the lease.
8. The tenants will pay the buildings insurance costs as charged by the Council.
9. The tenants will be required to obtain and exhibit, as required, public liability insurance to the value of £5 million for any one claim.
10. The property will be used as a community hall.
11. The tenants to be responsible for any rates or property charges resulting from their occupation and use of the subjects.
12. Assignment and subletting will not be allowed.
13. Landlord's consent will be required for any structural alterations to the property.
14. Each party to be responsible for their own legal costs, however, the tenants will require to pay any registration fees and Land and Buildings Transaction Tax (LBTT) if required.
15. A one year rent free period to be granted to the tenants, during the first 12 months whilst the property is being improved.

6. Employee Implications

- 6.1. There are no employee implications associated with this report.

7. Financial Implications

- 7.1. The lease will result in a saving in void property costs including empty rates, insurance and utility standing charges and repairs and maintenance.
- 7.2. The property has an estimated capital receipt value in the order of £30,000- £50,000.

8 Climate Change, Sustainability and Environmental Implications

- 8.1. There are no issues in relation to climate change, sustainability and the environment contained within this report.

9. Other Implications

- 9.1. In terms of the Community Empowerment (Scotland) Act 2015, the Council initially had until 23 January 2023 to provide a notice of its decision whether to agree to or refuse the asset transfer.
- 9.2. The organisation had a right to appeal to Scottish Ministers should a decision not be made in that timescale, if the asset transfer request was refused or the organisation didn't agree with the proposed terms and conditions.
- 9.3. However, this recent request is for a different organisation and in delivering a community managed facility in light of the continued interest, the process has continued to allow the necessary organisational issues to be resolved.

10. Equality Impact Assessment and Consultation Arrangements

- 10.1. Consultation has taken place with the Community Participation Team, Legal Services and Community and Enterprise Resources.
- 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)

Link(s) to Council Values/Priorities/Outcomes

- ◆ Accountable, effective, efficient, and transparent
- ◆ Caring, connected, sustainable communities.

Previous References

- ◆ Housing and Technical Resources Committee 8 December 2021
Low Waters Hall Hamilton – Asset Transfer to the Trustees of Clyde Scouts

List of Background Papers

- ◆ Application and supporting documents via Planning Portal ref CAT/21/0005

Contact for Further Information

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

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LOCATION PLAN - For Committee Purposes Only

Low Waters Hall
Eliot Crescent, Hamilton



HOUSING AND TECHNICAL



Contents outlined in Black 564 square metres or thereby.

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Ordnance Survey 100020730.

DATE: 13/03/2024

Report

10

Report to:	Housing and Technical Resources Committee
Date of Meeting:	24 April 2024
Report by:	Executive Director (Housing and Technical Resources)

Subject:	Former Walston Primary School, Elsrickle – Asset Transfer to Biggar and District Men’s Shed
----------	----------------------------------------------------------------------------------------------------

1. Purpose of Report

1.1. The purpose of the report is to:-

- ♦ advise Committee of the request for asset transfer, by sale, of the former Walston Primary School at Elsrickle to Biggar and District Men’s Shed and seek approval to the principal terms and conditions of asset transfer as set out in Section 5 of the report

2. Recommendation(s)

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

- (1) that the former Walston Primary School be sold to Biggar and District Men’s Shed subject to the terms and conditions outlined in Section 5 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 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. At its meeting on 29 September 2021, the Housing and Technical Resources Committee approved the lease of the former Walston Primary School to Biggar and District Men’s Shed.
- 3.2. The Biggar and District Men’s Shed has been in occupation since the 10 year lease commenced on 22 October 2021. The terms of the lease being full repairing and insuring, a rental of £2,100 per annum, representing a 65% discount on market value to reflect community benefits, and a rent-free period of a year to enable the Men’s Shed to become established in its new premises. Biggar and District Men’s Shed subsequently requested and was granted an additional 1 year rent free to take account of the increasing revenue costs and their work to increase their membership.
- 3.3. Although the lease still has over 7 years to run, Biggar and District Men’s Shed is now seeking to purchase the property outright and submitted a formal request for Community Asset Transfer, the validation date for which was 30 November 2023.
- 3.4. The application and supporting documentation was placed on the Council’s Planning Portal. The closing date for responses was 11 January 2024, at which time one neutral representation was received.

- 3.5. The request was placed before the Community Asset Transfer Assessment Panel on 27 February 2024 when the following matters were taken into consideration.
- 3.6. Property
- 3.6.1. The extent of the property requested, is shown on the attached plan.
- 3.6.2. The Council registered its title in 2013 and this should now be the subject of warranty by the Registers of Scotland, however, this will require to be verified and potentially require an insurance to be obtained as part of the transaction.
- 3.6.3. Since taking on the lease, Biggar and District Men's Shed has carried out a number of repairs including rewiring the property, replacing the windows and doors, installing a log burner and creating a disabled access to the property. A polytunnel has been installed on the grounds. It has also commissioned a condition survey report which indicates that investment in the region of £224,500 is required to bring the property up to modern standards.
- 3.6.5. The property was valued by the District Valuer in 2021 at £80,000. The in-house valuer has confirmed that this figure remains appropriate and reflects current market conditions.
- 3.7. Organisation
- 3.7.1. Biggar and District Men's Shed is a Scottish Charitable Incorporated Organisation (SCIO), Scottish Charity No. SC049102. The organisation has now been established for 5 years.
- 3.7.2. The purpose of the organisation is to provide recreational facilities and advance the social needs, health and wellbeing of men of all ages and backgrounds living in the Biggar and surrounding areas.
- 3.7.3. The organisation membership has increased from 21 at the beginning of the lease to over 50 members.
- 3.7.4. There are strong connections with other community groups in the area, the support of a national Men's Shed organisation and the Trustees have a range of skills and experience.
- 3.7.5. In terms of the organisation's financial position, accounts show a small surplus, however this reflects the rent-free arrangement and an external grant towards energy costs. The organisation's viability remains vulnerable and there is still some way to go to become financially sustainable.
- 3.7.6. Biggar and District Men's Shed is due to pay rent from 23 October 2023 however have requested that a further continuation of the rent-free period be allowed. This has not been agreed to date and consideration of the request has been overtaken by the asset transfer request. The rental due until 24 May 2024 is £1,424.
- 3.8. Project
- 3.8.1. The project is to invest further in the property and continue to use the facility as a Men's Shed. The organisation feels strongly that being owners rather than tenants will increase their stability and sustainability, as well as give them access to a wider range of external funding opportunities.

- 3.8.2. At present, no firm project or funding plans have been presented as part of the application. The intention would appear to be to tender for the works after securing the agreement to the purchase and then apply for funding.
- 3.8.3. The business model is based around income being generated from donations, sale of products and services created by members and open days. As mentioned above, the business model has a financial risk.

4. Assessment

- 4.1. The property is suitable for the proposed use and the organisation clearly has the drive and enthusiasm to further develop a vibrant Men's Shed delivering support and opportunities to those in the community that can feel isolated. However, the condition of the property, the lack of a project or funding plan and the financial risks present concerns regarding the viability and sustainability of the proposal.
- 4.2. The request for asset transfer is based upon sale of the property at £1. The community benefits derived from the proposal relate to health and wellbeing, education, environmental and recreational.
- 4.3. The Community Asset Transfer Working Group assessed the potential community benefits and recommended that a discount of between 75% and 90% be applied to the market value to reflect the benefits to the community.
- 4.4. The risks associated with the asset transfer are considered medium to high, and the application to purchase is a little premature, however, it is also recognised that there are considerable community benefits derived from the project. On balance, the Assessment Panel considers that it is appropriate to agree the sale subject to the protections in Section 5.

5. Proposal

- 5.1. It is proposed to sell the former Walston Primary School, as shown on the attached plan, to Biggar and District Men's Shed, on the following principal terms and conditions:-

- (i) The sale will be to Biggar and District Men's Shed
- (ii) The purchase price will be £8,000, exclusive of VAT (reflecting 90% discount)
- (iii) The date of entry to be agreed, subject to the conditions below
- (iv) Each party to be responsible for their own legal expenses, however, the purchasers will require to pay any registration fees and Land and Buildings Transaction Tax (LBTT) if required.

To mitigate against the risks identified at Section 4, the sale will be conditional upon

- (v) Evidence of the availability of funding to deliver a significant investment in the property.
- (vi) The terms and conditions of the existing lease, including rental being due from 23 October 2023, being met.
- (vii) A 2-year, long stop date.

6. Employee Implications

- 6.1. There are no employee implications for South Lanarkshire Council.

7. Financial Implications

- 7.1. The property is surplus to Council operational requirements and, although currently subject to a concessionary lease, has potential to generate a capital receipt in the order of £80,000.
- 7.2. As the current lease is on full repairing and insuring terms, Council has no revenue costs associated with this property.

8 Climate Change, Sustainability and Environmental Implications

- 8.1. There are no issues in relation to climate change, sustainability and the environment contained within this report.

9. Other Implications

- 9.1. In terms of the Community Empowerment (Scotland) Act 2015, the Council has until 30 May 2024 to provide a notice of its decision whether to agree to or refuse the asset transfer request.
- 9.2. The organisation has a right to appeal to Scottish Ministers should a decision not be made in that timescale, if the asset transfer request is refused or the organisation does not agree with the proposed terms and conditions.

