

HOUSING AND TECHNICAL RESOURCES COMMITTEE

Minutes of meeting held in Committee Room 1, Council Offices, Almada Street, Hamilton on 4 February 2009

Chair:

Councillor Alex McInnes

Councillors Present:

John Anderson, David Baillie (Depute), Jackie Burns, Andy Carmichael, Maureen Devlin, Jim Docherty, Barry Douglas, Douglas Edwards, Beith Forrest, Ian Gray, Graeme Home, Bobby Lawson, Brian McCaig, Brian McKenna, Jean McKeown, John Murray, David Shearer, Bert Thomson, Richard Tullett

Councillors' Apologies:

Walter Brogan, Anne Higgins, Edward McAvoy, Patrick Ross-Taylor

Attending:

Corporate Resources

C Lyon, Administration Officer

Finance and Information Technology Resources

L Crosby, Accountant (Research)

Housing and Technical Resources

J Hayton, Executive Director; L Freeland, Head of Area Services; E Hughes, Finance Manager; J Stobie, Head of Property Services

1 Declaration of Interests

No interests were declared.

2 Minutes of Previous Meeting

The minutes of the meeting of Housing and Technical Resources Committee held on 12 November 2008 were submitted for approval as a correct record.

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

3 Capital Budget Monitoring 2008/2009 - Housing and Technical Resources (HRA)

A joint report dated 7 January 2009 by the Executive Directors (Finance and Information Technology Resources) and (Housing and Technical Resources) was submitted advising of progress on the capital programme for Housing and Technical Resources (HRA) for the period 1 April to 23 December 2008.

The projected level of Council House and Land Sales income had been reviewed in light of the current economic downturn. The income from receipts was now estimated at £13.438 million, a reduction of £7.288 million. This would be managed by increasing the revenue contribution from £15.942 million to £20.037 million leaving a shortfall of £3.193 million to be met by prudential borrowing.

The Committee decided:

- (1) that the Housing and Technical Resources' capital programme of £38.543 million and expenditure to date of £25.010 million be noted; and
- (2) that the revised funding package for the Housing and Technical Resources (HRA) capital programme be noted.

[Reference: Minutes of Executive Committee of 28 January 2009 (Paragraph 3)]

4 Capital Budget Monitoring 2008/2009 - Housing and Technical Resources (Excl HRA)

A joint report dated 7 January 2009 by the Executive Directors (Finance and Information Technology Resources) and (Housing and Technical Resources) was submitted advising of progress on the capital programme for Housing and Technical Resources (excl HRA) for the period 1 April to 23 December 2008.

The Committee decided: that the Housing and Technical Resources' capital programme (excl HRA) of £9.976 million and expenditure to date of £3.302 million be noted.

[Reference: Minutes of 12 November 2008 (Paragraph 4)]

5 Revenue Budget Monitoring 2008/2009 - Housing and Technical Resources (HRA)

A joint report dated 12 January 2009 by the Executive Directors (Finance and Information Technology Resources) and (Housing and Technical Resources) was submitted comparing actual expenditure at 23 December 2008 against budgeted expenditure for Housing and Technical Resources' revenue budget (HRA), together with a forecast for the year to 31 March 2009.

Details were provided on proposed budget virements to realign budgets.

The Committee decided:

- (1) that the breakeven position on the Housing and Technical Resources' revenue budget (HRA), as detailed in Appendix A to the report, be noted;
- (2) that the forecast to 31 March 2009 of a breakeven position be noted; and
- (3) that the budget virements, as detailed in Appendix A to the report, be approved.

[Reference: Minutes of 12 November 2008 (Paragraph 5)]

6 Revenue Budget Monitoring 2008/2009 - Housing and Technical Resources (Excl HRA)

A joint report dated 12 January 2009 by the Executive Directors (Finance and Information Technology Resources) and (Housing and Technical Resources) was submitted comparing actual expenditure at 23 December 2008 against budgeted expenditure for Housing and Technical Resources' revenue budget (excl HRA), together with a forecast for the year to 31 March 2009.

Details were provided on proposed budget virements to realign budgets.

