

HOUSING AND TECHNICAL RESOURCES COMMITTEE

Minutes of meeting held in Committee Room 1, Council Offices, Almada Street, Hamilton on 22 August 2018

Chair:

Councillor Stephanie Callaghan (Depute)

Councillors Present:

Alex Allison (*substitute for Councillor Nelson*), Robert Brown, Archie Buchanan, Jackie Burns, Graeme Campbell, Andy Carmichael, Maureen Chalmers, Gerry Convery, Poppy Corbett, Maureen Devlin, Mary Donnelly, Isobel Dorman (*substitute for Councillor Gray*), Allan Falconer, Alistair Fulton, Eric Holford, Martin Lennon, Eileen Logan, Colin McGavigan, Carol Nugent, Mo Razzaq, David Shearer, Collette Stevenson

Councillors' Apologies:

Janine Calikes, Geri Gray, Richard Nelson, John Ross (ex officio), Josh Wilson (Chair)

Attending:

Finance and Corporate Resources

J Burke, Administration Assistant; M M Cairns, Legal Services Manager; H Goodwin, Finance Manager (Resources); C Lyon, Administration Officer; E McPake, Human Resources Business Partner; L O'Hagan, Finance Manager (Strategy)

Housing and Technical Resources

D Lowe, Executive Director; A Finnan, Head of Housing Services; J Forbes, Property Manager (Assets and Estates Services); F McCafferty, Head of Property Services

1 Declaration of Interests

No interests were declared.

2 Minutes of Previous Meeting

The minutes of the meeting of the Housing and Technical Resources Committee held on 23 May 2018 were submitted for approval as a correct record.

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

3 Capital Budget Monitoring 2018/2019 - Housing and Technical Resources (excl HRA)

A joint report dated 18 July 2018 by the Executive Directors (Finance and Corporate 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 22 June 2018.

The original budget for 2018/2019 included an allocation of £1 million for the Private Housing Scheme of Assistance. As this expenditure could not be classed as capital, it had been transferred to Housing and Technical Resources' revenue budget (excl HRA).

The Committee decided: that the Housing and Technical Resources' capital programme (excl HRA) of £8.087 million and expenditure to date of £0.470 million be noted.

[Reference: Minutes of South Lanarkshire Council of 28 February 2018 (Paragraph 3)]

4 Capital Budget Monitoring 2018/2019 - Housing and Technical Resources (HRA)

A joint report dated 18 July 2018 by the Executive Directors (Finance and Corporate 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 22 June 2018.

A number of updates were approved by the Executive Committee on 27 June 2018, which had increased the Programme from £44.935 million to £53.664 million.

The Committee decided: that the Housing and Technical Resources' capital programme (HRA) of £53.664 million and expenditure to date of £7.533 million be noted.

[Reference: Minutes of the Executive Committee of 27 June 2018 (Paragraph 5)]

5 Revenue Budget Monitoring 2018/2019 - Housing and Technical Resources (excl HRA)

A joint report dated 5 July 2018 by the Executive Directors (Finance and Corporate Resources) and (Housing and Technical Resources) was submitted comparing actual expenditure at 22 June 2018 against budgeted expenditure for Housing and Technical Resources' revenue budget (excl HRA), together with a forecast for the year to 31 March 2019.

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 2019 of a breakeven position be noted; and
- (3) that the proposed budget virements be approved.

[Reference: Minutes of South Lanarkshire Council of 28 February 2018 (Paragraph 3)]

6 Revenue Budget Monitoring 2018/2019 - Housing and Technical Resources (HRA)

A joint report dated 6 July 2018 by the Executive Directors (Finance and Corporate Resources) and (Housing and Technical Resources) was submitted comparing actual expenditure at 22 June 2018 against budgeted expenditure for Housing and Technical Resources' revenue budget (HRA), together with a forecast for the year to 31 March 2019.

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 2019 of a breakeven position be noted; and

(3) that the proposed budget virements be approved.

[Reference: Minutes of South Lanarkshire Council of 28 February 2018 (Paragraph 3)]

7 Housing and Technical Resources - Workforce Monitoring - April to June 2018

A joint report dated 25 July 2018 by the Executive Directors (Finance and Corporate Resources) and (Housing and Technical Resources) was submitted on the following employee information for Housing and Technical Resources for the period April to June 2018:-

- ◆ 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 June 2018

The Committee decided: that the report be noted.