10. Equality Impact Assessment and Consultation Arrangements

- 10.1. Consultation has taken place with the Community and Enterprise, 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)

11 March 2024

Link(s) to Council Values/Priorities/Outcomes

- ◆ Accountable, effective, efficient and transparent
- ◆ Work with communities and partners to promote high quality, thriving and sustainable communities
- ◆ Caring, connected, sustainable communities

Previous References

- ◆ Minutes of Housing and Technical Resources Committee, 29 September 2021

List of Background Papers

- ◆ Application and supporting documents via Planning Portal ref CAT/23/0015

Contact for Further Information

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

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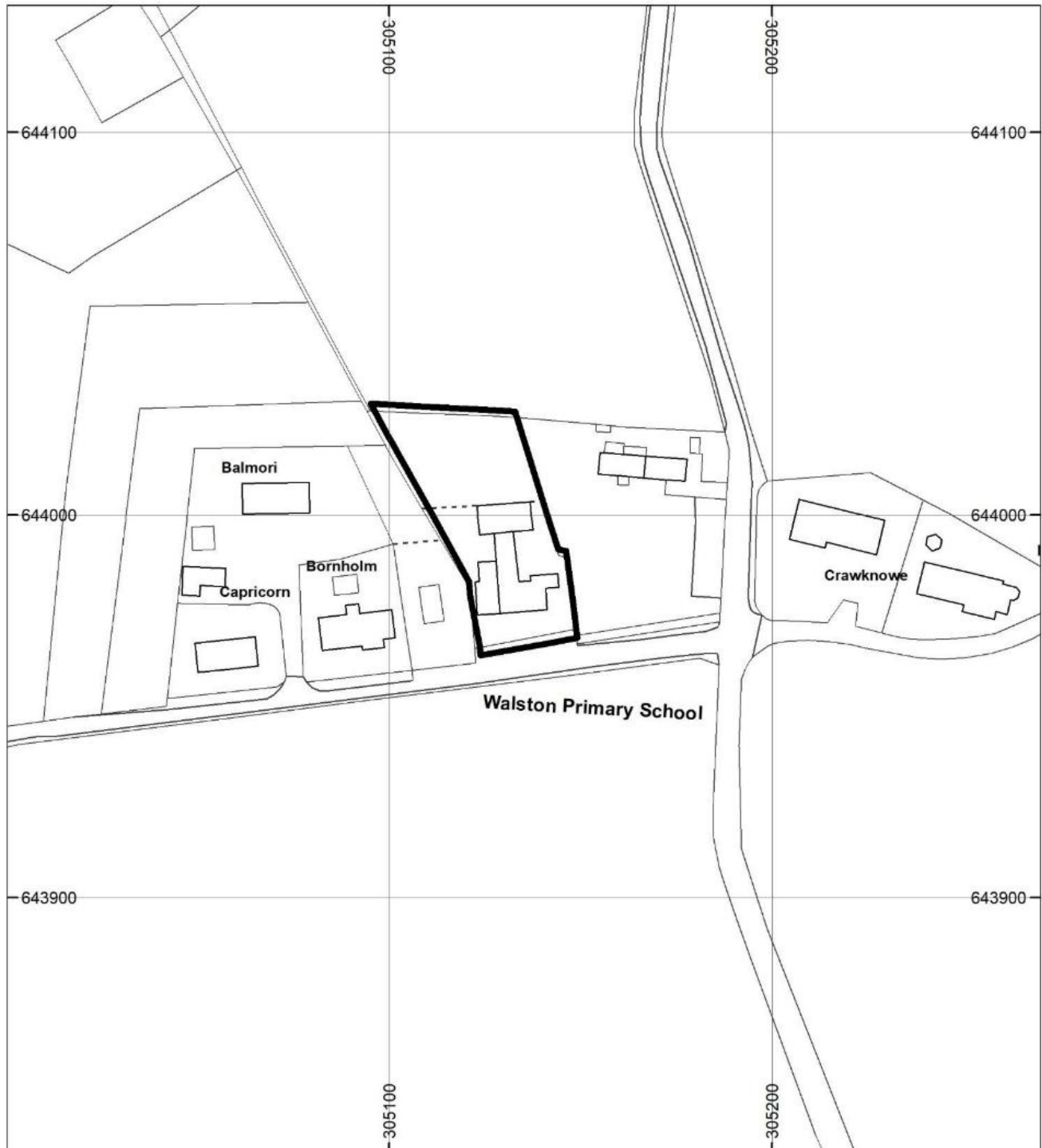
email: joanne.forbes@southlanarkshire.gov.uk

LOCATION PLAN - For Committee Purposes Only

Former Walston Primary School
Elsrickle, Biggar



PROPERTY SERVICES



Contents outlined in Black 1884 square metres or thereby.

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Ordnance Survey 100020730.

DATE: 18/08/2021

Report

11

Report to:	Housing and Technical Resources Committee
Date of Meeting:	24 April 2024
Report by:	Executive Director (Housing and Technical Resources)

Subject:	Community Asset Transfer of 33 Smyllum Road, Lanark – 5 year Lease to Healthy Valleys
----------	--------------------------------------------------------------------------------------------------

1. Purpose of Report

1.1. The purpose of the report is to:-

- ♦ advise the Committee of the request for a 5 year lease of 33 Smyllum Road, Lanark by Healthy Valleys and seek approval to the principal terms and conditions as set out in Section 5 of the report

2. Recommendation(s)

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

- (1) that the subjects at 33 Smyllum Road, Lanark the be leased to Healthy Valleys subject to the terms and conditions outlined in Section 5 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 matters in respect of the lease and enter into the necessary legal agreements on terms which are in the best interests of the Council.

3. Background

3.1. The subjects at 33 Smyllum Road, Lanark form part of a range of retail units in Council and private ownership. In 2022 Healthy Valleys were granted an annual tenancy of the unit on commercial terms to develop their operations and form which to provide local services.

3.2. Healthy Valleys have now approached the Council with a request for a 5 year lease of the subjects to enable the facility to futher develop.

3.3. This is a formal Community Asset Transfer request in terms of the Community Empowerment (Scotland) Act 2015. The request was validated on 1 December. The application and supporting documentation was placed on the Planning Portal. The closing date for responses was 4 January 2024 at which time no public comments were received. The application for the lease was considered by the Community Asset Transfer Assessment panel on 31 January 2024 where the following matters were taken into consideration.

3.4. Property

3.4.1. The extent of the property is shown on the attached plan and there is no change of use or development proposed.

3.5. Organisation

3.5.1. Healthy Valleys is a charitable company limited by Guarantee Company Registration No SC246145 and Charity Registration No SCO34253. The organisation has been operating since 2003. Healthy Valleys are a strong, well-established body with diverse community focussed activities throughout Clydesdale Area.

3.5.2. The purpose of the organisation is to provide facilities, activities, and resources to protect mental and physical health education for the residents of Lanark and Clydesdale.

3.6. Project

3.6.1. The proposal is for Healthy Valleys to continue to use the facility as a centre for their mental and physical health education activities. The grant of 5-year lease will allow the organisation to continue to develop the facility for the longer term with security of occupation.

3.6.2. The facility will provide opportunities for Warm Spaces, Peer Support Group and a series of workshops and classes.

4. **Assessment**

4.1. The property continues to be suitable for the use and the organisation has ability, capacity and funds to manage the facility.

4.2. The grant of the 5-year lease will enable the tenants to invest in the facility and relieve the Council of the costs of empty property rates, utility charges, insurance costs and repairs.

4.3. The risks associated with the proposed lease are considered low, given the status of the organisation and the community benefits already being delivered.

5. **Proposal**

5.1. It is proposed to lease the subjects at 33 Smyllum Road, Lanark on the following principal terms and conditions:-

- i. The lease will be to Healthy Valleys.
- ii. The lease will be for a period of 5 years.
- iii. The date of entry to be agreed.
- iv. The rental shall be £1 per annum, if asked.
- v. The lease to be fully repairing and insuring.
- vi. The tenants will be required to obtain and exhibit as required, public liability insurance to the value of £5 million for any one claim.
- vii. The Council will insure the property and recover the costs from the tenants.
- viii. The tenants will meet the costs of any common repairs and maintenance of the common areas on a pro rata basis.
- ix. The property will be used in conjunction with the tenant's activities as providers of physical and mental health education.
- x. The tenants to be responsible for any rates or property charges resulting from their occupation and use of the subjects.
- xi. Assignment and subletting (excluding hourly lets) will not be permitted without the Council's express consent.
- xii. Each party to be responsible for their own legal costs however, the tenants will require to pay any registration fees and Land and Buildings Transaction Tax (LBTT) if required.

6. **Employee Implications**

6.1. There are no employee implications associated with this report.

7. Financial Implications

- 7.1. The lease will result in a loss of rental income of £4,350 per annum. However it should be noted that this is not currently being received and would be dependent on attracting an alternative tenant at market value.
- 7.2. The letting will result in a saving of any void property costs including empty rates, insurance and utility standing charges and repairs and maintenance.

8. Climate Change, Sustainability and Environmental Implications

- 8.1. There are no issues in relation to climate change, sustainability and the environment contained within this report.

9. Other Implications

- 9.1. The Council will manage the retained common repairs liabilities for the retail range.
- 9.2. In terms of the Community Empowerment (Scotland) Act 2015, the Council has until 31 May 2024 to provide a notice of its decision whether to agree or to refuse the asset transfer request.
- 9.3. The organisation has the right to appeal to Scotland Ministers should a decision not be made in that timescale, if the asset transfer is refused or the organisation does not agree with the proposed terms and conditions.

10. Equality Impact Assessment and Consultation Arrangements

- 10.1. Consultation has taken place with the Community Participation Team.
- 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)

13 March 2024

Link(s) to Council Values/Priorities/Outcomes

- ◆ Accountable, effective, efficient and transparent
- ◆ Caring, connected, sustainable communities

Previous References

- ◆ None

List of Background Papers

- ◆ Application and supporting documentation via Planning Portal ref CAT/23/0014.

