

HOUSING AND TECHNICAL RESOURCES COMMITTEE

Minutes of special meeting held in Committee Room 1, Council Offices, Almada Street, Hamilton on 11 February 2010

Chair:

Councillor Alex McInnes

Councillors Present:

David Baillie (Depute), Andy Carmichael, Maureen Devlin, Jim Docherty, Douglas Edwards, Beith Forrest, Ian Gray, Anne Higgins, Graeme Horne, Brian McKenna, Jean McKeown, John Murray, David Shearer, Richard Tullett

Councillors' Apologies:

John Anderson, Walter Brogan, Jackie Burns, Barry Douglas, Bobby Lawson, Edward McAvoy, Brian McCaig, Patrick Ross-Taylor, Bert Thomson

Attending:

Corporate Resources

C Lyon, Administration Officer

Finance and Information Technology Resources

L Hardie, Executive Director

Housing and Technical Resources

J Hayton, Executive Director

1 Declaration of Interests

No interests were declared.

2 Minutes of Previous Meeting

The minutes of the special meeting of the Housing and Technical Resources Committee held on 5 February 2010 were submitted for approval as a correct record.

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

3 Housing Revenue Account Budget and Capital Programme 2010/2011

A joint report dated 5 February 2010 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) 2010/2011 which had been prepared in line with the 30 year business plan for the retention of the Council's housing stock
- ♦ the Housing Capital Programme totalling £40.508 million

The Business Plan had been updated to reflect the level of investment required to meet the Scottish Housing Quality Standard (SHQS) by 2015. Significant investment was required to undertake the work on the remaining stock, which included the completion of the kitchen and bathroom renewals by 2012. A capital programme of £40.508 million in 2010/2011 was proposed, requiring a rent increase of 3.75% to be applied to all Council houses, travelling persons' sites and lockups. This equated to an average rise of £1.95 per week.

As part of the Council's commitment to rent harmonisation, it was proposed that the next step of rent harmonisation be progressed. This would benefit Council tenants who currently paid

significantly more than the harmonised rent. 3,600 tenants would benefit from this proposal with the estimated cost to the HRA being estimated at £900,000.

In line with the Housing Investment Business Plan, efficiency savings of £0.333 million had been included in the overall budget.

The Committee recommended to the Executive Committee:

- (1) that the Revenue Estimate proposals for the Housing Revenue Account 2010/2011, as detailed in the report, and the average weekly rent increase of £1.95 (3.75%) for Council houses be approved;
- (2) that the 3.75% rise also be applied to the rent of lockups and travelling persons' sites; and
- (3) that, based on this rent increase, the 2010/2011 Housing Capital Programme of £40.508 million, as detailed in the appendix to the report, be approved.

[Reference: Minutes of Executive Committee (Special) of 5 February 2010 (Paragraph 2)]

4 Urgent Business

There were no items of urgent business.