[Reference: Minutes of 23 May 2018 (Paragraph 7)]

8 Housing and Technical Resource Plan - Quarter 4 Progress Report 2017/2018 and Housing and Technical Resource Plan 2018/2019

A report dated 1 August 2018 by the Executive Director (Housing and Technical Resources) was submitted on the Housing and Technical Resource Plans 2017/2018 and 2018/2019.

Details were provided on:-

- ◆ progress made in implementing the priority projects identified in the Resource Plan 2017/2018, as detailed in the Quarter 4 Progress Report attached as Appendix 1 to the report
- ◆ the Resource Plan for 2018/2019, attached as Appendix 2 to the report, which outlined the:-
 - ◆ objectives and actions for 2018/2019
 - ◆ capital and revenue resources for 2018/2019
 - ◆ organisational structure of the Resource

In line with the Council's performance management arrangements, a mid-year progress report on actions identified in the 2018/2019 Resource Plan would be submitted to a future meeting of the Committee.

The Committee decided: that the Quarter 4 Progress Report for 2017/2018, attached as Appendix 1 to the report, together with the achievements made by the Resource during 2017/2018, be noted.

The Committee recommended to the Executive Committee: that the Housing and Technical Resource Plan for 2018/2019 be approved.

[Reference: Minutes of 13 December 2017 (Paragraph 7)]

9 South Lanarkshire Council's Strategic Housing Investment Plan 2019 to 2024

A report dated 1 August 2018 by the Executive Director (Housing and Technical Resources) was submitted on:-

- ◆ progress in delivering affordable housing through the Strategic Local Programme Agreement (SLPA) during 2017/2018
- ◆ the updated Strategic Housing Investment Plan (SHIP) for the period 2019 to 2024

The SHIP was a key part of the Local Housing Strategy (LHS) which linked the strategic priorities and outcomes in the LHS to a strategic plan to deliver new affordable housing which, in turn, guided the allocation of available Scottish Government investment funding to meet those priorities and outcomes.

The Council's LHS, 'Affordable Homes; Sustainable Places', covering the 5 year period from 2017 to 2022, was approved by the Executive Committee on 30 August 2017. It included a housing supply target for 1,500 additional affordable homes over that period.

Working in consultation with Registered Social Landlord (RSL) partners and the Scottish Government, good progress had been made by the Council and RSLs delivering development priorities to the financial year end in March 2018.

A total of 271 additional homes for social rent were delivered across South Lanarkshire, including:-

- ◆ 188 housing association houses
- ◆ 50 new build Council houses
- ◆ 33 Council homes purchased through the Open Market Purchase Scheme

44 of the units were for particular needs and 2 were purpose built to meet the needs of disabled people. A summary of the completed units was provided as Appendix 1 to the report.

A copy of the SHIP and associated table of priority sites was attached as Appendix 3 to the report. It had been updated in line with the Scottish Government's guidance for the preparation of SHIPs, available at the time of preparation.

The SHIP included projects with a total potential capacity for delivering up to 2,576 homes in South Lanarkshire over its lifespan, including 2,426 new build and 150 open market purchase properties. The actual output would be subject to a detailed development assessment of the viability of each identified site as well as the level of grant funding which was available over the period until 2024.

The SHIP would be submitted to the Scottish Government to be collated into a national programme for Ministerial approval and, thereafter, SLPAs would be signed off with each local authority.

The Committee decided:

- (1) that the progress made in increasing the supply of affordable housing through the Strategic Housing Investment Plan and Strategic Local Programme Agreement be noted; and
- (2) that the content of the Strategic Housing Investment Plan 2019 to 2024, as set out in Appendix 3 to the report, be approved and submitted to the Scottish Government.

[Reference: Minutes of 4 October 2017 (Paragraph 10) and Minutes of the Executive Committee of 30 August 2017 (Paragraph 10)]

10 Council House Open Market Purchase for Specific and Urgent Housing Need

A report dated 2 August 2018 by the Executive Director (Housing and Technical Resources) was submitted on the purchase of a property on the open market exceeding the authorised £100,000 limit to meet a specific applicant's urgent housing need.