Contact for Further Information

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

Joanne Forbes, Head of Property Services

Ext: 4073 (Tel: 01698 454073)

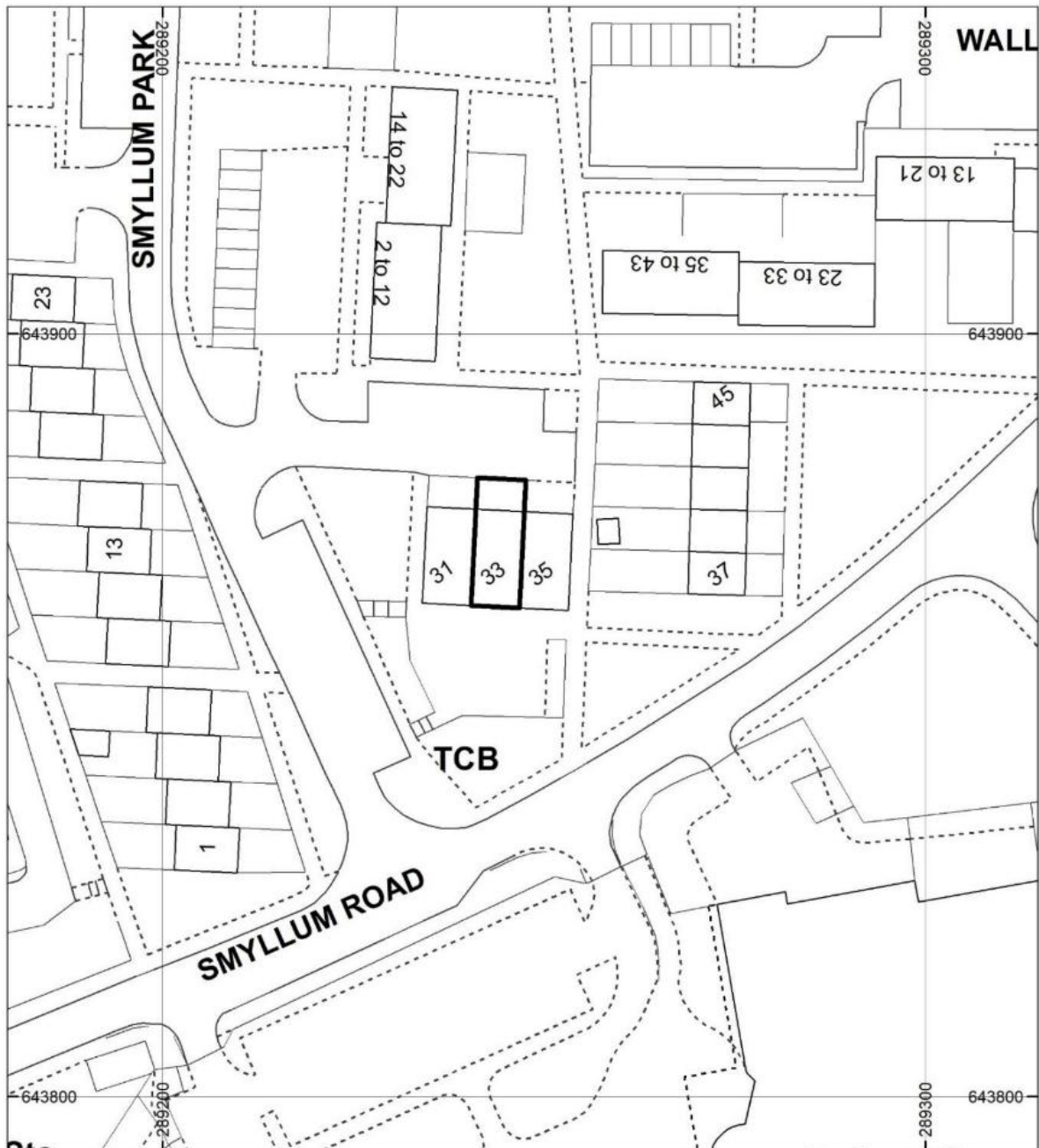
email: joanne.forbes@southlanarkshire.gov.uk

LOCATION PLAN - For Committee Purposes Only

33 Smyllum Road
Lanark



HOUSING AND TECHNICAL



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DATE: 11/03/2024

Report

12

Report to:	Housing and Technical Resources Committee
Date of Meeting:	24 April 2024
Report by:	Executive Director (Housing and Technical Resources)

Subject:	Community Asset Transfer of Former St Leonard's Hall, East Kilbride to East Kilbride Men's Shed - 15 Year Lease
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1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ advise the Committee of the request for a 15 year lease of the former St Leonard's Hall by East Kilbride Men's Shed and seek approval to the principal terms and conditions as set out in Section 5 of the report

2. Recommendation(s)

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

- (1) that the former St Leonard's Hall be leased to East Kilbride Men's Shed subject to the terms and conditions outlined in Section 5 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 matters in respect of the lease and enter into the necessary legal agreements on terms which are in the best interests of the Council.

3. Background

- 3.1. The subjects at the former St Leonard's Hall were managed by South Lanarkshire Leisure and Culture (SLLC) and used as a store. A short-term lease to East Kilbride Men's Shed to enable the organisation to build capacity and develop a sustainable business model was agreed in February 2022. The current rent is £3,600 per annum to cover all utilities and property costs, excluding non-domestic rates for which the group has responsibility.
- 3.2. East Kilbride Men's Shed has now approached the Council with a request for a 15 year lease of the subjects to enable the facility and the organisation to further develop.
- 3.3. This is a formal community asset transfer request in terms of the Community Empowerment (Scotland) Act 2015. The validation date for which was 20 November 2023. The application and supporting documentation was placed on the Council's planning portal. The closing date for responses was 27 December 2023, and no comments were received. The application for the lease was considered by the Community Asset Transfer Panel on 31 January 2024, where the following matters were taken into consideration.

3.4. Property

- 3.4.1. The extent of the property is shown on the attached plan and as there is no change of use or development proposed. Separate meters have been installed to allow the relevant utility costs to be appropriately allocated to the proposed occupation.
- 3.4.2. The request does include a small additional area of open space to be included. This area, however, forms sight lines for the car park traffic and it is not recommended for inclusion in the lease.

3.5. Organisation

- 3.5.1. East Kilbride Men's Shed is a charitable company limited by Guarantee Company Registration No SC048316. The organisation has been operating since 2017 and registered as a SCIO in 2018. East Kilbride Men's Shed is the second oldest men's shed in South Lanarkshire.
- 3.5.2. The purpose of the organisation is to provide facilities, activities and resources to the residents of East Kilbride in particular, reducing isolation of individuals and develop capacity to share skills and knowledge with the community.

3.6. Project

- 3.6.1. The proposal is for East Kilbride Men's Shed to continue to use the facility as a Men's Shed and offices. The grant of 15 year lease will allow the organisation to continue to develop the Men's Shed for the long term with security of occupation.

4. **Assessment**

- 4.1. The property continues to be suitable for the use and the organisation has the capacity and funds to manage the facility.
- 4.2. The grant of the 15-year lease will enable the tenants to invest in the facility and relieve the Council of the costs of empty property rates, utility charges, insurance costs and repairs.
- 4.3. The risks associated with the proposed lease are considered low, given the status of the organisation.
- 4.4. The Council has no alternative operational requirement for the subjects. Should the lease prove unsustainable for tenants, the Council will have the ability to resume full ownership and consider the future of the property.
- 4.5. The Community Asset Working Group assessed the existing and potential community benefits and recommended that a discount of 90% be applied to the market value of £9.550 to reflect these. However, in light of the utility costs and communal charges associated with the building, it is proposed to grant a 2-year rent free period to allow the transitioning to direct metering of the utilities.

5. **Proposal**

- 5.1. It is proposed to lease the subjects at the former St Leonard's Hall to East Kilbride Men's Shed on the following principal terms and conditions: -
 - i. the lease will be to the former St Leonard's Hall, East Kilbride.
 - ii. the lease will be for a period of 15 years.
 - iii. the date of entry to be agreed.
 - iv. the rental shall be £955 per annum (reflecting 90% discount).
 - v. a rent free period of 2 years will be granted from the date of entry.
 - vi. the lease to be fully repairing and insuring.

- vii. the tenants will be required to obtain and exhibit as required, public liability insurance to the value of £5 million for any one claim.
- viii. the Council will insure the property and recover the costs from the tenants.
- ix. the tenants will meet the costs of any common repairs and maintenance of the common areas on a pro rata basis.
- x. the property will be used in conjunction with the tenant's activities as operators of a 'Men's Shed' within the Scottish Men's Shed Association.
- xi. the tenants to be responsible for any rates or property charges resulting from their occupation and use of the subjects.
- xii. assignation and subletting (excluding hourly lets) will not be permitted without the Council's express consent.
- xiii. each party to be responsible for their own legal costs, however, the tenants will require to pay any registration fees and Land and Buildings Transaction Tax (LBTT) if required.

6. Employee Implications

- 6.1. There are no employee implications associated with this report.

7. Financial Implications

- 7.1. The lease will result in a saving in void property costs including empty rates, insurance and utility standing charges and repairs and maintenance.
- 7.2. The property has an estimated capital receipt value in the order of £75,000.

8 Climate Change, Sustainability and Environmental Implications

- 8.1. There are no issues in relation to climate change, sustainability and the environment contained within this report.

9. Other Implications

- 9.1. The Council will manage the retained common repairs liabilities for areas shared with the adjacent Library.
- 9.2. In terms of the Community Empowerment (Scotland) Act 2015, the Council has until 20 May 2024 to provide a notice of its decision whether to agree or refuse the asset transfer request.
- 9.3. The organisation has the right to appeal to Scottish Ministers should a decision not be made in that timescale, if the asset transfer is refused or the organisation does not agree with the proposed terms and conditions.

10. Equality Impact Assessment and Consultation Arrangements

- 10.1. Consultation has taken place with the Community Participation Team, Legal Services and Community and Enterprise Resources.
- 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)

13 March 2024

Link(s) to Council Values/Priorities/Outcomes

- ◆ Accountable, effective, efficient and transparent

- ◆ Caring, connected, sustainable communities

Previous References

- ◆ Standing Order 36 (C) Report approved 27th January 2022

List of Background Papers

- ◆ Application and supporting documents via Planning Portal ref CAT/23/0013.