The Committee decided:

- (1) that the breakeven position on the Housing and Technical Resources' revenue budget (excl HRA), as detailed in Appendix A to the report, be noted;
- (2) that the forecast to 31 March 2009 of a breakeven position be noted; and
- (3) that the budget virements, as detailed in Appendices B, D and E to the report, be approved.

[Reference: Minutes of 12 November 2008 (Paragraph 6)]

7 Property Services Performance Review

A report dated 9 January 2009 by the Executive Director (Housing and Technical Resources) was submitted on:-

- ◆ the trading position of the Property Services Trading Division which had achieved an operating surplus of £2.919 million at 28 November 2008
- ◆ personnel issues including maximising attendance and health and safety statistics
- ◆ contract/statutory performance indicators at 28 November 2008
- ◆ the Housing Investment Programme
- ◆ customer complaints and enquiries recorded during the period 3 to 28 November 2008

The Committee decided: that the report be noted.

[Reference: Minutes of 12 November 2008 (Paragraph 7)]

8 Housing and Technical Resources - Workforce Monitoring - October to December 2008

A joint report dated 13 January 2009 by the Executive Directors (Corporate Resources) and (Housing and Technical Resources) was submitted on the following employee information for Housing and Technical Resources for the period October to December 2008:-

- ◆ attendance statistics
- ◆ occupational health statistics
- ◆ accident/incident statistics
- ◆ disciplinary hearings, grievances and Dignity at Work cases
- ◆ analysis of leavers
- ◆ Joint Staffing Watch as at 13 September 2008

The Committee decided: that the report be noted.

[Reference: Minutes of 12 November 2008 (Paragraph 8)]

9 Anti-social Behaviour Strategy 2009 to 2013

A report dated 9 January 2009 by the Executive Director (Housing and Technical Resources) was submitted on:-

- ♦ progress in developing South Lanarkshire's second Anti-social Behaviour Strategy for the period 2009 to 2013
- ♦ the arrangements for consultation on the draft Strategy

As part of the Anti-social Behaviour etc (Scotland) Act 2004, there was a requirement on both the Council and Strathclyde Police to prepare jointly an Anti-social Behaviour Strategy. The first South Lanarkshire Anti-social Behaviour Strategy had been approved in November 2004 and had covered the period up to 2008.

The new Strategy for the period 2009 to 2013 had been developed to ensure effective progress was achieved in relation to key national and local outcomes as set out in the South Lanarkshire Single Outcome Agreement. Details were provided on the key actions which supported the 4 strategic outcomes which provided the overarching focus for the Strategy as follows:-

Strategic Outcome 1 - "Safe and attractive communities in which people want to live"

Strategic Outcome 2 - "A reduction in the impact which anti-social behaviour has on people's lives"

Strategic Outcome 3 - "Improved quality of advice, assistance and support for victims of anti-social behaviour and other service users"

Strategic Outcome 4 - "Local communities have an effective input into the development and implementation of the strategy and local action planning"

Work on developing the second Strategy was nearing completion and the draft Strategy would be the subject of extensive consultation with service users, partner agencies and other interested parties from 9 February to 29 May 2009. The finalised Strategy would be submitted to Committee for approval at the appropriate time.

The Committee decided:

- (1) that progress in developing South Lanarkshire's second Anti-social Behaviour Strategy be noted; and
- (2) that the draft Strategy be approved as the basis for consultation with a wide range of stakeholders in the period from 9 February to 29 May 2009.

[Reference: Minutes of 3 September 2008 (Paragraph 10)]

10 Notification of Contracts Awarded - 17 October 2008 to 9 January 2009

A report dated 9 January 2009 by the Executive Director (Housing and Technical Resources) was submitted on:-

- ♦ contracts awarded by Housing and Technical Resources in the period 17 October 2008 to 9 January 2009
- ♦ contracts instructed under the Primary School Framework Agreement Phase 2

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

The Committee decided: that the report be noted.

[Reference: Minutes of 12 November 2008 (Paragraph 14)]

11 Urgent Business

There were no items of urgent business.