

# HOUSING AND TECHNICAL RESOURCES COMMITTEE

Minutes of special meeting held in Committee Room 1, Council Offices, Almada Street, Hamilton on 12 February 2009

## **Chair:**

Councillor Alex McInnes

## **Councillors Present:**

John Anderson, David Baillie (Depute), Walter Brogan, Jackie Burns, Andy Carmichael, Jim Docherty, Barry Douglas, Douglas Edwards, Beith Forrest, Ian Gray, Anne Higgins, Graeme Horne, Bobby Lawson, Brian McCaig, Jean McKeown, John Murray, Patrick Ross-Taylor, David Shearer, Richard Tullett

## **Councillors' Apologies:**

Maureen Devlin, Edward McAvoy, Brian McKenna, Bert Thomson

## **Attending:**

### **Corporate Resources**

G Bow, Administration Adviser

### **Finance and Information Technology Resources**

L Hardie, Executive Director

### **Housing and Technical Resources**

J Hayton, Executive Director

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## **1 Declaration of Interests**

No interests were declared.

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## **2 Minutes of Previous Meeting**

The minutes of the special meeting of the Housing and Technical Resources Committee held on 29 January 2009 were submitted for approval as a correct record.

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

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## **3 Housing Revenue Account Budget 2009/2010**

A joint report dated 5 February 2009 by the Executive Directors (Finance and Information Technology Resources) and (Housing and Technical Resources) was submitted on the Revenue Estimate proposals for the Housing Revenue Account (HRA) 2009/2010 which had been prepared in line with the 30 year business plan for the retention of the Council's housing stock.

The HRA Revenue Estimate proposals included the rent increase formula of the Retail Price Index (RPI) plus 1% which had previously been agreed with tenants for a 10 year period as part of the Housing Investment Business Plan. Tenants' groups had considered and rejected an option to increase the amount available for investment by implementing an increase higher than the RPI plus 1%. The level of RPI used during the consultation process had been 3% which would result in a rent increase of 4%, an average rise of £1.99 per week, for Council houses. The increase would also be applied to lockups and travelling people's sites.

In line with the Housing Investment Business Plan, efficiency savings of £1.044 million had been included in the overall budget.

An additional £2.097 million would be used to increase funds available for routine repairs and Aids and Adaptations to Council houses to accommodate current rises in demand.

**The Committee recommended to the Executive Committee:**

- (1) that the Revenue Estimate proposals for the Housing Revenue Account 2009/2010, as detailed in the report, and the average weekly rent increase of £1.99 (4%) for Council houses be approved; and
- (2) that the 4% rise also be applied to the rent of lockups and travelling people's sites.

*[Reference: Minutes of Executive Committee (Special) of 29 January 2009 (Paragraph 2)]*

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#### **4 Urgent Business**

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There were no items of urgent business.