Contact for Further Information

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

Joanne Forbes, Head of Property Services

Ext: 4073 (Tel: 01698 454073)

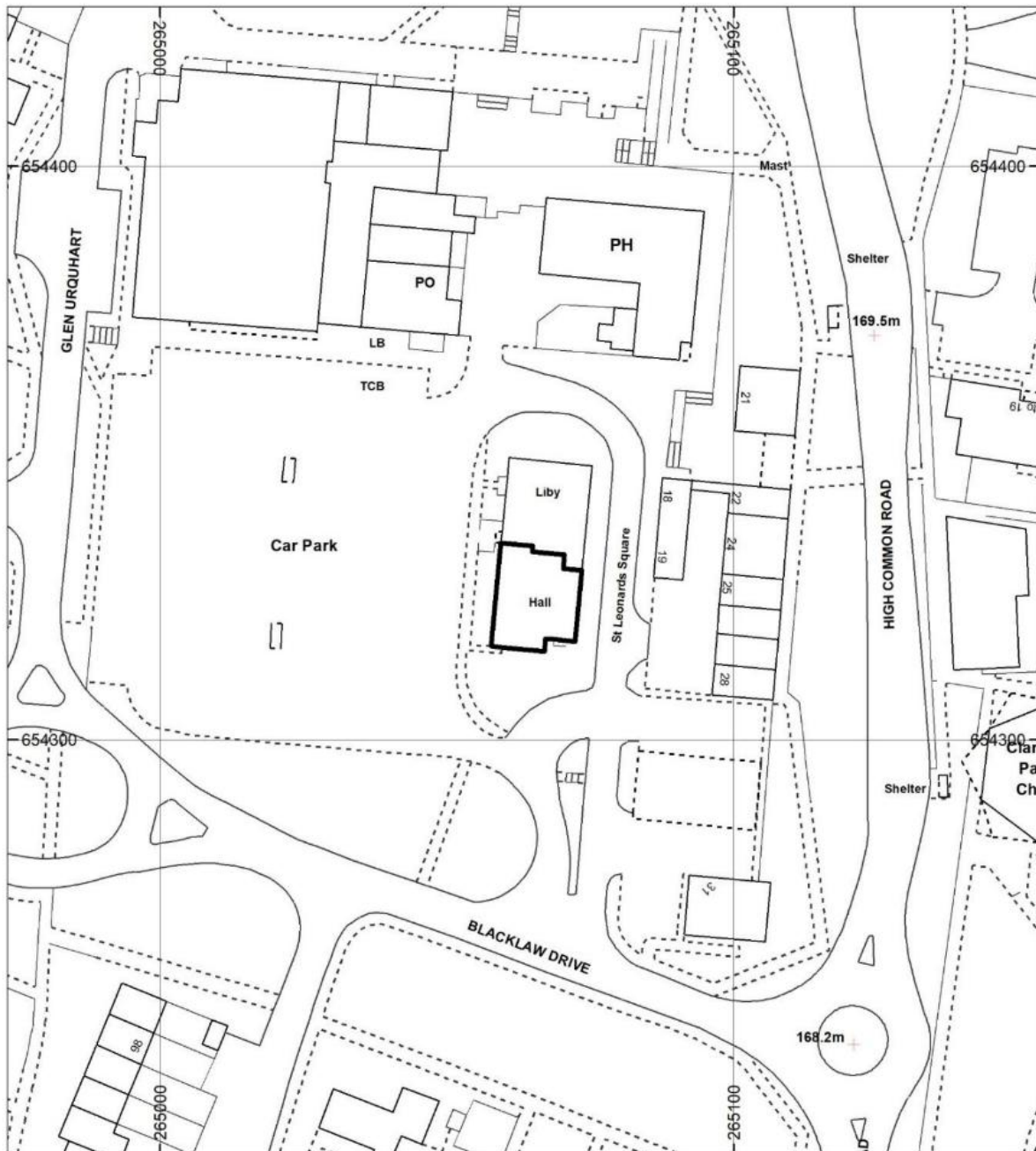
email: joanne.forbes@southlanarkshire.gov.uk

LOCATION PLAN - For Committee Purposes Only

St Leonards Community Hall
St Leonards Square, East Kilbride



HOUSING AND TECHNICAL



Contents outlined in Black 234 square metres or thereby.

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Ordnance Survey 100020730.

DATE: 13/03/2024

Report

13

Report to:	Housing and Technical Resources Committee
Date of Meeting:	24 April 2024
Report by:	Executive Director (Housing and Technical Resources)

Subject:	Tom Craig Centre, 3 Lawhill Road, Law – Lease to Law Boxing Club Limited
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1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ advise the Committee of the request for a lease of the Tom Craig Centre, 3 Lawhill Road, Law by Law Boxing Club Limited and seek approval to the principal terms and conditions as set out in Section 5 of the report

2. Recommendation(s)

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

- (1) that the subjects at the Tom Craig Centre, 3 Lawhill Road, Law be leased to Law Boxing Club Limited subject to the terms and conditions outlined in Section 5 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 matters in respect of the lease and enter into the necessary legal agreements on terms which are in the best interests of the Council.

3. Background

3.1. The subjects at the Tom Craig Centre, 3 Lawhill Road, Law, were, until recently, managed by South Lanarkshire Leisure and Culture (SLLC).

3.2. Following its meeting of 28 February 2024, the SLLC Board advised this facility was affected by the budget setting decisions for 2024/25 and was, therefore, at risk.

3.3. Law Boxing Club Limited approached the Council with a request for an annual lease of the subjects to enable the facility to remain open for community use as quickly as possible. The lease will enable them to operate the facility whilst testing the viability of a future Community Asset Transfer (CAT).

3.4. This is not a formal CAT request in terms of the Community Empowerment (Scotland) Act 2015, however, similar matters have been considered.

3.5. Property

3.5.1. The extent of the property is shown on the attached plan and as there is no change of use or development, consequently, planning consent will not be required.

3.6. Organisation

- 3.6.1. Law Boxing Club Limited is a nonprofit company limited by Guarantee Company Registration No SC799007. The company has recently been formed and this is its first step in terms of property management.
- 3.6.2. The purpose of the organisation is to provide facilities, activities and resources to the residents of Law, Carlisle, Overtown and the Clyde valley area.
- 3.7. Project
- 3.7.1. The proposal is for Law Boxing Club to initially re-open the facility using it as a boxing club and gym hall to promote health, fitness and wellbeing and then, through their management, develop additional activity which will evidence a sustainable operating model and support a future CAT application. The grant of an annual lease will allow the organisation to assess the viability of the proposal and develop plans for a future, longer term agreement or purchase.
- 3.7.2. The organisation has a number of ideas for the expansion of the use of the facility for the wider community, however, is keen to limit the impact of the hall's potential closure on local community groups, whilst it develops its proposals. The group propose to support existing hires and introduce new activities into the hall to maximise the use as a community centre.
- 3.7.3. The club will generate income from running core activities as a boxing gym through fees and routine fund raising, which will allow them to offer access to the wider community at a reduced rate.

4. Assessment

- 4.1. The property is suitable for the proposed use and the organisation has the capacity and funds to manage the facility.
- 4.2. The grant of the annual lease will enable the facility to remain open and relieve the Council of the costs of empty property rates, utility charges, insurance costs and repairs.
- 4.3. The risks associated with the proposed lease are considered low, given both the status of the organisation and that the request is for a year-to-year lease.
- 4.4. The Council has no alternative operational requirement for the subjects. Should the lease prove unsustainable for Law Boxing Club Limited, the Council will have the ability to resume full ownership and consider the future of the property, however, it is anticipated that a formal application for CAT will be forthcoming.

5. Proposal

- 5.1. It is proposed to lease the subjects at the Tom Craig Centre, 3 Lawhill Road, Law, ML8 5JQ to Law Boxing Club Limited on the following principal terms and conditions:-
- i. the lease will be to Law Boxing Club Limited.
 - ii. the lease will be for a period of 1 year.
 - iii. the date of entry to be agreed.
 - iv. the rental shall be £1 per annum, if asked.
 - v. the lease to be fully repairing and insuring.
 - vi. the tenants will be required to obtain and exhibit as required, public liability insurance to the value of £5 million for any one claim.
 - vii. the Council will insure the property and recover the costs from the tenants.
 - viii. the property will be used as a boxing club, gym and community facility.

- ix. the tenants to be responsible for any rates or property charges resulting from their occupation and use of the subjects.
- x. assignation and subletting (excluding hourly lets) will not be allowed without the Council's express consent.
- xi. each party to be responsible for their own legal costs, however, the tenants will require to pay any registration fees and Land and Buildings Transaction Tax (LBTT) if required.

5.2. At the expiry of the lease, the Council and Law Boxing Club Limited will consider renewal of the lease subject to being satisfied as to the operation of the subjects by the tenants.

6. Employee Implications

6.1. There are no employee implications directly associated with this report.

7. Financial Implications

7.1. The lease will result in a saving in void property costs including empty rates, insurance and utility standing charges and repairs and maintenance.

8. Climate Change, Sustainability and Environmental Implications

8.1. There are no issues in relation to climate change, sustainability and the environment contained within this report.

9. Other Implications

9.1. There are no other implications in terms of the information contained in the report.

10. Equality Impact Assessment and Consultation Arrangements

10.1. Consultation has taken place with the Community Participation Team, Legal Services and Community and Enterprise Resources.

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)

13 March 2024

Link(s) to Council Values/Priorities/Outcomes

- ◆ Accountable, effective, efficient and transparent
- ◆ Caring, connected, sustainable communities

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:-

Joanne Forbes, Head of Property Services

Ext: 4073 (Tel: 01698 454073)

