

Housing and Technical Resources Committee Agenda of 1 April 2020 - Delegated Decisions taken by the Chief Executive, in consultation with Group Leaders

1 Declaration of Interests

No interests were declared.

2 Minutes of Previous Meeting

Decided: that the minutes of the meeting of the Housing and Technical Resources Committee of 5 February 2020 be approved as a correct record.

3 Capital Budget Monitoring 2019/2020 – Housing and Technical Resources (excl HRA)

Decided:

- (1) that Housing and Technical Resources' capital programme (excl HRA) of £7.310 million and expenditure to 31 January 2020 of £1.524 million be noted; and
- (2) that the projected outturn of £5.9 million be noted.

[Reference: Minutes of 5 February 2020 (Paragraph 3)]

4 Capital Budget Monitoring 2019/2020 – Housing and Technical Resources (HRA)

Decided: that Housing and Technical Resources' capital programme (HRA) of £61.835 million and expenditure to 31 January 2020 of £35.367 million be noted.

[Reference: Minutes of 5 February 2020 (Paragraph 4)]

5 Revenue Budget Monitoring 2019/2020 – Housing and Technical Resources (excl HRA)

Decided:

- (1) that the breakeven position on Housing and Technical Resources' revenue budget (excl HRA), as detailed in Appendix A to the report, be noted; and
- (2) that the forecast to 31 March 2020 of a breakeven position be noted.

[Reference: Minutes of 5 February 2020 (Paragraph 5)]

6 Revenue Budget Monitoring 2019/2020 – Housing and Technical Resources (HRA)

Decided:

- (1) that the breakeven position on Housing and Technical Resources' revenue budget (HRA), as detailed in Appendix A to the report, be noted;
- (2) that the forecast to 31 March 2020 of a breakeven position be noted; and
- (3) that the proposed budget virements be approved.

[Reference: Minutes of 5 February 2020 (Paragraph 6)]

7 Housing and Technical Resources – Workforce Monitoring – December 2019 and January 2020

Decided: that the employment information for December 2019 and January 2020 relating to Housing and Technical Resources be noted.

[Reference: Minutes of 5 February 2020 (Paragraph 7)]

8 Housing Allocation Policy – Local Letting Plans 2020/2021

Decided:

- (1) that the performance achieved through the Housing Allocation Policy against the 2019/2020 letting targets be noted;
- (2) that the 2020/2021 mainstream letting targets, as detailed in Appendix 3 to the report, be approved;
- (3) that the 2020/2021 sheltered letting targets, as detailed in Appendix 3 to the report, be approved;
- (4) that the Local Letting Initiatives, as detailed in Appendix 4 to the report, be approved; and
- (5) that the South Lanarkshire Letting Initiatives, as detailed in Appendix 5 to the report, be approved.

[Reference: Minutes of 20 March 2019 (Paragraph 12)]

9 South Lanarkshire Council Housing Rent Management Policy

Decided:

- (1) that the South Lanarkshire Council Housing Rent Management Policy, attached as Appendix 1 to the report, be endorsed;

- (2) that the draft Policy be submitted to the Executive Committee on 13 May 2020 for formal approval; and
- (3) that the Policy be implemented with effect from 1 September 2020.

[Reference: Minutes of the Executive Committee of 26 May 2010 (Paragraph 11)]

10 Acquisition of Houses at the Site of the Former Roadmeetings Hospital, Goremire Road, Carlisle – Planning Reference P/19/0567

Decided:

- (1) that the 14 completed affordable housing dwellings at the site of the former Roadmeetings Hospital, Goremire Road, Carlisle, be acquired from Persimmon Homes for the sum of £1,915,500 (including the cost of land), to fulfil the Planning obligations associated with the residential development of the site; and
- (2) that the Executive Director (Housing and Technical Resources) be granted delegated authority to authorise the transactions and, in consultation with the Head of Administration and Legal Services, conclude all matters in relation to the transactions in the best interests of the Council.

[Reference: Minutes of the Planning Committee of 10 September 2019 (Paragraph 7)]

11 Proposed Lease(s) of Ground at 2 Locations with Associated Servitude Rights of Access

Decided:

- (1) that SP Distribution Plc be granted a 99 year lease of ground at the 2 locations, as detailed in the report, to construct new electricity substations and the laying of cables and the grant of servitude rights of access subject to the main lease terms and conditions, as detailed in Section 4 of the report; and
- (2) that the Executive Director (Housing and Technical Resources), in consultation with the Head of Administration and Legal Services, if appropriate, be authorised to conclude all matters in respect of the grant of leases and enter into the necessary legal agreements on terms which were in the best interests of the Council.

[Reference: Minutes of 5 February 2020 (Paragraph 17) and Minutes of the Community and Enterprise Resources Committee of 4 February 2020 (Paragraph 8)]

12 Former Abington Primary School – Asset Transfer to Abington Community Development Group

Decided:

- (1) that the former Abington Primary School be leased to Abington Community Development Group, subject to the main lease terms and conditions, as detailed in Sections 4 and 5 of the report; and

- (2) that the Executive Director (Housing and Technical Resources), in consultation with the Head of Administration and Legal Services, if appropriate, 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.

13 Disposal of Land at East Whitlawburn, Cambuslang

Decided:

- (1) that the site at Western Road/Staffa Road, Whitlawburn, Cambuslang, extending to 2.1 hectares, or thereby, be disposed of to CCG (Scotland) Limited, or assignees or nominees, for the sum of £1,400,000, exclusive of VAT, and in terms of the principal conditions contained in Section 4 of the report; and
- (2) that the Executive Director (Housing and Technical Resources), in consultation with the Head of Administration and Legal Services, be authorised to conclude all other matters in respect of the disposal and enter into the necessary legal agreements on terms which were in the best interests of the Council.

[Reference: Minutes of 12 October 2016 (Paragraph 10)]

14 Disposal of Former Greenhills Sports Centre, Stroud Road, East Kilbride

Decided:

- (1) that the former Greenhills Sports Centre, Stroud Road, East Kilbride, extending to 3,683 square metres, or thereby, be disposed of to Merchant Homes Partnerships Limited, or assignees or nominees, for the sum of £504,000, exclusive of VAT, and in terms of the principal conditions contained in Section 4 of the report; and
- (2) that the Executive Director (Housing and Technical Resources), in consultation with the Head of Administration and Legal Services, be authorised to conclude all other matters in respect of the disposal and enter into the necessary legal agreements on terms which were in the best interests of the Council.

[Reference: Minutes of the Executive Committee of 25 September 2019 (Paragraph 6)]

15 Care Inspectorate Inspection of South Lanarkshire Council Housing Support Service

Decided: that the outcome of the inspection of the Council's housing support service by the Care Inspectorate, as detailed in the report, be noted.

[Reference: Minutes of 2 March 2016 (Paragraph 10)]

16 Delegated Authority Report - Update

Decided: that the transactions processed by delegated authority by Property Services during quarter 3 of 2019/2020, as detailed in the report, be noted.

[Reference: Minutes of 13 November 2019 (Paragraph 17)]

17 Urgent Business

There were no items of urgent business.