In July 2018, the Estates Service had been asked to identify suitable properties on the open market to meet the complex medical and care needs of a specific applicant whose needs could not be met within the Council's existing housing stock. A potentially suitable property was identified, however, the value of the property exceeded the maximum financial limit of £100,000 as set out in the current delegated authority for the acquisition of land and property.

Based on the assessment of market valuations for the type of property required to meet the needs of the applicant, in the locations required, Estates Services advised that a reasonable threshold for the purchase of a suitable property would be in the region of £140,000.

The purchase would be made on a strictly one-off basis to meet the needs of the particular individual and would be added to the Council's operational housing stock.

The Committee decided:

- (1) that the Executive Director (Housing and Technical Resources) be authorised to progress the purchase of the property on the open market with a value in excess of the authorised £100,000 limit to meet the urgent housing needs of a specific applicant with complex medical care needs; 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 relating to the purchase of the property and to enter into the necessary legal agreements on terms which were in the best interests of the Council.

[Reference: Minutes of 1 July 2015 (Paragraph 9) and Minutes of the Executive Committee of 26 August 2015 (Paragraph 12)]

11 Housing Investment Update

A report dated 2 August 2018 by the Executive Director (Housing and Technical Resources) was submitted on the proposed priorities for Housing Investment for financial years 2019/2020 and 2020/2021.

In terms of the Scottish Government's Scottish Housing Quality Standard (SHQS), 92% of the Council's housing stock was now assessed as meeting the criteria set out in the Standard. The remaining 8% was deemed to be permitted abeyances.

In March 2014, the Scottish Government introduced the Energy Efficiency Standard for Social Housing (EESH) which required additional energy efficiency works beyond those required for the SHQS. Since the introduction of EESH, programmes of works had been developed and implemented and currently 89.4% of Council homes now complied with the EESH standard. The remaining works required to be completed by the 2020 deadline.

Further resources had been committed to maintain the Council's housing stock to agreed standards through investment in repairs, maintenance, empty properties and aids and adaptations.

Funding for investment in Council homes was managed through the Housing Revenue Account (HRA). The Business Plan, which had been developed, enabled the Council to allocate and prioritise funding. Within the Business Plan, £137.657 million Capital Investment had been allocated for financial years 2019/2020 and 2020/2021. Priority work areas were detailed in the report.

The Council also had an ongoing commitment, as defined through the Housing Repairs Policy, to maintain tenants' homes by undertaking qualifying repairs when required. In financial years 2019/2010 and 2020/2021, a provisional allocation of approximately £15 million per annum had been made for repair works.

A budget of £1.4 million per annum had been allocated to cover planned maintenance. The planned maintenance programme had initially been developed and implemented for delivery on a cyclical basis. However, during the initial phases of work, it became apparent that there were a number of practical challenges which affected the delivery of the programme, the main one being the ability to obtain the necessary approval from owners. In order to address those issues and to progress work more effectively, this programme was now being revised to be based on assessed need. Information gathered through the 5 yearly survey programme, alongside that gathered through routine/geographical repair works, would form the basis of the prioritised programme to be implemented in 2020/2021.

Housing investment priorities and proposed works programmes were reviewed annually with tenants as part of the annual rent setting process.

Following approval by the full Council, elected members would be notified of the details of both Housing Investment and Planned Maintenance works to be carried out within their ward.

The Committee decided: that the proposed priorities for Housing Investment for financial years 2019/2020 and 2020/2021 be noted.

Councillor Corbett left the meeting after this item of business

12 Notification of Contracts Awarded - 29 January to 31 July 2018

A report dated 31 July 2018 by the Executive Director (Housing and Technical Resources) was submitted on:-

- ◆ contracts awarded by Housing and Technical Resources, Project Services, valued in excess of £50,000, in the period 29 January to 31 July 2018
- ◆ contracts awarded by Procurement Services
- ◆ sub-contracts awarded by Building Services

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

The Committee decided: that the report be noted.

[Reference: Minutes of 7 March 2018 (Paragraph 15)]

13 Urgent Business

There were no items of urgent business.