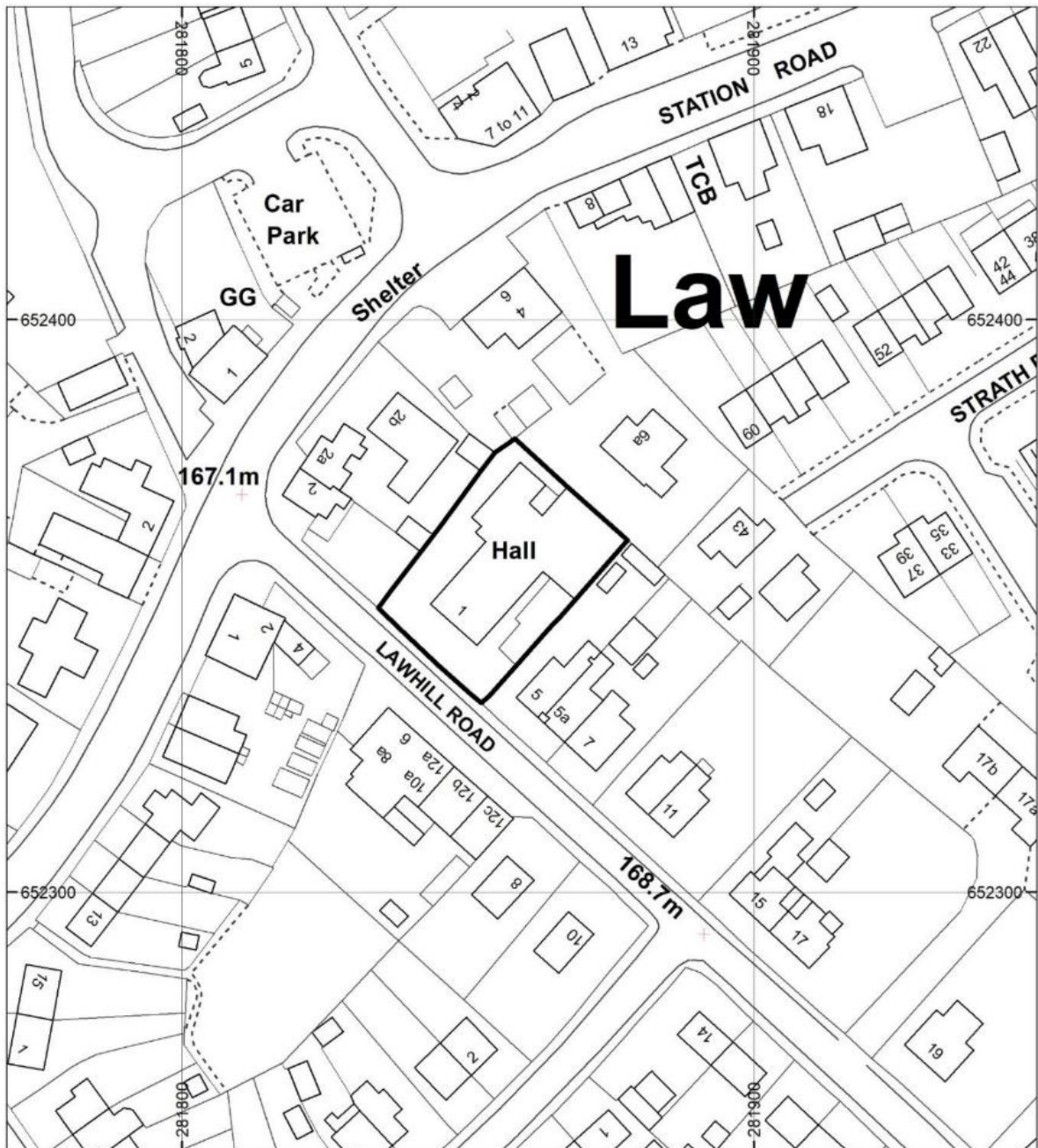
email: joanne.forbes@southlanarkshire.gov.uk

LOCATION PLAN - For Committee Purposes Only

Tom Craig Centre
3 Lawhill Road, Law



HOUSING AND TECHNICAL



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Contents outlined in Black 1000 square metres or thereby in total.

DATE: 11/03/2024

Report

14

Report to:	Housing and Technical Resources Committee
Date of Meeting:	24 April 2024
Report by:	Executive Director (Housing and Technical Resources)

Subject:	Bothwell Community Hall, 8 Fallside Road, Bothwell - Lease to Bothwell Futures
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1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ advise the Committee of the request for a lease of Bothwell Community Hall, 8 Fallside Road, Bothwell by Bothwell Futures and seek approval to the principal terms and conditions as set out in Section 5 of the report

2. Recommendation(s)

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

- (1) that the subjects at Bothwell Community Hall, 8 Fallside Road, Bothwell be leased subject to the terms and conditions outlined in Section 5 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 matters in respect of the lease and enter into the necessary legal agreements on terms which are in the best interests of the Council.

3. Background

3.1. The subjects at Bothwell Community Hall, 8 Fallside Road, Bothwell were, until recently, managed by South Lanarkshire Leisure and Culture (SLLC).

3.2. Following its meeting of 28 February 2024, the SLLC Board advised that this facility was affected by the budget setting discussions for 2024/25 and was, therefore, at risk.

3.3. Bothwell Futures approached the Council with a request for an annual lease of the subjects to enable the facility to remain open for community use as quickly as possible. The lease will enable them to operate the facility whilst testing the viability of a future Community Asset Transfer (CAT).

3.4. This is not a formal CAT request in terms of the Community Empowerment (Scotland) Act 2015, however, similar matters have been taken into consideration.

3.5. Property

3.5.1. The extent of the property is shown on the attached plan and, as there is no change of use or development, consequently, planning consent will not be required.

3.6. Organisation

3.6.1. Bothwell Futures is a SCIO (Scottish Charitable Incorporated Organisation) Company Registration No SCIO 51013. As an organisation it has been operating since June 2021 and currently owns and manages Bothwell Community Hub.

3.6.2. The purpose of the organisation is to provide facilities for educational and recreational activities and resources to the residents of Bothwell.

3.6.3. This is an experienced organisation with capacity and experience to manage the property.

3.7. Project

3.7.1. The proposal is for Bothwell Futures to keep open the facility as a community hall through its management, develop additional activity which will evidence a sustainable operating model and support a future CAT application. The grant of an annual lease will allow the organisation to assess the viability of the proposal and develop plans for a future, longer term agreement or purchase.

3.7.2. The organisation has ideas for the expansion of the use of the facility, in particular music and dance, however, it is keen to limit the impact of the hall's closure on local community groups.

4. Assessment

4.1. The property is suitable for the proposed use and the organisation has the capacity and funds to manage the facility.

4.2. The grant of the annual lease will enable the facility to remain open and relieve the Council of the costs of empty property rates, utility charges, insurance costs and repairs.

4.3. The risks associated with the proposed lease are considered low, given both the status of the organisation and that the request is for a one year lease.

4.4. The Council has no alternative operational requirement for the subjects. Should the lease prove unsustainable for the Trust, the Council will have the ability to resume full ownership and consider the future of the property, however, it is anticipated that a formal application for CAT will be forthcoming.

5. Proposal

5.1. It is proposed to lease the subjects at Bothwell Community Halt, 8 Fallside Road, Bothwell to Bothwell Futures on the following principal terms and conditions:-

- i. the lease will be to Bothwell Futures.
- ii. the lease will be for a period of 1 year.
- iii. the date of entry to be agreed.
- iv. the rental shall be £1 per annum, if asked.
- v. the lease to be fully repairing and insuring. Neither tenant nor the landlord will be responsible for any major repair works that may be required to the premises.
- vi. the tenants will be required to obtain and exhibit as required, public liability insurance to the value of £5 million for any one claim.
- vii. the Council will insure the property and recover the costs from the tenants.
- viii. the property will be used as a community hall.
- ix. the tenants to be responsible for any rates or property charges resulting from their occupation and use of the subjects.
- x. assignation and subletting (excluding hourly lets) will not be allowed without the Council's express consent.

- xi. each party to be responsible for their own legal costs, however, the tenants will require to pay any registration fees and Land and Buildings Transaction Tax (LBTT), if required.

5.2. At the expiry of the lease, the Council will consider renewal of the lease subject to being satisfied as to the operation of the subjects by the Trust.

6. Employee Implications

6.1. There are no employee implications directly associated with this report.

7. Financial Implications

7.1. The lease will result in a saving in void property costs, including empty rates, insurance and utility standing charges and repairs and maintenance.

8 Climate Change, Sustainability and Environmental Implications

8.1. There are no issues in relation to climate change, sustainability and the environment contained within this report.

9. Other Implications

9.1. There are no risk implications in terms of the information contained in this report.

10. Equality Impact Assessment and Consultation Arrangements

10.1. Consultation has taken place with the Community Participation Team, Legal Services and Community and Enterprise Resources.

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)

13 March 2024

Link(s) to Council Values/Priorities/Outcomes

- ◆ Accountable, effective, efficient and transparent
- ◆ Caring, connected, sustainable communities

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:-

Joanne Forbes, Head of Property Services

Ext: 4073 (Tel: 01698 454073)

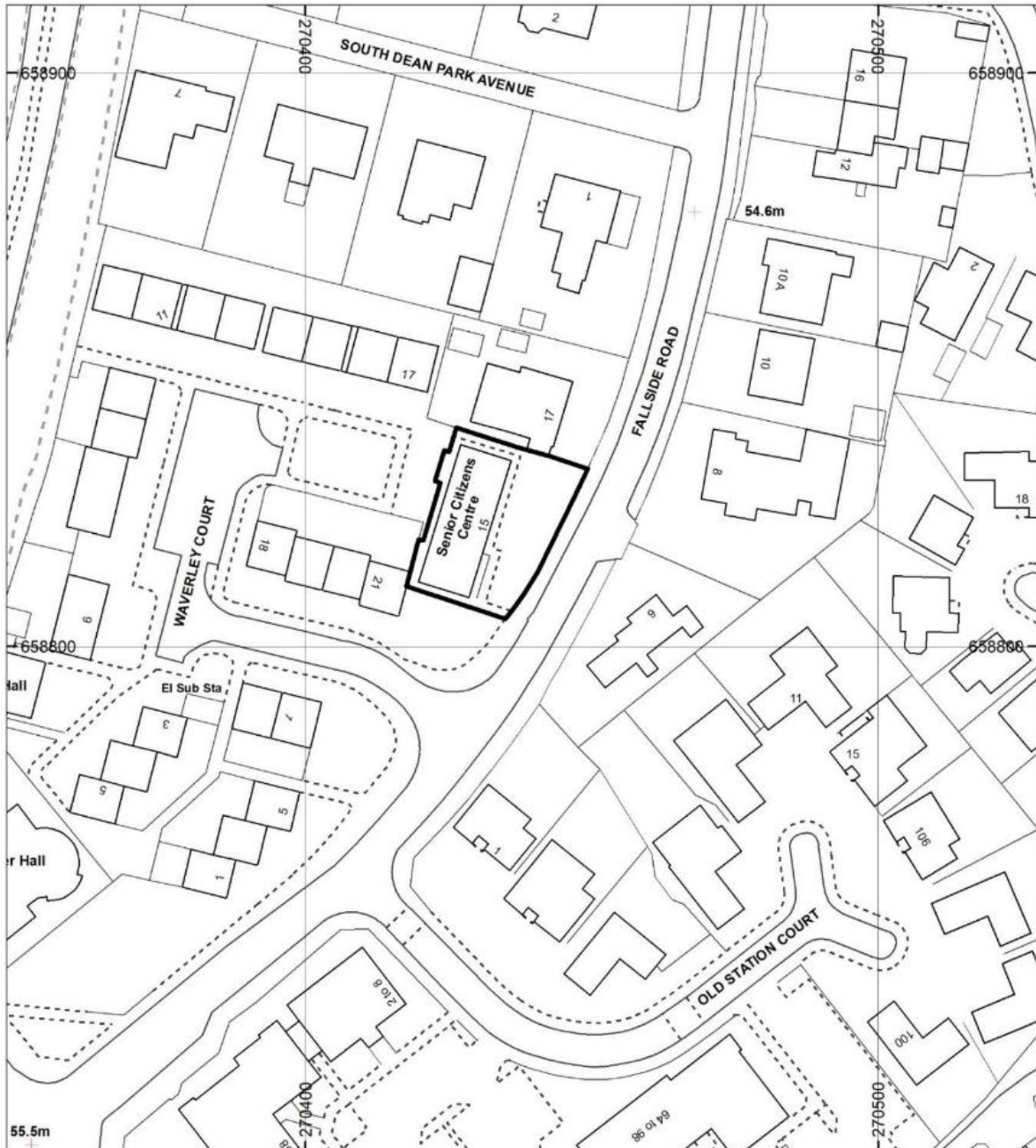
email: joanne.forbes@southlanarkshire.gov.uk

LOCATION PLAN - For Committee Purposes Only

Bothwell Community Hall
15 Fallside Road, Bothwell



HOUSING AND TECHNICAL



Contents outlined in Black 635 square metres or thereby in total.

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DATE: 11/03/2024

Report

15

Report to: **Housing and Technical Resources Committee**
 Date: **24 April 2024**
 Report by: **Executive Director (Housing and Technical Resources)**

Subject: **Refugee Resettlement Programme Review**

1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ provide an update on refugee resettlement within South Lanarkshire
- ◆ advise Committee of name change for the service

2. Recommendation(s)

2.1. Housing and Technical Resources Committee is asked to approve the following recommendations:-

- (1) to note that the Refugee Resettlement Programme continues to provide support on the basis approved by the Housing and Technical Resources Committee on 29 January 2020 (providing support to up to 30 families per year); and
- (2) that the change in the name of the service from Refugee Resettlement Team to Refugee and Asylum Support Team be noted.

3. Background

- 3.1. The Refugee Resettlement Programme was established in 2015 when South Lanarkshire partners were involved in assisting families fleeing from the Syrian civil war. At this point, a new team was established within Housing and Technical Resources, the Refugee Resettlement Service, which was responsible for leading on resettlement in South Lanarkshire, including liaison with all relevant services such as health and education.
- 3.2. Commencing April 2020, the Home Office brought together a range of resettlement programmes to ensure parity of financial support and assistance and introduced the UK Resettlement Programme (UKRS) which aims to support refugees from any country determined as requiring assistance by the United Nations High Commission for Refugees.
- 3.3. At that time, South Lanarkshire Council's Executive Committee, 29 January 2020, approved a consolidated approach committing to support up to 10% of the Scottish equivalent of the proposed 5000 UK wide arrivals per year, equating to approximately 30 households for South Lanarkshire (150 individuals).
- 3.4. However anticipated numbers were not achieved due to the outbreak of the Covid-19 pandemic, resulting in suspension of all Resettlement Programmes from early 2020 until 2022.

- 3.5. During 2021, a further 3 new programmes were initiated to support Afghan nationals fleeing the country following the withdrawal of British and American military services and supported by South Lanarkshire partners, this resulted in 12 individuals settling in the area.
- 3.6. The Ukrainian emergency in March 2022 resulted in a mass movement of the population to surrounding countries. The UK Government initiated the Homes for Ukraine Scheme to allow families to travel under the Ukrainian Displaced Persons visa to stay with host families across the country.
- 3.7. The Scottish Government developed a further programme linked to Homes for Ukraine which enabled the Scottish Government to become the hosts, the Scottish Super Sponsor Scheme (SSS). This allowed individuals/families to enter Scotland directly without a host family in place. Visa applications under the SSS scheme are currently suspended.
- 3.8. South Lanarkshire was one of a number of local authorities across Scotland which supported Ukrainians who arrived through the Super Sponsor Scheme in hotels.
- 3.9. Home Office funding covers the costs associated with all planned refugee programmes detailed in this report.
- 3.10. Arrivals through any of the Resettlement Programmes have immediate recourse to public funds and will have the right to work in the UK. Although there is variance in length of visas related to the various programmes.

4. Current Situation

- 4.1. Over the first five years of the Syrian Resettlement Programme (now UKRS) the Refugee Resettlement Team supported approximately 210 individuals.
- 4.2. Families (12 individuals) who arrived from Afghanistan have also been provided with support to integrate into South Lanarkshire communities.
- 4.3. The unexpected Ukrainian situation resulted in significant resettlement need across neighbouring countries, including the UK. South Lanarkshire Council supported approximately 1,000 individuals through welcome accommodation, and in the wider local authority area.
- 4.4. The Refugee Resettlement Team provided support to residents across 4 Scottish Government procured hotels in the area as well as assisting approximately 250 guests in over 150 hosting arrangements. Approximately 100 households have been accommodated and over 170 individuals have been supported to secure longer term accommodation options.
- 4.5. Wider humanitarian programmes were suspended whilst the UK and Scottish Government focused on the Ukrainian Displaced Person Programme (UDP), with very limited arrivals over the last 2 years via the UKRS programme.
- 4.6. Afghan arrivals to the UK increased during the latter months of 2023 and new arrivals are expected in South Lanarkshire over the coming months via a formal partnership between the Ministry of Defence and Mears. This is fully funded by the UK Government, accommodation is obtained from the private sector and support provided by the Refugee Resettlement Team, again funded by the Home Office.

- 4.7. In addition to Refugee Resettlement programmes, the Home Office has established accommodation hubs for asylum seekers who are currently being dispersed across the UK while awaiting a determination of their immigration status. Currently there is one hotel in the South Lanarkshire area which is supported by the Home Office. The Refugee Resettlement Team attend on a regular basis to provide information and advice to residents on relevant services available and to provide support when refugee status is awarded, with a view to preventing homelessness as far as possible.
- 4.8. The Service, therefore, now encompasses assistance to Asylum Seekers and, as such, the Service name will be amended to Asylum and Refugee Resettlement Service.
- 4.9. The operating context in relation to the provision of support and accommodation for asylum seekers has become increasingly challenging, particularly when considered alongside the extreme pressures which continue to be faced in relation to homelessness.

5. Next Steps

- 5.1. It is proposed that South Lanarkshire Council continue to assist a proportionate share of refugee resettlement in Scotland on the basis of previous Committee approval, that is up to 30 households per year for the next two years, 2024/25 and 2025/26.
- 5.2. It is proposed that a further report will be presented to the Housing and Technical Resources Committee before the end of the current financial year updating on progress with national programmes and detailing recommendations for the future level and nature of involvement by the Council, taking account of national and, therefore, South Lanarkshire's proportionate share.

6. Employee Implications

- 6.1. No employee implications related to this report, other than noting proposed name change of service to Asylum and Refugee Resettlement service, reflecting existing work of team.

7. Financial Implications

- 7.1. Costs relating to all establishment proposals are covered from existing funds from UKRS programme, Afghan programmes, and Ukrainian programme to date. However, the Asylum and Resettlement Service supported the Scottish Government's Warm Scottish Welcome, which supported Ukrainians within welcome hotels and whilst costs were previously fully covered for this, the Scottish Government announced mid-2023, that funding for 2023/24 would no longer be provided. This position changed in March 2024, when the Scottish Government announced there was £5m funding to cover services provided within welcome hotels across the country. South Lanarkshire Council have submitted a claim for £0.400m for support services provided during this time and await the outcome of this. For new and ongoing planned UKRS and Afghan arrivals, the Home Office and UK Government funding mechanisms will contribute to future financial considerations.

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. There are no risk implications in terms of the information contained in this report.

10. Equality Impact Assessment and Consultation Arrangements

10.1. No equalities Impact Assessment was undertaken for the information contained within this report as the Programme arrangements are outwith the control of the Council.

10.2. Trade unions have been updated in terms of the content of this report.

Stephen Gibson

Executive Director (Housing and Technical Resources)

21 March 2024

Link(s) to Council Values/Priorities/Outcomes

Working with and respecting others

Previous References

Scheme of Delegation – 12 May 2022

Executive Committee Report – 29 January 2020

For further information please contact:-

Jackie Fernie, Homelessness & Support Manager

Andrea Sinclair, Refugee Resettlement Programme Advisor

Report

16

Report to:	Housing and Technical Resources Committee
Date of Meeting:	24 April 2024
Report by:	Executive Director (Housing and Technical Resources)

Subject:	Scottish Government Consultations on the Social Housing Net Zero Standard in Scotland and Heat in Buildings Bill
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1. Purpose of Report

1.1. The purpose of the report is to provide Committee with:-

- ◆ an overview of two recent Scottish Government consultations on proposed new net zero standard for social housing and the new Heat in Buildings Bill
- ◆ a summary of South Lanarkshire Council's response to the consultations, submitted to the Scottish Government on 8 March 2024.

2. Recommendations

2.1. Committee is asked to approve the following recommendations:-

- (1) that the overview of the consultations on the proposed new net zero standard for social housing and Heat in Buildings Bill, be noted; and
- (2) that the summary of South Lanarkshire Council's response to each consultation, be noted.

3. Background

3.1. In 2021, the Scottish Government published a Heat in Buildings Strategy which committed to: -

- ◆ reviewing the existing standards for improving energy efficiency within social housing across Scotland. The review aimed to better align the existing standards with Scotland's latest net zero targets, as set out in the Climate Change (Scotland) Act 2009, as amended in 2020
- ◆ introducing new legislation to phase out the need to install new or replacement fossil fuel boilers across all domestic and non-domestic buildings in Scotland, whilst also requiring building owners to improve the energy efficiency of buildings to help achieve net-zero targets, as set out in the Climate Change (Scotland) Act 2009, as amended in 2020

3.2. Consultations on each of these commitments were launched by the Scottish Government in early 2024, with the public and stakeholders asked to consider how they could be delivered within current delivery models and budgets, whilst highlighting any possible implications from the proposals.

- 4. Overview of the ‘Consultation on the Social Housing Net Zero Standard’ and response from South Lanarkshire Council**
- 4.1. The consultation sought views on a proposed new energy efficiency and net zero standard to be implemented across all social housing in Scotland. In South Lanarkshire, this comprises over 32,000 homes, the majority of which are owned by the Council.
- 4.2. The consultation documents provide limited detail on what the proposed new Social Housing Net Zero Standard (SHNZS) will comprise of, but highlights that it should aim to:-
- ◆ be compatible with and enable progress towards net zero targets
 - ◆ be compatible with Scotland’s fuel poverty targets
 - ◆ be compatible and consistent with proposals for other domestic buildings
 - ◆ support a just transition
 - ◆ set a timescale for meeting the SHNZS which recognises the pressures on social landlords
 - ◆ support the Scottish Government’s Heat Network targets
 - ◆ take a realistic view of the whole system costs
 - ◆ address concerns about the Standard Assessment Procedure as the underlying methodology for a new metric
 - ◆ provide flexibility for specific circumstances while still requiring action
- 4.3. The consultation did detail that there would be two aspects to the standard:-
- ◆ a requirement to achieve a yet to be defined fabric energy efficiency rating for each home to reduce heat demand and living costs for tenants
 - ◆ a requirement to install a clean heating system within each socially rented home to contribute to reducing emissions across Scotland
- 4.4. The consultation advises that the SHNZS will be introduced no earlier than 2025, however, this will be confirmed following review of responses by a dedicated Review Group.
- 4.5. In responding to the earlier consultations on carbon reduction, the Council, along with many other social landlords and representative bodies, have emphasised that, for the transition to be truly just, it is essential at a national level that sufficient funding is provided to avoid an unacceptable burden being placed upon tenants. The Scottish Government has established a Green Heat Finance Taskforce to explore ways of encouraging private finance with a report on the outcomes of this anticipated later in 2024/25.
- 4.6. The consultation states that the cost of meeting previous standards (Energy Efficiency Standard for Social Housing 2) by 2032 was estimated at £3.4 to £3.7 billion in 2018. Costs have since increased, and a new net zero standard would require additional capital cost elements such as installing new clean heating systems and the consultation paper suggests that total capital costs of approximately £4.6 billion will now be required for clean heating alone across the sector. Additionally, the Scottish Housing Regulator stated, in February 2024, that the anticipated total costs of implementing the full standard could be in excess of £9 billion across Scotland.

4.7. The Council submitted a response to the consultation on 8 March 2024, with a summary of this provided below:-

- ◆ the council is supportive of a fabric efficiency rating based on heat demand but highlights the significant costs associated with this and the additional support that would be required to avoid tenants having to cover all of this
- ◆ the council strongly disagrees with the proposal to prevent the relet of properties if they do not meet the proposed new standard by 2028. The standard itself and timescales for implementation have not yet been agreed, making it difficult for the council to assess the implications of this on its own stock. A phased approach and discretion for the council would be preferable
- ◆ the council supports the requirements of installing clean heating systems by 2045 and recognises the contribution this could have on achieving wider climate change targets. However, there are significant costs and practical challenges associated with retrofitting the systems currently available and the response highlights the need for additional support and guidance from the Scottish Government on this
- ◆ the council highlights the importance of providing discretion to social housing providers, allowing them to make the best decisions for their tenants and housing stock whilst adhering to the regulatory framework led through the Scottish Housing Regulator
- ◆ the council is supportive of a 2025 implementation date and notes that it would provide clarity on the standards now required, benefitting investment programmes for existing stock and new build specifications

4.8. The full Council response to the consultation is available on request.

5. Overview of the 'consultation on the new Heat in Buildings Bill' and response from South Lanarkshire Council

5.1. The consultation sought views on new legislation that will be implemented to require owners of domestic and non-domestic buildings to meet yet to be determined energy efficiency standards and move to clean heating systems to heat their properties.

5.2. The proposals included within the Bill are:-

- ◆ prohibit the use of polluting heating systems after 2045
- ◆ requirement on homeowners to meet a reasonable minimum energy efficiency standard by 2033
- ◆ requirement on private landlords to meet a reasonable minimum energy efficiency standard by 2028
- ◆ requirement on property owners to end their use of polluting heat when a heat network becomes available
- ◆ requirement on those purchasing a home or business premise to end their use of polluting heating systems within a fixed period following completion of the sale

5.3. Given the costs associated with clean heating systems, it is anticipated this will have a significant financial impact for existing homeowners. The availability of government finance through grants and loans is being reviewed by the Scottish Government, as are financial products and funding options that may be available through lenders, business, or energy companies, to assist the transition.

5.4. The Scottish Government states that the proposals aim to be affordable, fair, and feasible. Provisions are included within the consultation to consider the flexibility,

protections, and exemptions that specific groups may need, e.g. rural communities, or households in fuel poverty, or vulnerable groups such as older people.

5.5. The Council submitted a response to the consultation on 8 March 2024, with a summary of this provided below:-

- ◆ the Council is fully supportive of the necessity to transition to clean heating systems to achieve climate change commitments and targets
- ◆ the Council believes that all obligated property owners must be bound by the requirements to move to clean heating systems and to achieve a minimum energy efficiency standard in their properties, and by the agreed deadline dates
- ◆ the Council recognises the significant financial challenges property owners may face, and particularly in the present financial climate, and is reassured that the Scottish Government is exploring a full range of funding options. For local authorities, the transition requires to be fully funded and resourced. This also includes any additional responsibility on councils to monitor or enforce the transition
- ◆ the Council is reassured that the Scottish Government has fully considered the scale of the challenges some vulnerable groups and communities may face to transition and that it is exploring appropriate exemptions. However, the council believes that exemptions should be on a case-by-case basis, and focused on extending timescales or providing additional support to facilitate the transition where it is technically feasible for a property to transition to a clean heating system
- ◆ the council is concerned that the application of a cost-cap that stipulates a maximum amount a property owner will be expected to pay to transition may result in too many properties not meeting the standard, which will impact on the progress made to transition to clean heating systems and targets

5.6. The full council response to the consultation is available on request.

6. Next Steps

6.1. Housing and Technical Resources will continue to monitor national developments in this area and report any significant implications for the council to the relevant Committee for noting.

7. Employee Implications

7.1. There may be employee implications from the proposals detailed in both consultation documents, with relevant officers requiring additional training or services requiring an increase in personnel to meet additional tasks. The council is clear in its response to both consultations that any additional burdens placed on council services as a result of the proposals will require to be fully funded by the Scottish Government.

8. Financial Implications

8.1. Actual costs to implement the proposals within the consultation documents are unknown at this stage and will be dependent on the finalised standards and implementation dates. It is expected, however, that costs to achieve the new SHNZS will significantly outweigh the capital funding currently available through the council's Housing Investment Programme.

8.2. In addition, the council's non-domestic properties will be required to comply with the standards proposed within the Heat in Buildings Bill, with costs of transitioning to clean heating systems requiring to be fully funded and resourced. It is estimated that the transitioning of non-domestic council properties alone could be up to £900

million, significantly outweighing capital funding currently available to improve or maintain non-domestic assets.

9. Climate Change, Sustainability and Environmental Implications

- 9.1. This report does not currently introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy and therefore no strategic environmental assessment is required, however this will be kept under review.
- 9.2. Should the proposals contained within both consultations be progressed, it is anticipated these will have long term positive impacts on reducing emissions within South Lanarkshire.

10. Other Implications

- 10.1. The content of this report will contribute to the evidence to support the requirements of the Annual Assurance Statement.

11. Equality Impact Assessment and Consultation Arrangements

- 11.1. Within its response to both consultations, the council suggests it would be appropriate for the Scottish Government to consider the impact to vulnerable groups and households from the proposals.

Stephen Gibson

Executive Director (Housing and Technical Resources)

18 March 2024

Link(s) to Council Values/Priorities/Outcomes

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

Previous References

None

List of Background Papers

- ◆ Scottish Government, Consultation on a new Social Housing Net Zero Standard in Scotland, [Consultation on a new Social Housing Net Zero Standard in Scotland \(www.gov.scot\)](https://www.gov.scot/publications/consultations/2023/03/consultation-on-a-new-social-housing-net-zero-standard-in-scotland/)
- ◆ Scottish Government, Consultation on the Heat in Buildings Bill, [Delivering net zero for Scotland's buildings - Heat in Buildings Bill: consultation - gov.scot \(www.gov.scot\)](https://www.gov.scot/publications/consultations/2023/03/delivering-net-zero-for-scotland-s-buildings-heat-in-buildings-bill-consultation-gov.scot/)
- ◆ Scottish Government, Heat in Buildings Strategy, November 2021.

Contact for Further Information

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

Jonathan Read, Strategy and Policy Advisor
Housing and Technical Resources
E-mail: jonathan.read@southlanarkshire.gov.uk

Report

17

Report to: **Housing and Technical Resources Committee**
 Date of Meeting: **24 April 2024**
 Report by: **Executive Director (Housing and Technical Resources)**

Subject: **Notification of Contracts Awarded
 9 September 2023 – 29 February 2024**

1. Purpose of Report

1.1. The purpose of the report is to:-

- ♦ provide notification to Committee of contracts awarded by Housing and Technical Resources for the supply of Goods, Services and Works, following formal tendering in excess of £50,000 during the period 9 September 2023 – 29 February 2024

2. Recommendation(s)

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

- (1) that the details of the contracts awarded by Consultancy Services in Appendix A be noted;
- (2) that the details of the contracts awarded by Procurement Team in Appendix B, be noted (including 2 jobs from July 2023 that were overlooked on the previous contract award report; and
- (3) that the details of the sub-contracts awarded by Building Services in Appendix C, be noted.

3. Background

3.1. It is a requirement of Clause 21.8 of the Standing Orders on contracts that details of the acceptance of all tenders above £50,000 be reported retrospectively to the relevant Committee for noting, other than those under Clause 21.3 where the award is not the lowest in a price only tender, or costs exceed the approved financial provision. In these instances, a report is submitted to the appropriate Committee and subsequent authority to award is granted by that Committee.

4. Contracts Awarded

4.1. A full list of the contracts is provided in the appendices to this report.

5. Employee Implications

5.1. There are no employee implications arising from this report.

6. Financial Implications

6.1. Appropriate budgetary provision is available for each of the contracts awarded.

7. Climate Change, Sustainability and Environmental Implications

7.1 There are no climate change, sustainability or environmental implications in terms of the information contained within this report.

8. Other Implications

- 8.1. There are no implications for risk in terms of the information contained within 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 no requirement to undertake any consultation in relation to the content of this report.

Stephen Gibson

Executive Director (Housing and Technical Resources)

8 March 2024

Link(s) to Council Values/ Priorities/Outcomes

- ◆ Accountable, effective, efficient and transparent

Previous References

- ◆ 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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E-mail: Derek.Craig@southlanarkshire.gov.uk

Contracts Awarded (Consultancy Services) 9 September 2023 – 29 February 2024

Client	Project Ref	Title	Winning Contractor	Brief Description of Work	Contract Sum	Letter of Acceptance Issued
Community & Enterprise	SLC/HT/23/083	Uddingston Library Refurbishment	C&S Facilities Management Ltd T/A C&S Group	Refurbishment	£56,378.87	14/09/2023
Housing	HOD011347.006	Design, Supply and Installation of Fire Doors - Towers	CCG (Scotland) Ltd	Dunlop, Lister & Fraser River Towers Fire Door Replacement	£1,326,310.94	27/09/2023
Education	EDD012048.005	Mossneuk PS Kitchen Adaptations	SLC Building Services	Kitchen Adaptations	£132,390.24	28/09/2023
Education	EDD011926	Our Lady of Lourdes Refurbishment	SLC Building Services	Refurbishment	£3,270,368.00	02/10/2023
Housing	SLC/HT/23/174	Void Property Reinstatement	CRD Property Renovations and Reinstatements Ltd	Void Property Reinstatements	£500,000.00	27/10/2023
Education	EDD012048.007	St John the Baptist Primary School	SLC Building Services	Kitchen Extension Phase 1	£527,451.63	09/11/2023
Education	EDD012187	Calderwood Primary School	Hawthorn Heights Ltd	Muga Surface Upgrade	£57,980.00	22/11/2023
Housing	HOD012244	Telford Road Lock Ups - Refurbishment	CRD Property Renovations and Reinstatements Ltd	Refurbishment	£61,269.86	22/11/2023

Client	Project Ref	Title	Winning Contractor	Brief Description of Work	Contract Sum	Letter of Acceptance Issued
Housing	HOD012100	Lorne Street Sheltered Housing	SLC Building Services	Internal Area Upgrade	£158,376.08	22/11/2023
Housing	HOD011689	Kirkriggs Gardens Landscaping	Stepford Contracts	Landscaping	£70,913.00	23/11/2023
Community & Enterprise	COM012206	Ballgreen Hall Demolition	David Morton Larbet Ltd	Demolition Works	£61,057.50	20/12/2023
Housing	HOD012142	Gypsy Site, Springbank Park, East Kilbride	Covanburn Contracts Ltd	Perimeter Security Fence and Groundworks	£76,793.20	03/01/2024
Housing	HOD012111	Amenity Unit Extension, Travelling Peoples Site, Larkhall	Ailsa Building Contractors Ltd	Internal Refurbishment and Utility Works	£910,274.35	11/01/2024
Social Work	SOD012181	SLC HQ - Floor 9 Alterations	SLC Building Services	Alterations	£62,378.00	16/01/2024
Housing General Fund	HGF012122	David Walker Gardens	Faskin Group Ltd	Roof Repairs	£154,331.46	02/02/2024
Housing	HOD012092	Newfield, Rutherglen	SLC Building Services	External Fabric Repairs	£808,279.41	06/02/2024

Client	Project Ref	Title	Winning Contractor	Brief Description of Work	Contract Sum	Letter of Acceptance Issued
Housing	HOD012103	Simpson Court Sheltered Housing, Uddingston	SLC Building Services	Internal Area Upgrade	£197,370.57	21/02/2024

Contracts Awarded (Procurement Team) 9 September 2023 – 29 February 2024

Project Ref	Title	Winning Contractor	Brief Description of Work	Contract Sum	Letter of Acceptance Issued
SLC/PS/SW/20/076	1st Stop Accommodation	Loretto Care t/a Wheatley Care	1st Stop Accommodation	£201,494.00	19/07/2023
SLC/PS/SW/22/025	Outreach Support	Loretto Care t/a Wheatley Care	Outreach Support	£142,012.00	19/07/2023
SLC/HT/23/009	Supply, Delivery, Installation and Maintenance of Bottled Water Coolers and Mains Fed Coolers	Eden Springs (UK) Ltd	SLC/HT/23/009/A - Lot 1 - Bottled Water Coolers and Associated Products	£220,000.00	20/09/2023
SLC/HT/23/009	Supply, Delivery, Installation and Maintenance of Bottled Water Coolers and Mains Fed Coolers	Eden Springs (UK) Ltd	SLC/HT/23/009/B - Lot 3 - Sanitisation and Maintenance of Bottled and Plumbed-In Water Coolers	£220,000.00	20/09/2023
SLC/HT/23/099	Supply and Install of Doors and Windows - Cambuslang, and Rutherglen	Sidey Solutions Ltd	Supply and Install of Doors and Windows - Cambuslang, and Rutherglen	£1,365,401.61	03/11/2023
SLC/HT/23/119	Supply and Install of Doors and Windows - East Kilbride	CR Smith Manufacturing Ltd	Supply and Install of Doors and Windows - East Kilbride	£493,894.80	14/11/2023
SLC/HT/23/195	Muga Surface Upgrade 23-24	Hawthorn Heights Ltd	Muga Surface Upgrade 23-24	£145,004.00	22/11/2023
SLC/HT/23/210	Mini Competition Strutherhill Zone C - Roofing Materials	Jewson	Mini Competition Strutherhill Zone C - Roofing Materials	£154,507.62	22/11/2023

Project Ref	Title	Winning Contractor	Brief Description of Work	Contract Sum	Letter of Acceptance Issued
SLC/PS/HTR/22/358	Kitchen Canopy Cleaning	Perfect Service Solutions Ltd	Canopy Cleaning	£181,550.00	23/11/2023
SLC/HT/23/121	Interim Ukrainian Displaced Persons Accommodation Service	The Salvation Army Trustee Company	Interim Ukrainian Displaced Persons Accommodation Service	£666,584.00	14/12/2023
SLC/PS/HTR/22/017	Maintenance Of Building Energy Management System Installations including Underfloor Heating	Building Management Solutions	Maintenance Of Building Energy Management System Installations including Underfloor Heating - Lot 2	£1,380,475.00	15/01/2024
SLC/PS/HTR/22/017	Maintenance Of Building Energy Management System Installations including Underfloor Heating	Affiniti Response Ltd	Maintenance Of Building Energy Management System Installations including Underfloor Heating - Lot 4	£1,380,475.00	15/01/2024
SLC/PS/HTR/22/017	Maintenance Of Building Energy Management System Installations including Underfloor Heating	Building Management Solutions	Maintenance Of Building Energy Management System Installations including Underfloor Heating - Lot 3	£1,380,475.00	15/01/2024
SLC/PS/HTR/22/017	Maintenance Of Building Energy Management System Installations including Underfloor Heating	Chartwell Controls Limited	Maintenance Of Building Energy Management System Installations including Underfloor Heating - Lot 1	£1,380,475.00	15/01/2024
SLC/HT/23/038	Maintenance of Fire and Intruder Alarms	Chubb Fire & Security Ltd	Maintenance of Fire and Intruder Alarms	£171,426.00	25/01/2024
SLC/HT/23/238	Supply and Delivery of Smoke Detectors	Bemco Ltd	Supply and Delivery of Smoke Detectors	£1,455,405.21	25/01/2024
SLC/HT/23/191	Domestic Abuse and Refuge Services	Women's Aid South Lanarkshire	Domestic Abuse and Refuge Services	£626,998.50	25/01/2024

Project Ref	Title	Winning Contractor	Brief Description of Work	Contract Sum	Letter of Acceptance Issued
SLC/HT/23/199	South Lanarkshire Council CCTV Infrastructure Phase 1 - Supply, Install and Maintenance of Cameras	Racam Security & Communications Ltd	South Lanarkshire Council CCTV Infrastructure Phase 1 - Supply, Install and Maintenance of Cameras	£142,660.21	02/02/2024
SLC/HT/23/247	Mini Competition under SXL Framework for Electrical Materials - Lot 7 - Light Fittings & Accessories - Our Lady of Lourdes Primary School	Bemco Ltd	Mini Competition under SXL Framework for Electrical Materials - Lot 7 - Light Fittings & Accessories - Our Lady of Lourdes Primary School	£54,394.07	06/02/2024
SLC/HT/23/253	Mini Competition Supply and Delivery of PV Panels and Accessories, Shawlands Crescent, Larkhall	Edmundson Electrical Limited	Mini Competition Supply and Delivery of PV Panels and Accessories, Shawlands Crescent, Larkhall	£62,123.80	20/02/2024

Contracts Awarded (Building Services) 9 September 2023 – 29 February 2024

Project Ref	Title	Winning Contractor	Brief Description of Work	Contract Sum	Letter of Acceptance Issued
BSP012138.007	First Steps Nursery	Affiniti Response Ltd	Sub-Contract: Joiner works	£121,253.25	11/09/2023
BSP012194.002	Our Lady of Lourdes PS	Procladd (Small Works) Ltd	Sub-Contract: Roof Coverings	£255,229.87	05/10/2023
BSP012194.003	Our Lady of Lourdes PS	Procladd (Small Works) Ltd	Sub-Contract: Rainwater Cladding	£338,882.10	05/10/2023
BSP012194.005	Our Lady of Lourdes PS	Carter Ceilings Ltd	Sub-Contract: Suspended Ceilings	£76,915.32	13/10/2023
BSP012194.007	Our Lady of Lourdes PS	Scottech Limited	Sub-Contract: Curtain Walling	£225,339.98	13/10/2023
BSP012194.006	Our Lady of Lourdes PS	Kentallen Mechanical Services Ltd	Sub-Contract: Mechanical	£995,027.03	13/10/2023
BSP012194.008	Our Lady of Lourdes PS	Joseph Leckie & Sons (Contracts) Ltd	Sub-Contract: Ground & Brickworks	£310,131.05	23/10/2023
BSP012254.007	St John the Baptist PS	Affiniti Response Ltd	Sub-Contract: Joiner works	£75,684.00	21/11/2023

Project Ref	Title	Winning Contractor	Brief Description of Work	Contract Sum	Letter of Acceptance Issued
BSP012254.005	St John the Baptist PS	Kentallen Mechanical Serivces Ltd	Sub-Contract: Mechanical	£90,000.40	21/11/2023
BSP012194.012	Our Lady of Lourdes PS	Boyco (UK) Ltd	Sub-Contract: Fixed Furniture	£80,044.98	18/12/2023